

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



**January 20, 2026 at 9:00 AM  
Town Hall - Meeting Chambers**

---

**COMMISSIONERS**

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

**ADMINISTRATION**

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

---

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC COMMENT**

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

**APPROVAL OF MINUTES**

1. Adopt Minutes of the December 16, 2025 Regular Meeting

**DISCUSSION / ACTION ITEMS**

2. Quasi-judicial Hearing: Development Plan Review - 62 Harbour Dr. N (Continuation)
3. Quasi-judicial Hearing: Development Plan Review - 27 Sabal Island Dr.
4. Discussion of Three Non-Conforming Lots in the RSE District
5. Discussion of Proposed Revisions to the Tree Ordinance

**COMMISSIONER COMMENTS**

This item is reserved for any Commissioner Comments that are not related to any item printed on the agenda.

**ADJOURNMENT**

**THE NEXT MEETING OF THE PLANNING & ZONING BOARD WILL BE HELD**

**ON TUESDAY, FEBRUARY 17, 2026, 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  
DECEMBER 16, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, December 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         | Present |
| Member Neal Sigety             | Present |
| Member Lanette Bosch Gustafson | Absent  |
| Member Jason Sutherland        | Absent  |

Members Gustafson and Sutherland were absent with notice.

**PLEDGE OF ALLEGIANCE**

Chair Ferber led the Pledge of Allegiance.

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

Chair Ferber suggested moving item #3 before item #2 and then move item #5 before item #4.

**Vice Chair Kaleel moved to approve the agenda as amended; seconded by Member Khairallah. Motion carried 5-0.**

**PUBLIC COMMENT**

Chair Ferber opened the floor for public comment.

Seeing there were none, Chair Ferber closed the floor for public comment.

**APPROVAL OF MINUTES**

**1. Adopt Minutes of November 18, 2025, Regular Meeting.**

**Vice Chair Kaleel moved to adopt the minutes of November 18, 2025, with suggested correction; seconded by Member de Baptiste. Motion carried 5-0.**

**DISCUSSION/ACTION ITEMS**

**2. Quasi-Judicial Hearing: Development Plan Review – 62 Harbour Dr. N (moved from #3)**

PLANNING & ZONING COMMISSION MEETING MINUTES  
DECEMBER 16, 2025

Chair Ferber asked if any of the board members had any ex parte communications. He and all other Commissioners informed that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O'Gorman presented the application for a new single-family home at 62 Harbour Drive North. He explained that the property is zoned Residential Single Family (RSF). He confirmed that the proposed plans comply with the town's RSF requirements and recommended approval with conditions in the attached staff memos and review of the project in accordance with Section 63-56.

Town Engineer Bamber presented her December 8, 2025, report and highlighted several issues that required resolution.

Zoning Official Palacios reported on the calculations for square footage and percentages.

Carlos Linares, Randall Stofft Architects, gave his presentation for the project and answered the questions that the Board had asked of him and his team.

Chair Ferber opened the floor for public comment.

Terry Brown spoke regarding his concern about the height of the home.

Chair Ferber closed the floor for public comment.

Stephanie Portus, PLA Landscape Architecture, discussed the landscaping for the project. Engineer Bamber discussed the issues she had with the landscaping with Ms. Portus.

Attorney Goddeau explained the issue with the FAR and ordinance that was being proposed to deal with drainage easements that the Town was initiating.

The Board recommended having the project returned with responses to the comments from the Engineer that had not been addressed as well as addressing the seawall issue.

**Vice Chair Kaleel moved to continue the quasi-judicial hearing for 62 Harbour Dr. N to the next monthly meeting; seconded by Member Khairallah. Motion carried 5-0.**

**3. Quasi-Judicial Hearing: Development Plan Review – 25 Sabal Island Dr. (moved from item #2)**

Chair Ferber asked if any of the board members had any ex parte communications. He stated that he frequently walks by the property, and all other Commissioners informed that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O'Gorman presented the application for a new single-family home at 25 Sabal Island Dr. He explained that the property is zoned Residential Single Family (RSF). He confirmed that the

PLANNING & ZONING COMMISSION MEETING MINUTES  
DECEMBER 16, 2025

proposed plans comply with the town's RSF requirements and recommended approval with conditions in the attached staff memos and review of the project in accordance with Section 63-56.

Town Engineer Bamber presented her report.

Zoning Official Palacios reported on the calculations for square footage and percentages.

Toly Pappas, Randall Stofft Architects, presented the project to the Board. He provided a detailed description of their plans and answered the questions from the Board.

**Member DeBaptiste moved to approve the quasi-judicial hearing for 25 Sabal Island Dr with conditions; seconded by Member Sigety. Motion carried 5-0.**

**4. Discussion of 6855 N Ocean Blvd Architectural Changes (moved from item #5)**

Chair Ferber explained to the Board that he had requested the applicant return to explain the architectural changes that they were proposing to the top floor of the condo building.

Keith Spina, Spina O'Rourke & Partners, presented what changes were being proposed with slides that depicted the approved plans versus the proposed and explained why they were making these changes.

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Chair Ferber closed the floor for public comment.

After some discussion and further questions, the Board agreed that they would like the applicant to return to the meeting in January to give a bit more detail and made some further suggestions on what could be done versus what they were proposing.

**5. Discussion of Three Non-Conforming Lots in the RSE District (moved from item #4)**

There was a consensus that due to the lack of time, they would bring this item back to the January 20<sup>th</sup> meeting.

**COMMISSIONER COMMENTS**

Member Sigety suggested that for future submittals, the plans could be tied up a little better so that they do not have to keep continuing these hearings because of not having all their plans complete.

There was a suggestion to provide an aerial view of the projects that are coming to the hearings.

PLANNING & ZONING COMMISSION MEETING MINUTES  
DECEMBER 16, 2025

Vice Chair Kaleel suggested that the development plan review process be done differently and that it should not fall on Clerk Avery to handle the process. He would like to have more clarification on their full responsibilities as board members as well.

**ADJOURNMENT**

Meeting adjourned at 11:23 a.m.

Minutes prepared by Town Clerk Avery and adopted by the Planning & Zoning Commission on January 20, 2026.

---

Shields Ferber, Chair

Attest:

---

Kelly Avery, Town Clerk

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

---

|                      |                                                      |
|----------------------|------------------------------------------------------|
| <b>To:</b>           | <b>Planning &amp; Zoning Board Members</b>           |
| <b>From:</b>         | <b>Corey O’Gorman, Town Planner</b>                  |
| <b>Meeting Date:</b> | <b>January 20, 2025</b>                              |
| <b>Subject:</b>      | <b>62 Harbour Dr North – Development Plan Review</b> |

---

**1. PETITION DESCRIPTION**

APPLICANT: Carlos M. Linares, Randall Stofft Architects

OWNER: Michael Hemlepp

ADDRESS: 62 Harbour Dr North, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

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

**2. BACKGROUND**

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new two-story residence. The new home includes 4,835 square foot two-story single-family home with four (4) bedrooms, five (5) full baths, one (1) half-bath, two car garage, swimming pool, and spa.

The Planning & Zoning Board considered this item at its meeting on December 16, 2025 and continued it to the January 20, 2026 meeting to address required site changes and drainage. Revised plans have been submitted to the Town Clerk for consideration by the Planning & Zoning Board to address comments generated at the December 16, 2025 meeting. Staff is recommending approval of the project, subject to review by the Planning and Zoning Board for compliance with comments generated at the December 16, 2025 meeting and conditions noted in the attached Staff memo’s.

**3. STAFF RECOMMENDATION**

Town Staff recommends approval subject to review by the Planning and Zoning Board for compliance with conditions noted in the attached Staff memo’s.

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

---

|                      |                                                      |
|----------------------|------------------------------------------------------|
| <b>To:</b>           | <b>Planning &amp; Zoning Board Members</b>           |
| <b>From:</b>         | <b>Corey O’Gorman, Town Planner</b>                  |
| <b>Meeting Date:</b> | <b>December 16, 2025</b>                             |
| <b>Subject:</b>      | <b>62 Harbour Dr North – Development Plan Review</b> |

---

**1. PETITION DESCRIPTION**

APPLICANT: Carlos M. Linares, Randall Stofft Architects

OWNER: Michael Hemlepp

ADDRESS: 62 Harbour Dr North, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

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

**2. BACKGROUND**

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new two-story residence. The new home includes 4,835 square foot two-story single-family home with four (4) bedrooms, five (5) full baths, one (1) half-bath, two car garage, swimming pool, and spa.

The application was originally submitted in 2022 but did not proceed to the Planning & Zoning Board for approval. The project was more recently submitted in November 2025 with the site being developed in conjunction with a drainage easement to be dedicated to the Town of Ocean Ridge. Because the dedication of the drainage easement affects the property development the Town has prepared and is processing a Code amendment (heard at the November P&Z meeting) that enables the increase in FAR where, in those unusual circumstances, development is impacted by easement dedication to encourage dedication by the property owner. The DPR application and plans have been reviewed by Town Staff and Staff is recommending approval of the revisions, subject to review by the Planning and Zoning Board and with conditions noted in the attached Staff memo’s.

**3. BOARD ACTION.**

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

(1) *The planning and zoning commission shall use the review criteria as set forth herein when reviewing site plans.*

a. *Relationship of building to site:*

1. The site should be planned to accomplish a desirable transition with the streetscape. The overall balance and proportion of the proposed building will be considered.
2. The height and scale of each building should be compatible with its site and other buildings onsite

b. *Relationship of building and site to adjoining area(s):*

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

c. *Building design:*

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

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

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

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



**PLAN REVIEW REPORT**  
**62 Harbour Drive N**  
**11/21/25 12/04/2025**

This Plan Review Report is for the Development Plan Review of a new two-story residence at 62 Harbour Drive North. The proposed development consists of four (4) bedrooms, five (5) full bathrooms, one-half bath, a two-car garage, a swimming pool, and a spa. This review references site and architectural plans prepared by Randall Stofft Architects dated 11/06/25; civil plans prepared by Caulfield & Wheeler Inc. dated 03/25/22; Landscape PLA Landscape Architecture dated 11/07/25; and a survey prepared by Caulfield & Wheeler Inc. dated 10/04/21. **This revised report is based on plans received on 12/04/2025 and recommends approval with the conditions listed below**

PCN: 46-43-45-27-09-000-0150  
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. Comments are as follows:

- ~~The survey states that the site area is 11,733.21, but the site plan site data on Sheet A100 shows 11,772.96. Please revise the site plan site data and corresponding calculations to be consistent with the survey as applicable. Please also update the survey to be abstracted to the title and indicating all easements and encumbrances of record.~~ **Site Plan is revised however no updated survey was provided. Condition of approval that an updated survey be provided at the time of permitting.**

**Section 64-1(j)(3)**

~~**Background:** This code section provides for the maximum building height requirements, and includes a requirement that "For pitched roof systems, wherever a base flood elevation (BFE) is dictated by the FEMA National Flood Insurance Program (NFIP) maps requiring the finished floor elevation to be above seven feet NAVD, for every foot above seven feet NAVD there shall be a corresponding decrease of one foot in the maximum building height." In this case, the FFE is 9, so the overall building height is a maximum of 34' measure from the finished floor. Although the Site Data Table on Sheet A100 shows a maximum height of 30', the height is not dimensioned on A300 or A301. Also the maximum height is measured from the finished floor to the "highest point of the structure".~~

~~**Comment:** Please revise sheets A300 and A301 to show the building height properly dimensioned including the decorative features, and note the maximum height in the Site Data Table on Sheet A100 to correspond to Sheets A300 and A301.~~ **Comment Addressed.**

Section 64-45(4) **Background:** This code section requires that driveways be located no closer than 10' from the adjacent lot line, except in cul-de-sacs it may be closer, if necessary.

**Comment:** Please provide a written explanation of why the proposed 3' 3" setback is necessary. **The written explanation is that the hardscape follows the 2022 plans which does not provide any justification for the proposed driveway setback. Condition of approval that the applicant provide justification for the Planning and Zoning Board meeting.**

Section 64-60 **Background:** This code section requires that all decks, patios, driveways, parking areas, steps, stoops, and terraces shall be setback at least 5' from the property line or right-of-way line. Although the site plan Sheet A100 shows the setback line, it appears that there are stairs in the setback along the north property line.

**Comment:** Please revise site plan Sheet A100 to delete all improvements that are prohibited in this setback area. **The written explanation is that the hardscape follows the 2022 plans which does not comply with the Town Code. The Town Code prohibits these improvements and a condition of approval is that the plans are revised to comply with the code for the Planning and Zoning Board meeting as they cannot be approved.**

Section 64-1(e)(1)(2) **Background:** This code section requires that all elevations of a single-family residential dwelling and of an accessory building including without limitation, front, side, and side and rear elevations, shall devote a minimum of 15 percent of their wall coverage to window and door. In addition to the 15 percent window and door coverage on all elevations of a single-family residential dwelling and an accessory building including without limitation, front, side, and rear elevations on the wall of the elevation must touch or overlap an element such as a window or door, or a significant articulation such as shutters, decorative arches, building jog, or banding. It appears that the west elevation shown on Sheet A301 may not be in compliance with the articulation requirement and there are no window/door calculations on any elevation sheet to confirm compliance.

**Comment:** Please revise the elevations sheets A300 & A301 to include the window calculations and the wall articulation as required by the town code. **The revisions provide the window/door calculations however they do not address wall articulation and the “left” wall does not comply. Condition of approval is that the plans are revised to comply with the Town Code as the “left” elevation cannot be approved.**

Section 64-1(j) (6)

**Background:** The maximum floor area of all finished floors under roof shall be 36 percent of the total lot area. The data tabulation on sheet A100 indicates that the proposed floor area is 41%, which exceeds the maximum allowed by the town code.

**Comment:** Although the Planning & Zoning Board recommended approval of an ordinance amendment providing incentives for the dedication of easements it has not been adopted at this time and if adopted, may not necessarily be adopted in its current form. As such this design cannot be approved at this time and should be revised to comply with the current code provisions. **Condition that approval is contingent upon adoption of ordinance amendment, and if not adopted the approval is void.**

Section 64-46

~~**Background:** This code section requires that one parking space must be provided per bedroom and that every single family home shall include a garage designed to accommodate two (2) full size vehicles with spaces dimensioned at 10' X 20', and exterior spaces dimensioned at 9' x 18'. Sheet A100 shows two (2) garage parking spaces dimensioned at 10X20; however, the plans do not include any exterior parking spaces.~~

~~**Comment:** Please revise the plans to include full dimensions for all required parking spaces in accordance with the town code. **Comment addressed.**~~

**December 8, 2025**

**To: Kelly Avery, Town Clerk**

**From: Tara Bamber, PE** 

**Re: 62 Harbour Drive N.  
Development Plan Review  
Engenuity Group Project No. 00020.10**

We reviewed the documents sent through Dropbox on Dec. 5, 2025.

We recommend addressing the following comments prior to DPR approval. The Planning and Zoning Board can approve the DPR with the following conditions if they see fit.

1. Landscape Plan & Civil Plans shall match and all conflicts resolved. It appears there are plantings in the areas of the drainage structures, pipes, and exfiltration trench. See attached markup of the Civil plan with the drainage highlighted.
2. Based on the revised boundary survey, it appears the FEMA Flood Zone AE, BFE 9' is in the property limits. Provide an overlay of the flood zone on the proposed Site Plan to assure the building does not fall with the BFE 9.0 and therefore the FFE will need to be revised. Confirm the pool and other areas in the BFE 9.0 are not structurally attached to the building. See attached markup of the survey.
3. Please follow Ordinance 2025-03, which includes revisions to Sec. 64-82. Please confirm with the Town if the seawall needs to meet current code due to new construction.
4. It appears there are steps within the 5' setbacks within the west and north boundary. Although this is against code, the Town may approve administratively as they are granting the Town the 5' drainage easement. Please confirm with Town Administration Staff.

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

1. Provide additional topo. grades along the north property line to verify no impacts to the right-of-way.
2. Confirm all runoff with flow away from the building on the pool deck. Include additional drainage on the pool deck, if needed.
3. The Town is requesting a 5-ft Drainage Easement along the southwest property line. Please include easement on all plans. Construction shall be coordinated with the installation of the outfall pipe.
4. Provide Geotechnical Report for hydraulic conductivity value and update drainage calculations as needed.

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

Cc: Lisa Tropepe, PE







LEGEND

- A/C - AIR CONDITIONER  
L - ARC LENGTH  
ALUM. - ALUMINUM  
B.E. - BUFFER EASEMENT  
C.O. - CLEANOUT  
CLF - CHAIN LINK FENCE  
CALC - CALCULATED  
CONC. - CONCRETE  
COV. COVERED  
D.E. - DRAINAGE EASEMENT  
ELEC. - ELECTRIC  
ELEV. - ELEVATION  
EQUIP. - EQUIPMENT  
ESMT. - EASEMENT  
EXIST. - EXISTING  
F.P.L.-FLORIDA POWER & LIGHT  
FIN. - FINISHED  
FLR. - FLOOR  
FND. - FOUND  
I.R./CAP - IRON ROD & CAP  
INV. - INVERT  
IRR. - IRRIGATION  
L.A.E. - LIMITED ACCESS EASEMENT  
O/S - BUILDING OFFSET  
O.R.B. - OFFICIAL RECORD BOOK  
P.B. - PLAT BOOK  
P.B.C.R. - PALM BEACH COUNTY RECORD  
P.O.B. - POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
PGS - PAGE(S)  
P.R.M.-PERMANENT REFERENCE MONUMENT  
PROP. - PROPOSED  
R - RADIUS  
R/W - RIGHT-OF-WAY  
RGE. - RANGE  
SEC - SECTION  
Δ - DELTA (CENTRAL ANGLE)

SQ. FT. - SQUARE FEET  
TWP. - TOWNSHIP  
TYP. - TYPICAL  
U.E. - UTILITY EASEMENT  
W.M. - WATER METER  
W.E. - WATER EASEMENT  
S.E. - SANITARY EASEMENT  
☀ - LIGHT POLE  
⚡ - FIRE HYDRANT  
☐ - CATCH BASIN  
⚙ - WATER VALVE  
⊙ - SET 5/8" IR/CAP LB 3591  
⊙ - SANITARY MANHOLE  
⊙ - DRAINAGE MANHOLE  
⚡ - WOOD POWER POLE (UNLESS NOTED)  
⊙ - CENTER LINE  
0.00 - EXISTING ELEVATION  
⚡ - TRAFFIC SIGN  
OHW - ELECTRICAL WIRES OVERHEAD  
⊙ - ANCHOR  
⊙ - WATER METER  
⊙ - RPZ  
⊙ - GROUND LIGHT  
⊙ - ELECTRIC HAND HOLE  
⊙ - IRRIGATION CONTROL VALVE  
⊙ - GREASE TRAP M.H.

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 ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH PROPERTY LINE LOT 15. BEARING N89°47'49"W.

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. 8 FEET & 9 FEET); COMMUNITY PANEL NO. 125134 0793 G; DATE:DECEMBER 20, 2024.

9. BENCHMARK ORIGIN DESCRIPTION:SRD BRASS DISK S 315(SRD). ELEVATION = 23.688' (NAVD 1988)

10. PROPERTY ADDRESS: 62 HARBOUR DRIVE N. OCEAN RIDGE, FL.

DESCRIPTION

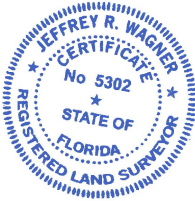
LOT 15, OF RIDGE HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 27, PUBLIC RECORDS OF PLAM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 11,733.21 SQ. FT./0.26694 ACRES, MORE OR LESS.

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

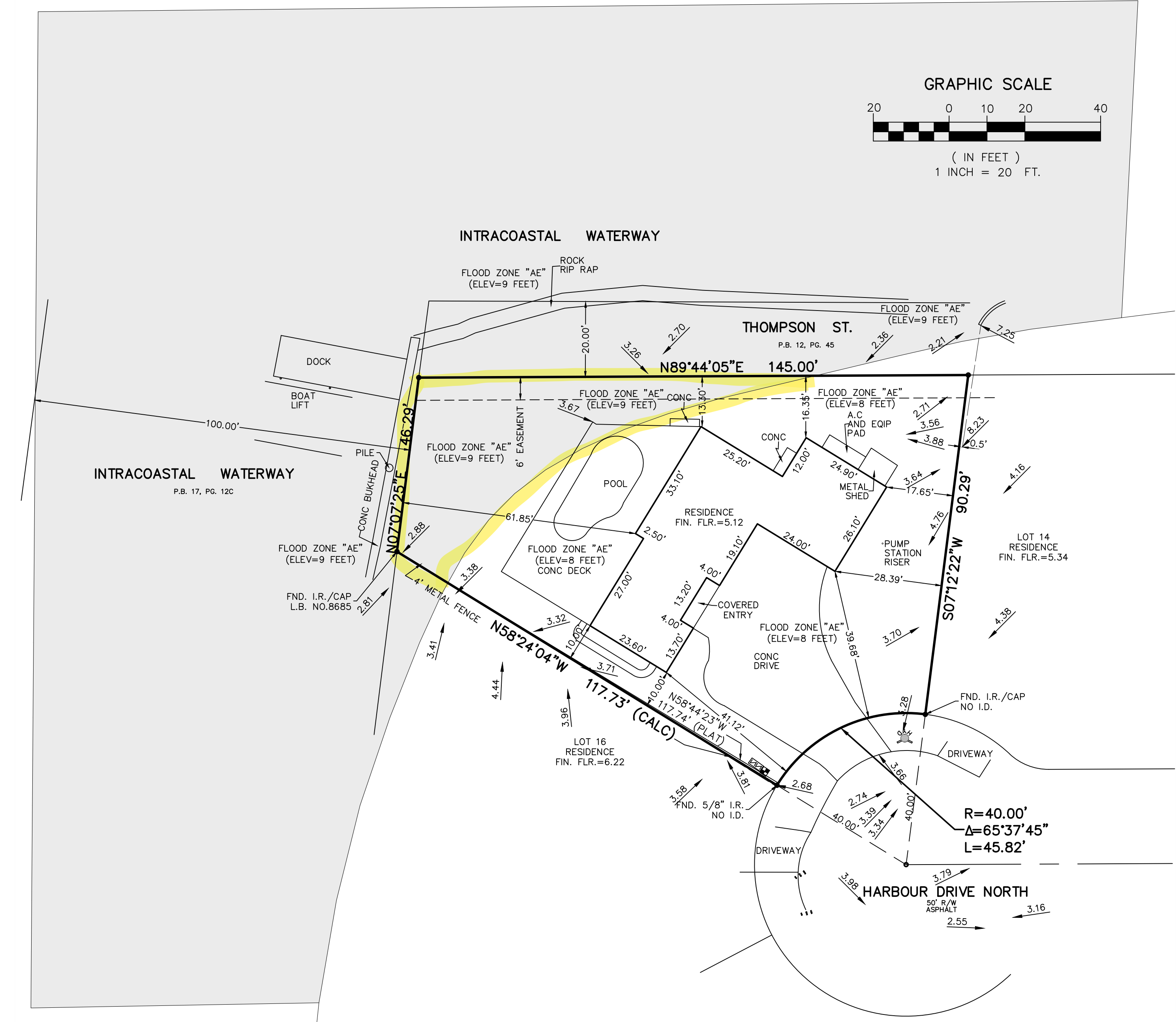
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 4, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY PURPOSE 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.



Digitally signed by  
Jeffrey R. Wagner  
Date: 2025.12.04  
10:48:43 -05'00'  
Adobe Acrobat  
version:  
2025.001.20937

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



CAULFIELD & WHEELER, INC.

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

PLAT OF RIDGE HARBOUR ESTATES  
OCEAN RIDGE, FLORIDA  
BOUNDARY SURVEY

|                               |          |     |
|-------------------------------|----------|-----|
|                               |          |     |
|                               |          |     |
|                               |          |     |
|                               |          |     |
| UPDATE FLOOD ZONE INFORMATION | 12/03/25 | ACE |
| REVISIONS                     | DATE     | BY  |

|           |                           |            |        |
|-----------|---------------------------|------------|--------|
| DATE      | 10/4/2021                 | SCALE      | 1"=20' |
| F.LD.BK.  | ELEC.                     | CHECKED BY | JRW    |
| PAGE      | ELEC.                     |            |        |
| FILE NAME | 9655 SURVEY NAVD 1988.dwg |            |        |

|             |
|-------------|
| 9655        |
| SHT.NO.     |
| 1           |
| OF 1 SHEETS |



Harbour Dr N





January 9, 2026

To: Town of Ocean Ridge

Re: Hemlepp Residence  
62 Harbour Drive N.  
Ocean Ridge, Florida

To whom it may concern

The purpose of this letter is in response to previous December 2025 town meeting

## PLAN REVIEW REPORT

Section 64-45(4)      **Background:** This code section requires that driveways be located no closer than 10' from the adjacent lot line, except in cul-de-sacs it may be closer, if necessary.

**Comment:** Please provide a written explanation of why the proposed 3' 3" setback is necessary.

**Answer:** see attached site plan with driveway shifted away from property line.

Section 64-60      **Background:** This code section requires that all decks, patios, driveways, parking areas, steps, stoops, and terraces shall be setback at least 5' from the property line or right-of-way line. Although the site plan Sheet A100 shows the setback line, it appears that there are stairs in the setback along the north property line.

**Comment:** Please revise site plan Sheet A100 to delete all improvements that are prohibited in this setback area.

**Answer:** See revised site plan with stair to the south of the pool removed, and steps to the north of the pool to be nonstructural dry- stacked steps.

42 N. SWINTON AVENUE  
DELRAY BEACH, FLORIDA 33444  
561-243-0799 – PHONE  
561-243-0799 – FAX

WWW.STOFFT.COM  
AA0003379

Section 64-1(e)(1)(2) **Background:** This code section requires that all elevations of a single-family residential dwelling and of an accessory building including without limitation, front, side, and side and rear elevations, shall devote a minimum of 15 percent of their wall coverage to window and door. In addition to the 15 percent window and door coverage on all elevations of a single-family residential dwelling and an accessory building including without limitation, front, side, and rear elevations on the wall of the elevation must touch or overlap an element such as a window or door, or a significant articulation such as shutters, decorative arches, building jog, or banding. It appears that the west elevation shown on Sheet A301 may not be in compliance with the articulation requirement and there are no window/door calculations on any elevation sheet to confirm compliance.

**Comment:** Please revise the elevations sheets A300 & A301 to include the window calculations and the wall articulation as required by the town code.

**Answer: Per December meeting additional articulation was required on the west elevation. See revised A301 for additional windows added to the west elevation.**

Section 64-1(j) (6) **Background:** The maximum floor area of all finished floors under roof shall be 36 percent of the total lot area. The data tabulation on sheet A100 indicates that the proposed floor area is 41%, which exceeds the maximum allowed by the town code.

**Comment:** Although the Planning & Zoning Board recommended approval of an ordinance amendment providing incentives for the dedication of easements it has not been adopted at this time and if adopted, may not necessarily be adopted in its current form. As such this design cannot be approved at this time and should be revised to comply with the current code provisions.

**Answer: Please defer to P&Z approval**

**DPR Comments**

Engenuity Group Project No. 00020.10

1. Site Plan, Landscape Plan & Civil Plans shall match, please review:
  - a. Building configuration, steps, round stair case, front yard steps, internal steps, access to garage, steps in south rear of property, retaining walls, etc.
  - b. Septic system.
  - c. Resolve any conflicts based on matching set of plans.

**Answer: See attached revised civil and landscape to match site plan.**

2. The Town is requesting a 5-ft Drainage Easement along the southwest property line. Please include easement on all plans. Construction shall be coordinated with the installation of the outfall pipe.

**Answer: See revised civil and landscape to reflect proposed easement.**

3. Provide boundary and topographic survey dated within one calendar year. Provide additional topo. grades along the north property line verify no impacts to the right-of-way. This may be completed after DPR approval.

**Answer: See updated survey.**

4. Site shall have a minimum of 35% pervious area.

**Answer: See updated site plan A100**

5. Confirm seawall elevation. Please follow Ordinance 2025-03, which includes revisions to Sec. 64-82.

**Answer: See updated site plan showing the new proposed seawall to be at 5.0'NAVD minimum.**

Provide response letter for the above comments.

**Answer: This narrative serves as a response letter.**

Sincerely,



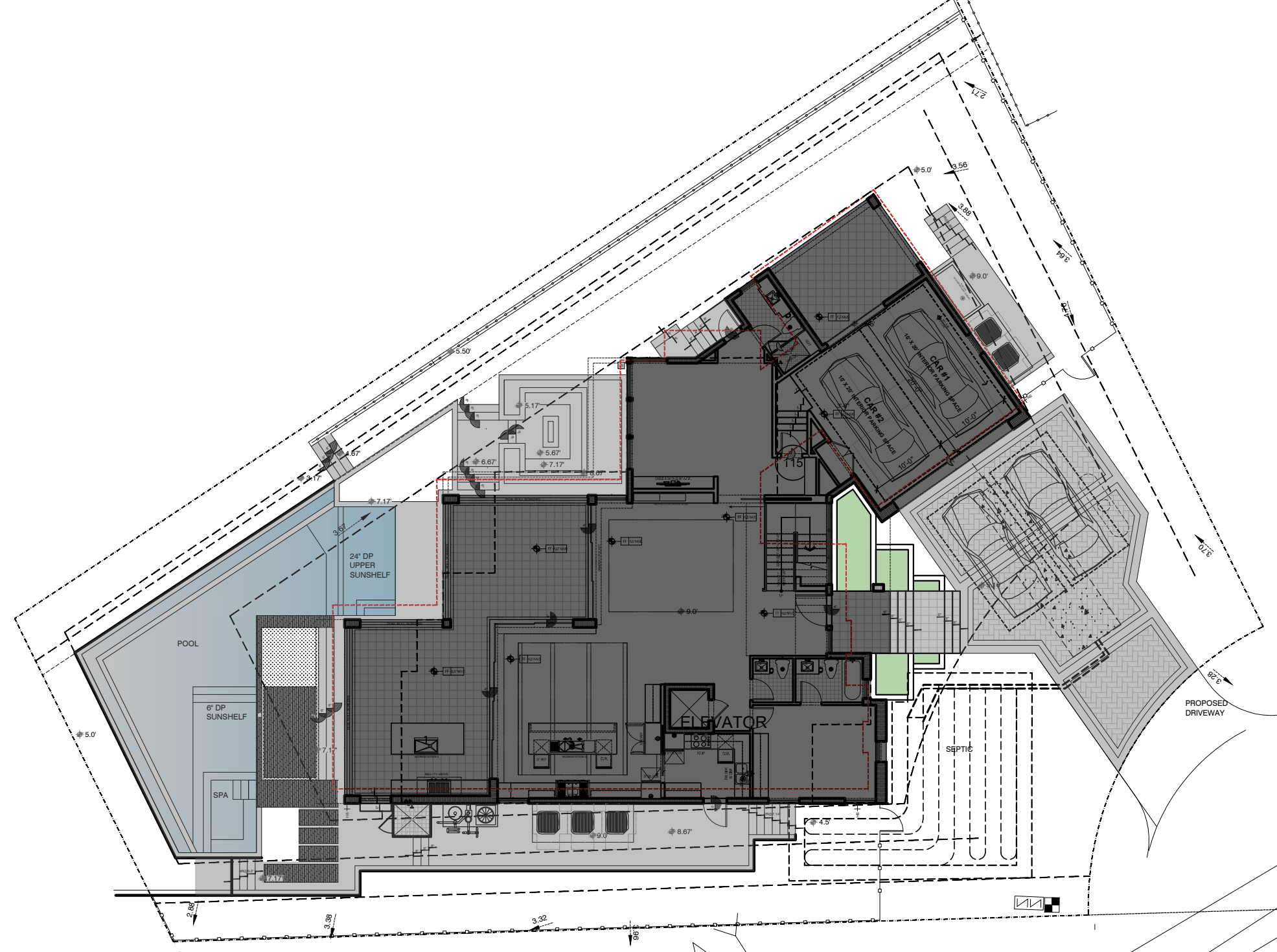
Randall E. Stofft, A.I.A.  
President

RES: Carlos M Linares

42 N. SWINTON AVENUE  
DELRAY BEACH, FLORIDA 33444  
561-243-0799 – PHONE  
561-243-0799 – FAX

WWW.STOFFT.COM  
AA0003379





REFER TO LANDSCAPE AND CIVIL FOR ALL  
RETAINING WALL AND FENCE DETAILS

| SITE DATA (Sec. 64-1(j)(1,2,3))      |          |                              |
|--------------------------------------|----------|------------------------------|
| ZONING - FUTURE LAND USE DESIGNATION |          | SF SINGLE FAMILY RESIDENTIAL |
| LOT SETBACK                          | REQUIRED | PROPOSED                     |
| FRONT YARD SETBACK                   | 25'-0"   | 25'-7"                       |
| REAR (WATERWAY) SETBACK              | 25'-0"   | 27'-1"                       |
| RIGHT SIDE YARD SETBACK              | 15'-0"   | 15'-0"                       |
| LEFT SIDE YARD SETBACK               | 15'-0"   | 15'-7"                       |
| FLOOD ZONE                           | AE 8     |                              |
| BUILDING FLOOR ELEVATION             | 9.0      | NAVD                         |
| MAX. BUILDING HEIGHT                 | 34'-0"   | 32'-2"                       |

| MAXIMUM FLOOR AREA (Sec. 64-1(j)(6))    |                          |          |
|-----------------------------------------|--------------------------|----------|
| TOTAL SITE AREA                         | 11,773.21 SF             |          |
| MAX ALLOWABLE FLOOR AREA AT 36%         | 4,238 S.F (MAX)          | PROPOSED |
| 1ST FLOOR AREA 16'-0" OR LESS IN HEIGHT | 2,060 S.F.               |          |
| 2ND FLOOR AREA                          | 2,220 S.F.               |          |
| 2 CAR GARAGE                            | 555 S.F.                 |          |
| TOTAL 1ST & 2ND FLOOR AREA              | 4,835 S.F.               |          |
| FLOOR AREA RATIO                        | 4,835 S.F. / (11,773.21) | = 41 %   |

| MAXIMUM LOT COVERAGE (Sec. 64-1)                |                         |                         |
|-------------------------------------------------|-------------------------|-------------------------|
| TOTAL SITE AREA                                 | 11,773.21 S.F.          | PROPOSED 11,773.21 S.F. |
| MAX ALLOWABLE LOT COVERAGE AT 35 % (4,120 S.F.) | 30.7% (3,615 S.F.) = OK |                         |

| SECOND FLOOR TO FIRST FLOOR RATIO (Sec. 64-1(i)(1,2,3)) |                                     |
|---------------------------------------------------------|-------------------------------------|
| MAX. ALLOWABLE 2nd / 1st FLOOR RATIO                    | 75%                                 |
| 1ST FLOOR AREA                                          | PROPOSED                            |
| A/C AREA 1ST FLOOR                                      | 2,060 S.F.                          |
| GARAGE                                                  | 555 S.F.                            |
| COVERED AREAS 1ST FLOOR                                 | 1,000 S.F.                          |
| 16'-0" OR LESS IN HEIGHT TOTAL 1ST FLOOR AREA           | 3,615 S.F.                          |
| 2ND FLOOR AREA                                          | PROPOSED                            |
| A/C AREA 2ND FLOOR                                      | 2,220 S.F.                          |
| COVERED AREAS 2ND FLOOR                                 | 360 S.F.                            |
| TOTAL 2ND FLOOR AREA                                    | 2,653 S.F.                          |
| 2ND FLOOR TO 1ST FLOOR AREA RATIO                       | 2,653 S.F. / 3,615 S.F. = 73 % = OK |

| PARKING                 |                                                  |                                               |
|-------------------------|--------------------------------------------------|-----------------------------------------------|
| PARKING SECT. 64-46 (a) | (MIN. SPACE -1PER ROOM REQUIRED)<br>ACT. 4 ROOMS | 4 SPACES (PROVIDED)<br>2 INTERIOR, 2 EXTERIOR |

| GREEN SPACE CALCULATIONS<br>REFER TO SHEET GSM-1 FOR GREEN SPACE MAP |  |
|----------------------------------------------------------------------|--|
| TOTAL SITE AREA = 11,773.21 S.F.                                     |  |
| ALL ROOFED STRUCTURES AND THEIR ASSOCIATED AREAS = 3,615 S.F.        |  |
| ALL HARDSCAPE PATIOS, DRIVEWAYS, ETC. AND THEIR AREAS = 3,323 S.F.   |  |
| ALL GREEN SPACE WITH ITS TOTAL AREA = 4,835 S.F.                     |  |
| MINIMUM GREEN SPACE REQUIRED = 35% 4,120 S.F.                        |  |
| GREEN SPACE PROVIDED = 41.07% 4,835 S.F.                             |  |

| BEDROOM / BATHROOM COUNT<br>4 BEDROOM + 5.5 BATHROOM SINGLE FAMILY RESIDENCE |                               |
|------------------------------------------------------------------------------|-------------------------------|
| 1ST FLOOR                                                                    | 2ND FLOOR                     |
| BEDROOM/OFFICE #1                                                            | BEDROOM #2                    |
| BATH #1                                                                      | BATHROOM #2                   |
| POWDER #1                                                                    | BEDROOM #3                    |
| CABANA                                                                       | BATHROOM #4 (PRIMARY BEDROOM) |
|                                                                              | BEDROOM #4 (PRIMARY BEDROOM)  |
|                                                                              | BATHROOM #4 (PRIMARY BEDROOM) |

Digitally signed by  
Randall E. Stofft  
Date: 2026.01.09  
15:27:07 -05'00'

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

OCEAN RIDGE REVIEW SET 12.18.25

| REVISIONS            | BY  | DATE     |
|----------------------|-----|----------|
| △ SITE PLAN CHANGES  | GL  | 06.06.25 |
| △ FLOOR PLAN CHANGES | GL  | 07.16.25 |
| △ ELEVATION CHANGES  | ZAF | 08.01.25 |
| △ OCEAN RIDGE REVIEW | CL  | 11.06.25 |
| △ OCEAN RIDGE RESUB. | GL  | 12.18.25 |

PRIVATE RESIDENCE  
62 HARBOUR DRIVE NORTH  
OCEAN RIDGE, FLORIDA

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2103022  
Randall E. Stofft  
Date: 2026.01.09  
15:27:07 -05'00'

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A. RANDALL STOFFT ARCHITECTS, P.A. AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. & THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IN THE DRAWINGS OR CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ALL MATERIALS & EQUIPMENT MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL, BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED. © 2021. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A100





LOT 16  
EXISTING 2 STORY RESIDENCE

Ⓐ

LOT 15  
62 HARBOUR DRIVE NORTH  
EXISTING RESIDENCE



LOT 15  
62 HARBOUR DRIVE NORTH  
EXISTING RESIDENCE

Ⓑ

LOT 14  
EXISTING 2 STORY RESIDENCE



LOT 14  
EXISTING 2 STORY RESIDENCE

Ⓒ

LOT 18  
EXISTING 2 STORY RESIDENCE



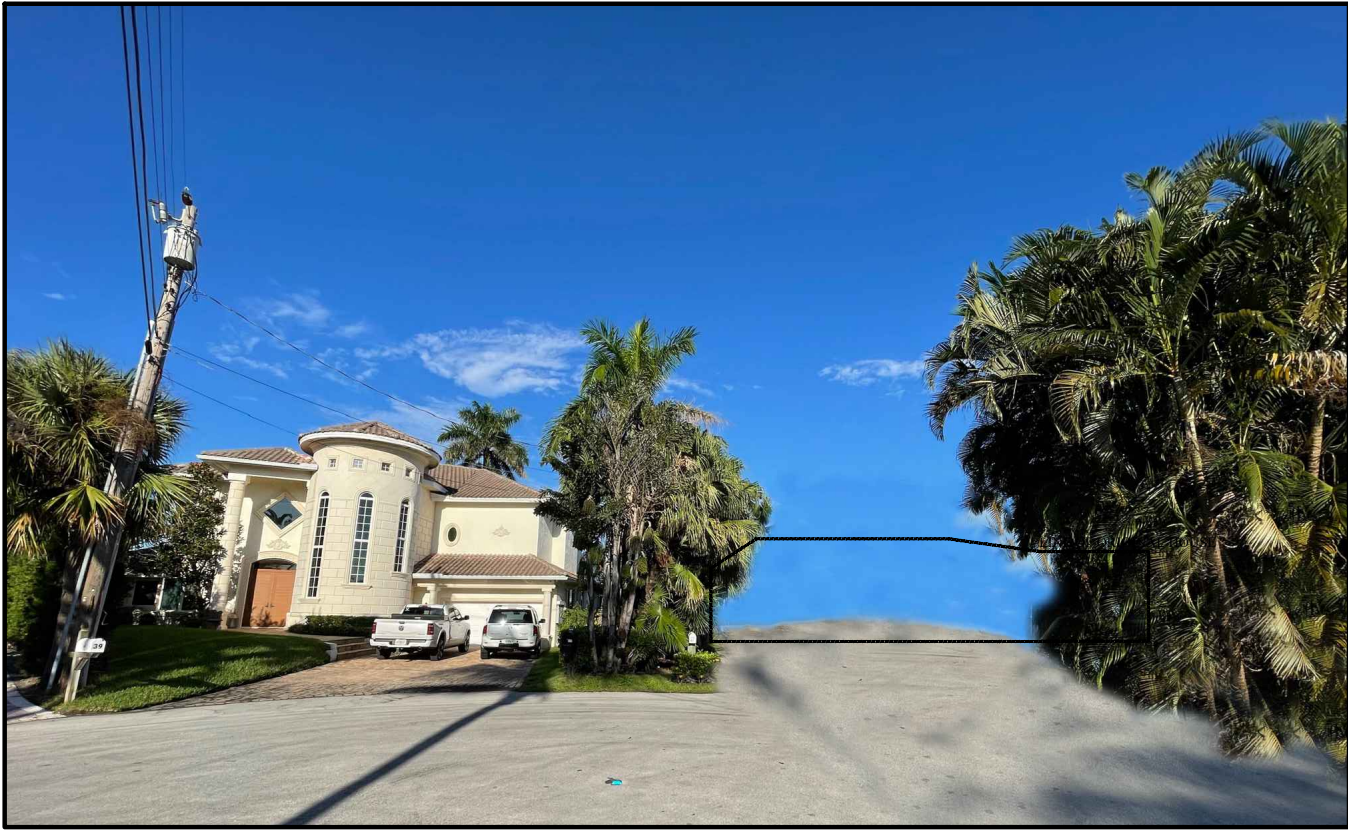
LOT 18  
EXISTING 2 STORY RESIDENCE

Ⓓ

LOT 17  
EXISTING STORY RESIDENCE

1 EXISTING STREETScape

N.T.S.



LOT 16  
EXISTING 2 STORY RESIDENCE

Ⓐ

LOT 15  
62 HARBOUR DRIVE NORTH  
PROPOSED RESIDENCE



LOT 15  
62 HARBOUR DRIVE NORTH  
PROPOSED RESIDENCE

Ⓑ

LOT 14  
EXISTING 2 STORY RESIDENCE



LOT 14  
EXISTING 2 STORY RESIDENCE

Ⓒ

LOT 18  
EXISTING 2 STORY RESIDENCE



LOT 18  
EXISTING 2 STORY RESIDENCE

Ⓓ

LOT 17  
EXISTING STORY RESIDENCE

2 PROPOSED STREETScape

N.T.S.



Digitally signed  
by Randall E  
Stofft  
Date: 2026.01.09  
15:27:39-05'00'

| REVISIONS            | BY  | DATE     |
|----------------------|-----|----------|
| △ SITE PLAN CHANGES  | GL  | 06.06.25 |
| △ FLOOR PLAN CHANGES | GL  | 07.16.25 |
| △ ELEVATION CHANGES  | ZAF | 08.01.25 |
| △ OCEAN RIDGE REVIEW | CL  | 11.06.25 |
| △ OCEAN RIDGE RESUB. | GL  | 12.18.25 |
|                      |     |          |
|                      |     |          |
|                      |     |          |

PRIVATE RESIDENCE  
62 HARBOUR DRIVE NORTH  
OCEAN RIDGE, FLORIDA

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2103022



FL-001105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THIS OFFICE, & HAVE BEEN CREATED, ENVELOPED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIC PROJECT, NONE OF WHICH SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ALL MATERIALS & FINISHES MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL, BEFORE PROCEEDING WITH FABRICATION. ON ITEMS SO NOTED. ©2017. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A103

3 VICINITY MAP

N.T.S.



| REVISIONS            | BY  | DATE     |
|----------------------|-----|----------|
| △ SITE PLAN CHANGES  | GL  | 06.06.25 |
| △ FLOOR PLAN CHANGES | GL  | 07.16.25 |
| △ ELEVATION CHANGES  | ZAF | 08.01.25 |
| △ OCEAN RIDGE REVIEW | CL  | 11.06.25 |
| △ OCEAN RIDGE RESUB. | GL  | 12.18.25 |
|                      |     |          |
|                      |     |          |
|                      |     |          |
|                      |     |          |

PRIVATE RESIDENCE  
62 HARBOUR DRIVE NORTH  
OCEAN RIDGE, FLORIDA

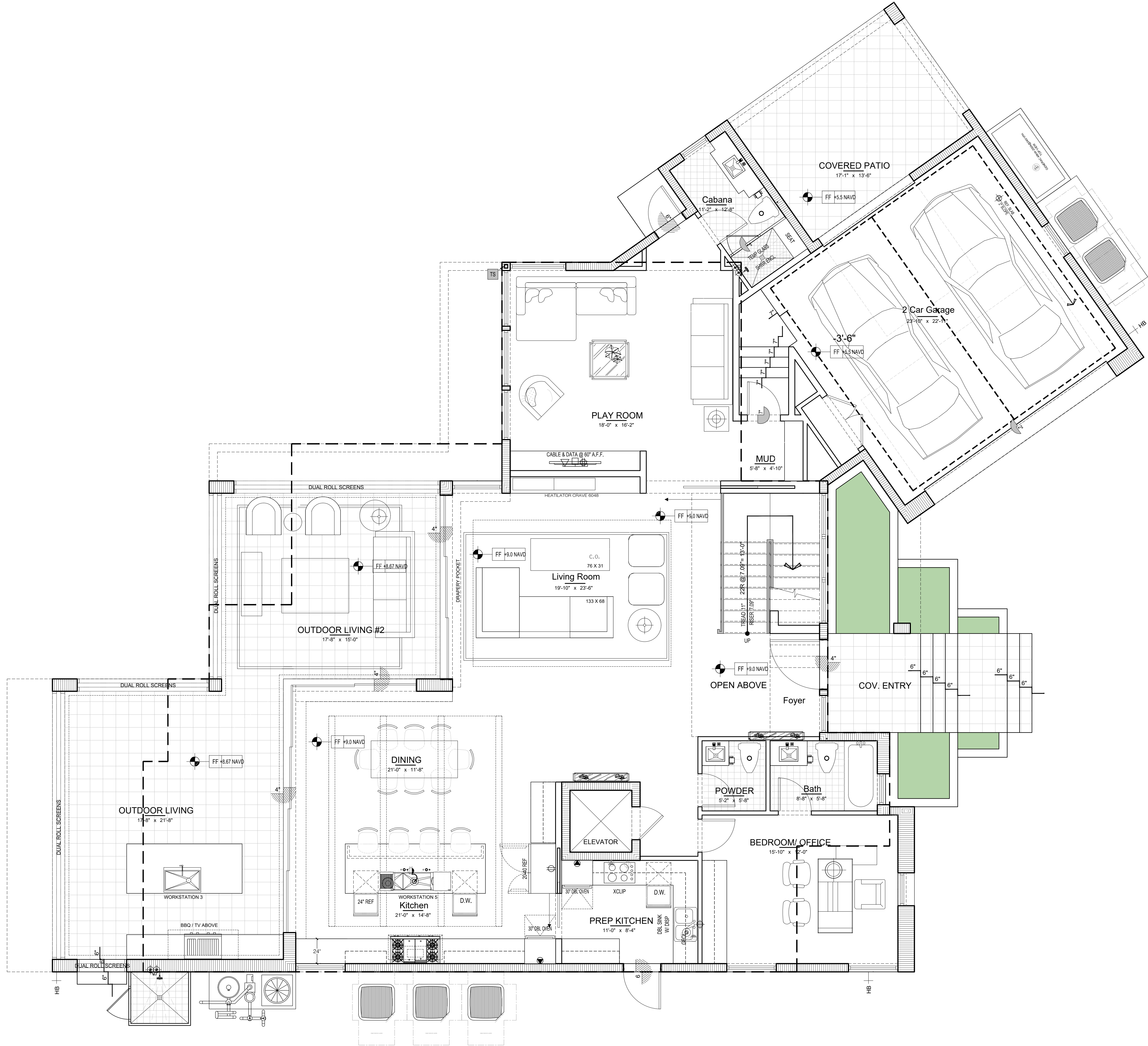
RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2103022



ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A MEMBER OF THE STOFFT FIRM. NO PART OF THIS DRAWING, IN WHOLE OR IN PART, MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DRAWINGS. SHOP DETAILS OF APPLICABLE MATERIALS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL, BEFORE PROCEEDING WITH FABRICATION. ON-TIME SO NOTED. ©2021 ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A201

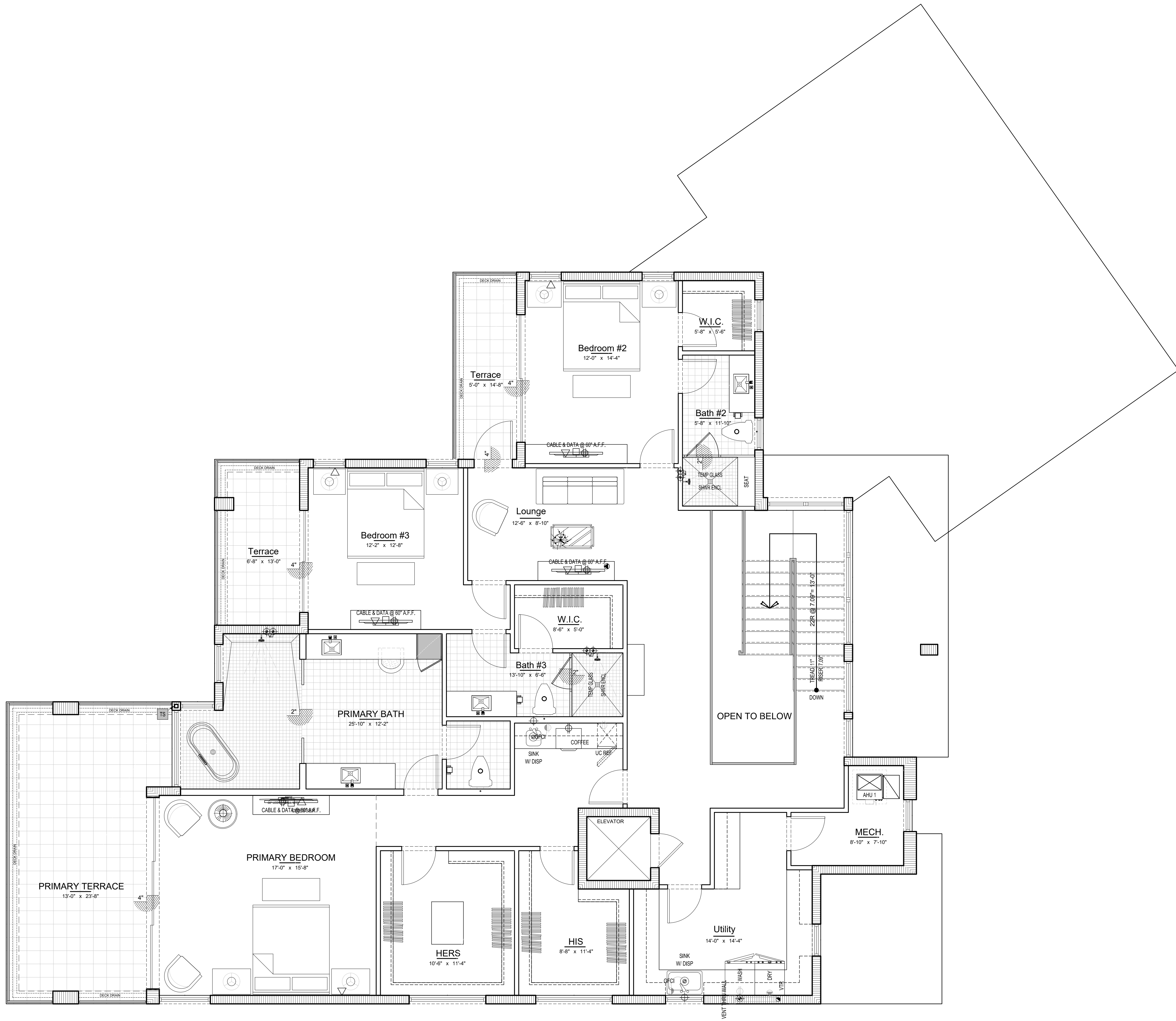


1

1ST FLOOR NOTE PLAN

1/4" = 1'-0"





1

2ND FLOOR NOTE PLAN  
1/4" = 1'-0"

OCEAN RIDGE REVIEW SET 12.18.25

| REVISIONS            | BY  | DATE     |
|----------------------|-----|----------|
| △ SITE PLAN CHANGES  | GL  | 06.06.25 |
| △ FLOOR PLAN CHANGES | GL  | 07.16.25 |
| △ ELEVATION CHANGES  | ZAF | 08.01.25 |
| △ OCEAN RIDGE REVIEW | CL  | 11.06.25 |
| △ OCEAN RIDGE RESUB. | GL  | 12.18.25 |
|                      |     |          |
|                      |     |          |
|                      |     |          |
|                      |     |          |

PRIVATE RESIDENCE  
62 HARBOUR DRIVE NORTH  
OCEAN RIDGE, FLORIDA

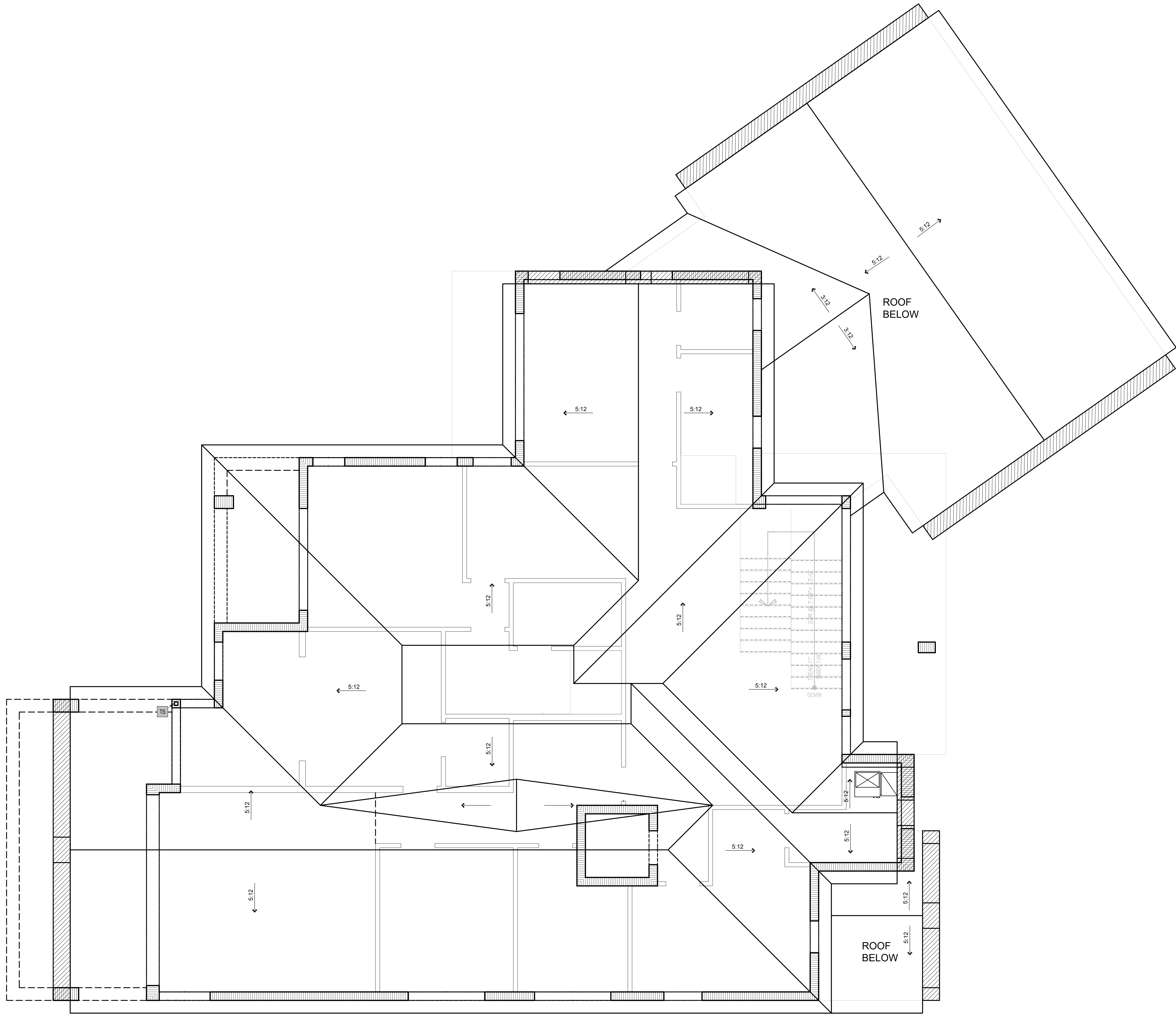
**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2103022  
STATE OF FLORIDA  
RANDALL E. STOFFT  
AR0011105  
REGISTERED ARCHITECT

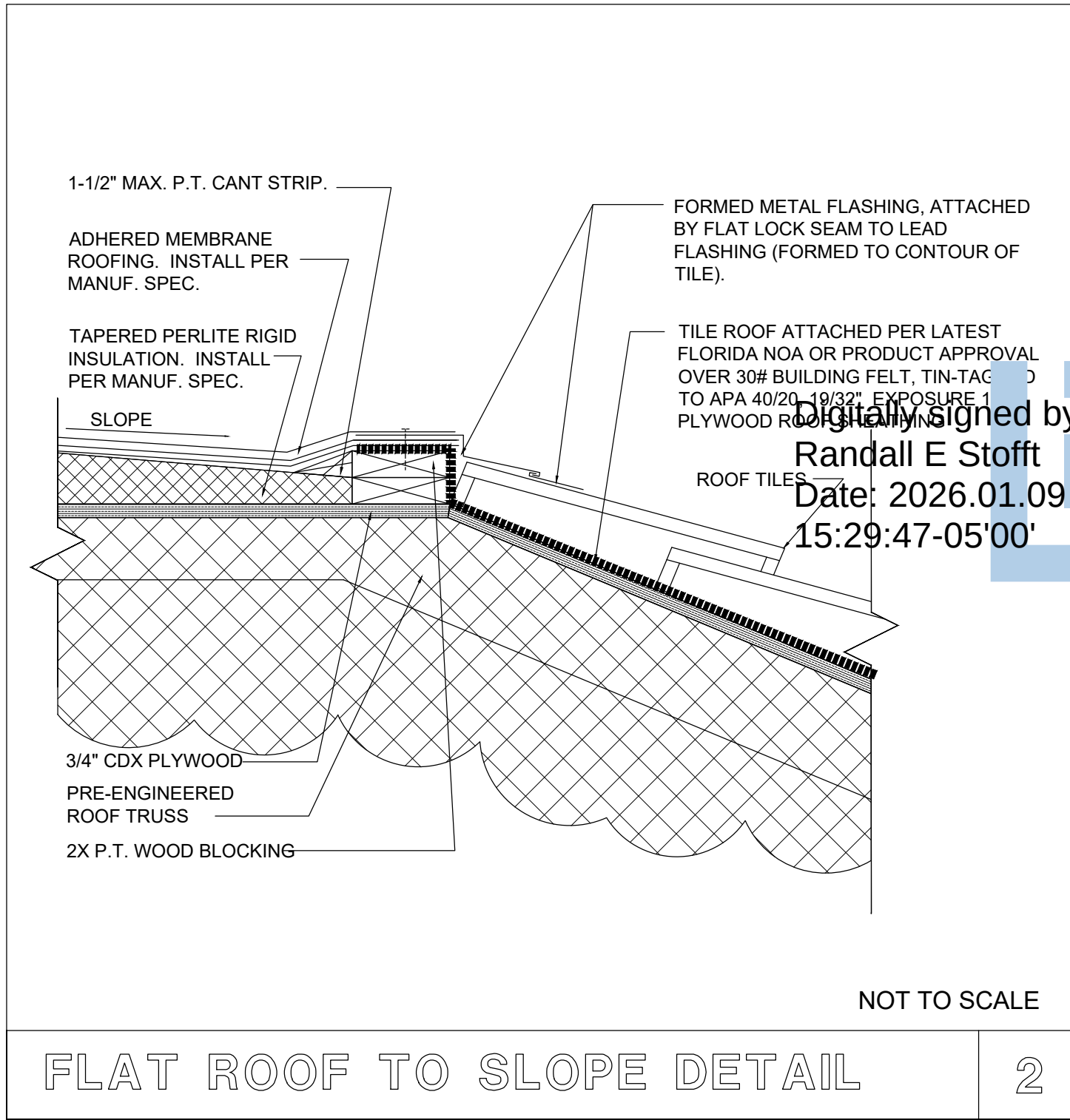
FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A THE PROPERTY OF THIS OFFICE & HAVE BEEN CREATED, EVOLVED, & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR INCORPORATED INTO ANY OTHER PROJECT, OR FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS FOR APPROVAL, BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2021. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A203





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



OCEAN RIDGE REVIEW SET 12.18.25

| REVISIONS            | BY  | DATE     |
|----------------------|-----|----------|
| △ SITE PLAN CHANGES  | GL  | 06.06.25 |
| △ FLOOR PLAN CHANGES | GL  | 07.16.25 |
| △ ELEVATION CHANGES  | ZAF | 08.01.25 |
| △ OCEAN RIDGE REVIEW | CL  | 11.06.25 |
| △ OCEAN RIDGE RESUB. | GL  | 12.18.25 |
|                      |     |          |
|                      |     |          |
|                      |     |          |

PRIVATE RESIDENCE  
62 HARBOUR DRIVE NORTH  
OCEAN RIDGE, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2103022

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A. STOFFT & ASSOCIATES, P.A. AND ARE THE PROPERTY OF THE FIRM. NO PART OF THIS DRAWING, IN WHOLE OR IN PART, SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A.

A205



PRIVATE RESIDENCE  
62 HARBOUR DRIVE NORTH  
OCEAN RIDGE, FLORIDA



**RANDALL STOFF**  
ARCHITECTS

distinctive. inspirational. architecture.

Job No. 2103022



011105 FIRM-AA00

DESIGNS, ARRANGEMENTS, AND PLANS PRESENTED BY THIS DRAWING ARE OWNED BY THIS OFFICE, AND WERE CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, A SPECIFIC PROJECT. NONE OF SUCH ARRANGEMENTS, OR PLANS SHALL BE LOANED TO ANY PERSON, FIRM, OR CORPORATION WHATSOEVER WITHOUT THE WRITTEN CONSENT OF RANDALL E. STOFF, ARCHITECT. DIMENSIONS ON THESE DRAWINGS SHALL BE BASED ON SCALE DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB, AND THIS OFFICE MAKES NO GUARANTEE OR WARRANTY OF VARIATIONS FROM THE DIMENSIONS AND ARE SHOWN BY THESE DRAWINGS. SCALE DIMENSIONS SHALL BE SUBMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION. © 2017. ALL RIGHTS RESERVED. RANDALL E. STOFF ARCHITECTS P.A.

# A300

Page 27 of 91

# OCEAN RIDGE REVIEW SET 12.18.25



1 FRONT ELEVATION (SOUTH)  
1/4" = 1'-0"



2 REAR ELEVATION (NORTH)  
1/4" = 1'-0"

Digitally signed  
by Randall E  
Stofft  
Date: 2026.01.0  
15:30:11-05'00'





1 LEFT ELEVATION (WEST)  
1/4" = 1'-0"



2 RIGHT ELEVATION (EAST)  
1/4" = 1'-0"

OCEAN RIDGE REVIEW SET 12.18.25

| REVISIONS            | BY  | DATE     |
|----------------------|-----|----------|
| △ SITE PLAN CHANGES  | GL  | 06.06.25 |
| △ FLOOR PLAN CHANGES | GL  | 07.16.25 |
| △ ELEVATION CHANGES  | ZMF | 08.01.25 |
| △ OCEAN RIDGE REVIEW | GL  | 11.06.25 |
| △ OCEAN RIDGE RESUB. | GL  | 12.18.25 |
|                      |     |          |
|                      |     |          |
|                      |     |          |

PRIVATE RESIDENCE  
62 HARBOUR DRIVE NORTH  
OCEAN RIDGE, FLORIDA

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2103022



Digitally signed  
by Randall E  
Stofft  
Date:  
2026.01.09  
15:32:14-05'00'

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A THE PROPERTY OF THIS OFFICE & HAVE BEEN DEVELOPED, A DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DERIVED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER LOCAL DIMENSIONAL CONTRACTING SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB, & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ANNOTATED SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON ITEMS SO NOTED, © 2021. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A301





1 FRONT ELEVATION

NTS = 1'-0"

| WALL COVERAGE   |         |
|-----------------|---------|
| FRONT ELEVATION | 1919 SF |
| TOTAL           | 1919 SF |

1,919 S.F. OF FRONT ELEVATION WALL COVERAGE  
15% MINIMUM WALL COVERAGE REQUIRED = 287.85 S.F.

| WINDOW / DOOR COVERAGE |        |
|------------------------|--------|
| FRONT DOOR             | 44 SF  |
| GARAGE                 | 87 SF  |
| WINDOW 1               | 10 SF  |
| WINDOW 10              | 45 SF  |
| WINDOW 11              | 19 SF  |
| WINDOW 12              | 10 SF  |
| WINDOW 13              | 10 SF  |
| WINDOW 14              | 7 SF   |
| WINDOW 2               | 21 SF  |
| WINDOW 3               | 17 SF  |
| WINDOW 4               | 12 SF  |
| WINDOW 5               | 21 SF  |
| WINDOW 6               | 22 SF  |
| WINDOW 7               | 41 SF  |
| WINDOW 8               | 45 SF  |
| WINDOW 9               | 50 SF  |
| TOTAL                  | 462 SF |

FRONT ELEVATION WALL COVERAGE = 1,919 S.F.

(15% MIN WALL COVERAGE REQUIRED 287.85 S.F.)

TOTAL WINDOW / DOOR COVERAGE PROVIDED = 462 S.F. (24.08%)

1,919 S.F. - 462 S.F. = 1,457 S.F. = 75.92% WALL COVERAGE PROVIDED = OK

| WALL COVERAGE  |         |
|----------------|---------|
| REAR ELEVATION | 1891 SF |
| TOTAL          | 1891 SF |

1,891 S.F. OF REAR ELEVATION WALL COVERAGE  
15% MINIMUM WALL COVERAGE REQUIRED = 283.65 S.F.

| WINDOW / DOOR COVERAGE |        |
|------------------------|--------|
| DOOR                   | 12 SF  |
| SLIDERS                | 214 SF |
| SLIDERS                | 80 SF  |
| SLIDERS                | 149 SF |
| SLIDERS                | 100 SF |
| SLIDERS                | 165 SF |
| WINDOW 1               | 5 SF   |
| WINDOW 2               | 49 SF  |
| WINDOW 3               | 49 SF  |
| WINDOW 4               | 44 SF  |
| WINDOW 5               | 18 SF  |
| WINDOW 6               | 34 SF  |
| TOTAL                  | 921 SF |

REAR ELEVATION WALL COVERAGE = 1,891 S.F.

(15% MIN WALL COVERAGE REQUIRED 283.65 S.F.)

TOTAL WINDOW / DOOR COVERAGE PROVIDED = 921 S.F. (48.7%)

1,891 S.F. - 921 S.F. = 970 S.F. = 51.3% WALL COVERAGE PROVIDED = OK



2 RIGHT ELEVATION (EAST)

NTS = 1'-0"

| WALL COVERAGE   |         |
|-----------------|---------|
| RIGHT ELEVATION | 2229 SF |
| TOTAL           | 2229 SF |

2,229 S.F. OF RIGHT ELEVATION WALL COVERAGE  
15% MINIMUM WALL COVERAGE REQUIRED = 334.35 S.F.

| WINDOW / DOOR COVERAGE |        |
|------------------------|--------|
| DOOR                   | 30 SF  |
| GARAGE                 | 48 SF  |
| GARAGE                 | 4 SF   |
| SLIDERS                | 116 SF |
| WINDOW 1               | 5 SF   |
| WINDOW 2               | 35 SF  |
| WINDOW 3               | 8 SF   |
| WINDOW 4               | 15 SF  |
| WINDOW 5               | 15 SF  |
| WINDOW 6               | 49 SF  |
| WINDOW 7               | 44 SF  |
| WINDOW 8               | 15 SF  |
| WINDOW 9               | 15 SF  |
| TOTAL                  | 400 SF |

RIGHT ELEVATION WALL COVERAGE = 2,229 S.F.

(15% MIN WALL COVERAGE REQUIRED 334.35 S.F.)

TOTAL WINDOW / DOOR COVERAGE PROVIDED = 400 S.F. (17.95%)

2,229 S.F. - 400 S.F. = 1,829 S.F. = 82.05% WALL COVERAGE PROVIDED = OK

| WALL COVERAGE  |         |
|----------------|---------|
| LEFT ELEVATION | 1958 SF |
| TOTAL          | 1958 SF |

1,958 S.F. OF LEFT ELEVATION WALL COVERAGE  
15% MINIMUM WALL COVERAGE REQUIRED = 293.7 S.F.

| WINDOW / DOOR COVERAGE |        |
|------------------------|--------|
| DOOR                   | 33 SF  |
| GARAGE                 | 129 SF |
| WINDOW 1               | 40 SF  |
| WINDOW 2               | 32 SF  |
| WINDOW 3               | 12 SF  |
| WINDOW 4               | 12 SF  |
| WINDOW 5               | 18 SF  |
| WINDOW 6               | 32 SF  |
| WINDOW 7               | 32 SF  |
| TOTAL                  | 340 SF |

LEFT ELEVATION WALL COVERAGE = 1,958 S.F.

(15% MIN WALL COVERAGE REQUIRED 293.7 S.F.)

TOTAL WINDOW / DOOR COVERAGE PROVIDED = 340 S.F. (17.36%)

1,958 S.F. - 340 S.F. = 1,618 S.F. = 82.64% WALL COVERAGE PROVIDED = OK



3 REAR ELEVATION

NTS = 1'-0"



4 LEFT ELEVATION (WEST)

NTS = 1'-0"

OCEAN RIDGE REVIEW SET 12.18.25

| REVISIONS            | BY  | DATE     |
|----------------------|-----|----------|
| △ SITE PLAN CHANGES  | GL  | 06.06.25 |
| △ FLOOR PLAN CHANGES | GL  | 07.16.25 |
| △ ELEVATION CHANGES  | ZAF | 08.01.25 |
| △ OCEAN RIDGE REVIEW | GL  | 11.06.25 |
| △ OCEAN RIDGE RESUB. | GL  | 12.18.25 |

PRIVATE RESIDENCE  
62 HARBOUR DRIVE NORTH  
OCEAN RIDGE, FLORIDA

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2103022



FL-001105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A. RANDALL STOFFT ARCHITECTS, P.A. AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. IS REQUIRED FOR ANY REPRODUCTION OF THIS DRAWING. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A. RANDALL STOFFT ARCHITECTS, P.A. IS NOT RESPONSIBLE FOR ANY DIMENSIONS OR CONDITIONS NOT SHOWN ON THESE DRAWINGS. SHOP DETAILS OF ALL MATERIALS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON ITEMS SO NOTED. © 2021. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A306

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0799 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM



| REVISIONS            | BY  | DATE     |
|----------------------|-----|----------|
| △ SITE PLAN CHANGES  | GL  | 06.06.25 |
| △ FLOOR PLAN CHANGES | GL  | 07.16.25 |
| △ ELEVATION CHANGES  | ZAF | 08.01.25 |
| △ OCEAN RIDGE REVIEW | CL  | 11.06.25 |
| △ OCEAN RIDGE RESUB. | GL  | 12.18.25 |
|                      |     |          |
|                      |     |          |
|                      |     |          |
|                      |     |          |

PRIVATE RESIDENCE

62 HARBOUR DRIVE NORTH

OCEAN RIDGE, FLORIDA

RANDALL STOFFT

ARCHITECTS

distinctive. inspirational. architecture.

Job No. 2103022

STATE OF FLORIDA

RANDALL E. STOFFT

AR0011105

REGISTERED ARCHITECT

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THIS OFFICE & HAVE BEEN CREATED, ENVELOPED, & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR INCULCATED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS FOR APPROVAL, BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2017. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A310



1 FRONT ELEVATION (3D) (SOUTH)



STANDING SEAM  
METAL ROOF  
DARK GRAY



PAINT COLOR  
BENJAMIN MOORE  
CHANTILLY LACE OC-65



PAVER  
CAVASTONE  
FUCINO BONE WHITE 24\"X48\" RECTIFIED



DOORS AND WINDOWS  
ES WINDOWS  
DURANAR BLACK UC40577



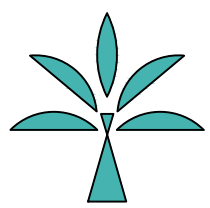
ARCHITECTURAL LOUVERS, EYEBROW & GATES  
DURANAR BLACK



2 REAR ELEVATION (3D) (NORTH)

Digitally signed  
by Randall E  
Stofft  
Date: 2026.01.09  
15:33:08-05'00'





|             |                          |
|-------------|--------------------------|
| ISSUED FOR: | 12/04/25                 |
|             | 01/09/26                 |
| 1. ISSUED   | 2. REVISED               |
|             | 3. 4. 5. 6. 7. 8. 9. 10. |

HEMLEPP RESIDENCE

62 HARBOUR DR NORTH  
OCEAN RIDGE FL 33435

PLA<sup>TM</sup> DESIGN STUDIO

902 CLINT MOORE ROAD, SUITE 210, BOCA RATON, FL 33487  
STUDIO@PLADESIGNSTUDIO.COM | OFFICE 561.318.5256

Stephanie Portus  
Digitally signed by Stephanie Portus  
Date: 2026.01.09 11:55:25 -05'00'

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

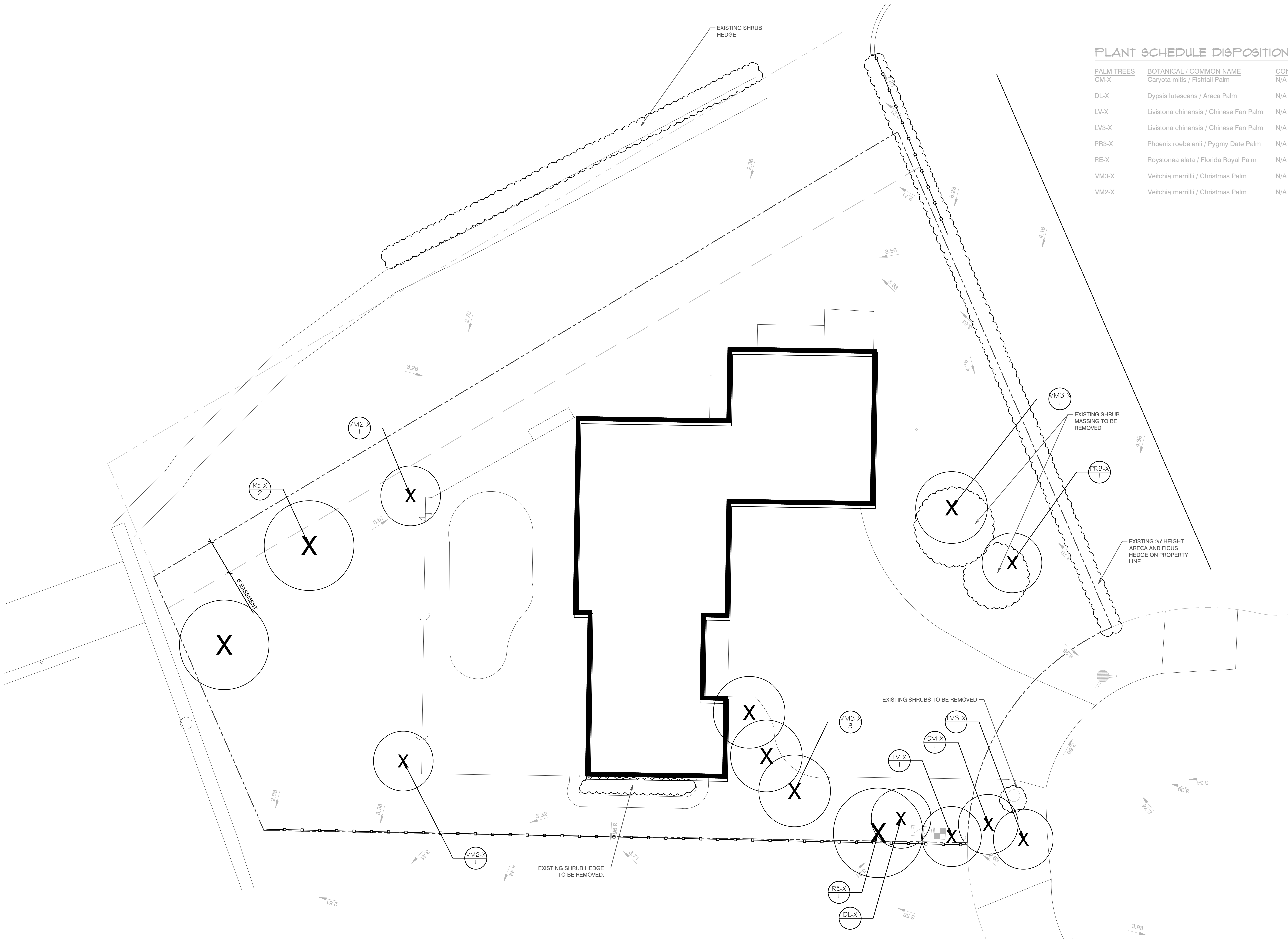
project number 25-150 drawn by BD/LD

sheet name LANDSCAPE DISPOSITION PLAN

REVISED  
01/09/26

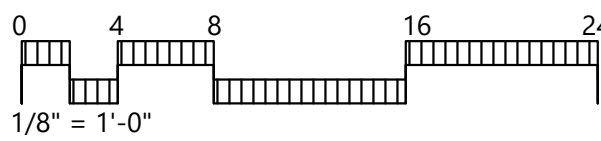
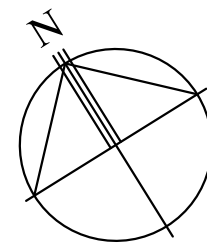
sheet number

L-1



#### PLANT SCHEDULE DISPOSITION

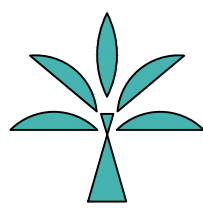
| PALM TREES | BOTANICAL / COMMON NAME                | CONT | QTY | REMARKS |
|------------|----------------------------------------|------|-----|---------|
| CM-X       | Caryota mitis / Fishtail Palm          | N/A  | 1   | REMOVE  |
| DL-X       | Dypsis lutescens / Areca Palm          | N/A  | 1   | REMOVE  |
| LV-X       | Livistona chinensis / Chinese Fan Palm | N/A  | 1   | REMOVE  |
| LV3-X      | Livistona chinensis / Chinese Fan Palm | N/A  | 1   | REMOVE  |
| PR3-X      | Phoenix roebelenii / Pygmy Date Palm   | N/A  | 1   | REMOVE  |
| RE-X       | Roystonea elata / Florida Royal Palm   | N/A  | 3   | REMOVE  |
| VM3-X      | Veitchia merrillii / Christmas Palm    | N/A  | 4   | REMOVE  |
| VM2-X      | Veitchia merrillii / Christmas Palm    | N/A  | 2   | REMOVE  |



Call Sunshine No-Cuts 48 hours before you dig.  
1-800-432-4770

This drawing is an instrument of service copyright © 2021 by PLA Design Studio, PLLC, all rights reserved - it is not to be reproduced in part or in whole without express written permission. Florida registration LA 6667215





|             |          |
|-------------|----------|
| ISSUED FOR: | 12/04/25 |
| 1. ISSUED   | 01/09/26 |
| 2. REVISED  |          |
| 3.          |          |
| 4.          |          |
| 5.          |          |
| 6.          |          |
| 7.          |          |
| 8.          |          |
| 9.          |          |
| 10.         |          |

HEMLEPP RESIDENCE

62 HARBOUR DR NORTH  
OCEAN RIDGE FL 33435

PLA<sup>TM</sup> DESIGN STUDIO

902 CLINT MOORE ROAD, SUITE 310, BOCA RATON, FL 33487  
STUDIO@PLADESIGNSTUDIO.COM | OFFICE 561.318.5256

Stephanie Portus  
Digitally signed by Stephanie Portus  
Date: 2026.01.09 11:56:06  
Stephanie Portus 05/09/215  
Beth Dawson FL Reg LA 6667215

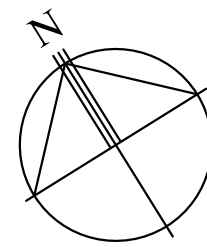
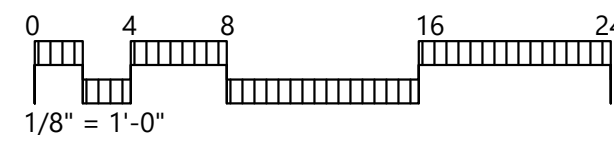
project number 25-150  
sheet name  
drawn by BD/LD

LANDSCAPE PLAN

REVISED  
01/09/26

sheet number

L-2



Call Sunshine No-Cuts 48 hours before you dig.  
1-800-432-4770

This drawing is an instrument of service copyright © 2021 by PLA Design Studio, PLLC, all rights reserved – it is not to be reproduced in part or in whole without express written permission. Florida registration LA 6667215



PLANT SCHEDULE PROPOSED

| CODE              | BOTANICAL / COMMON NAME                           | CONT | CAL      | HT     | SPD       | NATIVE           | QTY | REMARKS                                                                                                       |
|-------------------|---------------------------------------------------|------|----------|--------|-----------|------------------|-----|---------------------------------------------------------------------------------------------------------------|
| <b>TREES</b>      |                                                   |      |          |        |           |                  |     |                                                                                                               |
| CB-14             | Calophyllum brasiliense / Brazilian Beautyleaf    | B&B  | 2" CAL   | 14` HT | 5`-6` SPD | FLORIDA FRIENDLY | 9   | FLORIDA FANCY, SINGLE LEADER, FULL DENSE, SYMMETRICAL CANOPY. 5` CT. MATCHING-SUBMIT PHOTO TO LA FOR APPROVAL |
| CE-14             | Conocarpus erectus / Green Buttonwood             | 65G  | 3" CAL   | 14` HT | 5`-6` SPD | NATIVE           | 3   | Grade #1, SINGLE LEADER, FULL DENSE CANOPY, NO VOIDS. STRAIGHT, UNSCARRED TRUNK. 4` CT-MATCHING.              |
| CE-S              | Conocarpus erectus `Sericeus` / Silver Buttonwood | 65G  | 2.5" CAL | 14` HT | 4`-5` SPD | NATIVE           | 2   | MULTI TRUNK, DENSE, SYMMETRICAL CANOPY                                                                        |
| <b>PALM TREES</b> |                                                   |      |          |        |           |                  |     |                                                                                                               |
| PS-13             | Phoenix sylvestris / Wild Date Palm               | B&B  |          | 13` CT | 16` SPD   | FLORIDA FRIENDLY | 2   | FULL HEAD, HEAVY CALIPER, STRAIGHT TRUNK, MATCHING                                                            |
| PS-16             | Phoenix sylvestris / Wild Date Palm               | B&B  |          | 16` CT | 16` SPD   | FLORIDA FRIENDLY | 5   | FULL HEAD, HEAVY CALIPER, STRAIGHT TRUNK, MATCHING                                                            |
| PE-20             | Ptychosperma elegans / Alexander Palm             | B&B  |          | 20` HT | 10` SPD   | FLORIDA FRIENDLY | 6   | SINGLE. FULL HEAD, STRAIGHT, UNSCARRED TRUNK. MATCHING                                                        |

| CODE          | BOTANICAL / COMMON NAME                        | CONT    | HT     | W     | NATIVE           | QTY | REMARKS                                                       |
|---------------|------------------------------------------------|---------|--------|-------|------------------|-----|---------------------------------------------------------------|
| <b>SHRUBS</b> |                                                |         |        |       |                  |     |                                                               |
| CG-4          | Clusia guttifera / Small-Leaf Clusia           | 7G/14"  | 4` HT  | 30" W | FLORIDA FRIENDLY | 15  | FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS   |
| PM-10         | Podocarpus macrophyllus `Maki` / Shrubby Yew   | 65G/32" | 10` HT | 36" W | FLORIDA FRIENDLY | 14  | FULL, DENSE FOLIAGE TO BASE. SHEAR TO 10` HT.                 |
| PM-5          | Podocarpus macrophyllus maki / Shrubby Yew     | 15G/17" | 5` HT  | 24" W | FLORIDA FRIENDLY | 118 | FULL, DENSE FOLIAGE TO BASE, SHEAR TO 5` HT                   |
| SZ            | Sansevieria zeylanica / Mother-in-law Tongue   | 7G/14"  | 3` HT  | 2` W  | NON-NATIVE       | 27  | SHADE GROWN, FULL DENSE POT, INTACT LEAVES                    |
| SA-4          | Schefflera arboricola / Dwarf Schefflera Green | 3G/10"  | 2` HT  | 24" W | FLORIDA FRIENDLY | 28  | GREEN-BUSH, FULL TO BASE, UPRIGHT GROWTH, NO VOIDS.GOOD COLOR |

| CODE               | BOTANICAL / COMMON NAME                                          | CONT   | HT  | W   | NATIVE           | SPACING  | QTY | REMARKS                                  |
|--------------------|------------------------------------------------------------------|--------|-----|-----|------------------|----------|-----|------------------------------------------|
| <b>SHRUB AREAS</b> |                                                                  |        |     |     |                  |          |     |                                          |
| FM-G               | Ficus microcarpa `Green Island` / Green Island Ficus             | 3G/10" | 18" | 14" | FLORIDA FRIENDLY | 18" o.c. | 204 | FULL, DENSE FOLIAGE, GOOD COLOR          |
| LM                 | Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass | 1G/6"  | 18" | 18" | FLORIDA FRIENDLY | 24" o.c. | 14  | GRADE #1, FULL, LOW BRANCHED, GOOD COLOR |
| PN                 | Psychotria nervosa / Wild Coffee                                 | 3G/10" | 24" | 24" | FLORIDA FRIENDLY | 24" o.c. | 28  | FULL, DENSE FOLIAGE TO BASE              |
| TA-M               | Trachelospermum asiaticum `Minima` / Minima Jasmine              | 1G/6"  | 14" | 14" | FLORIDA FRIENDLY | 18" o.c. | 78  | 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.

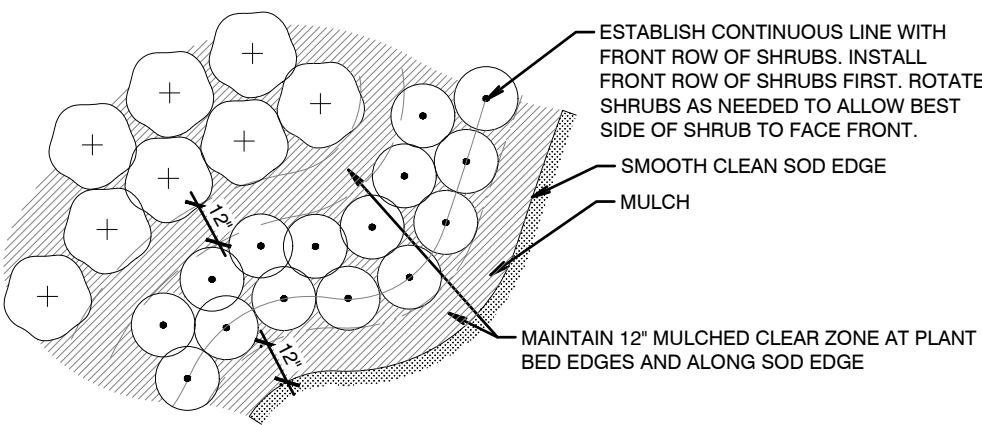
ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

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

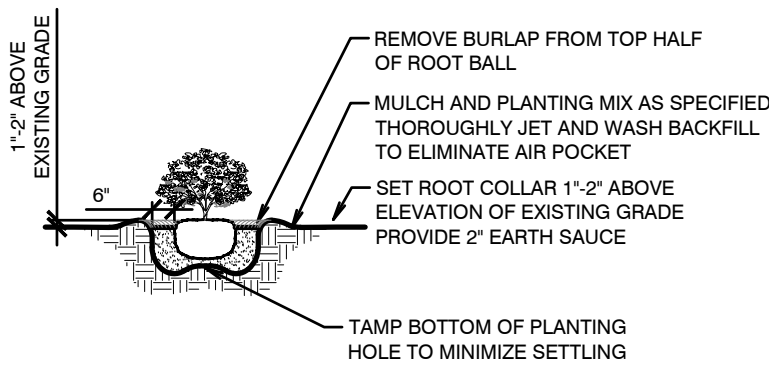
PLA DESIGN STUDIO TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION.

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

|                                |           |
|--------------------------------|-----------|
| TOTAL LOT AREA                 | 11,774 SF |
| TREES REQUIRED (1 per 2500 sf) | 5 TREES   |
| TREES PROVIDED                 | 19 TREES  |
| NATIVE TREES REQD 50%          | 3 TREES   |
| NATIVE TREES PROVIDED          | 5 TREES   |
| ARTIFICIAL TURF MAX ALLOWED    | 25%       |
| ARTIFICIAL TURF PROVIDED       | 1%        |

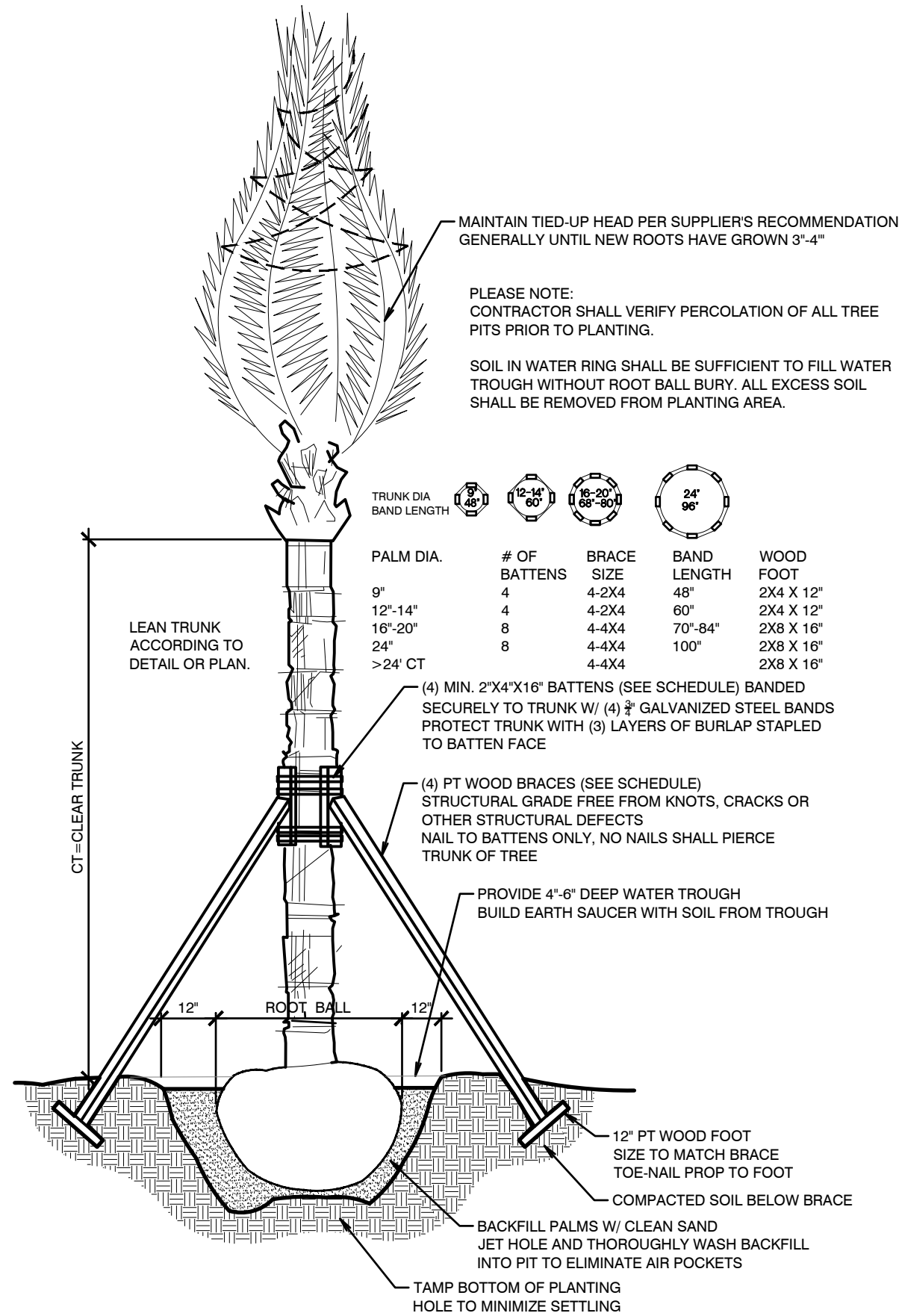


SHRUB/ GROUND COVER LAYOUT

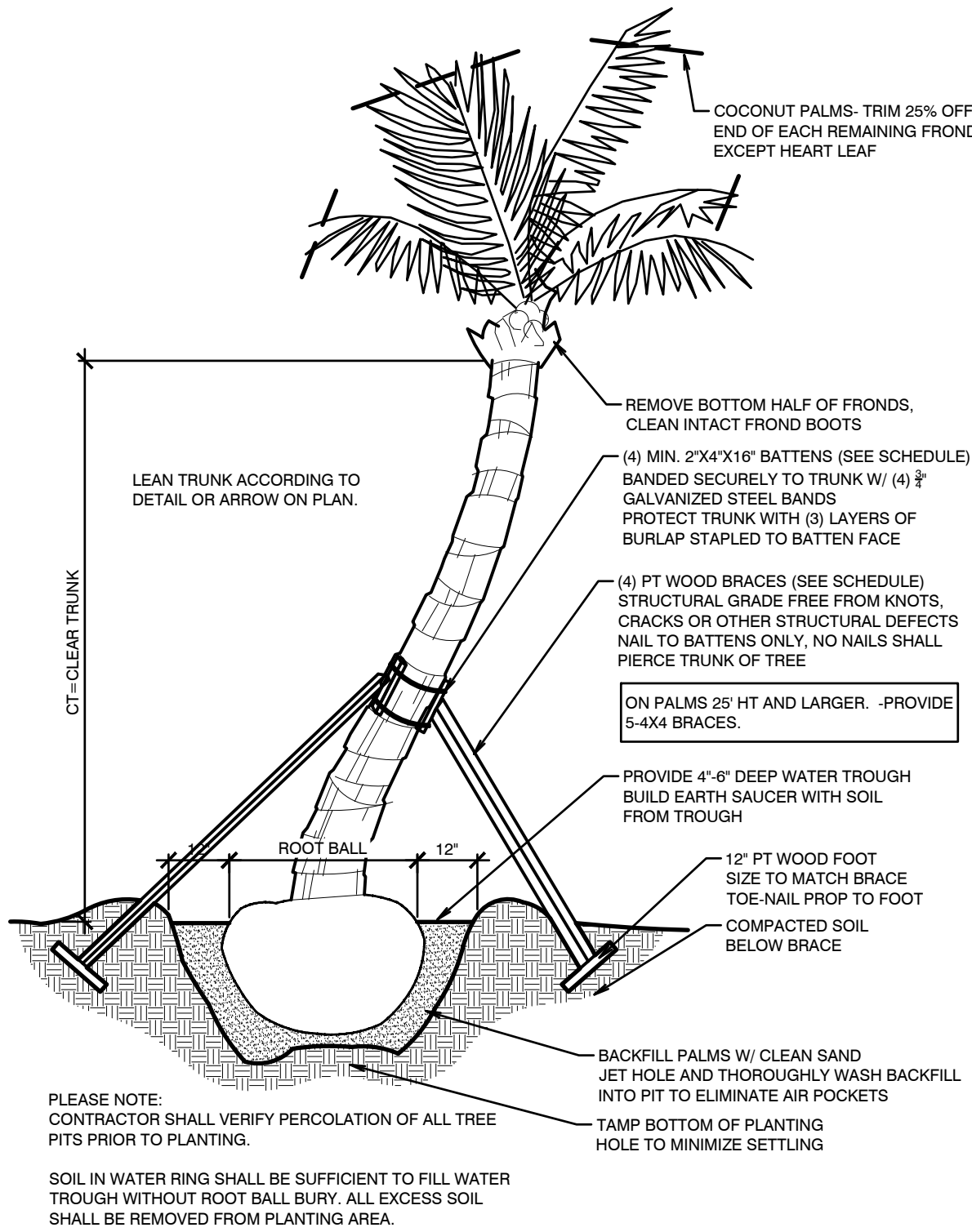


PLEASE NOTE:  
COMPLETELY REMOVE ALL SYNTHETIC MATERIALS

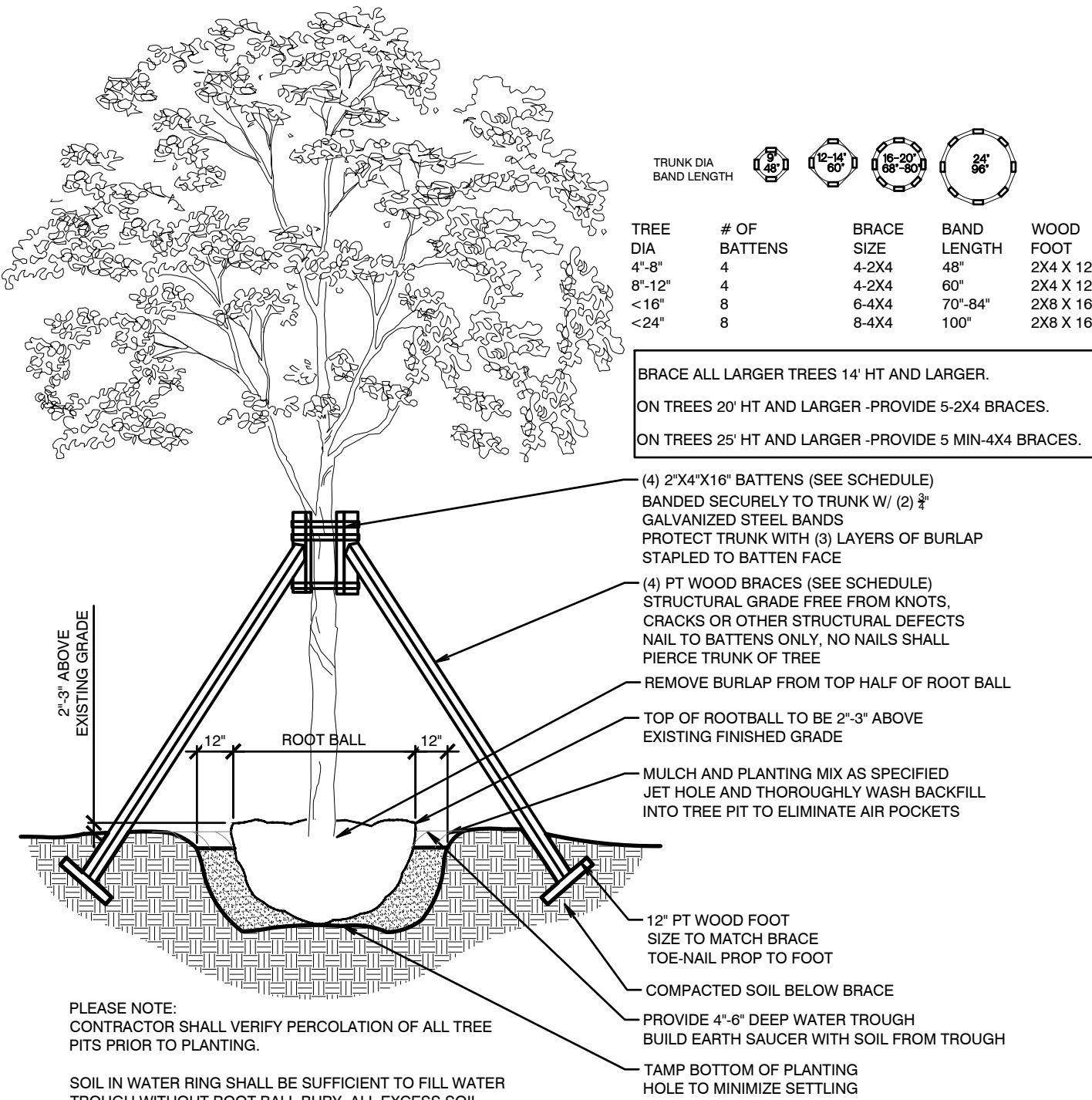
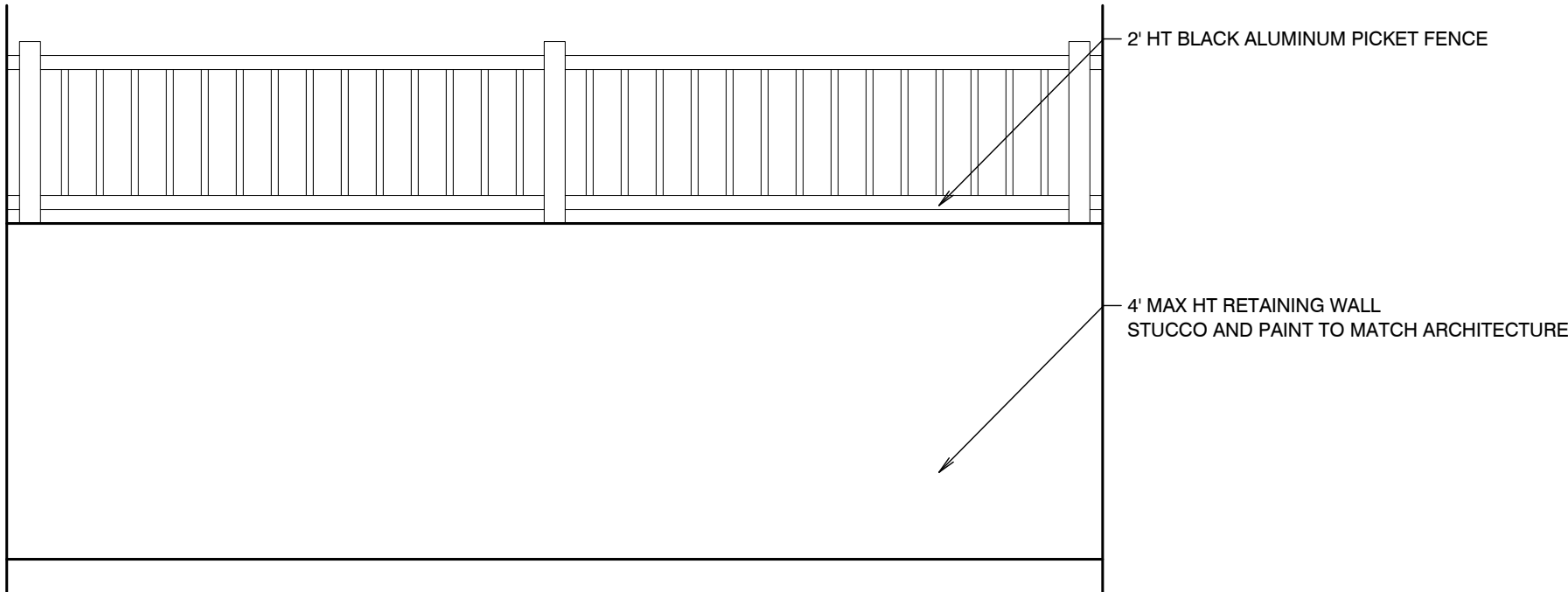
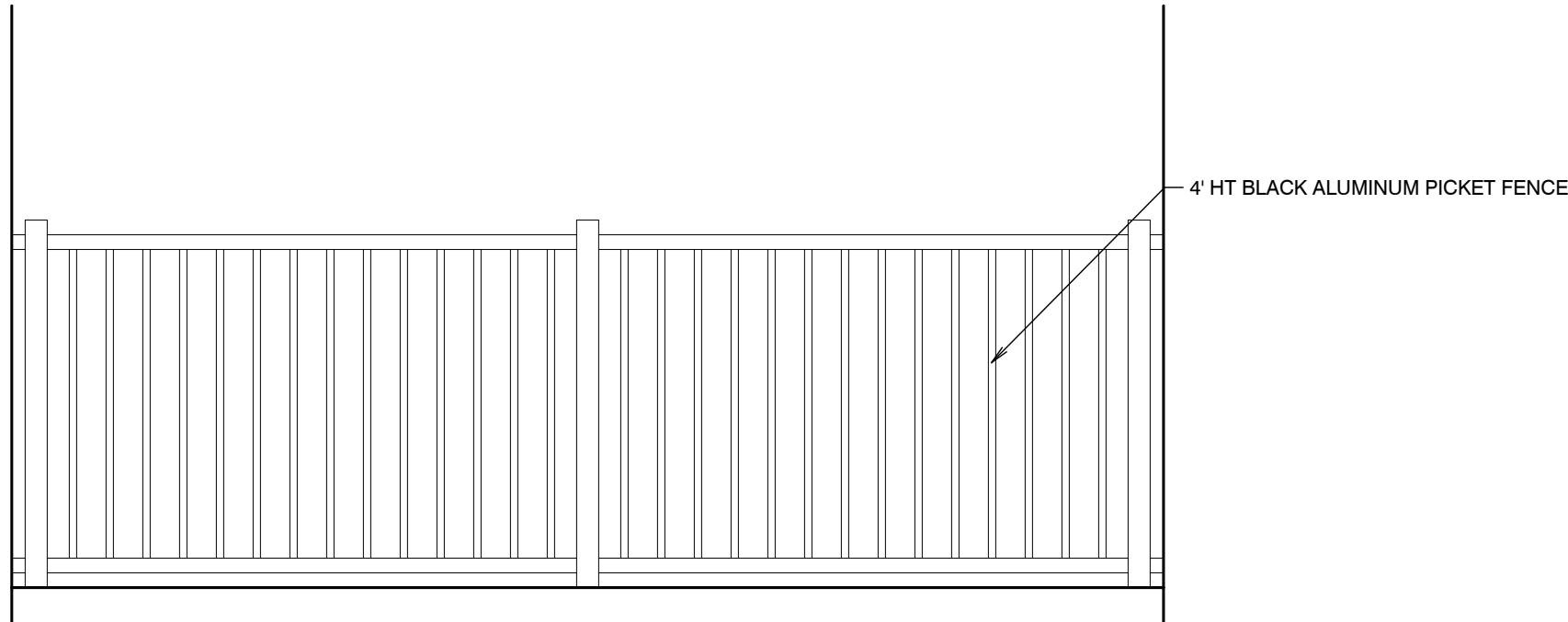
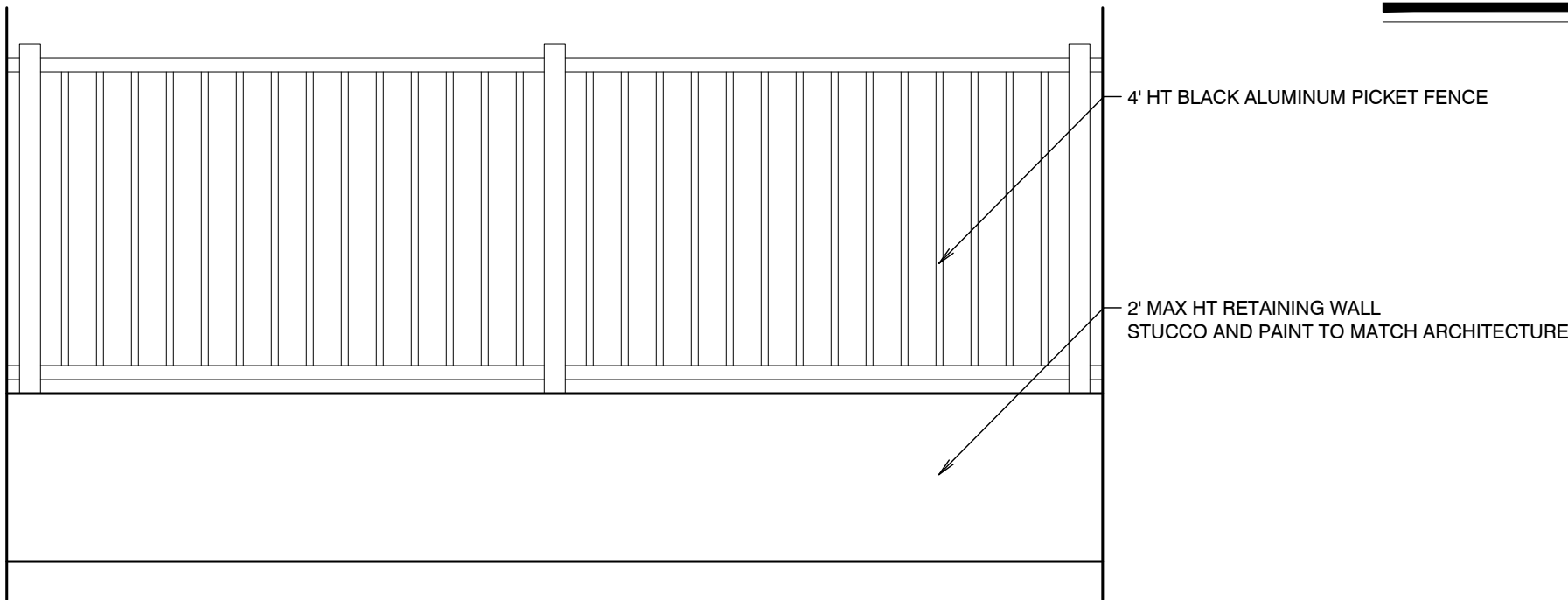
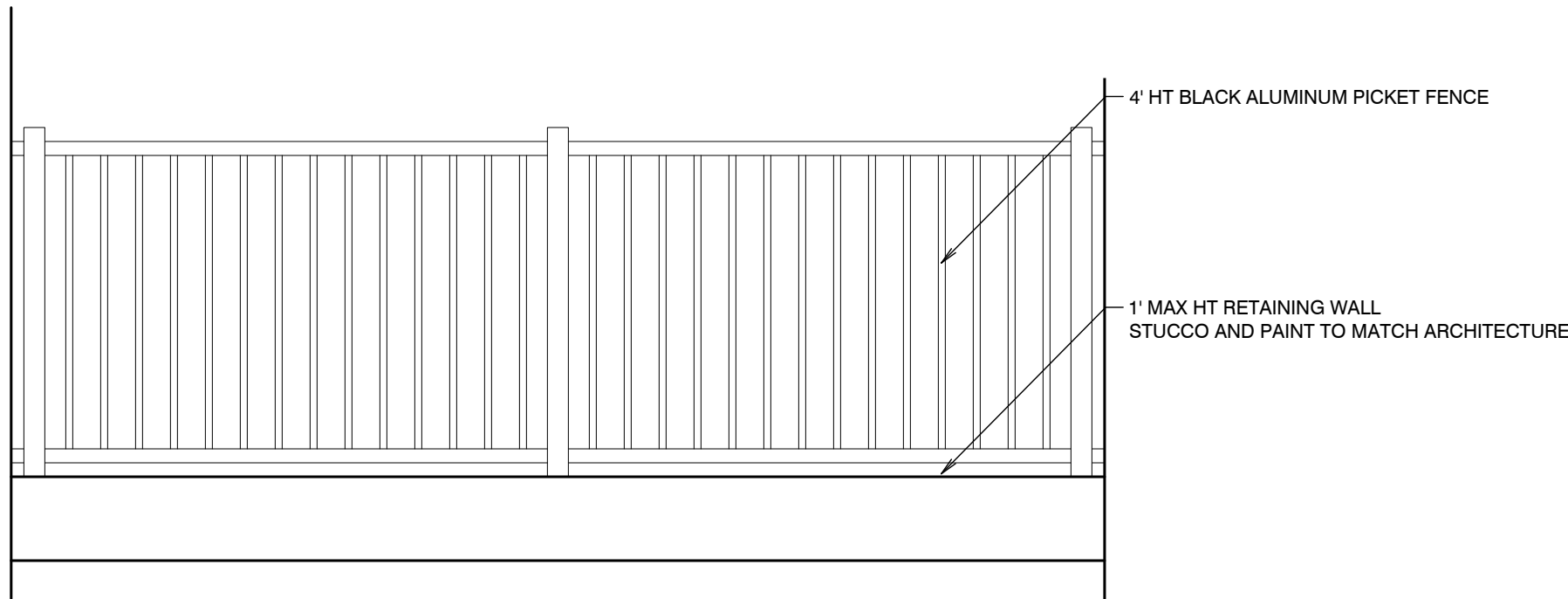
SHRUB/ GROUND COVER DETAIL



PALM PLANTING / BRACING DETAIL



CURVED PALM PLANTING DETAIL



TREE PLANTING BRACING DETAIL



1.0 GENERAL

1.1 DESCRIPTION OF WORK:

A. Extent of landscape development work is shown on the Drawings and in the related Schedules.

B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.

C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:

The following standards form a part of the Specifications:

A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.

B. American Joint Committee on Horticultural Nomenclature

"Standardized Plant Names Dictionary"

C. The American Standard for Nursery Stock" (2004 edition).

D. American National Standards Institute-ANSI

-ANSI A300 and ANSI Z60.1-most recent edition

E. Florida Friendly Best Management Practices for Protection of Water Resources

by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008

F. IFAS -Institute of Food and Agricultural Sciences, University of Florida.

http://hort.ufl.edu/woody/index.html

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:

A. The "Contractor" shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.

B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:

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

B. Irrigation work shall normally precede plant installation. Install trees, large B&B material, shrubs, and ground cover plants before lawns are installed.

C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed

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

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.

B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.

C. Utility Locates - Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

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

1.9 OWNERS OBSERVATION:

A. The Landscape Architect of Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).

B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein.. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:

A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Drawings and the Contract Documents related to the Contractor's Work, including but not limited to: Civil engineering and Drainage Plans, Architectural layouts, project area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements, etc.

B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.

D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the whole of the whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

1.11 ACCEPTANCE:

A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.

B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete in accordance with the Contract Documents; all required clean-up has been performed; and the Landscape Architects provide an opinion that the Owner can utilize the work as intended.

C. Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTY PERIOD AND CORRECTION OF THE WORK:

A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.

B. Plants which are rejected shall be replaced within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.

C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.

D. D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

A. Plant species and size shall conform with the Plant List and information noted on the Drawings.

B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Container Palms shall be grown from certified seed.

B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

F. Abbreviations on the Drawings are as follows:

**B&B** - field grown plant "balled and burlapped".

**Cal** - caliper/diameter measured 2" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.

**CT** - clear trunk measurement from top of ball to first branching

**CW** - clear wood, in palms the distance from soil line to lowest living frond leaf base. **DBH** - caliper or diameter measured 4 feet (1.22 meters) above soil line

**GW** - Greywood, in palms, mature trunk from ground to base of the green crown shaft.

**OA** - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.

**Spd** - spread or average distance across the average diameter of plant branching structure.

G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings. Plants shall be grown in containers with a minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in latest edition of Florida "Grades & Standards" for nursery plants. Plants shall have been grown in the container for a max. of 2 years prior to installation and shall exhibit a fully developed root system throughout when removed from container. There shall be no girdling or circling roots exceeding 50% of the pot circumference.

I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement plant to obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without owner approval.

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

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

2.5 WATER:

A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.

B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

2.6 SOIL TESTING:

A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent private soil testing lab for analysis and fertility recommendations.

B. Soil Testing Lab - Call for info, testing services, fees and Import permit.

Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmlabs.com

183 Paradise Blvd, Suite 10B, Athens, Georgia, 30607

2.7 COMMERCIAL FERTILIZER AND PLANTING AMENDMENTS:

A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.

B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of 6-6-6. Nitrogen shall be not less than 50% water insoluble, inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments. Contractor shall submit a copy of the manufacturer's label/ product use instructions that include: all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or otherwise damaged is unacceptable and shall not be used.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS:

A. Mulch: Shredded hardwood mulch-grade "A"-verifies color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.

Alternate Mulches: Pine Bark Nuggets - Jumbo size, Pine Straw

B. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

C. Braces, Battens and Stakes-Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) -16d, db) head galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. db) heads shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint until substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beads and oriented away from walking areas.

D. Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia.: 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C above.

E. Soil for Annual or Seasonal color beds: 2 parts top soil, 1 part fine pine bark mulch 1/2" (12.7 mm) pieces, 1 part coarse sand and 50 pounds (1,866kg) composted cow manure per cubic yard (.76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.

F. Planter Soil Mixture: a loose, friable blend consisting of: 5 parts coarse sand, 2 parts peat humus or bagged topsoil and 3 parts pinebark; Mix in Osmocote fertilizer and microorganisms at label rates, see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:

A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.

B. Rough Grading and Shaping - Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within -4" of final grade for landscape and within -2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.

C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including box blading and leveling of open sod areas

Finish grades of all planting areas shall be at 2" below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grade is determined to be inadequate for proper design, the Project Manager should be given notification in writing.

D. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless other determined in the Construction Documents.

E. Irrigation-The Landscape Contractor shall closely coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and accepted before any mulch, stone, or mulch/drip covers are installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for finish planting and/or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.

F. Landscape Lighting - The Landscape Contractor shall closely coordinate with the Lighting installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever subgrade is to be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch are installed. Lighting stubs-ups/placements shall be reviewed approved and released by Landscape Architect before mulch, stone, ground covers or sod are installed.

G. Mulch, Edging and Stone Mulch-Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.

H. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.

I. Removal of Rubbish: Any objectionable materials, such as stones/construction debris be encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:

A. Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-spade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth of sufficient depth to allow the landscape contractor is responsible for all fine grading system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be "B&B". Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.

B. Handling -containerized plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage. Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load. Trunks shall be wrapped min. 2X prior to cinch loop. No chain, rope or unpadding webbing shall be used to handle trees and palms.

C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.

D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled-in" earth trench rows and maintained in healthy, moist condition until planted.

E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.

F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.

G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.

H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Heads shall be split after the minimum number of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms: All field dug palms, (except-Adonidia, Cocos, Phoenix, Washingtonia, Ptychosperma, Hypophorbe sp.) palms shall be root pruned for 2 months in advance of being lifted and moved. All palms shall be watered fortnight prior to digging in the field. Heads shall have the lower 50% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 bud splints

3.3 PLANTING OPERATIONS:

A. Layout-The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out, painted/flagged in field by the Contractor, to the satisfaction of the Landscape Architect before planting operations commence. In general, all trees, palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs/ground covers. Notify Landscape Architect and Owner for directions if site conditions requires the addition of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.

B. Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.

C. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball, whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.

D. Contractor shall confirm that all planting holes are free draining and percolate water. If hardpan, compacted soils, clay or rock are encountered, immediately notify Landscape Architect to determine remedial measures.

E. Backfill and Soil Amendments-Backfill shall be clean, fine, granular loamy soil unless otherwise noted. All palms shall be backfilled w/ clean, washed, salt-free sand. Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7c). The following minimum rates of soil mix apply: 1/2 cubic yard per tree and 1 cubic yard per 50 shrubs.

F. All plants shall be handled and installed in accordance w/ the Construction Documents and best available horticultural practices. Trees and palms shall be planted in the field prior to the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawings.

G. B&B plants are set with bottom 1/3 of planting pit backfilled w/ existing site soil. Remove burlap, rope, wires, etc. from any trunk and top surface of balls. Do not remove burlap from underneath. All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling w/ native soil (or specified soil mix) and water thoroughly to remove voids. After planting has been completed, form a trough around each plant extending to the limits of the pit. Some wire wrapping and bundling may be required to maintain the integrity of the root ball. Review removal requirements in advance with the Landscape Architect.

H. Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

3.0 EXECUTION CONT.

I. Remediation of Root Defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots greater than 75% of the pot circumference shall be rejected and replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.

External Circling Roots - shear off outer 1"-2" of rootball circumference

Internal Circling Roots - radial cuts to interrupt circle, remove 2" min. section of root.

Girdling Roots-cut and remove the 2" min section of the girdling root at the surface.

Root Knots - trim or remove. For more information- refer to University of Florida- IFAS Website

http://hort.ufl.edu/woody/index.html

For Root management -Refer to http://hort.ufl.edu/woody/roots.html

J. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense.

Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3'-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).

K. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.

L. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a shall trough around the outside of the rootball for water retention. Tops of all rootballs shall be left exposed and free of soil backfill materials. Do not distribute any excess soil in any existing planted bed.

M. Pruning: Remove dead/broken branches from all plant material. Thin out internal branching and prune to retain typ. growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar to ensure elimination of stubs. Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.

N. Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than 1 1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. Stake shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with 3/4" width elastic pruning tape. Double wrap trunk to avoid chafing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12" OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven into the ground. Wires shall be attached to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs 1x1 (25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint. Trees over 12" OA shall be braced with new lumber per staking detail. Provide stained where noted. Ground Stakes shall be clearly marked with high contrast fluorescent paint.

O. Staking and Bracing: When staking palms and broadleaf trees, no nails or fasteners shall directly penetrate the trunks. Wood battens: 12" -16" min (304-406 mm) min. length; separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and anchors shall be clearly marked with high contrast fluorescent paint. Alternate methods of guying or staking must be employed with the prior approval by Landscape Architect. Ground Stakes shall be clearly marked w/ high contrast fluorescent paint.

P. Mulching: All trees and shrub beds shall be mulched immediately after acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3" (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly wetting down. Do not apply any mulch against stems and trunks of plants.

Q. Annual/seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of Annual Planting Soil Mix per Section 2.8.E. Install annuals in fresh mix.

R. Retention of Existing Material: Preserve existing plants and



LEGEND

- A/C - AIR CONDITIONER  
L - ARC LENGTH  
ALUM. - ALUMINUM  
B.E. - BUFFER EASEMENT  
C.O. - CLEANOUT  
CLF - CHAIN LINK FENCE  
CALC - CALCULATED  
CONC. - CONCRETE  
COV. COVERED  
D.E. - DRAINAGE EASEMENT  
ELEC. - ELECTRIC  
ELEV. - ELEVATION  
EQUIP. - EQUIPMENT  
ESMT. - EASEMENT  
EXIST. - EXISTING  
F.P.L.-FLORIDA POWER & LIGHT  
FIN. - FINISHED  
FLR. - FLOOR  
FND. - FOUND  
I.R./CAP - IRON ROD & CAP  
INV. - INVERT  
IRR. - IRRIGATION  
L.A.E. - LIMITED ACCESS EASEMENT  
O/S - BUILDING OFFSET  
O.R.B. - OFFICIAL RECORD BOOK  
P.B. - PLAT BOOK  
P.B.C.R. - PALM BEACH COUNTY RECORD  
P.O.B. - POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
PGS - PAGE(S)  
P.R.M.-PERMANENT REFERENCE MONUMENT  
PROP. - PROPOSED  
R - RADIUS  
R/W - RIGHT-OF-WAY  
RGE. - RANGE  
SEC - SECTION  
Δ - DELTA (CENTRAL ANGLE)

SQ. FT. - SQUARE FEET  
TWP. - TOWNSHIP  
TYP. - TYPICAL  
U.E. - UTILITY EASEMENT  
W.M. - WATER METER  
W.E. - WATER EASEMENT  
S.E. - SANITARY EASEMENT  
☼ - LIGHT POLE  
⚡ - FIRE HYDRANT  
☐ - CATCH BASIN  
⚙ - WATER VALVE  
⊙ - SET 5/8" IR/CAP LB 3591  
⊙ - SANITARY MANHOLE  
⊙ - DRAINAGE MANHOLE  
⚡ - WOOD POWER POLE (UNLESS NOTED)  
⊙ - CENTER LINE  
0.00 - EXISTING ELEVATION  
⚡ - TRAFFIC SIGN  
OHW - ELECTRICAL WIRES OVERHEAD  
⊙ - ANCHOR  
⊙ - WATER METER  
⊙ - RPZ  
⊙ - GROUND LIGHT  
⊙ - ELECTRIC HAND HOLE  
⊙ - IRRIGATION CONTROL VALVE  
⊙ - GREASE TRAP M.H.

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 ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH PROPERTY LINE LOT 15. BEARING N89°47'49"W.

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. 8 FEET & 9 FEET); COMMUNITY PANEL NO. 125134 0793 G; DATE:DECEMBER 20, 2024.

9. BENCHMARK ORIGIN DESCRIPTION:SRD BRASS DISK S 315(SRD). ELEVATION = 23.688' (NAVD 1988)

10. PROPERTY ADDRESS: 62 HARBOUR DRIVE N. OCEAN RIDGE, FL.

DESCRIPTION

LOT 15, OF RIDGE HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 27, PUBLIC RECORDS OF PLAM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 11,733.21 SQ. FT./0.26694 ACRES, MORE OR LESS.

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

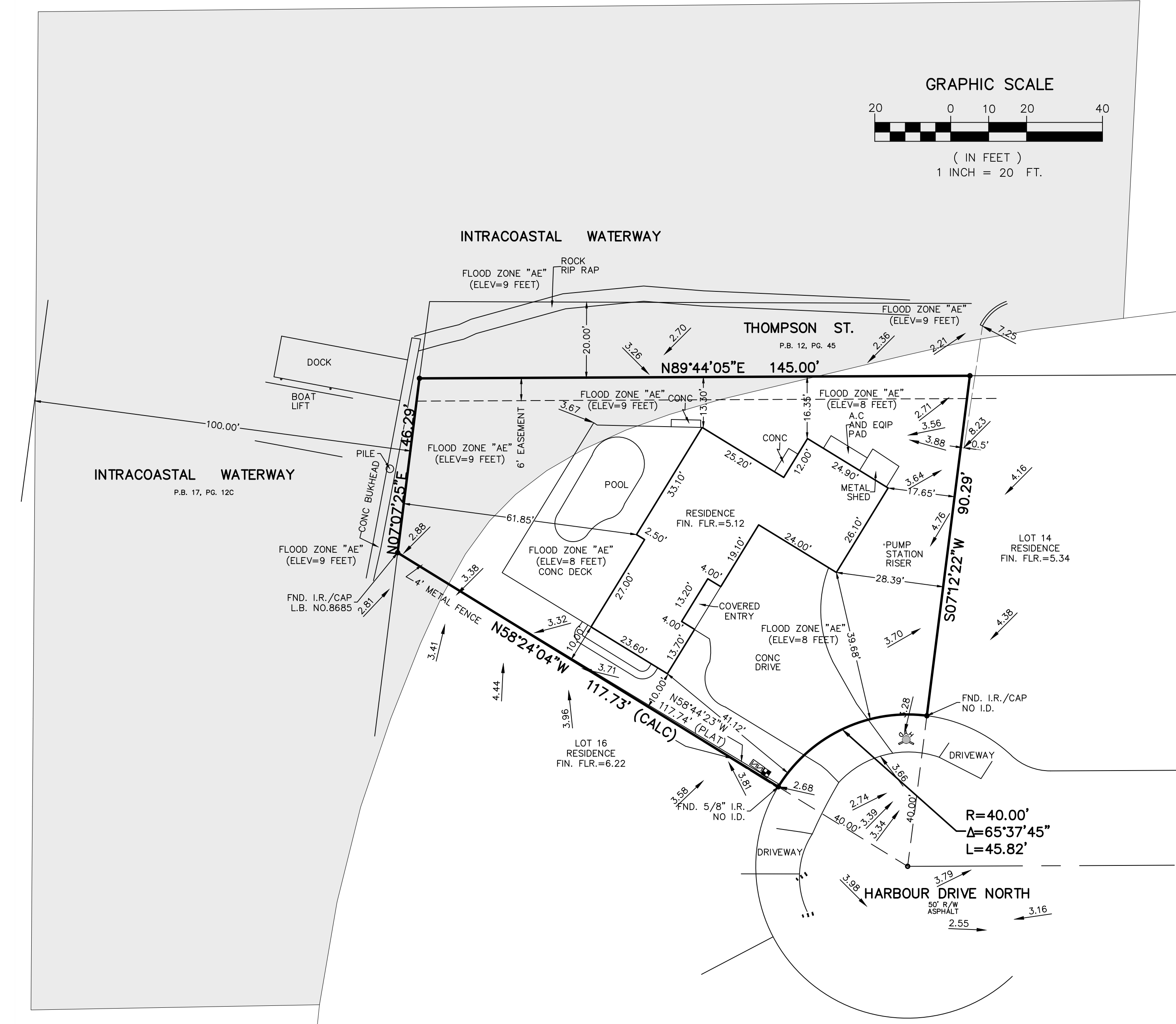
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 4, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY PURPOSE 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.

JEFFREY R. WAGNER  
LAND SURVEYOR  
No 5302  
STATE OF  
FLORIDA  
REGISTERED LAND SURVEYOR

Digitally signed by  
Jeffrey R. Wagner  
Date: 2025.12.04  
10:48:43 -05'00'  
Adobe Acrobat  
version:  
2025.001.20937

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



CAULFIELD & WHEELER, INC.

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

PLAT OF RIDGE HARBOUR ESTATES  
OCEAN RIDGE, FLORIDA  
BOUNDARY SURVEY

|                               |          |     |
|-------------------------------|----------|-----|
|                               |          |     |
|                               |          |     |
|                               |          |     |
|                               |          |     |
| UPDATE FLOOD ZONE INFORMATION | 12/03/25 | ACE |
| REVISIONS                     | DATE     | BY  |

|           |                           |            |        |
|-----------|---------------------------|------------|--------|
| DATE      | 10/4/2021                 | SCALE      | 1"=20' |
| F.LD.BK.  | ELEC.                     | CHECKED BY | JRW    |
| PAGE      | ELEC.                     |            |        |
| FILE NAME | 9655 SURVEY NAVD 1988.dwg |            |        |

|             |
|-------------|
| 9655        |
| SHT.NO.     |
| 1           |
| OF 1 SHEETS |



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

---

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| <b>To:</b>           | <b>Planning &amp; Zoning Board Members</b>             |
| <b>From:</b>         | <b>Corey O’Gorman, Town Planner</b>                    |
| <b>Meeting Date:</b> | <b>January 20, 2025</b>                                |
| <b>Subject:</b>      | <b>27 Sabal Island Drive – Development Plan Review</b> |

---

**1. PETITION DESCRIPTION**

APPLICANT: Courchene Development Corp.

OWNER: Barbara Mance

ADDRESS: 27 Sabal Island 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 and a special design exception for roof pitch.

**2. BACKGROUND**

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new two-story residence. The new home includes 3,754 square foot two-story single-family home with three (3) bedrooms, three (3) full baths, one (1) half-bath, two car garage, swimming pool/spa, and covered patio. This application also includes a special design exception to allow a portion of the roof to be a 3:12 slope rather than the required minimum 4:12 slope.

The application for Development Plan Review was submitted on October 29, 2025, responses to staff comments were submitted on December 22, 2025 and Staff is recommending approval of the revisions, subject to review by the Planning and Zoning Board for compliance with Town Code Section 63-56 along with approval of a special design exception for roof pitch, 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

As described in Section 64-1(f)(1) the minimum permitted pitch for a pitched roof is 4:12 (rise to run) and the maximum permitted pitch is 14:12 (rise to run). The planning and



zoning commission may approve a pitched roof minimum of 3:12 as a special design exception subject to the development plan review criteria in section 63-56(1) including, but not limited to, sections 63-56(1)(a)(2), 63-56(1)(b), and 63-56(1)(c)(1), (2), (5), (6), and (7), please see above for referenced code sections.

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 and approval of a special design exception as required under Section 64-1(f)(1) noted above.



**PLAN REVIEW REPORT**  
**27 Sabal Island Drive**  
**11/05/25/Revision 01/02/26**

This Plan Review Report is for the Development Plan Review to construct a new two-story home at 27 Sabal Island Drive where a house previously existed. The proposed development includes three (3) bedrooms, three (3) full bathrooms, one half-bath, a two-car garage, a swimming pool, and a covered patio. This review references site and architectural plans prepared by Affiniti Architects dated 7/15/25; civil plans prepared by EnviroDesign Associates dated 10/21/25; and landscape plans prepared by Majestic Views dated 10/21/25.

PCN: 46-43-45-22-09-000-0270  
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: **This revised report is based on revisions received on 12/22/25 and recommends approval with conditions noted below.**

- Please update the survey to be abstracted to title showing all easements and encumbrances of record. **This comment is not addressed; please provide an updated survey at the time of permitting.**

**Section 64-1(e)**      ~~**Background:** This code section requires 15% glazing and substantial articulation requirements to all facades of the home. Elevation sheets A6 include information regarding both glazing and articulation, however the side elevations are shown at 2.7% and 4.7% where 15% is required.~~

~~**Comment:** Please revise sheet A6 and other sheets as appropriate to comply with the minimum 15% glazing requirement. **Comment addressed.**~~

**Section 64-1(f)(1)**      **Background:** This code section requires a minimum roof pitch of 4:12 and a maximum of 14:12, but allows the planning and zoning commission to approve a pitched roof minimum of 3:12 as a special design exception subject to the development plan review criteria in section 63-56. The roof plan sheet A7 shows a roof pitch of 3.5:12 and 2.5:12.

~~**Comment:** Although the code does not permit a sloped roof less than 3:12, please clarify if a special design exception is being requested for the slope of 3.5:12, and please revise the 2.5:12 to comply with the Code.~~



~~Also, please remove the remnant images of the stairs and elevator on Sheet A7. Comment generally addressed. The revisions changed the proposed roof pitch from 2.5:12 to 3:12 and the written response to comments specifies that it is a special design exception.~~

**Condition of approval:** In advance of the public hearing the applicant must provide a written evaluation of the 3:12 roof required for consideration by the Planning & Zoning Board under Section 64-1(f)(1) and as referenced below.

“The planning and zoning commission may approve a pitched roof minimum of 3:12 as a special design exception subject to the development plan review criteria in section 63-56(1) including, but not limited to, sections 63-56(1)(a)(2), 63-56(1)(b), and 63-56(1)(c)(1), (2), (5), (6), and (7).”

#### **Section 64-1(j)**

**Background:** ~~This code section requires a 15’ side setback and although the side setbacks are dimensioned at 15’ and the site data table shows 15’, there is a minor encroachment of an extension from the living room space which is not permitted.~~

**Comment:** ~~Please revise sheet A1 and floor plans to remove this extension to comply with the side setback requirement. The applicant addresses this comment by noting on the plans that this area is a “Fireplace / Architectural Feature”. Under section 64-1(j), “Exterior balconies, bay windows, exterior chimneys, or other architectural features which do not measure more than 25 square feet in the horizontal plane, and eaves which do not extend more than three feet from the vertical wall of the building shall not be considered as encroachments in the setback.”~~

**Condition of approval:** The “Fireplace / Architectural Feature” is limited to 25 SF in the horizontal plane, and no more than 3’ deep measured from the 15’ required building setback.

#### **Section 64-44**

**Background:** This code section specifies the maximum fence and wall requirements, and the landscape plan sheet LP-1 shows fences/gates in the side yard it is not clear if they extend and to what extent they extend further onto the property, and they are not shown on the site plan.

**Comment:** Please revise the landscape plan Sheet LP-1 and site plan sheet A1 to be consistent for the fence / gates etc., and please clarify if



the fence extends any further onto the site to ensure compliance with the code. **This comment is not addressed.**

**Condition of approval:** Prior to building permitting the site and landscape plans must be revised to be consistent, and must comply with all applicable provisions of Section 64-44 for fences, walls and hedges.

**Section 64-46**

**Background:** ~~This code section requires that one parking space must be provided per bedroom and that every single family home shall include a garage designed to accommodate two (2) full size vehicles with spaces dimensioned at 10' X 20', and exterior spaces dimensioned at 9' x 18'. Sheets A1 shows two garage spaces and three exterior spaces although they are not fully dimensioned.~~

**Comment:** ~~Please revise the plans to fully dimension each garage space and the exterior spaces to ensure compliance with the code.~~ **Comment is 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**



**December 30, 2025****To: Kelly Avery, Town Clerk****From: Tara Bamber, P.E.****Re: 27 Sabal Island Dr  
Development Plan Review  
Engenuity Group Project No. 00020.10**

We reviewed the documents sent through Dropbox on 12-22-25.

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

1. Provide Drainage Calculations including geotechnical report indicating the site specific "k" value.
2. Provide root barriers on trees adjacent to underground infrastructure.
3. There are 5-ft easements along the north and west property lines. These easements are from the Mc Cormick Mile Plat and are typically used for public utilities.

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

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

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

**Cc: Lisa Tropepe**





Sabal Island Dr

Sabal Island Dr



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

**APPLICANT FILL OUT: PROPERTY ADDRESS:** 27 SABAL Island **ZONING DISTRICT:** RSF

1,754 -  
3,650 -

| APPLICANT USE                                                                    |         | ZONING OFFICIAL USE ONLY |         |
|----------------------------------------------------------------------------------|---------|--------------------------|---------|
| *TOTAL SITE AREA                                                                 | Sq. Ft. | 19,428                   | Sq. Ft. |
| BASE FLOOD ELEVATION (NAVD)<br><small>(SOURCE THE FLOOD INSURANCE STUDY)</small> |         |                          |         |
| FINISHED FLOOR ELEVATION (NAVD)                                                  |         | 10' NAVD                 |         |
| APPLICANT USE                                                                    |         | ZONING REVIEW            |         |
| PROPOSED                                                                         |         | PROPOSED                 |         |
| Sq. Ft.                                                                          | %       | Sq. Ft.                  | %       |
| FLOOR AREA RATIO (MAXIMUM <u>36</u> %)                                           |         | 3,293                    | 31.6    |
| LOT COVERAGE (MAXIMUM <u>35</u> %)                                               |         | 2,673                    | 25.6    |
| APPLICANT USE                                                                    |         | ZONING REVIEW            |         |
| PROPOSED                                                                         |         | PROPOSED                 |         |
| Sq. Ft.                                                                          | %       | Sq. Ft.                  | %       |
| *PERCENTAGE FROM TOTAL SITE AREA                                                 |         |                          |         |
| FIRST FLOOR UNDER A/C ( )                                                        |         | 2,266                    | 21.7    |
| SECOND FLOOR UNDER A/C ( )                                                       |         | 1,245                    | 11.9    |
| TOTAL UNDER A/C ( )                                                              |         | 3,511                    | 33.7    |
| TOTAL FLOOR AREA ( )                                                             |         | 3,841                    | 36.8    |
| TOTAL UNDER ROOF ( )                                                             |         | 4,487                    | 43.0    |
| FLAT ROOF ( )                                                                    |         |                          |         |
| TOTAL ROOF ( )                                                                   |         | 4,600                    | 44.1    |
| GARAGE ( )                                                                       |         | 556                      | 5.3     |
| COVERED PATIO ( )                                                                |         | 300                      | 2.9     |
| COVERED ENTRY ( )                                                                |         | 36                       | 0.3     |
| COVERED BALCONY (REAR) ( )                                                       |         |                          |         |
| COVERED BALCONY (FRONT) ( )                                                      |         |                          |         |
| OPEN BALCONY ( )                                                                 |         | 300                      | 2.9     |
| BUILDING FOOTPRINT ( )                                                           |         | 2,673                    | 25.6    |
| SEPTIC TANK & DRAINFIELD ( )                                                     |         |                          |         |
| PAVED AREA ( )                                                                   |         | 1,308                    | 12.5    |
| SYNTHETIC TURF ( )                                                               |         |                          |         |
| TOTAL IMPERVIOUS ( )<br><small>(INCLUDES SYNTHETIC TURF)</small>                 |         | 5,575                    | 53.5    |
| TOTAL PERVIOUS ( )                                                               |         | 4,853                    | 46.5    |
| APPLICANT USE                                                                    |         | ZONING REVIEW            |         |
| FEET                                                                             |         | FEET                     |         |
| BUILDING HEIGHT ( <u>36</u> )                                                    |         | 26'8"                    |         |
| BUILDING SETBACKS:                                                               |         |                          |         |
| FRONT ( <u>25</u> )                                                              |         | 25                       |         |
| REAR ( <u>15</u> )                                                               |         |                          |         |
| SIDE INTERIOR ( <u>15</u> )                                                      |         | 15                       |         |
| SIDE CORNER ( <u>20</u> )                                                        |         |                          |         |
| WATERWAY ( <u>25</u> )                                                           |         | 25                       |         |
| DRIVEWAY ( <u>10</u> )                                                           |         | 25/15'6"                 |         |

75% MAX 1,700sf FOR 2ND FL.

50.1% Proposed 1,1134 2ND FL





## 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:

**27 Sabal Island Dr**

---

#### Check Applicable Approval Being Requested

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

| Property Owner(s)                                                              | Applicant (if different than Owner)                                      |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Name(s):<br>Barbara Mance                                                      | Name:<br>Courchene Development Corp.                                     |
| Address:<br>106 SW 1st Ave<br>Delray Beach, FL 33444                           | Address:<br>1101-5 S. Rogers Cir<br>Boca Raton, FL 33487                 |
| Phone:<br>(561) 537-0353                                                       | Phone:<br>(561) 997-8520                                                 |
| Email:<br><a href="mailto:barbara.mance@gmail.com">barbara.mance@gmail.com</a> | Email:<br><a href="mailto:nicole@courchene.com">nicole@courchene.com</a> |

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: 27 Sabal Island Dr

Project Location Address: 27 Sabal Island Dr

Exact Legal Description of Property: MC CORMICK MILE LT 27

Property Control No: 46-43-45-22-09-000-0270

Existing Zoning: RSF

Proposed Zoning (if applicable to application): \_\_\_\_\_

Existing Land Use: Vacant Lot

Proposed Land Use: Single Family Home

First Floor Living Elevation (For CCCL Application): 10

Total Site Area: \_\_\_\_\_ Sq. Ft.: 10428 Acres: .24

Flood Zone Category: X and AE

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: 0 Proposed Bedrooms: 3

Existing Bathrooms: 0 Proposed Bathrooms: 3.5

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

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



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

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

---

Requesting a Development Plan Review from the provisions of the Land Development Code, Article 4, SITE PLAN REVIEW PROCEDURES, Section 63-56 to permit the construction of a 3176 square foot two-story single-family home per the enclosed Affiniti Architect plans.

---

The home will have a Finished floor of 10.0 NAVD, and include three bedrooms, three and a half bathrooms, a great room and an attached two car garage. The new home will include the addition of a swimming pool (14'4" x 32'), driveway and landscaping per the Majestic Views Landscape plans.

---

---

---

---

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

---

The reason and basis for the application is to permit the construction of a new two story private residence in Ocean Ridge.

---

The new residence is a timeless Mediterranean design with architectural rhythm, appropriate window sizes and placement, and distinct hierarchy of forms and proportions. The new residence will have ample green space and landscaping adding to the beauty of Ocean Ridge.

---

---

---

---

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

---

---

---

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

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



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: Paul L. Courchene                                         |                                     |
| Company Name: Courchene Development Corp.                       |                                     |
| Address: 1101-5 S. Rogers Cir, Boca Raton, FL 33487             |                                     |
| Phone: 561-997-8520                                             | Email: nicole@courchene.com         |
| Developer:                                                      |                                     |
| Name: Paul L. Courchene                                         |                                     |
| Company Name: Courchene Development Corp.                       |                                     |
| Address: 1101-5 S. Rogers Cir, Boca Raton, FL 33487             |                                     |
| Phone: 561-997-8520                                             | Email: nicole@courchene.com         |
| Planner:                                                        |                                     |
| Name:                                                           | Florida Registration No.:           |
| Company Name:                                                   |                                     |
| Address:                                                        |                                     |
| Phone:                                                          | Email:                              |
| Architect:                                                      |                                     |
| Name: Luis Rivera                                               | Florida Registration No.: AR0009782 |
| Company Name: Affiniti Architects                               |                                     |
| Address: 6100 Broken Sound Pkwy NW STE 8, Boca Raton, FL 33487  |                                     |
| Phone: 561-750-0445                                             | Email: LR@affiniti.us               |
| Landscape Architect                                             |                                     |
| Name: Louis Vlahos                                              | Florida Registration No.: 6666677   |
| Company Name: Majestic Views, Landscape Architects, Inc         |                                     |
| Address: 4711 Cypress Drive South Boynton Beach, Florida 33436  |                                     |
| Phone: 561-752-9835                                             | Email: louis@majesticviewsla.com    |
| Engineer                                                        |                                     |
| Name: Brian Becker                                              | Florida Registration No.: 42696     |
| Company Name: EnviroDesign Associates, Inc                      |                                     |
| Address: 1855 Doctor Andres Way, Suite 1 Delray Beach, FL 33445 |                                     |
| Phone: 561-274-6500                                             | Email: brian@enviro.design          |



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.

Barbara Mance  
Applicant Signature

Barbara Mance  
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 30th day of September, 2025 who is personally known to me or has produced \_\_\_\_\_ as identification and who did (or did not) take an oath.

[Signature]  
Notary Signature (for Applicant)

Seal/Stamp



JANET C. LITTLE  
Commission # HH 428145  
Expires August 11, 2027

Commission Expiration



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:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.



**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.                                          |  |                      |   |          | Sq. Ft.                         |          |   |          |   |
| BASE FLOOD ELEVATION (NAVD)<br>(SOURCE THE FLOOD INSURANCE STUDY) |  |                      |   |          |                                 |          |   |          |   |
| FINISHED FLOOR ELEVATION (NAVD)                                   |  |                      |   |          |                                 |          |   |          |   |
| <b>ZONING OFFICIAL USE ONLY</b>                                   |  | <b>APPLICANT USE</b> |   |          | <b>ZONING REVIEW</b>            |          |   |          |   |
|                                                                   |  | EXISTING             |   | PROPOSED |                                 |          |   |          |   |
|                                                                   |  | Sq. Ft.              | % | Sq. Ft.  | %                               |          |   |          |   |
| FLOOR AREA RATIO (MAXIMUM _____%)                                 |  |                      |   |          |                                 |          |   |          |   |
| LOT COVERAGE (MAXIMUM _____%)                                     |  |                      |   |          |                                 |          |   |          |   |
| <b>ZONING OFFICIAL USE ONLY</b>                                   |  | <b>APPLICANT USE</b> |   |          | <b>ZONING REVIEW</b>            |          |   |          |   |
|                                                                   |  | EXISTING             |   | PROPOSED |                                 | EXISTING |   | PROPOSED |   |
|                                                                   |  | Sq. Ft.              | % | Sq. Ft.  | %                               | Sq. Ft.  | % | Sq. Ft.  | % |
| *PERCENTAGE FROM TOTAL SITE AREA                                  |  |                      |   |          |                                 |          |   |          |   |
| FIRST FLOOR UNDER A/C (_____)                                     |  |                      |   |          |                                 |          |   |          |   |
| SECOND FLOOR UNDER A/C (_____)                                    |  |                      |   |          |                                 |          |   |          |   |
| TOTAL UNDER A/C (_____)                                           |  |                      |   |          |                                 |          |   |          |   |
| TOTAL FLOOR AREA (_____)                                          |  |                      |   |          |                                 |          |   |          |   |
| TOTAL UNDER ROOF (_____)                                          |  |                      |   |          |                                 |          |   |          |   |
| FLAT ROOF (_____)                                                 |  |                      |   |          |                                 |          |   |          |   |
| TOTAL ROOF (_____)                                                |  |                      |   |          |                                 |          |   |          |   |
| GARAGE (_____)                                                    |  |                      |   |          |                                 |          |   |          |   |
| COVERED PATIO (_____)                                             |  |                      |   |          |                                 |          |   |          |   |
| COVERED ENTRY (_____)                                             |  |                      |   |          |                                 |          |   |          |   |
| COVERED BALCONY (REAR) (_____)                                    |  |                      |   |          |                                 |          |   |          |   |
| COVERED BALCONY (FRONT) (_____)                                   |  |                      |   |          |                                 |          |   |          |   |
| OPEN BALCONY (_____)                                              |  |                      |   |          |                                 |          |   |          |   |
| BUILDING FOOTPRINT (_____)                                        |  |                      |   |          |                                 |          |   |          |   |
| SEPTIC TANK & DRAINFIELD (_____)                                  |  |                      |   |          |                                 |          |   |          |   |
| PAVED AREA (_____)                                                |  |                      |   |          |                                 |          |   |          |   |
| SYNTHETIC TURF (_____)                                            |  |                      |   |          |                                 |          |   |          |   |
| TOTAL IMPERVIOUS (_____)<br>(INCLUDES SYNTHETIC TURF)             |  |                      |   |          |                                 |          |   |          |   |
| TOTAL PERVIOUS (_____)                                            |  |                      |   |          |                                 |          |   |          |   |
| <b>ZONING OFFICIAL USE ONLY</b>                                   |  | <b>APPLICANT USE</b> |   |          | <b>ZONING REVIEW</b>            |          |   |          |   |
|                                                                   |  | EXISTING             |   | PROPOSED |                                 | EXISTING |   | PROPOSED |   |
|                                                                   |  | 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.)

|                                                                    |                      |                                 |           |
|--------------------------------------------------------------------|----------------------|---------------------------------|-----------|
| <b>APPLICANT FILL OUT: PROPERTY ADDRESS:</b><br>27 Sabal Island Dr |                      | <b>ZONING DISTRICT:</b> RSF     |           |
|                                                                    | <b>APPLICANT USE</b> | <b>ZONING OFFICIAL USE ONLY</b> |           |
| *TOTAL SITE AREA                                                   | 10,428 Sq. Ft.       | Sq. Ft.                         |           |
| BASE FLOOD ELEVATION (NAVD)<br>(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 ____%)                                   | 3754                 | 36                              |           |
| LOT COVERAGE (MAXIMUM ____%)                                       | 2996                 | 28.7                            |           |
| <b>ZONING OFFICIAL USE ONLY</b>                                    | <b>APPLICANT USE</b> | <b>ZONING REVIEW</b>            |           |
|                                                                    | Sq. Ft.              | %                               | Sq. Ft. % |
| *PERCENTAGE FROM TOTAL SITE AREA                                   | 2089                 | 20                              |           |
| FIRST FLOOR UNDER A/C (_____)                                      | 1087                 | 10                              |           |
| SECOND FLOOR UNDER A/C (_____)                                     | 3176                 | 30                              |           |
| TOTAL UNDER A/C (_____)                                            | 2996                 | 28.7                            |           |
| TOTAL FLOOR AREA (_____)                                           | 4084                 | 39                              |           |
| TOTAL UNDER ROOF (_____)                                           | N/A                  | N/A                             |           |
| FLAT ROOF (_____)                                                  | 2949                 | 28                              |           |
| TOTAL ROOF (_____)                                                 | 578                  | 5.5                             |           |
| GARAGE (_____)                                                     | 300                  | 2.8                             |           |
| COVERED PATIO (_____)                                              | 30                   | 0.3                             |           |
| COVERED ENTRY (_____)                                              | N/A                  | N/A                             |           |
| COVERED BALCONY (REAR) (_____)                                     | N/A                  | N/A                             |           |
| COVERED BALCONY (FRONT) (_____)                                    | 300                  | 2.8                             |           |
| OPEN BALCONY (_____)                                               | 2996                 | 28.7                            |           |
| BUILDING FOOTPRINT (_____)                                         | 493                  | 4.7                             |           |
| SEPTIC TANK & DRAINFIELD (_____)                                   | 2902                 | 27.83                           |           |
| PAVED AREA (_____)                                                 | N/A                  | 0                               |           |
| SYNTHETIC TURF (_____)                                             | 5898                 | 56.56                           |           |
| TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)                 | 4530                 | 43.44                           |           |
| TOTAL PERVIOUS (_____)                                             |                      |                                 |           |
| <b>ZONING OFFICIAL USE ONLY</b>                                    | <b>APPLICANT USE</b> | <b>ZONING REVIEW</b>            |           |
|                                                                    | FEET                 | FEET                            |           |
| BUILDING HEIGHT (_____)                                            | 26'-8 1/2"           |                                 |           |
| BUILDING SETBACKS:                                                 |                      |                                 |           |
| FRONT (_____)                                                      | 25'-0"               |                                 |           |
| REAR (_____)                                                       | 25'-0"               |                                 |           |
| SIDE INTERIOR (_____)                                              | 15'-0"               |                                 |           |
| SIDE CORNER (_____)                                                | N/A                  |                                 |           |
| WATERWAY (_____)                                                   | N/A                  |                                 |           |
| DRIVEWAY (_____)                                                   | N/A                  |                                 |           |

Prepared By: Affiniti Architects - Luis Riviera Date: \_\_\_\_\_





# TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

## Affidavit to Appoint Agent

Please check one of the following:

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

1. He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description)  
27 Sabal Island Drive  
MC CORMICK MILE LT 27
2. He/She desires to submit a Land Development Action Application application to the Town of Ocean Ridge, Florida.
3. He/She has appointed Courchene Development Corp. to act as agent in his/her behalf to accomplish the above.
4. He/She affirms and certifies that he/she understands and agrees to comply with the Town of Ocean Ridge Land Development Code. He/She further certifies that the statements, plans and all information submitted as a part of this application are true and correct to the best of his/her knowledge. Further, he/she understand that this application and attachments become part of the Official Records of the Town of Ocean Ridge, Florida and are not returnable.

State of Florida, County of Palm Beach  
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this day 30<sup>th</sup> of September, 2025.

[Signature]  
Signature of Property Owner

Barbara Mance  
Property Owner Printed Name

[Signature]  
Notary Public Signature

JANET C. LITTLE  
Notary Public Printed Name  
Commission # HH 428145  
Expires August 11, 2027

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

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



THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Blaine C. Dickenson, Esq.**

Dickenson Law, P.A.

4800 N. Federal Highway Unit E100

Boca Raton, Florida 33431

Property Appraisers Parcel Identification (Folio) Number: **46-43-45-22-09-000-0270**

CFN 20250130347

OR BK 35674 PC 343

RECORDED 4/14/2025 9:41 AM

Deed Consideration Amt: \$1,700,000.00

DEED DOC \$11,900.00

Palm Beach County, Florida

Joseph Alarcon, Clerk

Pgs: 343 - 344; (Opps)

Space Above This Line For Recording Data

## ***WARRANTY DEED***

***THIS WARRANTY DEED***, made as of the **7th** day of **April, 2025** by **Max Weinberg and Rebecca Weinberg, husband and wife**, whose post office address is **813 Delmar Way, #402, Delray Beach, FL 33483** herein called the Grantors, to **Barbara Mance, a single woman**, whose post office address is **106 SW 1st Avenue, Delray Beach, FL 33444**, hereinafter called the Grantee:

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

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

**Lot 27, McCormick Mile, according to the plat thereof as recorded in Plat Book 24, Page 191, Public Records of Palm Beach County, Florida.**

**Subject to easements, restrictions and reservations of record, which are not hereby reimposed, and taxes for the year 2025 and thereafter.**

**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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land and hereby warrant 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, the said Grantors have signed and sealed these presents the day and year first above written,

Signed, sealed and delivered in the presence of:

Witness #1 Signature

BLAINE C. DICKENSON

Witness #1 Printed Name

4800 N. Federal Highway, #E-100, Boca Raton, FL 33431

Witness #1 Printed Address

Darlene Chacon

Witness #2 Signature

Darlene Chacon

Witness #2 Printed Name

4800 N. Federal Highway, #E-100, Boca Raton, FL 33431

Witness #2 Printed Address

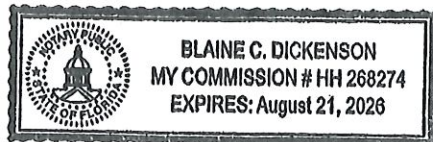
Max Weinberg

Rebecca Weinberg

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of March, 2025 by Max Weinberg and Rebecca Weinberg who are personally known to me or have produced \_\_\_\_\_ as identification.

SEAL



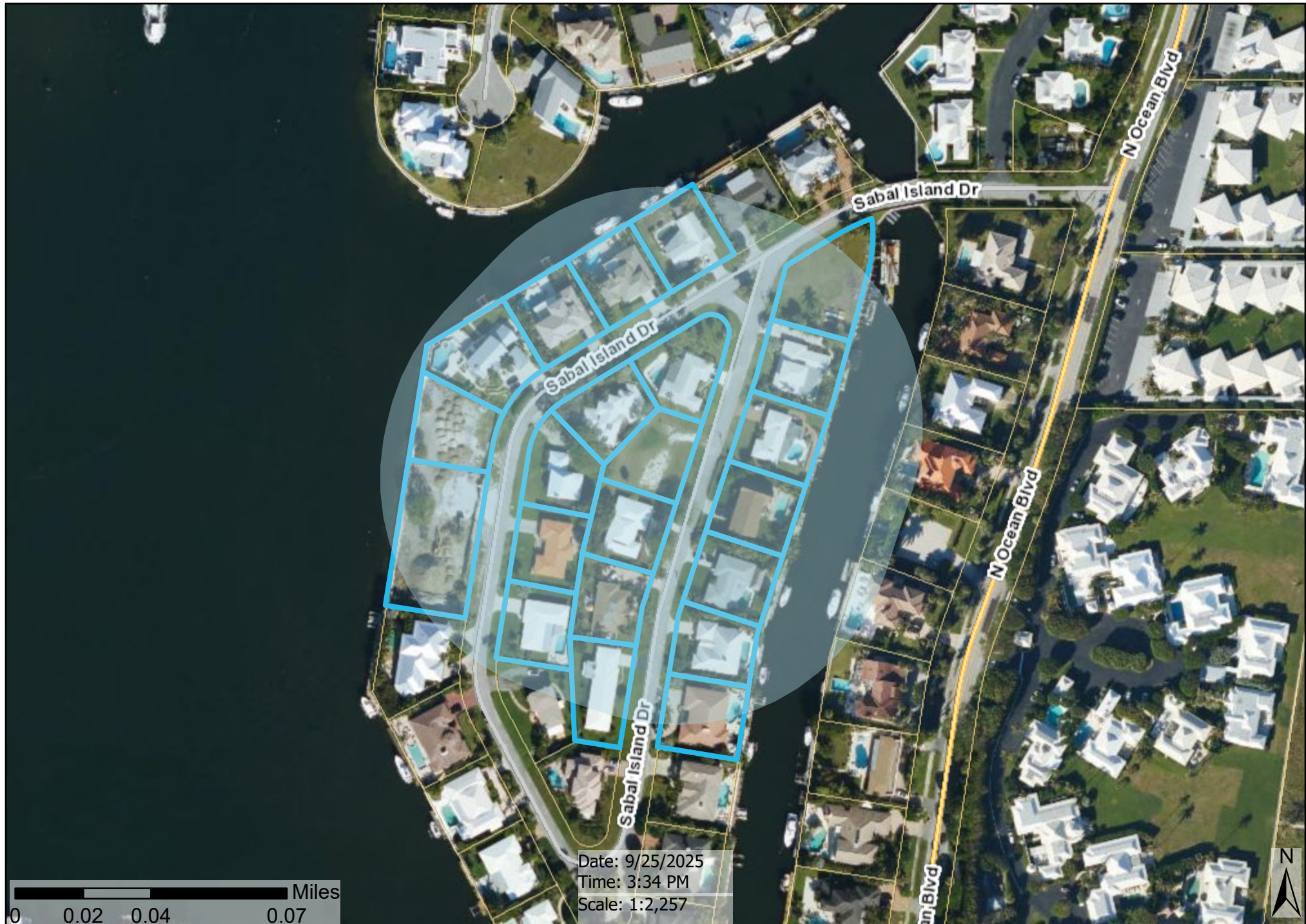
Notary Public

Printed Notary Name

My Commission Expires:



# All properties within 300' of 27 Sabal







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: Friday, December 6, 2024

Town of Ocean Ridge

Subject: 27 Sabal Island Drive Residence

Project # 25041

To Whom it may concern:

The architectural style of 27S Sabal Island Drive Bimini, is a timeless Mediterranean Style.

The new residence has been strategically designed as a 2-story home, providing balance to the streetscape. The low volume roofs in conjunction with the proportions of the windows, doors and other architectural elements, provide an elegant design that will enhance the existing streetscape.

The Asymmetrical shape and height proportions of the home provide a pleasant and welcoming feel in relationship with the site and the adjacent homes and adds to the beauty of Sabal Island Drive.

The new residence with its hierarchy of forms and proportions are true to the mediterranean architectural style. The height and scale are compatible with the surrounding buildings as there are neighboring buildings with both one and two stories. Our massing elements are further enhanced by the landscaping which is within the character of the neighborhood. All mechanical equipment has been strategically screened to minimize visibility from the street view and neighbors.

Luis Rivera  
Project Manager

cc: file Job Number # 25041



CUSTOM RESIDENCE



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING

Project Number:

25041

Mance Residence

27 Sabal Island Drive,  
Ocean Ridge FL.

By: Courchene Development Corp.

Affinity Architects

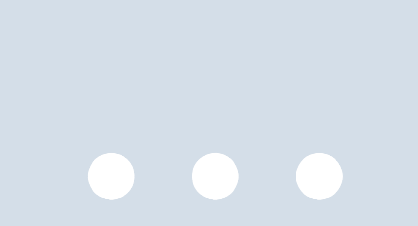
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487

561.750.0445 AFFINITYARCHITECTS.COM

Revisions

| Date          | 7/15/2025 |
|---------------|-----------|
| Drawn         | FCJ LR    |
| SPM   Checked | LR        |
| Partner       | MK        |

Seal:



AA0002340 © 2026

A0.0

GENERAL NOTES

GENERAL CONSTRUCTION NOTES (CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE, RESIDENTIAL 8TH EDITION (2023) INCLUDING ACCESSIBILITY, BUILDING, ENERGY CONSERVATION, EXIST. BUILDING, FUEL GAS, PLUMBING, MECHANICAL & HVAC.)

- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT.
- GENERAL CONTRACTOR SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE GENERAL CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS, DO NOT SCALE DRAWINGS. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE A REASONABLE AMOUNT OF TIME TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION.
- SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW. CONCRETE FLOOR/ROOF MANUFACTURER SHALL SUBMIT (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER OF THEIR FLOOR/ROOF DESIGN FOR REVIEW.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- THE GENERAL CONTRACTOR RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL. (SEE NOTE 39)
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
- CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE GENERAL CONTRACTOR.
- WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE GENERAL CONTRACTOR.
- ALL WINDOW AND DOORS SHALL BE CALLED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 9402.
- ALL FIXED GLASS, BUTT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND THE DESIGNED WIND LOAD. TRUSS MANUFACTURER SHALL SUBMIT (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REG. ENGINEER OF THEIR FLOOR/ROOF TRUSS DESIGN FOR REVIEW.
- TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AISLS AND MISCELLANEOUS EQUIPMENT. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
- PROVIDE GROUTED CELL AT BEARING POINT OF EACH GRIDDED TRUSS.
- ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE AND AS DETAILLED.
- CONCRETE SHALL CONFORM TO ASTM C94. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 308. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/531 MORTAR SHALL MEET THE FOLLOWING STANDARDS:
  - TYPE S MORTAR, F.M. - 3000 PSI (UNLESS OTHERWISE NOTED - SEE STRUCTURAL DRAWINGS)
  - FILLED CELLS - 3000 PSI COARSE GROUT W/ 6" TO 10" FILL SLUMP (UNLESS OTHERWISE NOTED - SEE STRUCTURAL DRAWINGS)
  - MINIMUM CONCRETE COVER OVER REINFORCING SEE STRUCTURAL PLANS
  - REINFORCED STEEL: GRADE 60 F150-0000, ASTM A635 S1 UNLESS OTHERWISE NOTED - SEE STRUCTURAL DRAWINGS
  - PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 318)
  - DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION, AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
  - ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
  - DOVE, COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND MEMBER OF DOWELS AS VERTICAL BARS ABOVE.
  - ALL HEADERS OVER DOORS AND WINDOWS TO BE 2" OR 3-2X 1/2" FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS EXCEPT WHERE NOTED.
  - DIMENSION LUMBER FOR HEADERS, COLUMNS, AND BEARING WALLS SHALL BE SOUTHERN YELLOW PINE NO. 1 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1000 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1400 KSI OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
  - STRUCTURAL STEEL SHALL CONFORM TO THE AISC'S "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS". MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: SHAPES, PLATES, ANCHOR BOLTS-A 36 / MACHINE BOLTS-A 325 / TUBULAR STEEL-A 500 GRADE B46 KSI
  - WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE AWS E51 E70XX.
  - SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEMS.
  - TYPICAL CURING REQUIRED FOR ALL SLABS AND PLAT WORK UNLESS OTHERWISE NOTED - SEE STRUCTURAL DRAWINGS.

- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC., SHALL BE REQUESTED IN WRITING ONLY BY THE GENERAL CONTRACTOR OR THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE TO THE ARCHITECT (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR OUPABILITY, ETC. FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

FOUNDATION NOTES (SEE FOUNDATION PLANS FOR ADDITIONAL NOTES)

- FLOOR SLAB SHALL BE MIN. 4" THICK POLURED CONCRETE SLAB WITH 6X6 14X14 WWF, ON 6 MIL VISQUELEN VAPOR BARRIER, ON WELL-TAMPED SAND FILL.
- FOOTINGS AND SLAB CONCRETE SHALL CONFORM TO ACI 301 AND SHALL HAVE 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS MAXIMUM SLUMP 5".
- ALL FOOTINGS SHALL BEAR ON SOIL PREPARED AS RECOMMEND BY A FLORIDA CERTIFIED GEOTECHNICAL ENGINEER AND SUBMITTED TO BUILDING DEPT.
- REINFORCING STEEL SHALL BE ASTM #65, GRADE 60
- FILL SHALL BE CLEAN SAND FREE FROM DELETERIOUS MATERIAL AND WELL-GRADED AND COMPACTED MIN. 95% PER CODE (SEE GEOTECHNICAL REPORT)
- VERIFICATION OF TEST FOR MODIFIED PROCTOR ASTM D1557 SHALL BE FILED WITH BUILDING OFFICIAL.
- FOOTINGS HAVE BEEN DESIGNED FOR 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL SUBMIT SOIL BEARING REPORT PRIOR TO DOING ANY WORK.
- TERMITE TREAT SOIL AS PER CODE.
- SEE SECTIONS AND/OR DETAILS FOR CONNECTION REQUIREMENTS FOR LOAD BEARING WALLS AND PARTITIONS.
- DOUBLE MESH AT PERIMETER OF MONOLITHIC FOOTINGS SHALL BE 30" MIN. BEYOND EDGE OF FOOTINGS. DOUBLE MESH AT INTERIOR EDGE OF FOOTINGS SHALL EXTEND 30" EACH SIDE OF FOOTING EDGE. (SEE FOUNDATION PLAN IF NECESSARY)
- SEE ARCHITECTURAL PLAN FOR DEPTH LOCATIONS OF PAD TYPE FOOTINGS.
- TOP OF FINISH SLAB SHALL BE 0'-0" (REFERENCE FINISH SLAB) (SEE STRUCTURAL PLANS)
- COLUMN AND FOOTING CENTERLINES SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
- REFERENCE SLAB ELEVATION (SEE SLAB ELEVATION FOR NAVD)
- PROVIDE EXPANSION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE.
- COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
- PROVIDE GROUTED CELL AT BEARING POINT OF EACH GRIDDED TRUSS.
- ALL WINDOW & DOOR OPENINGS SHALL BE COORDINATED & VERIFIED WITH MANUFACTURER/SUPPLIER PRIOR TO FABRICATION.
- SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
- REBARS SHALL BE PLACED AS SHOWN IN THE PLANS. SEE COLUMN SCHEDULE FOR MORE INFORMATION.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (H = 30", W = 42"), AND REINFORCING SHALL BE CONTINUOUS.
- REINFORCING FOR FOUNDATION SHALL BE CONTINUOUS AROUND CORNERS AND CHANGES OF DIRECTION WITH THE ADDITION OF A CORNER BAR 48 BAR DIAMETERS ALONG EACH LEG. FOR EACH BAR IN FOUNDATION.
- PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES.

ROOF FRAMING NOTES (SEE ROOF PLANS FOR ADDITIONAL NOTES)

- THE TRUSS LAYOUT SHOWN ON THIS SET IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS FRAMING LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERED TRUSS DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW PRIOR TO POURING OF FOUNDATION AS PER GENERAL NOTES.
- ROOF SHEATHING SHALL BE 3/4" EXTERIOR PLYWOOD, APA EXTERIOR EXPOSURE I, C-D GRADE, INSTALLED PER MANUFACTURER RECOMMENDATION, INSTALLED OVER ROOF TRUSSES PERPENDICULAR TO ROOF FRAMING & PANEL END JOINTS STAGGERED. SHEATHING SHALL BE NAILED WITH 8D GALV. RING-SHANKED NAILS AT 4" O.C. IN FIELD, 4" O.C. @ EDGES & 4" O.C. DIAPHRAGM BOUNDARY (2528-03, 2 1/2" X 0.031" TYPICAL ZONES 2 E, 2 R, 3, UNLESS OTHERWISE NOTED - SEE STRUCTURAL DRAWINGS)
- REFER TO ARCHITECTURAL FLOOR PLAN DRAWING FOR ALL ROOM WALLS, THE BEAM HEIGHTS, SIZE, AND REINFORCING.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLAB.
- ALL GIRDERS BEARING SEATS TO BE DESIGNED W/ TRUSS ENGINEERING (WIDTH PER ENGINEERING)
- ALL STEEL SEAT DETAILS SUPPORTING GIRDERS TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER FOR SIZE AND BOLT REQUIREMENTS (SEE PLAN)
- ALL FLAT ROOF AREAS SHALL HAVE A MIN. SLOPE OF 1/4" PER FOOT.
- ALL CONNECTIONS INDICATED ARE MINIMUM REQUIREMENTS AND ARE SUBJECT TO FINAL REVIEW UPON ROOF TRUSS SHOP DRAWINGS SUBMITTED TO ARCHITECT'S OFFICE.
- SUBMIT THREE (3) COPIES OF THE TRUSS LAYOUT TO ARCHITECT FOR APPROVAL.
- BRACING OF TRUSSES BY TRUSS ENGINEER (TYP.)
- ALL GIRDERS BEARING SEATS TO BE DESIGNED W/ TRUSS ENGINEERING (WIDTH PER ENGINEERING)
- ALL UPLIFTS & REACTIONS IN EXCESS OF 3000# SHALL BE NOTED ON ALL SUBMITTALS AS REQUIRED FOR DEEM TO COMPLY OF LOCAL GOVERNING AGENCY
- GALVANIZED FLASHING FOR VALLEYS SHALL BE 26 MIN. GAUGE (SEE WALL SECTION)
- GALVANIZED DRIP EDGE SHALL BE 26 MIN. GAUGE (SEE WALL SECTION)
- THE TRUSS MANUFACTURER IS RESPONSIBLE FOR CHECKING CEILING HEIGHTS WITH GIRDERS & TRUSS BOTTOM C-ORD HEIGHTS
- THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. GENERAL CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY.
- ALL CONCRETE BEAMS DEEPER THAN 12" SHALL HAVE NOMINAL 6" BEARING ON SUPPORTING MASONRY.
- BOLTS - 2 X 4 BOTTOM CHORD LATERAL BRACING # 6" O"
- BOOB - 2 X 4 BOTTOM CHORD DIAGONAL BRACING AS SHOWN (20" O" MAX)
- VIB - VERTICAL X-BRACING AS SHOWN (SEE DETAIL)
- GRAVEL LOADING ROOF - 100 LBS/ SQ. YD. LIVE LOAD + 30 PSF (10 PSF BO FOR ATTIC SPACES)
- DEAD LOAD - 25 PSF (15 PSF TC / 10 PSF BO) FOR A-HALL + 200 LBS POINT LOAD TC STORAGE DL + 20 PSF BC

1. THE STRUCTURAL FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL FLOOR DESIGNERS LAYOUT. PROVIDE SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL. FAILURE TO PROVIDE SHOP DRAWINGS MAY RESULT IN ADDITIONAL ENGINEERING.

- FLOOR PLYWOOD (WHEN APPLICABLE) SHALL BE 5/8" APA RATED STRUCTURAL SHEATHING, 48/24, EXPOSURE 1 NAILED WITH 100 # 6" OBT. RINGSHANK (UNLESS OTHERWISE NOTED)
- ADDITIONAL BEARING POINTS OR MODIFIED POINTS OF SUPPORT SHALL BE APPROVED BY ENGINEER OF RECORD.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT DISCREPANCIES TO THIS ENGINEER PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
- THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. GENERAL CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY.
- ALL CONCRETE BEAMS DEEPER THAN 12" SHALL HAVE NOMINAL 6" BEARING ON SUPPORTING MASONRY.
- LIVE LOAD - 40 PSF
- GRAVITY LOADING
- DEAD LOAD - 25 PSF

- COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, REGISTERS IN THE FIELD, WITH ELECTRICAL, LIGHTING, AND ARCHITECTURAL ELEMENTS.
- COORDINATE LOCATION OF A/C UNITS AND FANS WITH BUILDING STRUCTURE SO THAT NO INTERFERENCES OCCUR.
- BULDER TO COORDINATE ALL DUCT LOCATIONS WITH ALL TRUSSES SO THAT NO INTERFERENCES OCCUR.
- FLUSH AND INSTALL DISCONNECTED SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING AS REQUIRED.
- SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
- PROVIDE AND INSTALL FLEXIBLE CONNECTIONS ON APPROVED TYPE AT ALL A/C UNIT SUPPLY AND RETURN DUCT CONNECTIONS AND AT ALL FAN CONNECTIONS AT THE INDIVIDUAL PIECES OF EQUIPMENT, WHERE APPLICABLE.
- RUN CONDENSATE DRAIN TO NEAREST INDIRECT WASTE TRAP.
- THERMOSTAT LOCATION SHALL BE APPROVED BY THE BUILDER AND OWNER BEFORE INSTALLATION.
- ALL EXHAUST FANS SHALL DISCHARGE THROUGH ROOF A MINIMUM OF 10'-0" FROM ALL A/C UNIT FRESH AIR INTAKES.
- SWITCH TOILET EXHAUST FAN SEPARATELY FROM BATHROOM LIGHT FIXTURES UNLESS OTHERWISE NOTED.
- IF CONTINUING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EQUIPMENT AND DUCT WORK.
- A/C CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A/C EQUIPMENT SPECIFIED ON THE ENERGY CALCULATIONS/AS SYSTEM SUMMARY.
- MECHANICAL A/C SYSTEM TO BE DESIGNED TO MAINTAIN A RELATIVE HUMIDITY LEVEL OF LESS THAN 50% TO MINIMIZE THE POTENTIAL FOR ALLERGIES.
- IF GAS BRB IS INSTALLED INTO AN EXISTING CABINET, A LOUVERED SCREENED VENT MUST BE PROVIDED.
- PROVIDE SAFE WASTE FOR AIR CONDITIONING UNIT W/ TRAP. (SEE A/C SHOP DRAWING FOR LOCATION OF UNITS)
- ALL THERMOSTAT LOCATIONS TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION.

- ALL SHOWER HEADS SHALL BE EQUIPPED WITH ANTI-SCALDING PROTECTION PER CODE.
- PLUMBING CONTRACTOR SHALL VERIFY CENTERLINE DIMENSIONS OF FIXTURE AS PER OWNERS SELECTION.

ARCHITECT'S STATUS

- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION. MEANS, METHODS, TECHNIQUES, SEQUENCES, ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS, SHALL PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN. NO ADDITIONAL PAYMENT SHALL BE WAIVED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS OR HER AGENTS OR EMPLOYEES BE REQUIRED OR REUSE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR THESE SERVICES SHALL BE DETERMINED BY THE CONTRACTOR AND SUB-CONTRACTORS. COMPENSATION FOR THESE SERVICES SHALL BE DETERMINED BY THE ARCHITECT AND/OR HIS CONSULTANTS.
- THESE CONTRACT DOCUMENTS ARE DIAGRAMMATIC ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW THE DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PLAN AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS.
- ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- DISCREPANCIES SPECIFIED IN NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMANCE OF THE WORK, AND DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

FIRE BLOCKING AND DRAFTSTOPPING

- DRAFTSTOPPING IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1000 S.F. IN ATTICS FOR AREAS OVER 1000 S.F.
- INSTALL FIREBLOCKING IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD FLOOR, FURRED SPACES, SOFFITS, DROP CEILINGS, COVERS, STAIR STAIRWAYS (TOP AND BOT) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

ELECTRICAL NOTES (ELECTRICAL SHALL FOLLOW THE NATIONAL ELECTRICAL CODE LATEST ADOPTED EDITION (SEE ELECTRICAL PLANS FOR ADDITIONAL NOTES)

ABBREVIATIONS

|         |                 |          |                        |
|---------|-----------------|----------|------------------------|
| ACCOLS. | ACCOUSTICAL     | MTD.     | MOUNTED                |
| ADJ.    | ADJUSTABLE      | MUL.     | MULLION                |
| AL.     | ALUMINUM        | N/C.     | NOT IN CONTRACT        |
| BLDG.   | BUILDING        | NO.      | NUMBER                 |
| BLK.    | BLOCK           | N.T.S.   | NOT TO SCALE           |
| BOT.    | BOTTOM          | O.A.     | OVERALL                |
| CAB.    | CABINET         | OBSC.    | OBSCURE                |
| CL.     | CLEAR           | O.C.     | ON CENTER              |
| COL.    | COLUMN          | OD.      | OUTSIDE DIAMETER       |
| CONC.   | CONCRETE        | OPNG.    | OPENING                |
| CONN.   | CONNECTION      | OPP.     | OPPOSITE               |
| CONT.   | CONTINUOUS      | PL.      | PLATE                  |
| CTSK.   | COUNTERSUNK     | PLAS.    | PLASTER                |
| DEC.    | DECORATIVE      | PR.      | PAIR                   |
| DET.    | DETAIL          | PRCST.   | PRECAST                |
| D.F.    | DOUGLAS FIR     | P.T.D.F. | PRESSURE TREATED       |
| DIA.    | DIAMETER        | PTIN.    | PARTITION              |
| DN.     | DOWN            | Q.T.     | QUARTY TILE            |
| D/S.    | DOWN SPOUT      | RAD.     | RADIUS                 |
| DWG.    | DRAWING         | RM.      | ROOM                   |
| E.A.    | EACH            | R.O.     | ROUGH OPENING          |
| E.L.    | ELEVATION       | RWD.     | REDWOOD                |
| ELEC.   | ELECTRICAL      | R.W.L.   | RAIN WATER LEADER      |
| E.Q.    | EQUAL           | S.C.     | SOLID CORE             |
| EXH.    | EXHAUST         | SCHED.   | SCHEDULE               |
| EXP.    | EXPANSION       | SH-T.    | SHEET                  |
| EXT.    | EXTERIOR        | SIML.    | SIMILAR                |
| EXIST.  | EXISTING        | SQ.      | SQUARE                 |
| FF.     | FINISH FLOOR    | SST.     | STAINLESS STEEL        |
| FLS.    | FLASHING        | STD.     | STANDARD               |
| FLOOR.  | FLOUORESCENT    | STL.     | STEEL                  |
| FT.     | FOOT/FEET       | STOR.    | STORAGE                |
| FTG.    | FOOTING         | STRUC.   | STRUCTURAL             |
| GA.     | GALVE           | SUSP.    | SUSPENDED              |
| GALV.   | GALVANIZED      | T.C.     | TOP OF CURB            |
| GL.     | GLASS           | TEL.     | TELEPHONE              |
| GR.     | GRADE           | T&G      | TONGUE AND GROOVE      |
| GTP.    | GIPSUM          | THK.     | THICK                  |
| H-B.    | HOSE BIBB       | T.O.C.   | TOP OF CHIMNEY         |
| H.C.    | HOLLOW CORE     | T.O.F.R. | TOP OF FRAMING         |
| H.W.D.  | HARDWOOD        | T.O.L.   | TOP OF LEDGER          |
| H.W.E.  | HARDWARE        | T.O.P.L. | TOP OF PLATE           |
| HT.     | HEIGHT          | TYP.     | TYPICAL                |
| H.R.    | HORIZONTAL      | UNQ.     | UNLESS NOTED OTHERWISE |
| ID.     | INSIDE DIAMETER | L.ON     | UNLESS OTHERWISE NOTED |
| INCAND. | INCANDESCENT    | VEST.    | VESTIBULE              |
| INSUL.  | INSULATION      | W/       | WITH                   |
| INT.    | INTERIOR        | W/O      | WITHOUT                |
| LAM.    | LAMINATE        | W.C.     | WATER CLOSET           |
| LAV.    | LAVATORY        | WD.      | WOOD                   |
| LOC.    | LOCATION        | W.H.     | WATER HEATER           |
| MAX.    | MAXIMUM         | WT.      | WEIGHT                 |
| MECH.   | MECHANICAL      | &        | AND                    |
| MET.    | METAL           | -        | ANGLE                  |
| MFR.    | MANUFACTURER    | *        | AT                     |
| MIN.    | MINIMUM         | CL.      | CENTER LINE            |
| MISC.   | MISCELLANEOUS   | #        | POUND OR NUMBER        |
| M.O.    | MASONRY OPENING |          |                        |

PROJECT CLASSIFICATION

OCCUPANCY CLASSIFICATION:  
GROUP R3  
TYPE OF CONSTRUCTION CLASSIFICATION:  
TYPE VB CONSTRUCTION  
NON-SPRINKLED  
TWO STORY - SINGLE FAMILY RESIDENCE

STRUCTURAL ENGINEER



PROJECT CLASSIC  
STRUCTURAL ENGINEERING  
5968 NW 77 TERRACE  
PARKLAND, FLORIDA 33067  
(954) 667-7803

BUILDER



COURCHENE  
DEVELOPMENT CORP.  
100-5 SOUTH ROGER CIRCLE  
BOCA RATON, FLORIDA 33487  
(561) 997-8520

MEP



965 WEST COMMERCIAL BLVD  
FORT LAUDERDALE, FLORIDA 33309  
(561) 707-6795



Project Number:  
**25041**

**Mance Residence**  
27 Sabal Island Drive,  
Ocean Ridge FL.  
By: Courchene Development

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

561.750.0445 AFFINITIARCHITECTS.COM

## Revisions

PROGRESS SET  
NOT FOR CONSTRUCTION

|              |           |
|--------------|-----------|
| ate          | 7/15/2025 |
| rawn         | FC  LR    |
| PM   Checked | LR        |
| artner       | MK        |

deal:

A0002340 © 2026

# A0.1



DRIVEWAY:  
BELGARD GRANITE  
8"X12"  
HERRINGBONE



STUCCO:  
SHERWIN WILLIAMS  
SW7637



ROOF:  
EAGLE LAKEPORT BLEND  
CAPISTRANO S-TILE



WINDOW/ DOORS:  
BRONZE



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDER.



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.

## RENDERINGS & MATERIALS



STREETSCAPE



22 SABAL ISLAND DRIVE (FRONT)



28 SABAL ISLAND DRIVE (RIGHT)



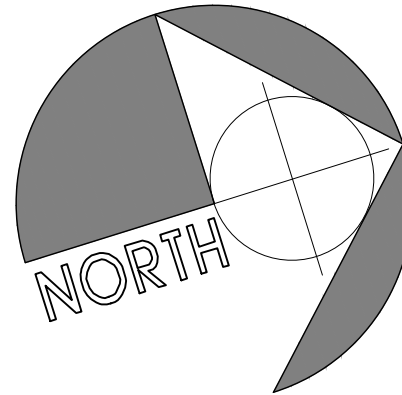
27 SABAL ISLAND DRIVE



26 SABAL ISLAND DRIVE (LEFT)

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

600' VACINITY MAP



ZONING DISTRICT=RSF

LOT COVERAGE & FLOOR AREA CALC.

|                                                                                                                                   |                                                |
|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| PROPERTY LOT AREA:                                                                                                                | 10,428 SF                                      |
| MAX. LOT COVERAGE ALLOWED:<br>10,428 SF X (35%) = 3,649.8 SF                                                                      | LOT COVERAGE PROPOSED:<br>28.7 % OR 2,996 SF   |
| MAX. FLOOR AREA RATIO ALLOWED:<br>10,428 SF X (36%) = 3,754.08 SF                                                                 | FLOOR AREA RATIO PROPOSED:<br>36 % OR 3,754 SF |
| MAX. % OF 2ND FLOOR AREA TO 1ST FLOOR AREA ALLOWED:<br>2ND FLOOR AREA SHALL NOT EXCEED 75% OF THE 1ST FLOOR SECTION 64-1. (I) (I) |                                                |
| 1ST FLOOR AREA 2,997 SF X .75% = 2,247.75 SF.<br>2ND FLOOR AREA 1,087 S.F.                                                        |                                                |

PERVIOUS IMPERVIOUS CALC.

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| PROPERTY LOT AREA:                      | 17,193 SF                                      |
| PERVIOUS AREA:<br>4,530 SF = 43.44%     | IMPERVIOUS AREA PROPOSED:<br>5,898 SF = 56.56% |
| ZONING DISTRICT:<br>RSF - SINGLE FAMILY |                                                |

SITE DATA CHART

|                                                                                                                                                        |                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| BUILDING SETBACKS:<br>FRONT SETBACK ALLOWED:<br>25'                                                                                                    | BUILDING SETBACKS:<br>FRONT SETBACK PROPOSED:<br>25'-4"                                               |
| BUILDING SETBACKS:<br>SIDE SETBACK ALLOWED:<br>15'                                                                                                     | BUILDING SETBACKS:<br>SIDE SETBACK PROPOSED:<br>15'-2" (NORTH) / 15'-0" (SOUTH)                       |
| BUILDING SETBACKS:<br>REAR SETBACK ALLOWED:<br>25'                                                                                                     | BUILDING SETBACKS:<br>REAR SETBACK PROPOSED:<br>30'-11 1/8"                                           |
| POOL SETBACK ALLOWED:<br>5'                                                                                                                            | POOL SETBACK PROPOSED:<br>7'-8"                                                                       |
| REQUIRED OFF-STREET PARKING:<br>ONE OFF-STREET PARKING SPACE<br>PER BEDROOM                                                                            | PROPOSED OFF-STREET PARKING:<br>3 OFF-STREET PARKING SPACES                                           |
| REQUIRED: NUMBER OF VEHICLES<br>A FULLY ENCLOSED GARAGE<br>NEEDS TO ACCOMMODATE:<br>FULLY ENCLOSED GARAGE TO<br>ACCOMMODATE TWO FULL-SIZE<br>VEHICLES. | PROPOSED: NUMBER OF VEHICLES<br>THE FULLY ENCLOSED GARAGE<br>ACCOMMODATES:<br>TWO FULL-SIZE VEHICLES. |

SITE PLAN

1/8" = 1'-0"

Project Number:

25041

Mance Residence

27 Sabal Island Drive,  
Ocean Ridge FL.

By: Courchene Development Corp.

A F F I N I T I  
architects

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

561.750.0445 AFFINITARCHITECTS.COM

Revisions

PROGRESS SET  
NOT FOR CONSTRUCTION

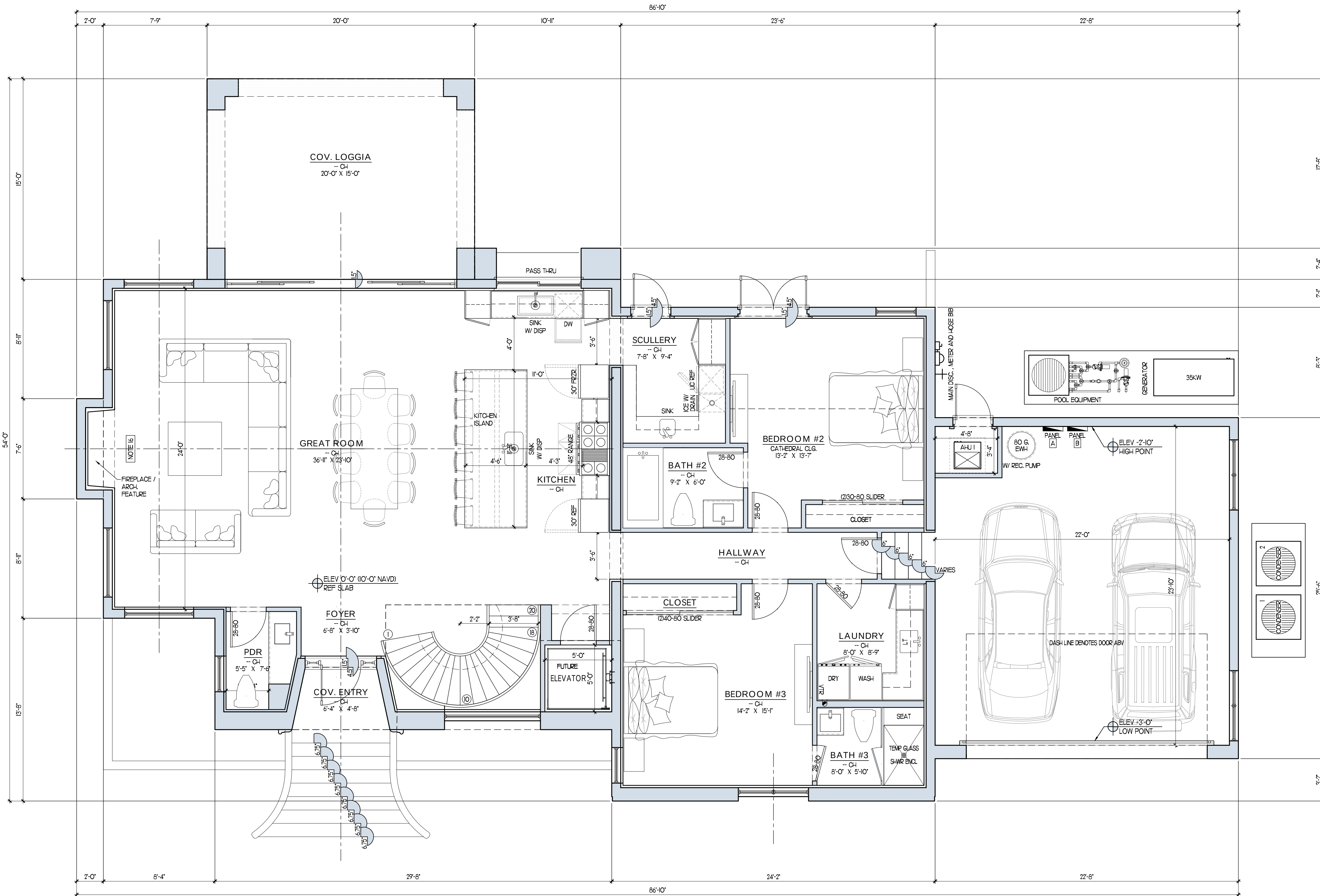
|               |           |
|---------------|-----------|
| Date          | 7/15/2025 |
| Drawn         | FCJ LR    |
| SPM   Checked | LR        |
| Partner       | MK        |

Seal:

AA0002340 © 2026

A1

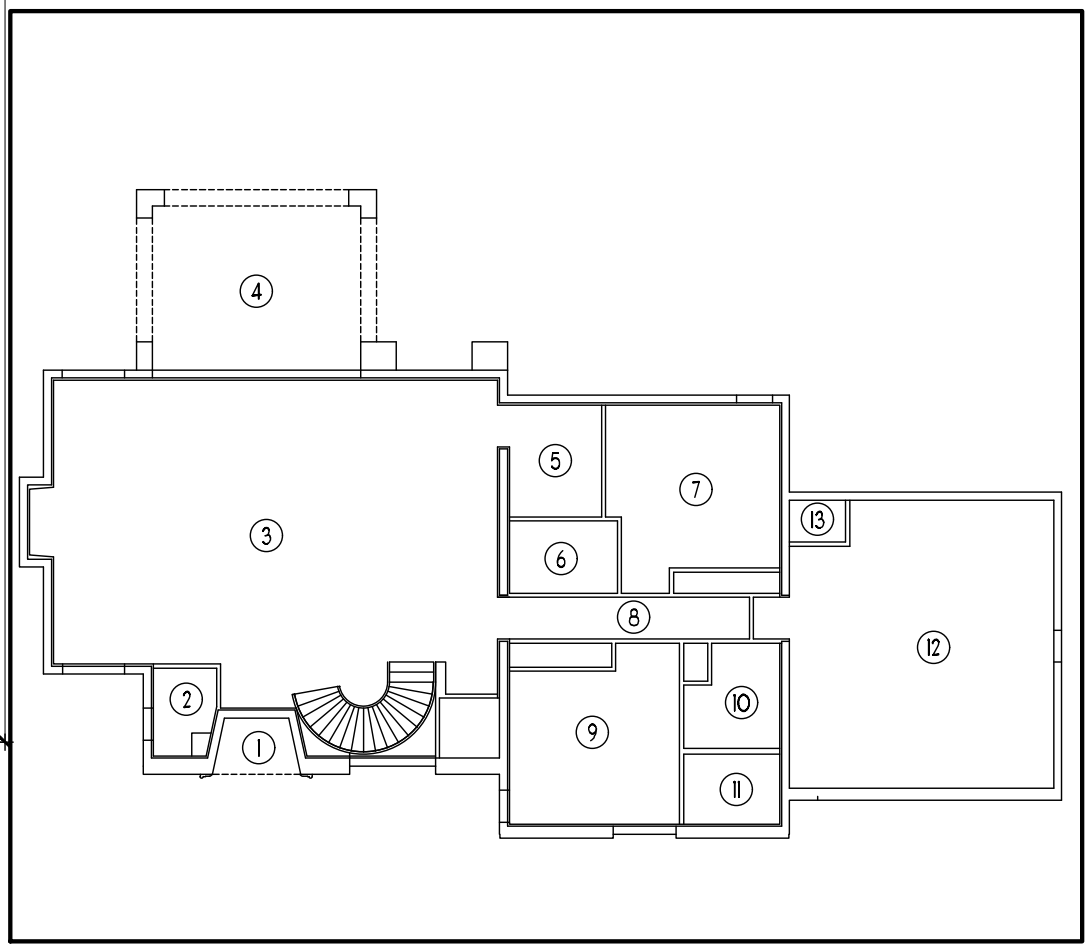




| AREA CALCULATION                        |               |
|-----------------------------------------|---------------|
| 1ST FLOOR A/C                           | 2089 SQ. FT.  |
| 2ND FLOOR A/C                           | 1087 SQ. FT.  |
| TOTAL A/C *                             | 3176 SQ. FT.  |
| COVERED ENTRY                           | 30 SQ. FT.    |
| 2-CAR GARAGE *                          | 578 SQ. FT.   |
| COVERED LOGGIA                          | 300 SQ. FT.   |
| UNCOV. REAR BALCONY                     | 300 SQ. FT.   |
|                                         |               |
| TOTAL BUILDING FOOTPRINT (LOT COVERAGE) | 2996 SQ. FT.  |
| TOTAL UNDER ROOF                        | 4084 SQ. FT.  |
| LOT SIZE                                | 10428 SQ. FT. |
| % OF LOT COVERAGE                       | 28.7          |
| F.A.R. *                                | 3754 SQ. FT.  |
| % OF F.A.R.                             | 36.0          |
| DATE: 7/15/2025                         |               |

| LOT COVERAGE & FLOOR AREA CALC.                                            |                            |
|----------------------------------------------------------------------------|----------------------------|
| PROPERTY LOT AREA:                                                         | 10,428 SF                  |
| MAX. LOT COVERAGE ALLOWED:                                                 | LOT COVERAGE PROPOSED:     |
| 10,428 SF X (35%) = 3,649.8 SF                                             | 28.8 % OR 3,000 SF         |
| MAX. FLOOR AREA RATIO ALLOWED:                                             | FLOOR AREA RATIO PROPOSED: |
| 10,428 SF X (36%) = 3754 SF                                                | 36 % OR 3,754 SF           |
| MAX. % OF 2ND FLOOR AREA TO 1ST FLOOR AREA ALLOWED:                        |                            |
| 2ND FLOOR AREA SHALL NOT EXCEED 75% OF THE 1ST FLOOR SECTION 64-1. (I) (I) |                            |
| 1ST FLOOR AREA 2,089 SF X .75% = 1,566.75 SF.                              |                            |
| 2ND FLOOR AREA = 1,087SF. = 52%                                            |                            |

| TOTAL SQ. FT. OF 1ST FLR ROOMS & SPACES |             |
|-----------------------------------------|-------------|
| 1 COVERED ENTRY                         | 30 SQ. FT.  |
| 2 POWDER ROOM                           | 34 SQ. FT.  |
| 3 GREAT ROOM                            | 908 SQ. FT. |
| 4 COVERED LOGGIA                        | 300 SQ. FT. |
| 5 SCULLERY                              | 72 SQ. FT.  |
| 6 BATH #2                               | 54 SQ. FT.  |
| 7 BEDROOM #2 (INCLUDING CLOSET)         | 219 SQ. FT. |
| 8 HALLWAY                               | 70 SQ. FT.  |
| 9 BEDROOM #3 (INCLUDING CLOSET)         | 214 SQ. FT. |
| 10 LAUNDRY                              | 70 SQ. FT.  |
| 11 BATH #3                              | 47 SQ. FT.  |
| 12 2 CAR GARAGE                         | 556 SQ. FT. |
| 13 MECHANICAL                           | 22 SQ. FT.  |



GROUND FLOOR PLAN  
1/4" = 1'-0"

Project Number:  
**25041**

**Mance Residence**  
27 Sabal Island Drive,  
Ocean Ridge FL.  
By: Courchene Development Corp.

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

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

Revisions

PROGRESS SET  
NOT FOR CONSTRUCTION

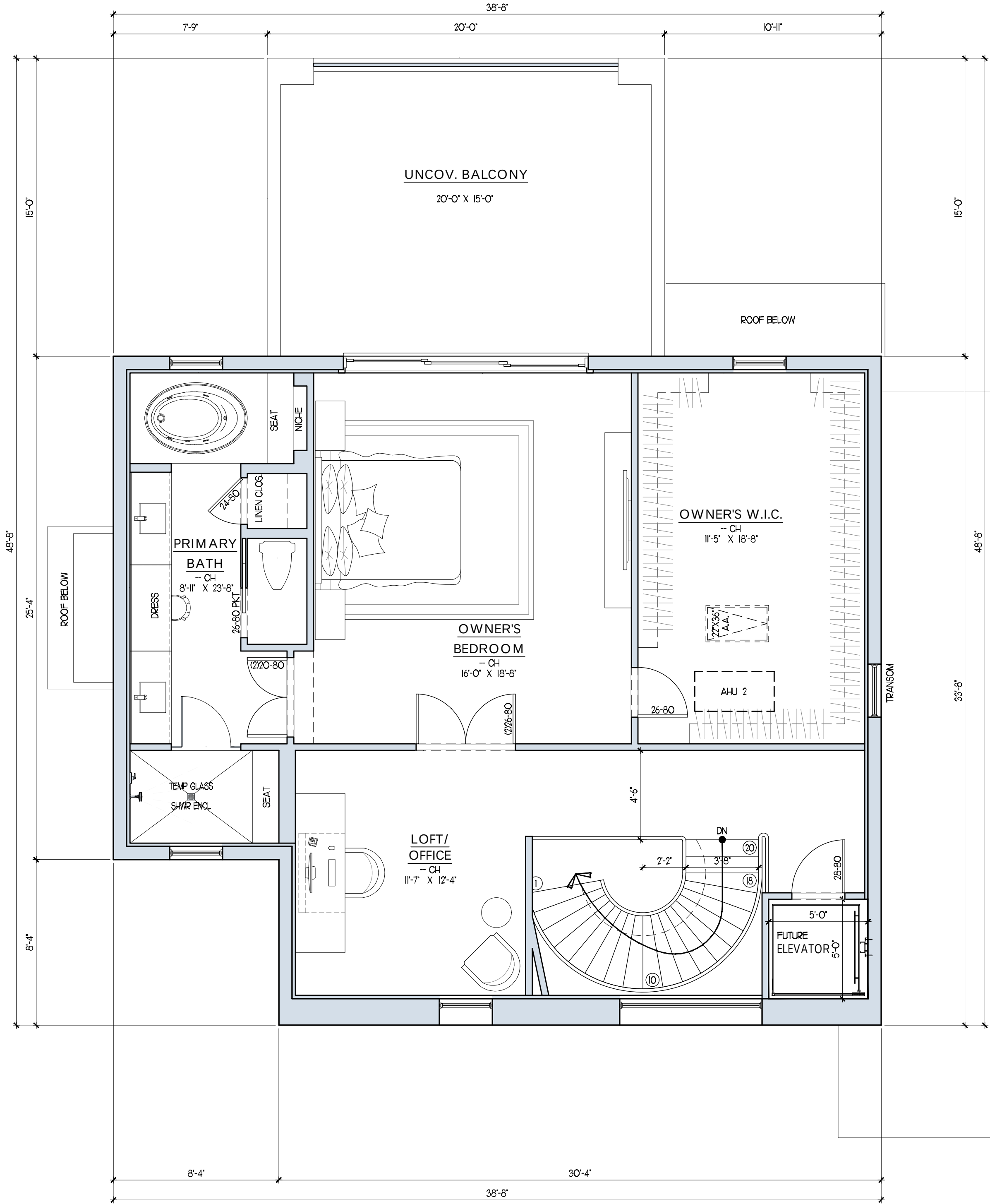
Date 7/15/2025  
Drawn FC | LR  
SPM | Checked LR  
Partner MK

Seal:

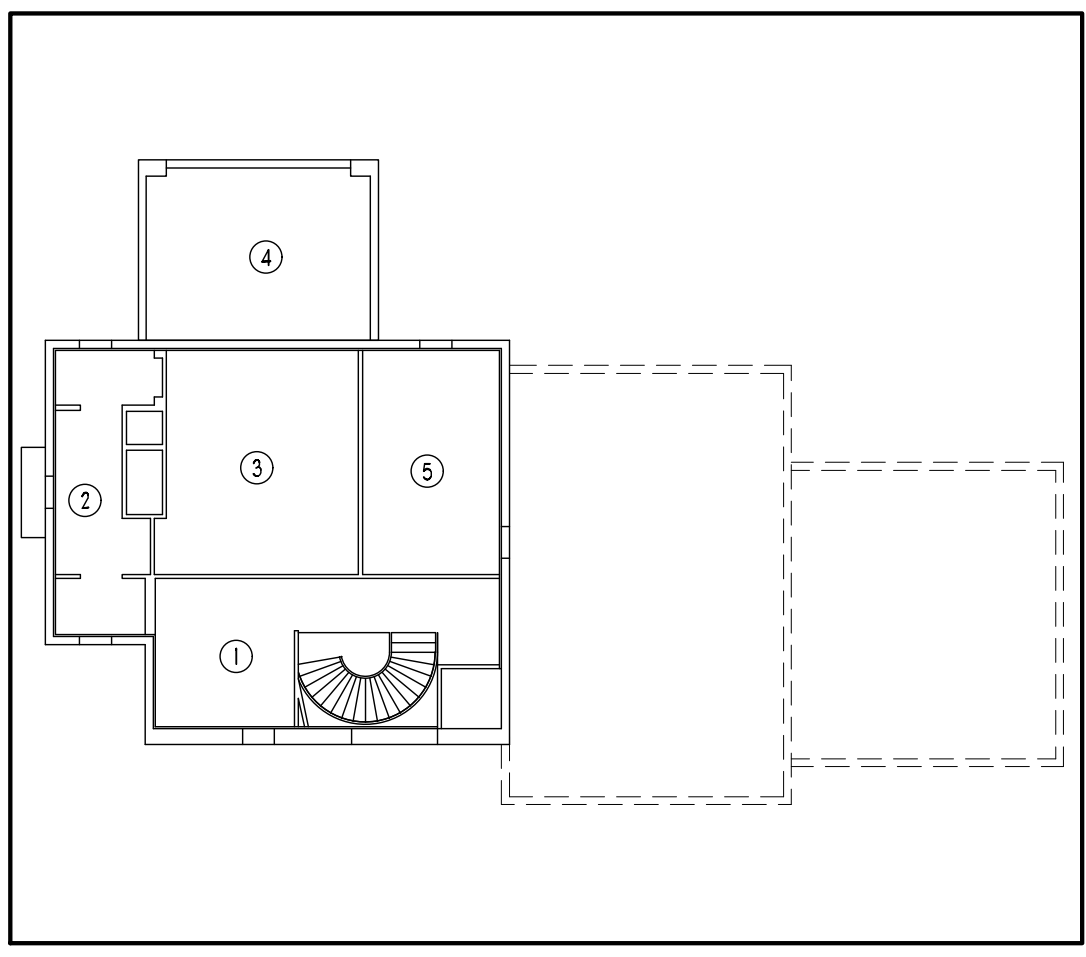
AA0002340 © 2026

**A2**





| TOTAL SQ. FT. OF 2ND FLR ROOMS & SPACES |                                    |             |
|-----------------------------------------|------------------------------------|-------------|
| 1                                       | LOFT/ STAIR BRIDGE/ ELEVATOR LOBBY | 233 SQ. FT. |
| 2                                       | PRIMARY BATH                       | 196 SQ. FT. |
| 3                                       | OWNER'S BEDROOM                    | 303 SQ. FT. |
| 4                                       | UNCOVERED BALCONY                  | 300 SQ. FT. |
| 5                                       | OWNER'S W.I.C.                     | 213 SQ. FT. |



Project Number:  
**25041**

Mance Residence  
27 Sabal Island Drive,  
Ocean Ridge FL.  
By: Courchene Development Corp.

A F F I N I T I  
a r c h i t e c t s

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

Revisions

1

PLAN REVIEW COMMENTS  
FC  
11-05-2025

PROGRESS SET  
NOT FOR CONSTRUCTION

Date

5/8/2025

Drawn

FC| LR

SPM | Checked

LR

Partner

MK

Seal:

AA0002340 © 2026

A3

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





EAST ELEVATION (FRONT)  
1/4" = 1'-0"



WEST ELEVATION (REAR)  
1/4" = 1'-0"

Project Number:  
**25041**

Mance Residence  
27 Sabal Island Drive,  
Ocean Ridge FL.  
By: Courchene Development Corp.

**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

PROGRESS SET  
NOT FOR CONSTRUCTION

|               |           |
|---------------|-----------|
| Date          | 7/15/2025 |
| Drawn         | FC   LR   |
| SPM   Checked | LR        |
| Partner       | MK        |

Seal:

AA0002340 © 2026

**A4**



**Mance Residence**

27 Sabal Island Drive,  
Ocean Ridge FL.

By: Courchene Development Corp.

**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

| 1 | PLAN REVIEW COMMENTS | FC | 11-05-2025 |
|---|----------------------|----|------------|
|---|----------------------|----|------------|

PROGRESS SET  
NOT FOR CONSTRUCTION

|               |           |
|---------------|-----------|
| Date          | 7/15/2025 |
| Drawn         | FC   LR   |
| SPM   Checked | LR        |
| Partner       | MK        |

Seal:

AA0002340 © 2026

**A5**



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



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

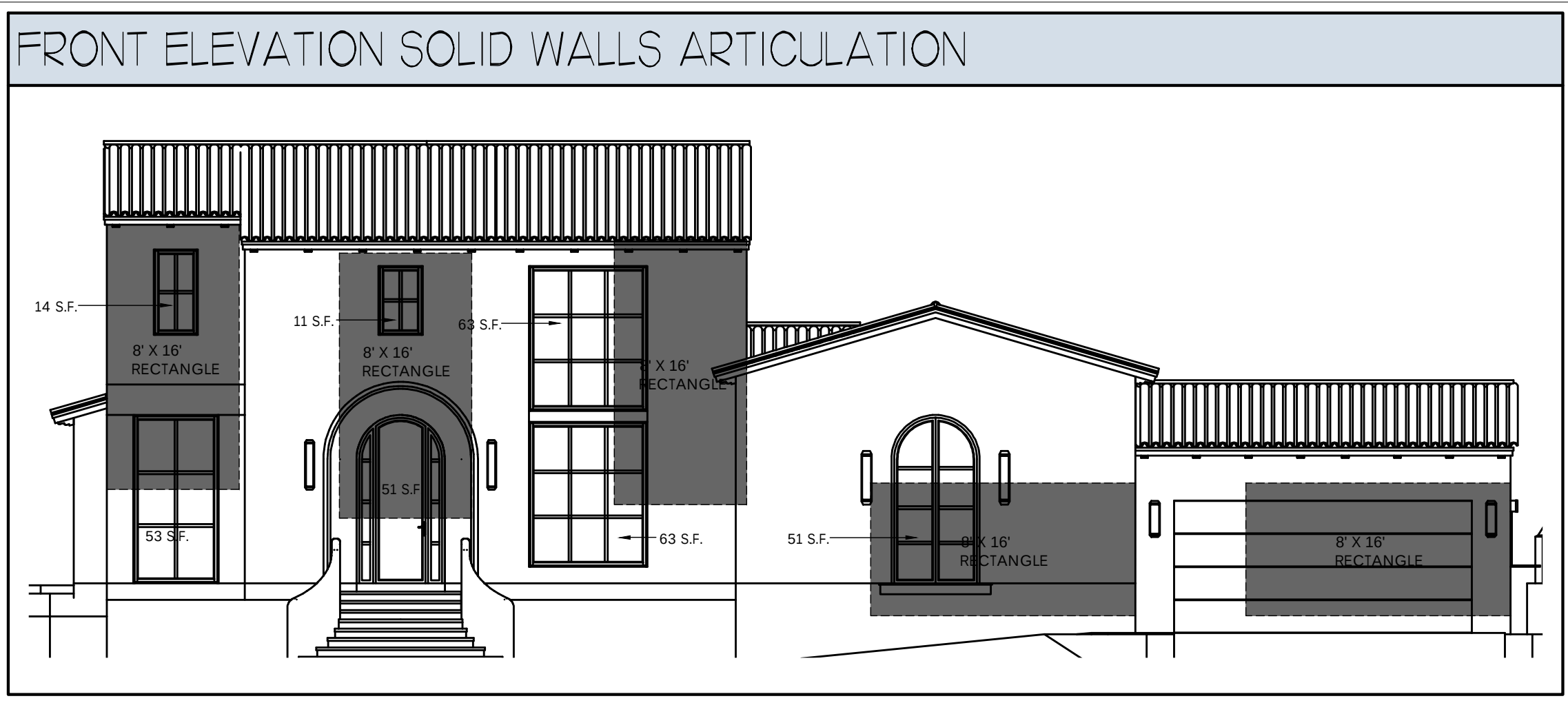


| FRONT WINDOW / DOOR AREA CALCULATION    |              |
|-----------------------------------------|--------------|
| DOOR 1                                  | 51 SQ. FT.   |
| WINDOW 1                                | 14 SQ. FT.   |
| WINDOW 2                                | 53 SQ. FT.   |
| WINDOW 3                                | 11 SQ. FT.   |
| WINDOW 4                                | 63 SQ. FT.   |
| WINDOW 5                                | 63 SQ. FT.   |
| WINDOW 6                                | 51 SQ. FT.   |
| TOTAL FRONT WINDOW/DOOR AREA            | 305 SQ. FT.  |
| TOTAL FRONT WALL ELEVATION AREA         | 1511 SQ. FT. |
| TOTAL PERCENTAGE WINDOW / DOOR COVERAGE | 20.2%        |
| DATE: 9/10/2025                         |              |

| FRONT ELEVATION WINDOW/DOOR COVERAGE            |  |
|-------------------------------------------------|--|
| FRONT WALL OVERALL ELEVATION AREA:.....1,511 SF |  |
| FRONT ELEVATION WINDOW/DOOR AREA:.....305 SF    |  |
| WINDOW / DOOR COVERAGE = 305 / 1,511 = 20.2%    |  |

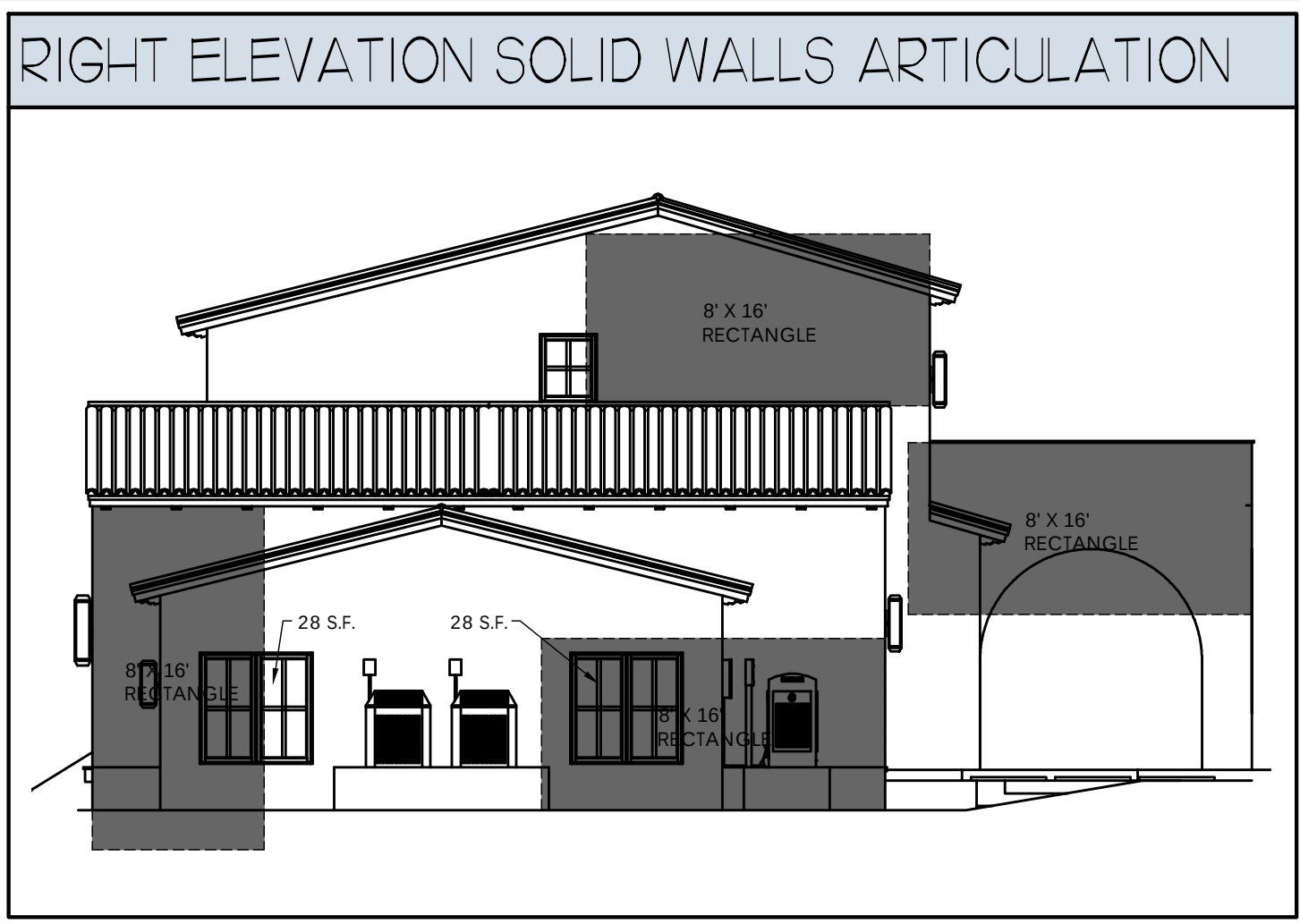
| REAR WINDOW / DOOR AREA CALCULATION     |              |
|-----------------------------------------|--------------|
| DOOR 1                                  | 24 SQ. FT.   |
| DOOR 2                                  | 21 SQ. FT.   |
| DOOR 3                                  | 51 SQ. FT.   |
| DOOR 4                                  | 26 SQ. FT.   |
| DOOR 5                                  | 98 SQ. FT.   |
| DOOR 6                                  | 131 SQ. FT.  |
| WINDOW 1                                | 26 SQ. FT.   |
| WINDOW 2                                | 42 SQ. FT.   |
| WINDOW 3                                | 14 SQ. FT.   |
| WINDOW 4                                | 14 SQ. FT.   |
| WINDOW 5                                | 53 SQ. FT.   |
| TOTAL REAR WINDOW/DOOR AREA             | 500 SQ. FT.  |
| TOTAL REAR WALL ELEVATION AREA          | 1447 SQ. FT. |
| TOTAL PERCENTAGE WINDOW / DOOR COVERAGE | 34.6%        |
| DATE: 9/10/2025                         |              |

| REAR ELEVATION WINDOW/DOOR COVERAGE            |  |
|------------------------------------------------|--|
| REAR WALL OVERALL ELEVATION AREA:.....1,447 SF |  |
| REAR ELEVATION WINDOW/DOOR AREA:.....500 SF    |  |
| WINDOW / DOOR COVERAGE = 500 / 1,447 = 34.6%   |  |



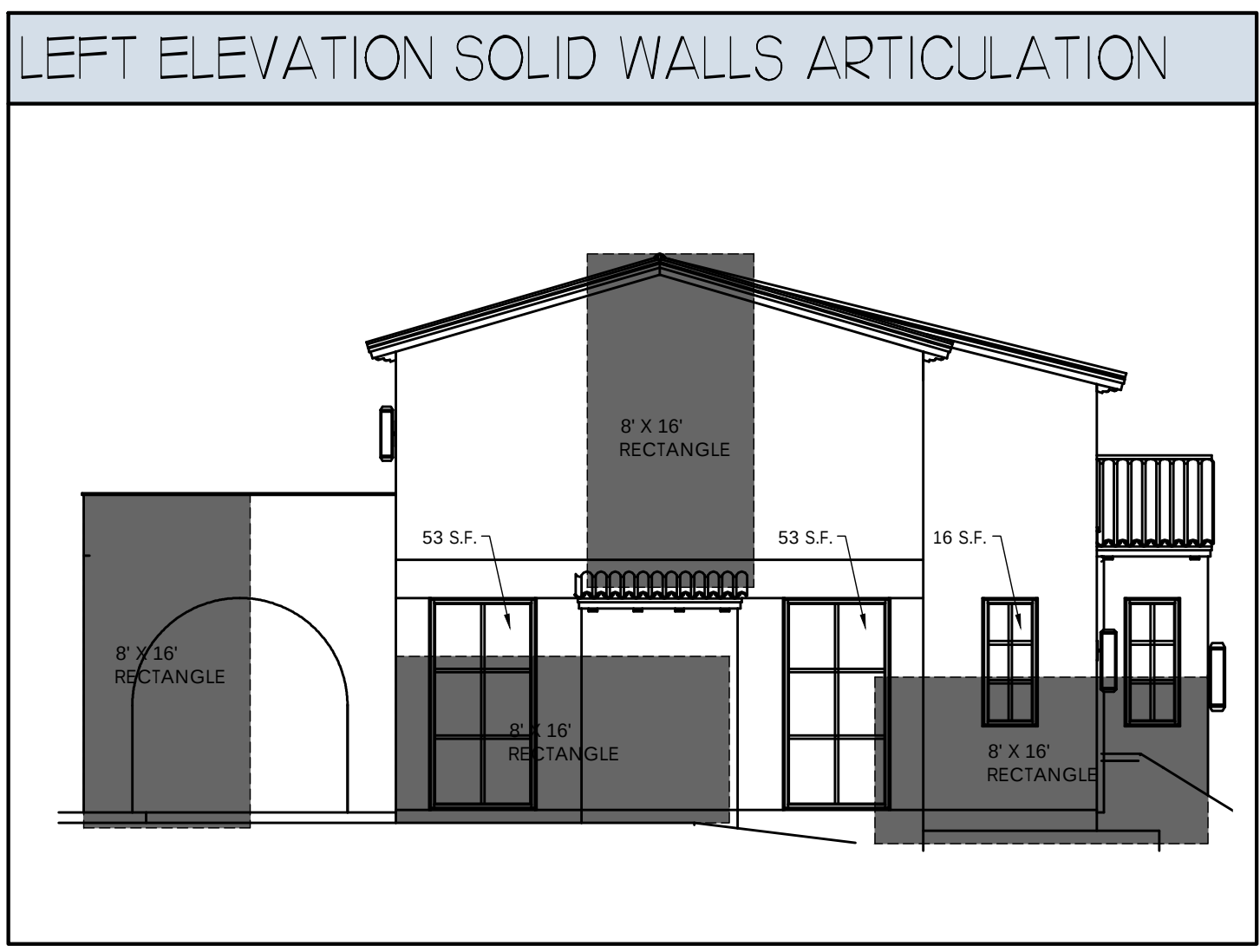
| RIGHT WINDOW / DOOR AREA CALCULATION    |             |
|-----------------------------------------|-------------|
| NEW WINDOW 1                            | 28 SQ. FT.  |
| NEW WINDOW 2                            | 28 SQ. FT.  |
| TOTAL RIGHT WINDOW/DOOR AREA            | 55 SQ. FT.  |
| TOTAL RIGHT WALL ELEVATION AREA         | 252 SQ. FT. |
| TOTAL PERCENTAGE WINDOW / DOOR COVERAGE | 21.9%       |
| DATE: 12/1/2025                         |             |

| RIGHT ELEVATION WINDOW/DOOR COVERAGE          |  |
|-----------------------------------------------|--|
| RIGHT WALL OVERALL ELEVATION AREA:.....252 SF |  |
| RIGHT ELEVATION WINDOW/DOOR AREA:.....55 SF   |  |
| WINDOW / DOOR COVERAGE = 55 / 252 = 21.9%     |  |



| LEFT WINDOW / DOOR AREA CALCULATION     |             |
|-----------------------------------------|-------------|
| WINDOW 1                                | 53 SQ. FT.  |
| WINDOW 2                                | 53 SQ. FT.  |
| WINDOW 3                                | 16 SQ. FT.  |
| TOTAL LEFT WINDOW/DOOR AREA             | 121 SQ. FT. |
| TOTAL LEFT WALL ELEVATION AREA          | 782 SQ. FT. |
| TOTAL PERCENTAGE WINDOW / DOOR COVERAGE | 15.5%       |
| DATE: 12/1/2025                         |             |

| LEFT ELEVATION WINDOW/DOOR COVERAGE          |  |
|----------------------------------------------|--|
| LEFT WALL OVERALL ELEVATION AREA:.....782 SF |  |
| LEFT ELEVATION WINDOW/DOOR AREA:.....121 SF  |  |
| WINDOW / DOOR COVERAGE = 121 / 782 = 15.5%   |  |



Project Number:  
**25041**

Mance Residence  
27 Sabal Island Drive,  
Ocean Ridge FL.  
By: Courchene Development Corp.

A F F I N I T I  
architects

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

Revisions  
1 PLAN REVIEW COMMENTS FC 11-05-2025

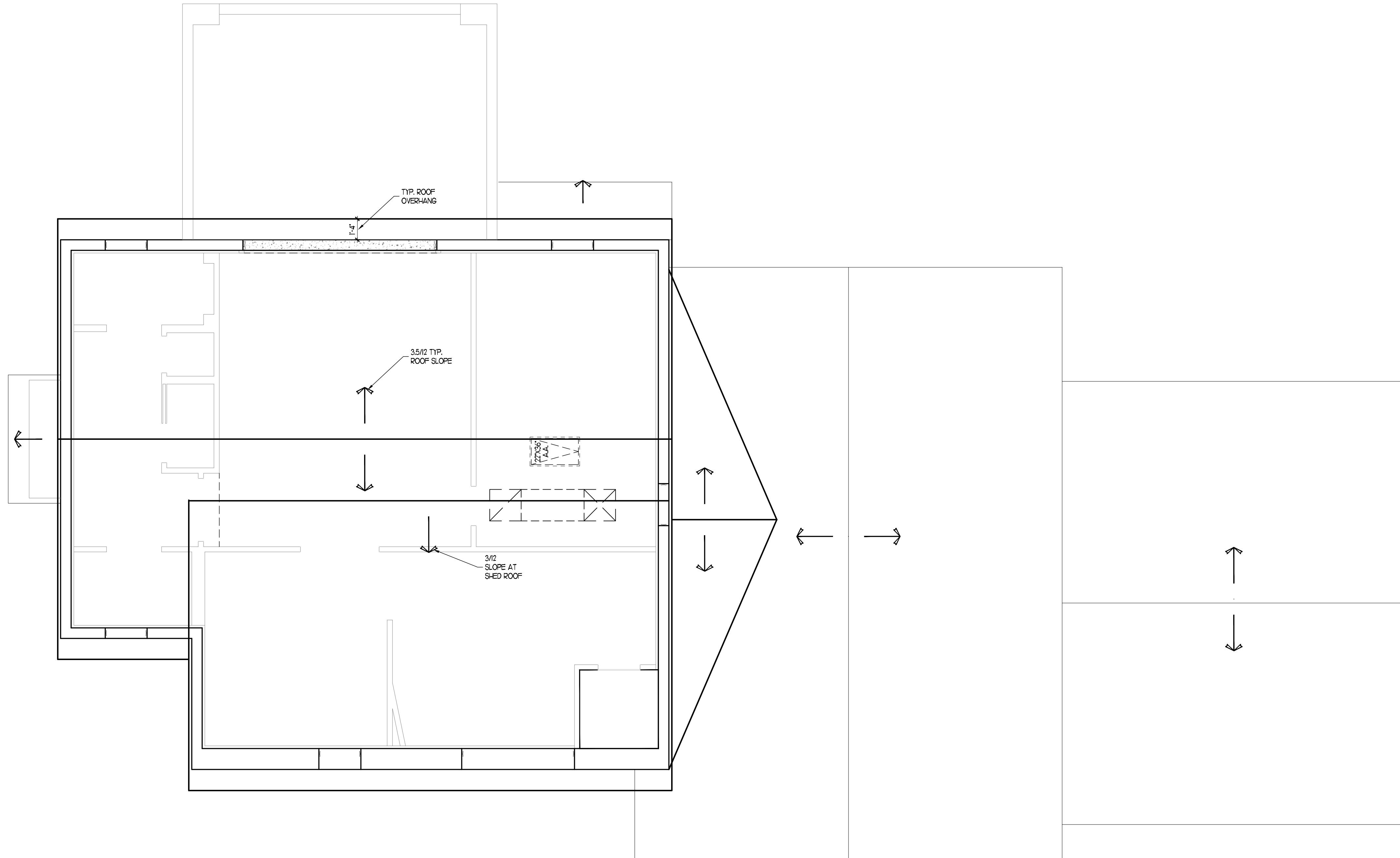
PROGRESS SET  
NOT FOR CONSTRUCTION

Date 7/15/2025  
Drawn FC | LR  
SPM | Checked LR  
Partner MK

Seal:  
AA0002340 © 2026

A6





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

Project Number:  
**25041**

Mance Residence  
27 Sabal Island Drive,  
Ocean Ridge FL.  
By: Courchene Development Corp.

**A F F I N I T I**  
*a r c h i t e c t s*

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

Revisions

PROGRESS SET  
NOT FOR CONSTRUCTION

Date5/8/2025

DrawnFC| LR

SPM | CheckedLR

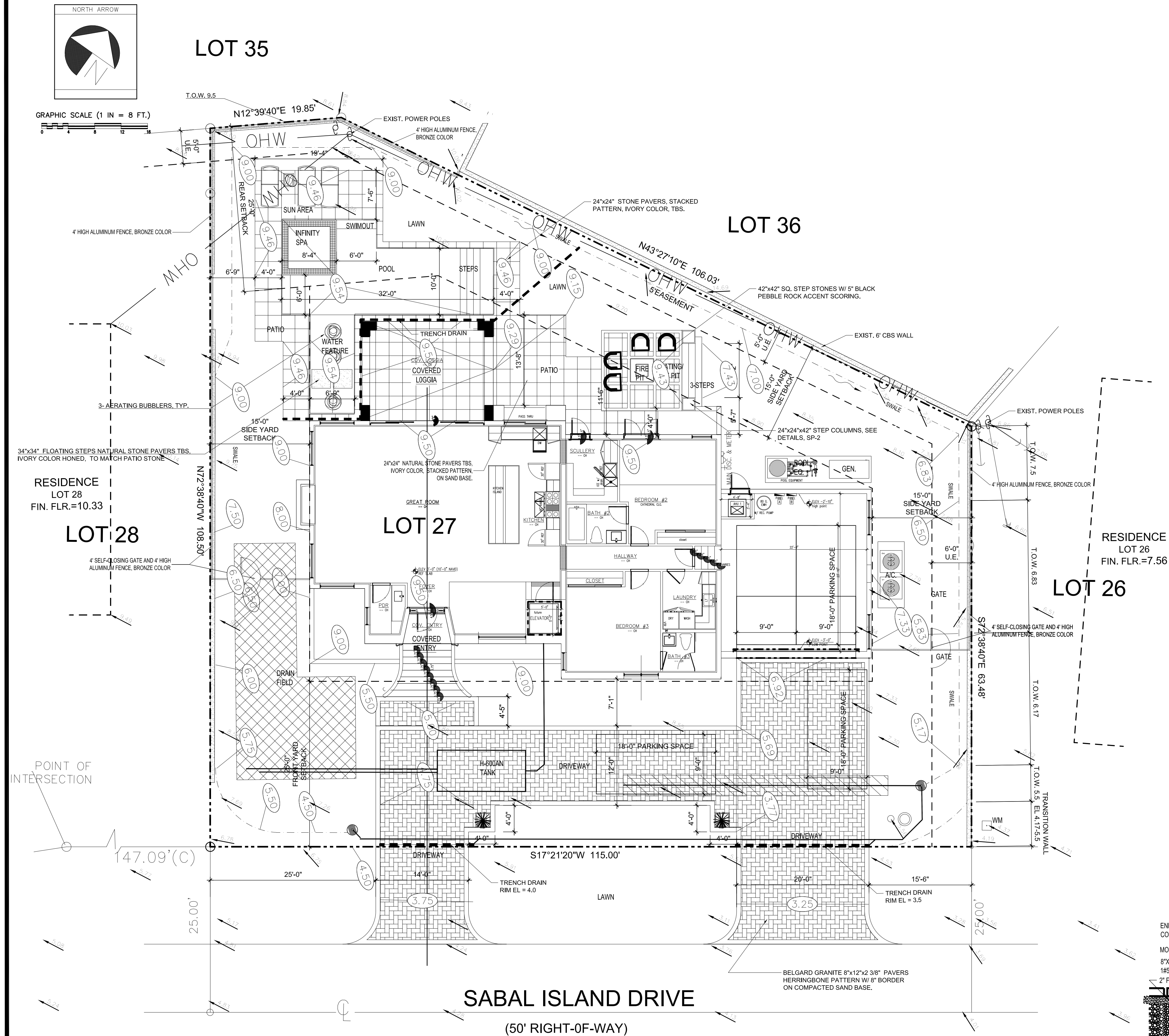
PartnerMK

Seal:

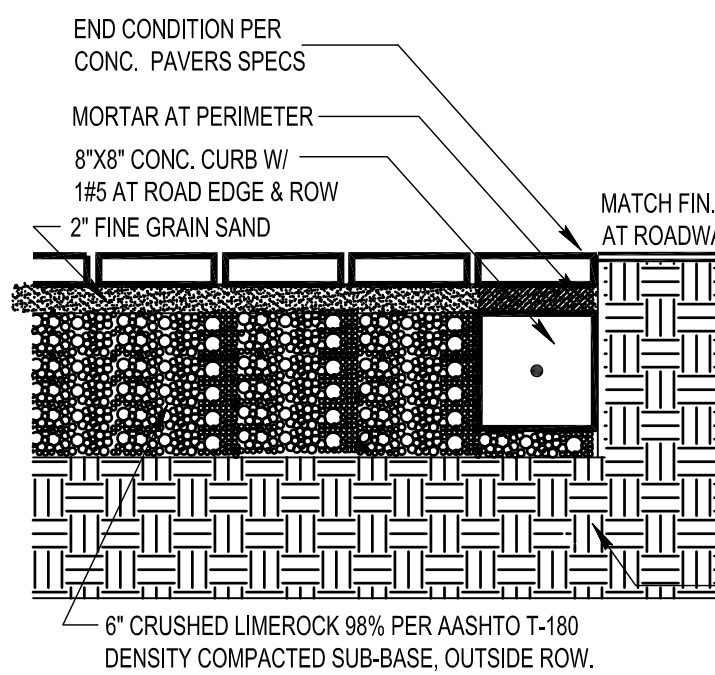
AA0002340 © 2026

**A7**

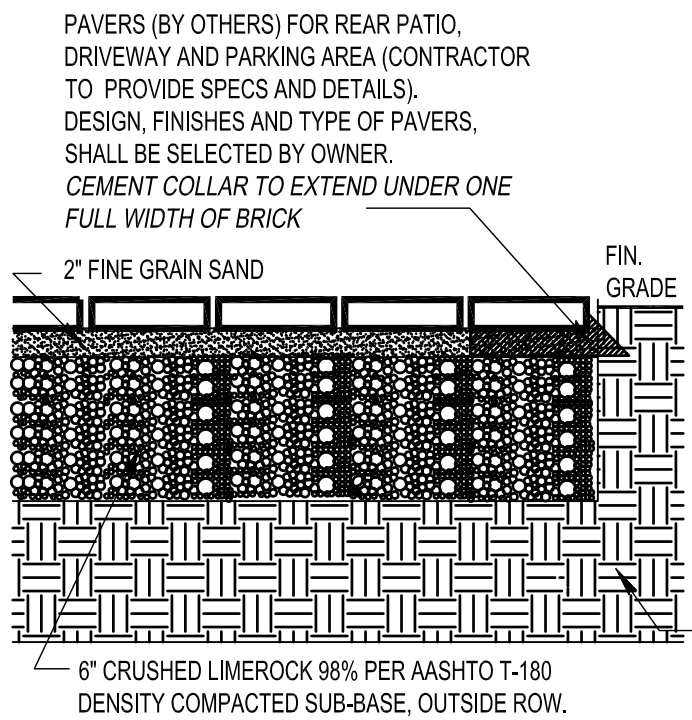




|                          | SQ. FT.     | PERCENTAGE |
|--------------------------|-------------|------------|
| TOTAL SITE AREA          | 10,428 S.F. | 100%       |
| TOTAL BUILDING FOOTPRINT | 2,996 S.F.  | 28.73%     |
| DRIVEWAY AND ENTRY       | 1,493 S.F.  | 14.32%     |
| POOL AND PATIO           | 1,308 S.F.  | 12.54%     |
| MECHANICAL PADS          | 101 S.F.    | 0.97%      |
| TOTAL IMPERVIOUS         | 5,898 S.F.  | 56.56%     |
| TOTAL PERVIOUS           | 4,530 S.F.  | 43.44%     |



DRIVEWAY & RIGHT OF WAY  
PAVER DETAIL



PAVER DETAIL

# SITE LAYOUT AND MATERIALS PLAN

MANCE RESIDENCE  
27 SABAL ISLAND DRIVE, LOT 27, OCEAN RIDGE, FL.  
COURCHENE DEVELOPMENT

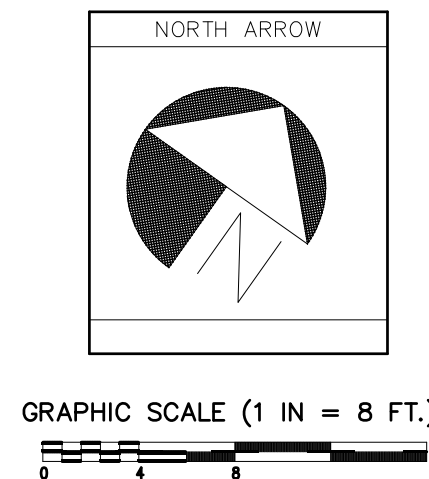
SITE LAYOUT PLAN

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

LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

|                             |          |          |
|-----------------------------|----------|----------|
| LA #6666677<br>LC #26000319 | REV. NO. | DATE     |
|                             | REV. #1. | 12.08.25 |
| JOB NO:                     |          |          |
| DRAWN BY: LIV               |          |          |
| DATE: 10.21.25              |          |          |
| SCALE: 1"=8'-0"             |          |          |
| SHEET NO.<br>SL-1           |          |          |





LOT 35

LOT 36

RESIDENCE  
LOT 28  
FIN. FLR.=10.33  
  
LOT 28

RESIDENCE  
LOT 26  
FIN. FLR.=7.56

LOT 26

LOT 27

SABAL ISLAND DRIVE  
(50' RIGHT-OF-WAY)

# GREEN MAP PLAN

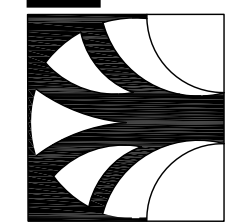
|  |                                    |
|--|------------------------------------|
|  | ROOF STRUCTURES.                   |
|  | HARDSCAPE, DRIVEWAYS, WALKS, PADS. |
|  | OPEN GREEN SPACE.                  |

|                          | SQ. FT.     | PERCENTAGE |
|--------------------------|-------------|------------|
| TOTAL SITE AREA          | 10,428 S.F. | 100%       |
| TOTAL BUILDING FOOTPRINT | 2,996 S.F.  | 28.73%     |
| DRIVEWAY AND ENTRY       | 1,493 S.F.  | 14.32%     |
| POOL AND PATIO           | 1,308 S.F.  | 12.54%     |
| MECHANICAL PADS          | 101 S.F.    | 0.97%      |
| TOTAL IMPERVIOUS         | 5,898 S.F.  | 56.56%     |
| TOTAL PERVIOUS           | 4,530 S.F.  | 43.44%     |

MANCE RESIDENCE  
27 SABAL ISLAND DRIVE, LOT 27, OCEAN RIDGE, FL.  
COURCHENE DEVELOPMENT

GREEN MAP PLAN

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



LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

LA #6666677  
LC #26000319

| REV. NO. | DATE     |
|----------|----------|
| REV. #1. | 12.08.25 |
|          |          |
|          |          |

JOB NO:  
DRAWN BY: LIV  
DATE: 10.21.25  
SCALE: 1"=8'-0"

SHEET NO.  
**SL-2**



LANDSCAPE CALCULATIONS

|                                                                       |             |
|-----------------------------------------------------------------------|-------------|
| TOTAL SITE AREA                                                       | 10428 S.F.  |
| TREES REQUIRED (10428 SF/ 2500 SF)                                    | 5 TREES     |
| TREES PROVIDED (8 TREES & 4 PALMS 3:1)                                | 12 TREES    |
| SHRUBS REQUIRED FOUNDATION (282 LF x .50/2 LF)                        | 72 SHRUBS   |
| SHRUBS PROVIDED FOUNDATION                                            | 450+ SHRUBS |
| 100% OF REQUIRED TREES AND 100% OF REQUIRED SHRUBS ARE NATIVE SPECIES |             |

PLANT LIST

SINGLE FAMILY CITY OF OCEAN RIDGE, FL

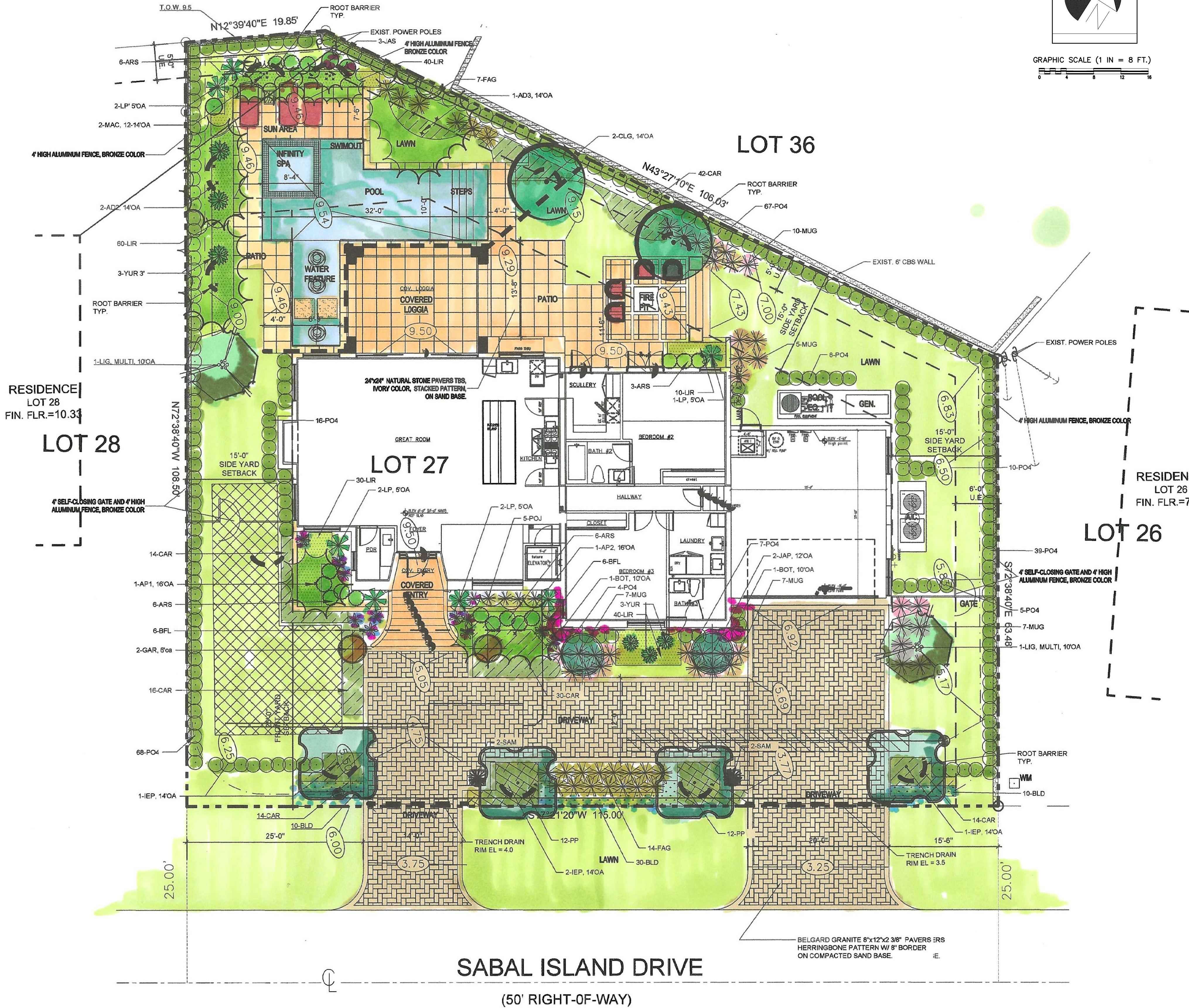
| KEY                    | QUANT.   | PLANT NAME                                  | REMARKS                                     |
|------------------------|----------|---------------------------------------------|---------------------------------------------|
| TREES / PALMS PROPOSED |          |                                             |                                             |
| *IEP                   | 4        | Ilex East Palatka/Palatka Holly             | 14'OA, 6'CT, 3"CAL, STD, full (native)      |
| *CLG                   | 2        | Clusia Guttifera/ Small Leaf clusea         | 12'x5'OA, std, match, full (native)         |
| LIG                    | 2        | Ligustrum Lucidum/Wax Privet                | 8-10'OA, multi, full (drought)              |
| JAP                    | 2        | Elaeocarpus decipiens/Japanese blueberry    | 12'OA, 4'ct, full to ground (drought)       |
| GAR                    | 2        | Gardenia Miami supreme/Miami suor, gard.    | 5-6'OA, STD, match (drought)                |
| AP1                    | 1        | Ptychosperma Elegans/Alexander Palm         | 18'OA, 12'WD, SGL, match, full (drought)    |
| AP2                    | 1        | Ptychosperma Elegans/Alexander Palm         | 18'OA, 12'WD, DBL, match, full (drought)    |
| AD2                    | 2        | Veitchia Merillii/Adonidia Palm             | 14' OA, 8'-10'CT, DBL, full (drought)       |
| AD3                    | 1        | Veitchia Merillii/Adonidia Palm             | 14' OA, 8'-10'CT, TRPL, full (drought)      |
| MAC                    | 2        | Ptychosperma Macarthurii/Macarther palm     | 14'OA, 5-heads tight spread, full (drought) |
| ACCENTS                |          |                                             |                                             |
| BOT                    | 2        | Bougainvillea trellis lavender              | 10'OA, multi, full, (very drought)          |
| LP                     | 7        | Raphis Excelsa/Lady Palm                    | 5'OA, multi, full, (very drought)           |
| POJ                    | 5        | Portea jungles/Jungles portea               | 8" pot, 18"oa, full, (drought)              |
| YUR                    | 6        | Yucca rostrata saphire skies                | 36" OA, full (very drought)                 |
| JAS                    | 3        | Tabernaemontana jasm./Pinwheel jasmine      | 3GAL, 30"OA, full (drought)                 |
| BFL                    | 12       | Iris versicolor/Blue flag lilly             | 3GAL, 24"OA, full (drought)                 |
| SAM                    | 4        | Bromeliad Samurai/Samurai Bromeliad         | 6"pot, full (very drought)                  |
| ARS                    | 21       | Alocasia Regal Shield/Regal Shield Alocasia | 3 GAL, 24"OA, 30"OC, full                   |
| MUG                    | 36       | Muhlenbergia capillaris/Pink Muhley Grass   | 3 GAL, 24"OA, 24"OC, ful                    |
| FAG                    | 21       | Tripsacum floridana/dwarf fakahatchee grass | 3 GAL, 24"OA, 24"OC, full                   |
| SHRUBS & GROUNDCOVERS  |          |                                             |                                             |
| PO4                    | 224      | Podocarpus Maki/Maki Yew                    | 7GAL, 3-4'OA, 2"OC, full (very drought)     |
| PP                     | 24       | Podocarpus pringles/Dwarf yew               | 3 GAL, 20" OA, 24" OC, full (drought)       |
| *CAR                   | 130      | Carissa Emerald Blanket/Dwarf Natal Plum    | 3 GAL, 18" OA, 20" OC, full (native)        |
| BLD                    | 50       | Evolvulus glomerata/Blue daze               | 3 GAL, 12" OA, 24" OC, full (drought)       |
| LIR                    | 180      | Liriope Texas Blue/ Lillyturf               | 1 GAL, 10" OA, 12" OC, full (very drought)  |
| SOD                    | As Req'd | St. Augustine Palmetto                      | SQ. FT.                                     |

- GENERAL NOTES
- Native, very drought and drought tolerant plants indicated per Xeriscape Plant Guide II.
  - Trash cans and recycle bins are located inside the garage.
  - Site drainage flow is to the street, there are no drainage inlets, exfiltration on site, see Civil Documents for further clarification.
  - Any trees within 5' of utility easements and paving need to have root barriers, see spec sheet LP-2.
  - Landscape Contractor to locate water and sewer service to the building to avoid any conflicts.
  - Existing site has been previously cleared and elevation raised there are no existing trees or palms on site.

GENERAL PLANTING NOTES

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

LOT 35



SITE LANDSCAPE PLAN

MANCE RESIDENCE  
27 SABAL ISLAND DRIVE, LOT 27, OCEAN RIDGE, FL.  
COURCHENE DEVELOPMENT

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

LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

LA #6666677  
LC #26000319

| REV. NO. | DATE     |
|----------|----------|
| REV. #1. | 12.08.25 |

|                 |
|-----------------|
| JOB NO:         |
| DRAWN BY: LIV   |
| DATE: 10.21.25  |
| SCALE: 1"=8'-0" |

SHEET NO.  
LP-1



LANDSCAPE CALCULATIONS

|                                                                       |             |
|-----------------------------------------------------------------------|-------------|
| TOTAL SITE AREA                                                       | 10428 S.F.  |
| TREES REQUIRED (10428 SF/ 2500 SF)                                    | 5 TREES     |
| TREES PROVIDED (8 TREES & 4 PALMS 3:1)                                | 12 TREES    |
| SHRUBS REQUIRED FOUNDATION (282 LF x .50/2 LF)                        | 72 SHRUBS   |
| SHRUBS PROVIDED FOUNDATION                                            | 450+ SHRUBS |
| 100% OF REQUIRED TREES AND 100% OF REQUIRED SHRUBS ARE NATIVE SPECIES |             |

PLANT LIST

SINGLE FAMILY CITY OF OCEAN RIDGE, FL

| KEY                    | QUANT. | PLANT NAME                               | REMARKS                                     |
|------------------------|--------|------------------------------------------|---------------------------------------------|
| TREES / PALMS PROPOSED |        |                                          |                                             |
| *IEP                   | 4      | Ilex East Palatka/Palatka Holly          | 14'OA, 6'CT, 3"CAL, STD, full (native)      |
| *CLG                   | 2      | Clusia Guttifera/ Small Leaf clusea      | 12'x5'OA, std, match, full (native)         |
| LIG                    | 2      | Ligustrum Lucidum/Wax Privet             | 8-10'OA, multi, full (drought)              |
| JAP                    | 2      | Elaeocarpus decipiens/Japanese blueberry | 12'OA, 4'ct, full to ground (drought)       |
| GAR                    | 2      | Gardenia Miami supreme/Miami suor, gard. | 5-6'OA, STD, match (drought)                |
| AP1                    | 1      | Ptychosperma Elegans/Alexander Palm      | 18'OA, 12'WD, SGL, match, full (drought)    |
| AP2                    | 1      | Ptychosperma Elegans/Alexander Palm      | 18'OA, 12'WD, DBL, match, full (drought)    |
| AD2                    | 2      | Veitchia Merillii/Adonidia Palm          | 14' OA, 8'-10'CT, DBL, full (drought)       |
| AD3                    | 1      | Veitchia Merillii/Adonidia Palm          | 14' OA, 8'-10'CT, TRPL, full (drought)      |
| MAC                    | 2      | Ptychosperma Macarthurii/Macarther palm  | 14'OA, 5-heads tight spread, full (drought) |

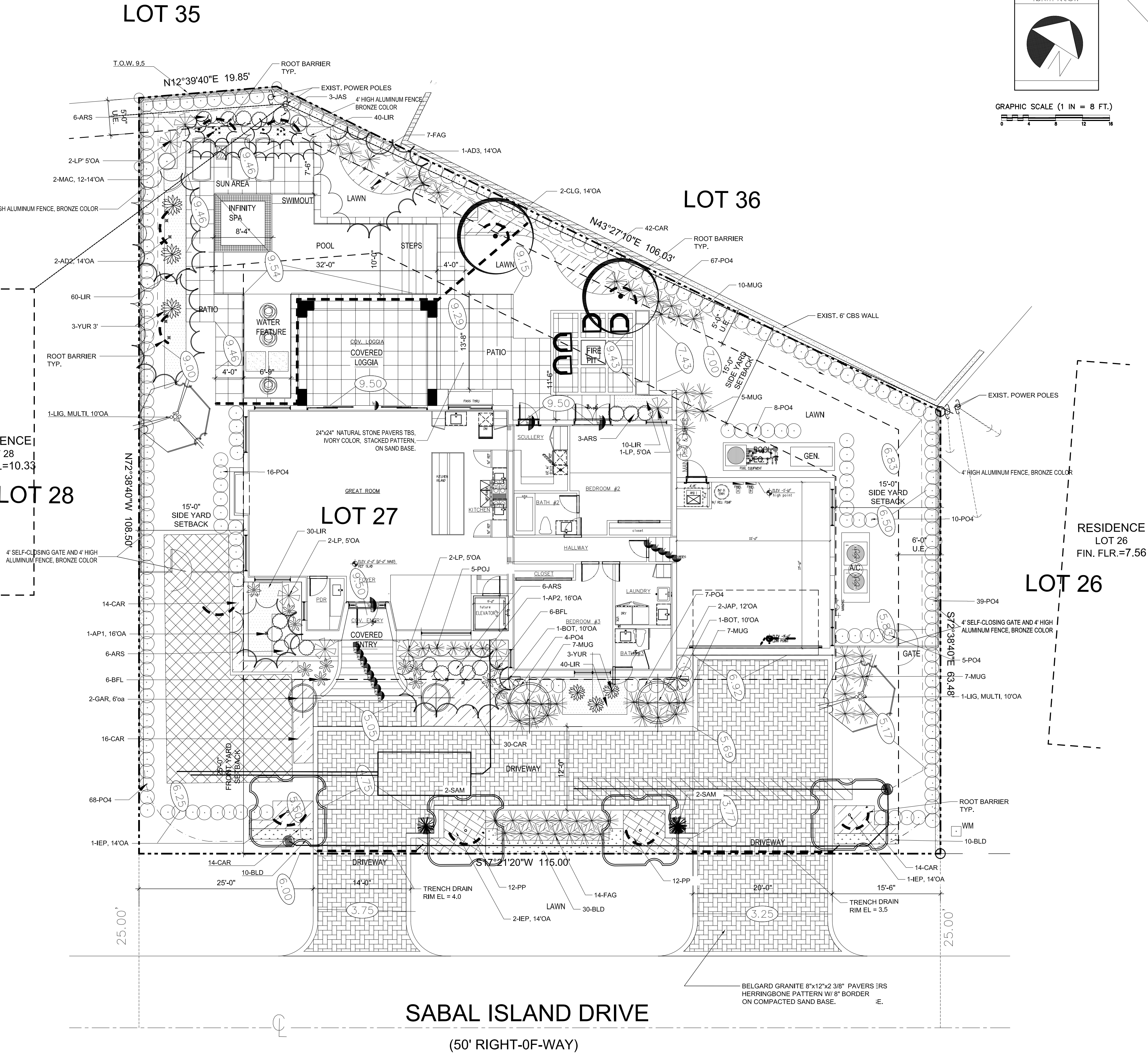
|         |    |                                             |                                    |
|---------|----|---------------------------------------------|------------------------------------|
| ACCENTS |    |                                             |                                    |
| BOT     | 2  | Bougainvillea trellis lavender              | 10'OA, multi, full, (very drought) |
| LP      | 7  | Raphis Excelsa/Lady Palm                    | 5'OA, multi, full, (very drought)  |
| POJ     | 5  | Portea jungles/Jungles portea               | 8" pot, 18"oa, full, (drought)     |
| YUR     | 6  | Yucca rostrata saphire skies                | 36" OA, full (very drought)        |
| JAS     | 3  | Tabernaemontana jasm./Pinwheel jasmine      | 3GAL, 30"OA, full (drought)        |
| BFL     | 12 | Iris versicolor/Blue flag lilly             | 3GAL, 24"OA, full (drought)        |
| SAM     | 4  | Bromeliad Samurai/Samurai Bromeliad         | 6"pot, full (very drought)         |
| ARS     | 21 | Alocasia Regal Shield/Regal Shield Alocasia | 3 GAL, 24"OA, 30"OC, full          |
| MUG     | 36 | Muhlenbergia capillaris/Pink Muhley Grass   | 3 GAL, 24"OA, 24"OC, ful           |
| FAG     | 21 | Tripsacum floridana/dwarf fakahatchee grass | 3 GAL, 24"OA, 24"OC, full          |

|                       |          |                                          |                                            |
|-----------------------|----------|------------------------------------------|--------------------------------------------|
| SHRUBS & GROUNDCOVERS |          |                                          |                                            |
| PO4                   | 224      | Podocarpus Maki/Maki Yew                 | 7GAL, 3-4'OA, 2"OC, full (very drought)    |
| PP                    | 24       | Podocarpus pringles/Dwarf yew            | 3 GAL, 20" OA, 24" OC, full (drought)      |
| *CAR                  | 130      | Carissa Emerald Blanket/Dwarf Natal Plum | 3 GAL, 18" OA, 20" OC, full (native)       |
| BLD                   | 50       | Evolvulus glomerata/Blue daze            | 3 GAL, 12" OA, 24" OC, full (drought)      |
| LIR                   | 180      | Liriope Texas Blue/ Lillyturf            | 1 GAL, 10" OA, 12" OC, full (very drought) |
| SOD                   | As Req'd | St. Augustine Palmetto                   | SQ. FT.                                    |

- GENERAL NOTES
- Native, very drought and drought tolerant plants indicated per Xeriscape Plant Guide II.
  - Trash cans and recycle bins are located inside the garage.
  - Site drainage flow is to the street, there are no drainage inlets, exfiltration on site, see Civil Documents for further clarification.
  - Any trees within 5' of utility easements and paving need to have root barriers, see spec sheet LP-2.
  - Landscape Contractor to locate water and sewer service to the building to avoid any conflicts.
  - Existing site has been previously cleared and elevation raised there are no existing trees or palms on site.

GENERAL PLANTING NOTES

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



SITE LANDSCAPE PLAN

MANCE RESIDENCE  
27 SABAL ISLAND DRIVE, LOT 27, OCEAN RIDGE, FL.  
COURCHENE DEVELOPMENT

SITE LANDSCAPE PLAN

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

LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

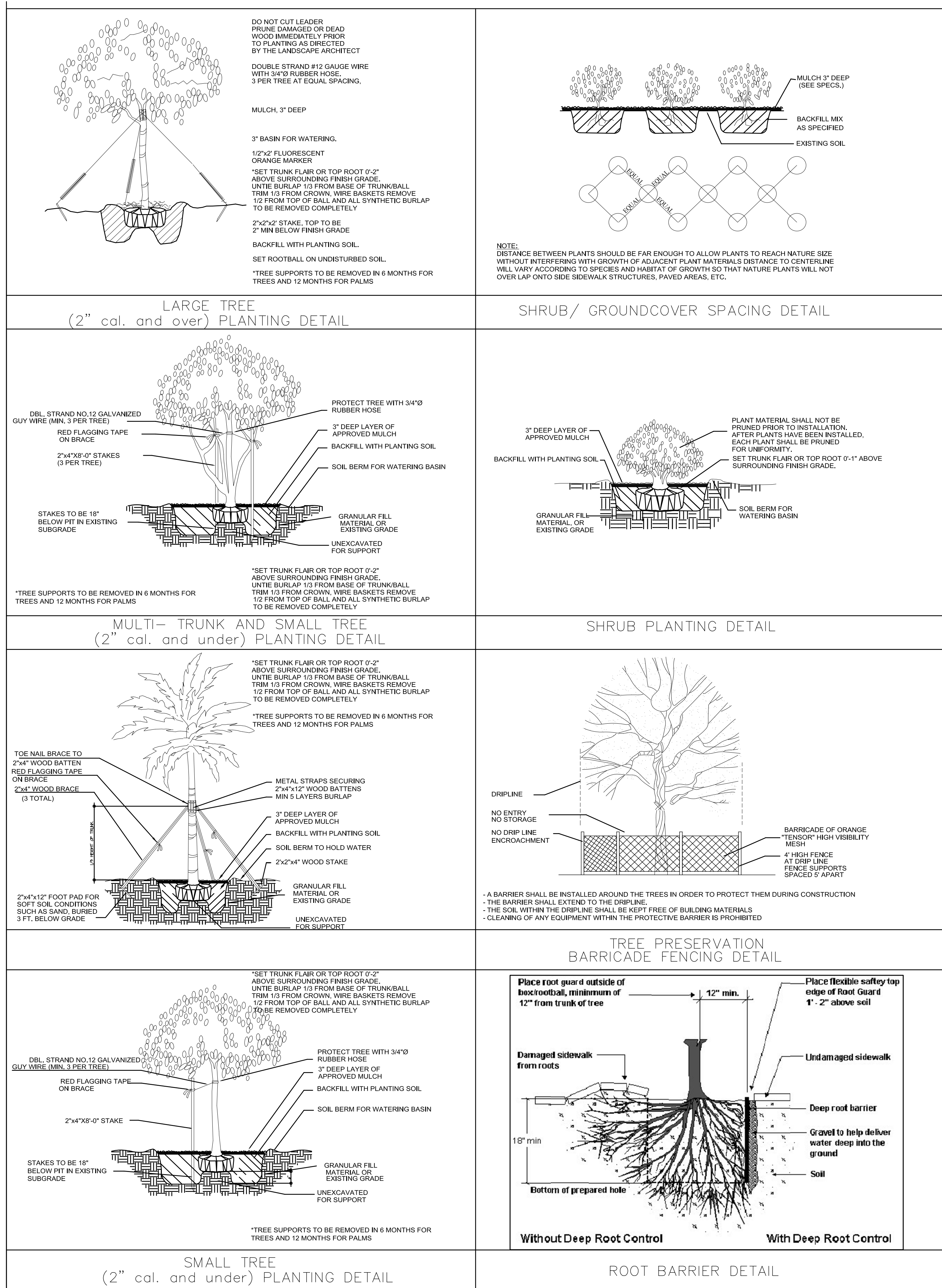
LA #6666677  
LC #26000319

| REV. NO. | DATE     |
|----------|----------|
| REV. #1. | 12.08.25 |

|                 |
|-----------------|
| JOB NO:         |
| DRAWN BY: LIV   |
| DATE: 10.21.25  |
| SCALE: 1"=8'-0" |

SHEET NO.  
LP-1

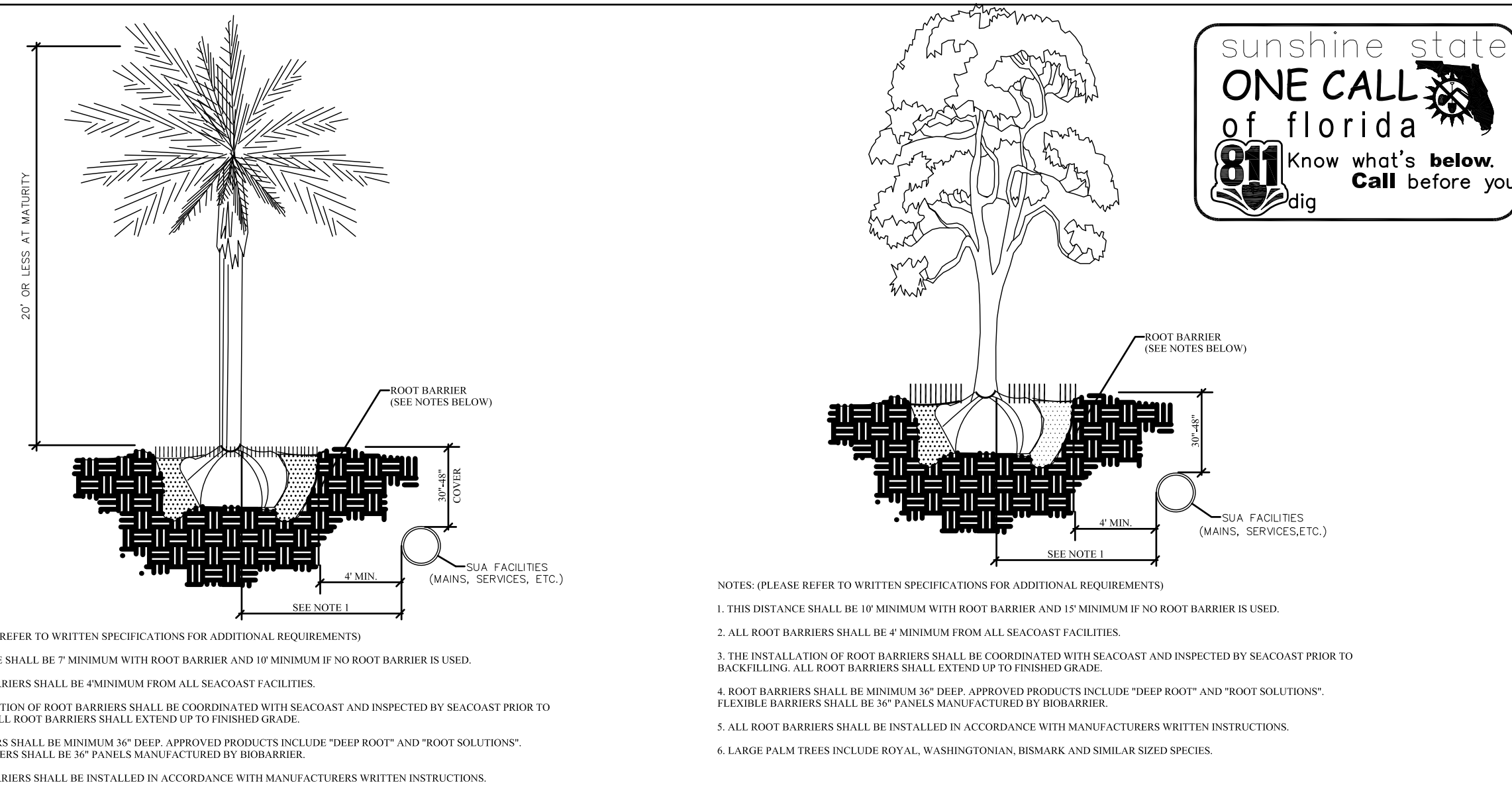




GENERAL NOTES:

### REQUIRED NOTES FOR LANDSCAPE PLANS

3. All the plant material shall be Florida #1 or better, as set forth by the current edition of the Florida Department of Agriculture grades and standards for nursery plants.
2. All plantings shall be done in accordance with municipal codes and use sound horticultural practices, as provided by the International Society of Arboriculture (ISA). All plants shall be installed so that the top of the root ball remains even with the soil grade. All trees and palms are to be holed in with water at the time of installation to eliminate any air pockets. Trees and palms shall be properly braced and/or staked at the time of planting as per detail. Stakes and braces are to remain for a minimum of 12 months. The Contractor is responsible for the maintenance and removal of stakes and braces after a 12-month period. When applicable, existing trees to be saved should be barricaded prior to the construction as per detail. Protected areas shall remain clear of construction debris, vehicles, storage of materials and chemicals, etc., and barricades are to remain until final job acceptance. The Contractor is responsible for the maintenance and removal of the barricades.
3. The project's Landscape Contractor shall contact the Town of Ocean Ridge Landscape Inspector to schedule a Pre-Construction Meeting prior to the landscape installation. Landscape and Irrigation permits are required prior to the issuance of any commercial (i.e., non-residential) building permits. For residential projects, landscape and irrigation permits must be issued prior to the commencement of any landscaping installation and the town must be approved through a Final Landscape Field Inspection, prior to the issuance of a Final Certificate of Occupancy (CO) for the entire project. Tree Relocation/Removal permits, if necessary, are required prior to the issuance of any building permits.
4. Planting soil shall be a weed-free and debris-free 60/40 mix, to be mixed with existing soil, free from rocks and debris, and backfilled into planting pits by washing in.
  - Shrubs shall receive 6" of planting soil around the root ball.
  - Trees shall receive 12" of planting soil around the root ball.
  - Sodded areas shall receive 2" of planting soil beneath the sod.
  - All air-dried palms are to be backfilled with sand.
5. All landscape islands in parking lots and around buildings shall be excavated to a depth of 3' and backfilled with weed- and debris-free 60/40 planting soil, to the top of the curb.
6. All trees and palms in sodded areas shall have a minimum of 36" in diameter ring, covered with a 3" layer of mulch over the surface of the root ball and pulled back as to avoid touching the crown of the trunk. Cover the entire hedge and shrub beds with a 3" layer of mulch. Avoid piling around the trunk areas. Pine trees shall have pine needle mulch covering all trees in groupings. Where planting areas include a catch basin, install erosion control matting (as per manufacturer specs) 25' from the inlet slit fabric to install shrubs and apply 3" layer of mulch. Mulch shall be Grade A, weed-free, *Eucalyptus* or *Melaleuca*.
7. All landscape material shall maintain clearance around all fire hydrants, check valves, backflow preventors, Fire Department Equipment, etc., of at least 7' in the front and on the sides and 4' in the rear.
8. All shade trees shall be planted a minimum of 15' clearance from light poles; and may be 7'-6" away for small trees and palms only.
9. Site preparation shall include the eradication and removal of any exotic nuisance vegetation, weeds, grass; and the clean-up of any dead material, debris and rubbish.
10. All synthetic burlap, synthetic string/cords or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from the trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole, before the trees are backfilled.
11. All ground cover requires 75% coverage at the time of planting and 100% within 3 months of installation.
12. All trees installed within 6' of curbs shall be installed with root barriers.
13. Substitutions of plant material shall be permitted only after written approval of the Landscape Architect and the Town of Ocean Ridge Landscape Inspector.
14. All owners of the land or their agents shall be responsible for the maintenance of all landscaping.
15. All plant material shall be guaranteed for a period of 12 months after final inspection by the Town of Ocean Ridge Landscape Inspector and the owner's acceptance.
16. All landscape areas will be provided with a 100% irrigation coverage, 50% overlap, from a fully automatic irrigation system with a rain sensor shut-off, and pump and rust control and rust inhibitor devices. Adjust the system to avoid overspray onto structures or paving. Preserved ecological communities shall not be irrigated. All watering procedures shall conform to restrictions and regulations of the South Florida Water Management District and local watering restrictions. Xeriscape Landscape principles shall be applied to all sites as specified in the South Florida Water Management District's *Xeriscape Plant Guide II*, updated as required.
17. The Contractor is required to submit certified as-built of the landscape berm to the Engineering Services Department for review and approval. Prior to placing the sod and installing the trees, the as-builts must include the design elevations and as-built elevations, taken at least every 50' of the berm. The right-of-way line, property lines and landscape buffer, etc., must be labeled on the as-built plan. Cross-sections must be provided at least every 50' of the berm and must include the slope, width and height of the berm and also label the right-of-way line, buffer width and property lines. No sod or trees/palms shall be placed on the berm until the Engineering Services Department approves the as-built.
18. The Landscape Contractor shall be aware of the location of all easements and utilities above and below the ground and shall call for Utility Statement forty-eight (48) hours before any digging operations begin. All plant pits located in the easements shall be hand dug. The Landscape Contractor shall repair all the damage to the underground utilities caused by digging, at no cost to the owner.
19. All trees will be located a minimum of 4' from underground utility lines.
20. The Landscape Contractor shall verify estimated quantities of the material shown on the drawing prior to submitting his bid. The City-approved Planting Plan shall take precedence over the Plant List.
21. All plant material symbols shown on the Landscape Plan shall be considered diagrammatic and should be adjusted in the field by the Contractor to avoid all utilities and any other obstructions.
22. All areas disturbed during the construction shall be sodded with *St. Augustine ("Floratum")*, unless otherwise noted, i.e., sodded, paved.
23. All sizes shown for the plant material on the plan are to be considered minimum. 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 shall also be required for acceptance. All the trees shall be single-trunk, unless otherwise specified on the plans. All Royal Palms must be *Florida Fancy*.
24. The scope of work includes all plants, materials, equipment and labor necessary to fulfill these plans and specifications. All costs associated with staking, guarding, barricades, fertilizations, excavations, top-soil layer, mulch, water saucer, watering, pruning, removal of excess excavation material and work-site clean-up, are to be included in the price. Unless otherwise indicated, any other requirements necessary for complete acceptance of the job shall be considered incidental to the work involved. Pruning of all trees shall meet standards set forth by the **National Arborist Association, Inc.**
25. All mechanical equipment, air conditioning units, generators, irrigation pumps, FPL transformers, pool pumps, etc., must be screened on three (3) sides with landscaping; if a fence or wall is also required, then the landscaping shall be installed on the outside of the fence/wall. Plant material shall be to the height of each above ground element, with branches touching each other.
26. Trees and shrubs shall be fertilized with a general purpose fertilizer with a 1:1:1 ratio of Nitrogen, Phosphorus, and Potassium Fertilizer. Application rates are to be according to manufacturer recommendations for installation of newly-established plant material. Palms shall be fertilized with a palm special fertilizer that is 100% Organic, a 2:1:1 ratio, containing Nitrogen, Phosphorus, and Potassium as major elements and containing minor elements, including Iron, Manganese, Magnesium, and Zinc. Application shall be according to the manufacturer specifications for newly-established plant material. Areas to be sodded shall be fertilized with a 100% Organic General Purpose Fertilizer at a ratio of 1:1:1, containing Nitrogen, Phosphorus, and Potassium analysis with Iron, Magnesium and Manganese as minor elements. Applications shall be at the rate of 1 pound of actual Nitrogen per one thousand square feet and shall be fully incorporated into the top two inches of soil. There will be no fertilization during the winter months of December, January, and February.
27. The Landscape Contractor shall be responsible for the maintenance of the landscaped area until the final job has been issued. The owner or his agent shall do watering to keep the plant root masses and planting soil uniformly moist to maintain a healthy growing condition until final job acceptance. The plant beds shall be free of debris and mowed. Sod shall be maintained between 3" and 5".
28. Final acceptance of this planting plan will not be given until:
  - a. A final walk-through by the Landscape Architect is performed (for commercial properties only).
  - b. Completion of all punch list items.
  - c. Submission of a written guarantee has been obtained and received.



Typical Small Tree or Palm Tree with Root Barrier    Typ. Canopy Tree, Large or Exotic Palm Tree with Root Barrier

**MANACE RESIDENCE**  
27 SABAL ISLAND DRIVE, LOT 27, OCEAN RIDGE, FL.  
**COURCHENE DEVELOPMENT**

## LANDSCAPE SPECIFICATIONS



**MAJESTIC VIEWS**  
Landscape Architects, Inc.

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

LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

LA #6666677  
LC #26000319

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

**JOB NO:**

DRAWN BY: LIV

DATE: 10.21.25

SCALE: NO SCALE

SHEET NO.

# LP-2



IRRIGATION NOTES:

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

System shall be installed in accordance with local codes, Contract drawings and Contract specifications.  
Irrigation design based on Majestic Views, dated 12.01.25, Contractor shall refer to the landscape plan to coordinate  
sprinkler location and pipe routing with new and existing landscaping.  
The purpose of this irrigation plan is to show sprinkler locations for new location s for new landscaping. The Contractor  
considering the size of the source, the location and size of piping, and the size of existing valves shall zone system in the  
field.  
Contractor shall adjust sprinkler locations to insure proper coverage in common areas between new and existing  
landscaping.  
Irrigation contractor to provide 100 % coverage with a 50% overlap and as built drawings.  
Irrigation plan is for bid, permit purposes, and shall not be utilized as a construction document.  
Irrigation contractor will provide shop drawings and product specifications (cut sheets) and installation documents, to the  
Landscape Architect for review, comment and approvals.

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

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

PIPING  
Pipe shall be installed in accordance with local codes and pipe manufacturer's recommendations.  
Pipe routed under pavement and patio shall be sleeved in SCH 40 PVC. Contractor shall utilize existing sleeves.  
Main line shall be scheduled 40 PVC.  
All pipes shall be type 1120 PVC. Lateral sized 1" and larger shall be SDR 26, Class 160. Laterals sized 3/4" shall be SDR  
21, Class 200.  
Pipe shall be installed so backfill depths are maintained at 16" for the main line and all lateral routed under pavement, and at  
12" for all other laterals.  
Backfill shall be of suitable material free of rocks, stones, or other debris that would damage irrigation systems components.

SPRINKLERS  
Sprinkler locations shall be adjusted for wind, landscaping and mounding to insure proper coverage with minimal  
undesirable overflow. In order to prevent overflow, low trajectory heads or low volume water distributing devices shall be  
used when irrigating confined areas. No more than ten percent of spray radius shall be allowed onto impervious areas.  
Sprinkler heads irrigating lawns or other high water requirement landscape areas shall be circled so that they are on a  
separate sector from those irrigating trees, shrubbery or other reduced water requirement areas.  
Pop-up rotors Rainbird 5000-PRS series w/ adjustable nozzles or equivalent, 25'-50' radius.  
Pop-up mistheads Rainbird 1800-SAM-P45 series w/ R-13-18 rotary nozzles or equivalent, 12'-24' radius. Shrub type  
mistheads shall be installed a uniform height of 6" above plant material and shall be located to be concealed from view and  
inaccessible from traffic.  
Rainbird XPCN- Xeri PCN series nozzle, 2.5' & 4' 1/4, 1/2 or full spray on Xeri-pop 4-6" pop-up  
or SCH 80 riser as required.  
Rainbird Xeri Bubblers shall be installed on SCH 80 risers to the best height for the most effective irrigation of the plants to  
be watered. Bubblers are required for trees and palms.  
All SCH 80 PVC risers shall be painted green to blend in with plant material.  
All sprinklers located adjacent to pavement, walkways, patios, etc., shall be inlabeled from the edge to minimize the chance  
of damage to vehicles, pedestrians and lawn maintenance personnel. Pop-up heads shall be installed in 6" and shrub type  
heads shall be installed in 18".  
Adjustment features of sprinklers specified shall be utilized to insure proper coverage while minimizing overflow.

VALVES  
Rainbird 100-PGA 1" angle electric valve w/ pressure regulator or equivalent, with timer and rain sensor device.  
WATER SOURCE  
3/4" water meter, 22-24 GPM @ 45-50 psi w/ backflow preventor/ vacuum breaker, and ET manager inground moisture  
sensing device and pressure regulator as required and approved by City of Delray Beach. All connections and installation  
of backflow shall be made by a licensed plumber.  
CONTROL SYSTEM  
Rainbird ESP-MC series automatic outdoor controller will be exterior wall mount or equivalent w/ Rainbird ET-Manager in  
ground soil moisture sensor. Verify location on site. Rainfall or moisture sensing devices shall be used to avoid operation of  
the system during periods of increased rainfall. Evapotranspiration-based (ET) controllers are recommended but optional on  
any automatic landscape irrigation system will be installed per manufacturers specifications. All electrical connections to be  
made by a licensed electrician.

FLOW  
0-3  
3-9  
10-16  
17-26  
27-40  
40-60  
PIPE DIAMETER (INCH)  
1/2"  
3/4"  
1"  
1 1/2"  
2"  
Automatic underground irrigation with Rainbird ET-Manager in ground soil moisture sensor shall be designed and installed  
in compliance with the South Florida Building Code and city code requirements. The system shall provide a minimum  
coverage of 100% with 50% overlap.

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

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

VALVES  
Rainbird 100-PGA 1" angle electric valve w/ pressure regulator or equivalent, with timer and rain sensor device.  
WATER SOURCE  
3/4" water meter, 22-24 GPM @ 45-50 psi w/ backflow preventor/ vacuum breaker, and ET manager inground moisture  
sensing device and pressure regulator as required and approved by City of Delray Beach. All connections and installation  
of backflow shall be made by a licensed plumber.  
CONTROL SYSTEM  
Rainbird ESP-MC series automatic outdoor controller will be exterior wall mount or equivalent w/ Rainbird ET-Manager in  
ground soil moisture sensor. Verify location on site. Rainfall or moisture sensing devices shall be used to avoid operation of  
the system during periods of increased rainfall. Evapotranspiration-based (ET) controllers are recommended but optional on  
any automatic landscape irrigation system will be installed per manufacturers specifications. All electrical connections to be  
made by a licensed electrician.

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

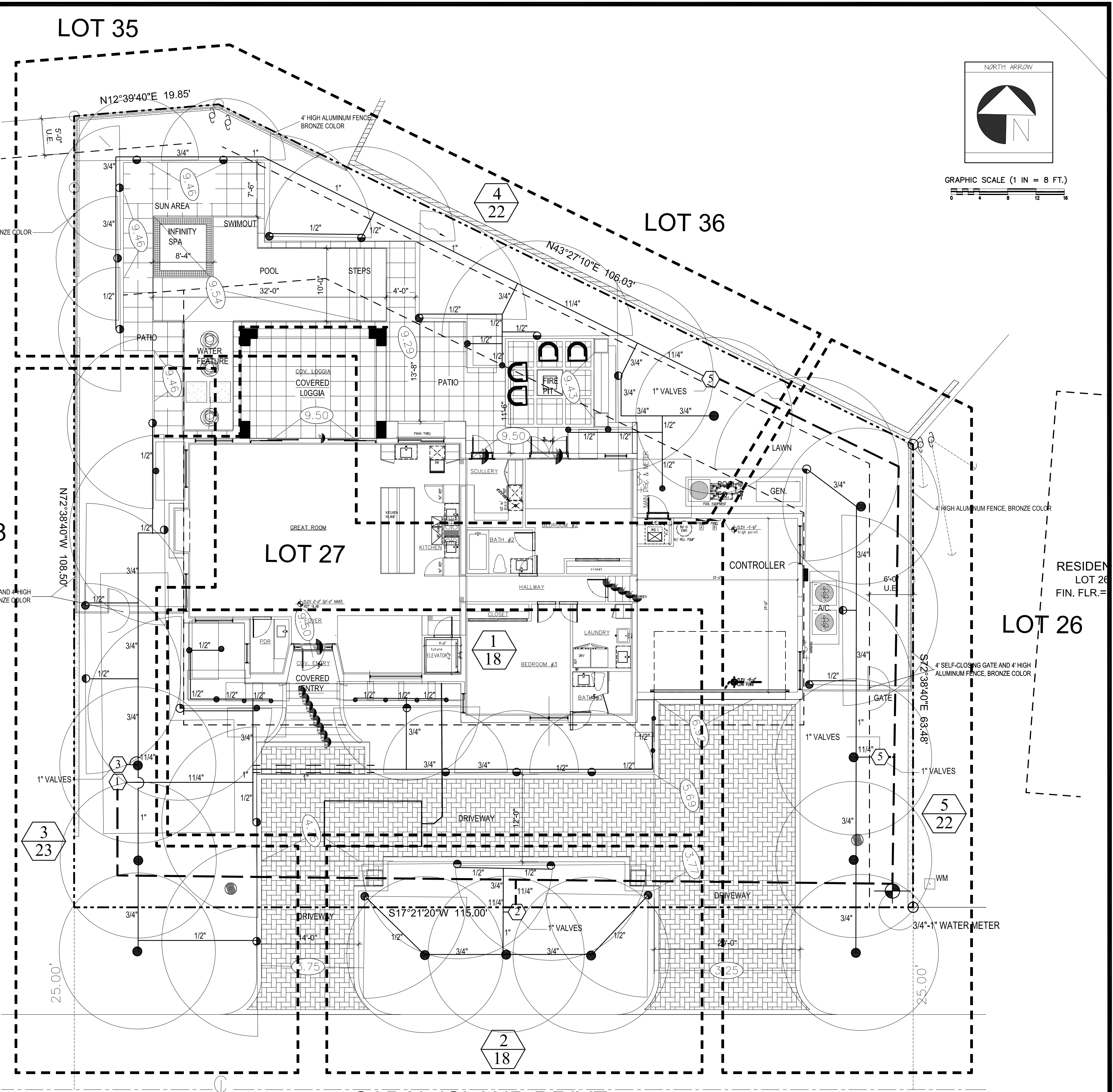
All landscaped areas shall be provided with an automatic water supply system as approved  
through a land development permit ; Proposed irrigation system is 70% xeri/ drip irrigation  
system thus justifying use of city water as water source.

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

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

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

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



SITE IRRIGATION PLAN

MANCE RESIDENCE  
27 SABAL ISLAND DRIVE, LOT 27, OCEAN RIDGE, FL.  
COURCHENE DEVELOPMENT

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

LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

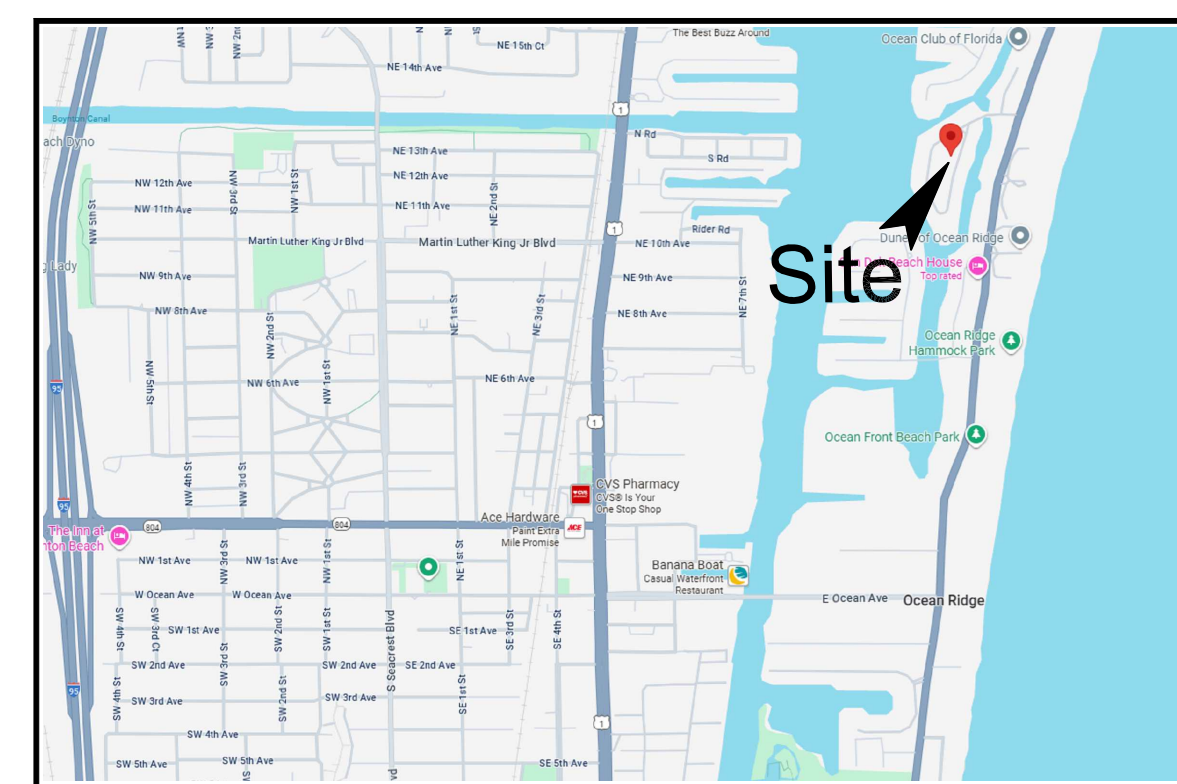
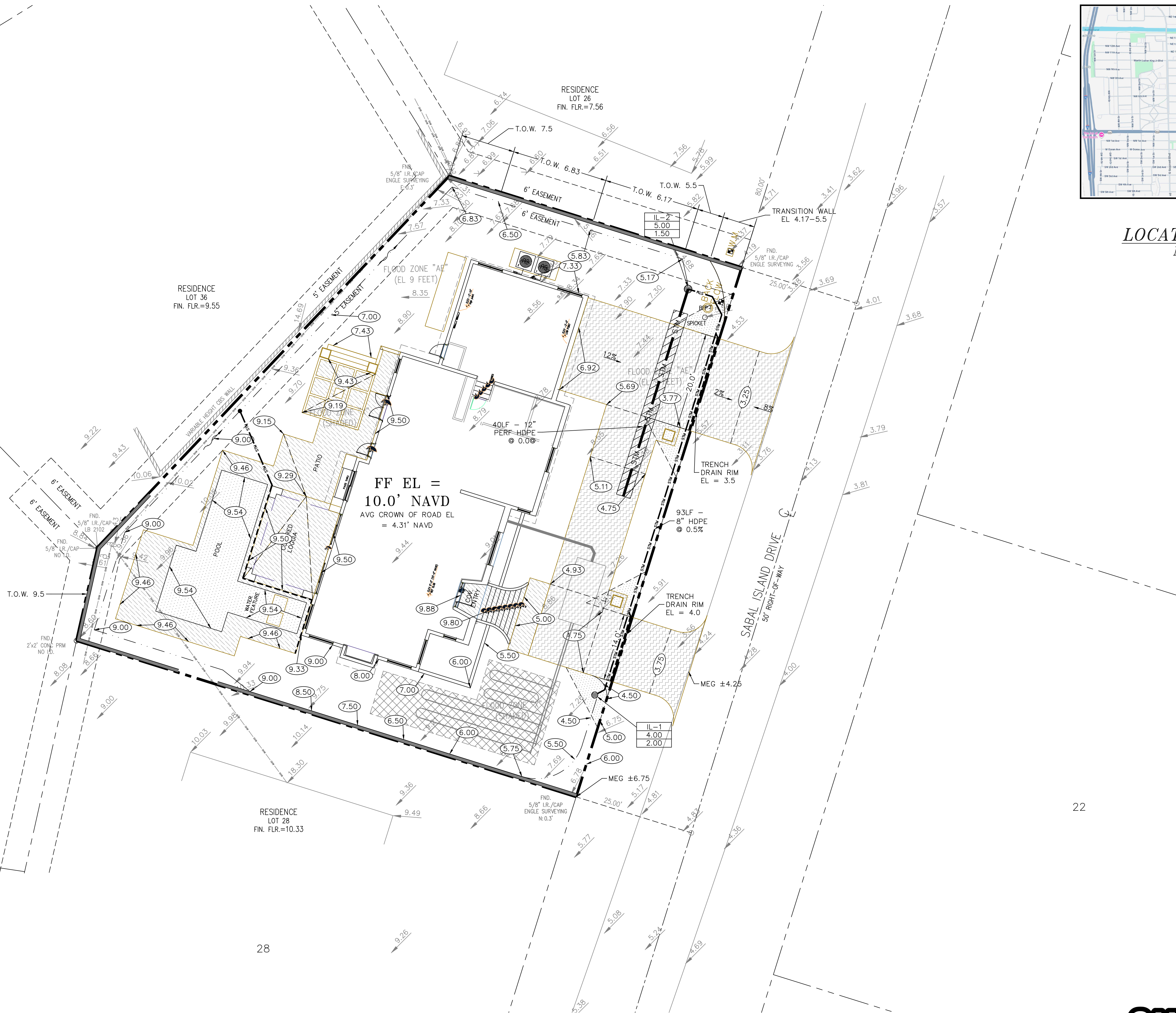
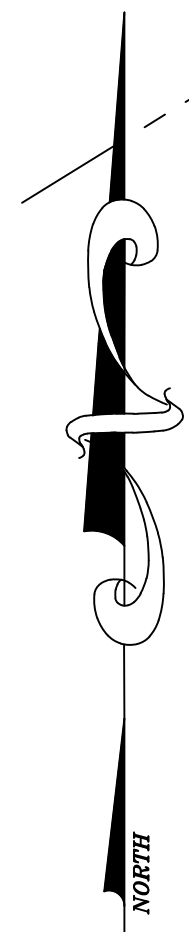
LA #6666677  
LC #26000319

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

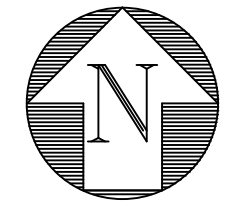
JOB NO:  
DRAWN BY: LIV  
DATE: 12.08.25  
SCALE: 1"=8'-0"

SHEET NO.  
IR-1





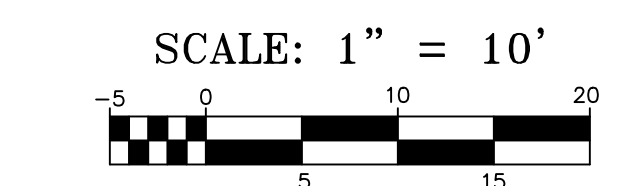
LOCATION MAP  
N.T.S.



LEGEND:

- PROPERTY LINE
- SECTION IDENTIFIER  
PLAN PAGE DETAIL PAGE
- PROPOSED ELEVATION
- DIRECTION OF FLOW
- EXISTING ELEVATION
- DENOTES AREA OF PROPOSED CONCRETE PAVING
- DENOTES AREA OF PROPOSED ASPHALT PAVING
- DENOTES AREA PROPOSED 1" MILL & OVERLAY
- DENOTES AREA OF PROPOSED BRICK PAVERS SEE DETAIL SHEET 2 - SEE LANDSCAPE PLANS FOR PATTERN
- DENOTES AREA OF PROPOSED HARDSCAPE BY OTHERS - SEE LANDSCAPE PLANS FOR DETAILS
- DENOTES AREA OF EXISTING PAVEMENT AND BASE TO BE REMOVED & REPLACED WITH CLEAN FILL
- DENOTES AREA OF EXISTING PAVEMENT TRENCH REPAIR FOR UTILITY INSTALLATION -SEE DETAIL SHEET 2
- PROPOSED NYLO/IL CATCH BASIN
- DENOTES 12" PERF HDPE PIPE IN 3' WIDE X 3' DEEP ROCK TRENCH (BOTTOM EL = 0.5' NAVD)
- STRUCTURE TYPE-NUMBER  
RIM ELEVATION  
INVERT ELEVATION
- NYLO NYLOPLAST YARD DRAIN OR APPROVED EQUAL
- IL INLINE YARD DRAIN
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- T.O.W. TOP OF WALL
- TBD TO BE DETERMINED

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



JOSEPH A. PIKE, P.E., FL REG # 42696  
THIS DRAWING IS THE PROPERTY OF ENVIRODESIGN ASSOCIATES, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ENVIRODESIGN ASSOCIATES, INC. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

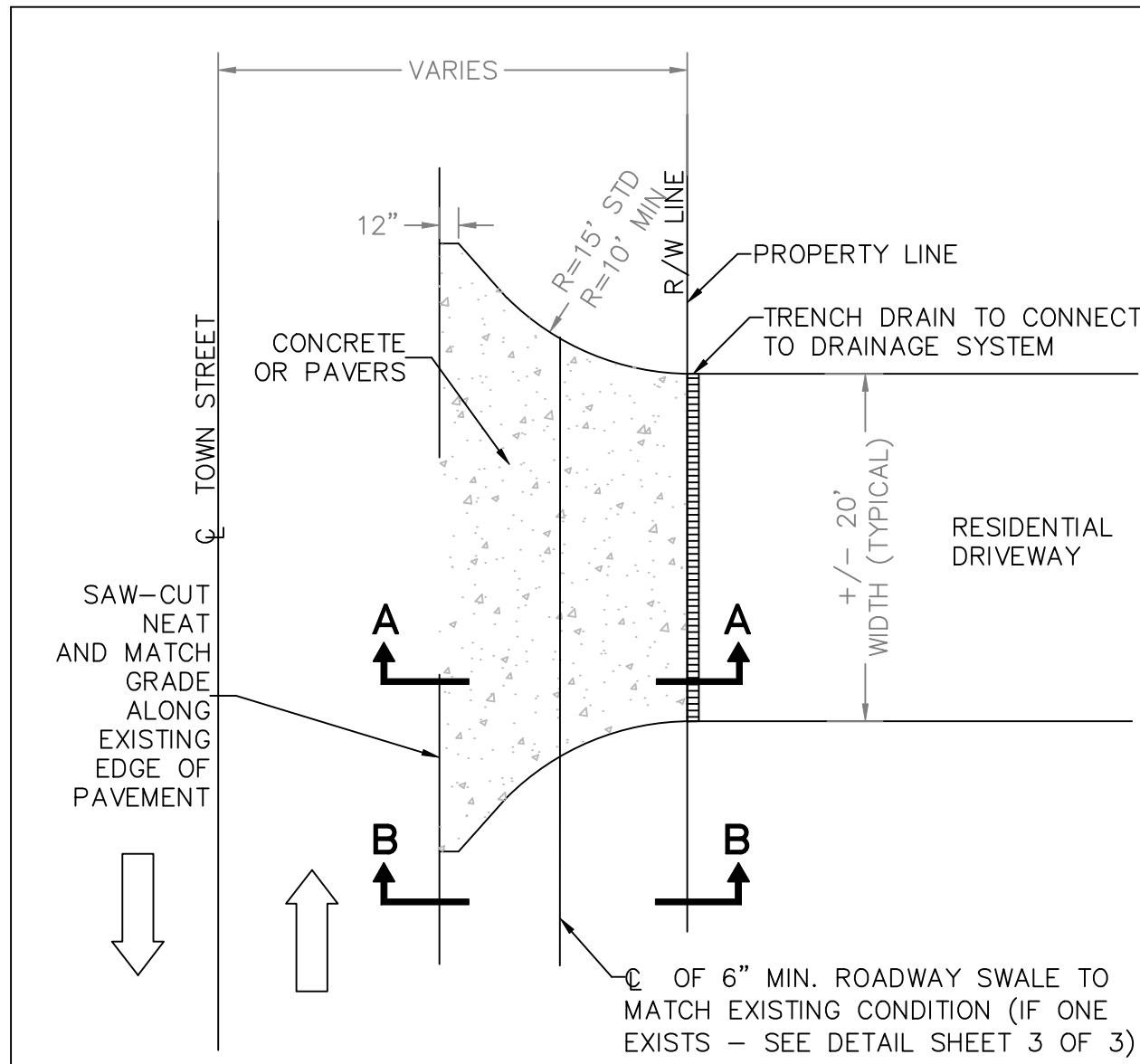
| NO. | DATE:   | REVISIONS:                               | BY: |
|-----|---------|------------------------------------------|-----|
| 1   | 12/8/25 | ADD DRAINAGE AT SE CORNER - SP REVISIONS | BAB |

CIVIL SITE IMPROVEMENTS PLAN FOR:  
SINGLE FAMILY RESIDENCE  
27 SABAL ISLAND DR  
OCEAN RIDGE, FLORIDA

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

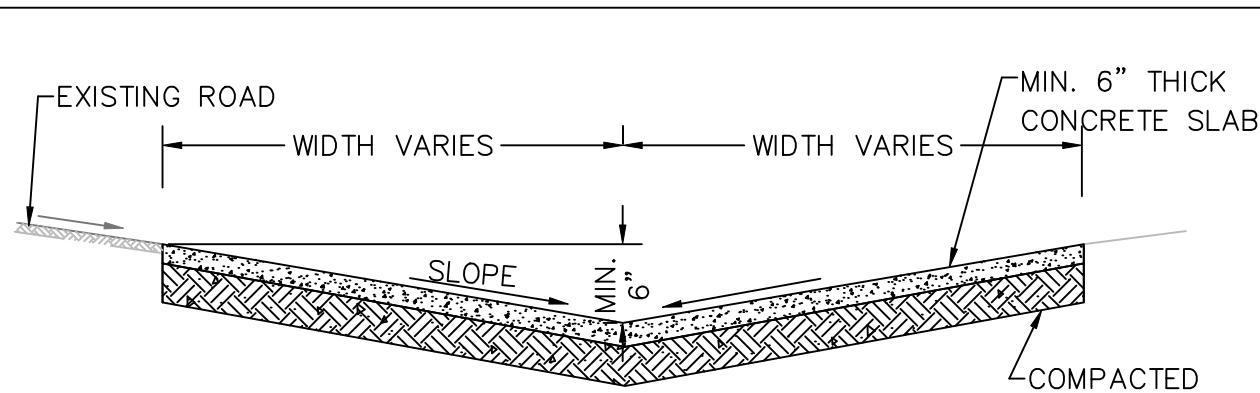
DRAWN:  
B.A.B.  
CHECKED:  
J.A.P.  
DATE:  
12/08/25  
JOB NO.  
25086-ENG  
SHEET NO.  
1 OF 5



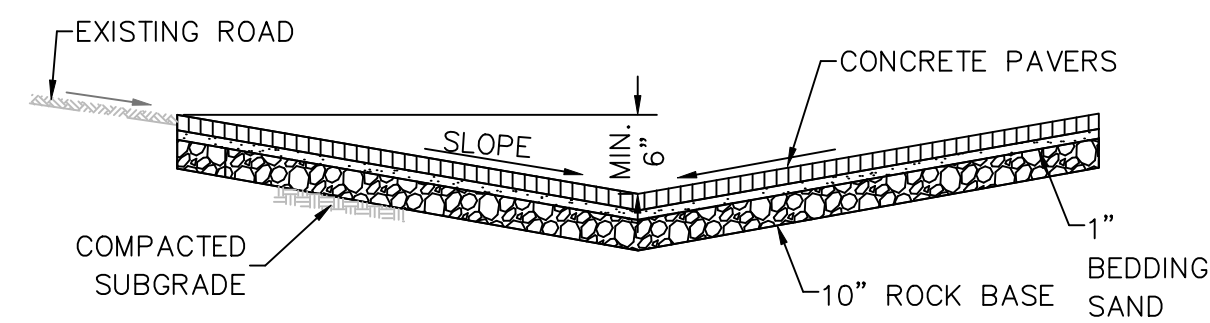


- NOTES**
- (1) DETAIL FOR TOWN RIGHT-OF-WAY ONLY
  - (2) TRENCH DRAIN SHALL FOLLOW CODE SEC. 67-33 (b)

**RESIDENTIAL DRIVEWAY AND SWALE DETAILS**  
PLAN VIEW  
N.T.S.

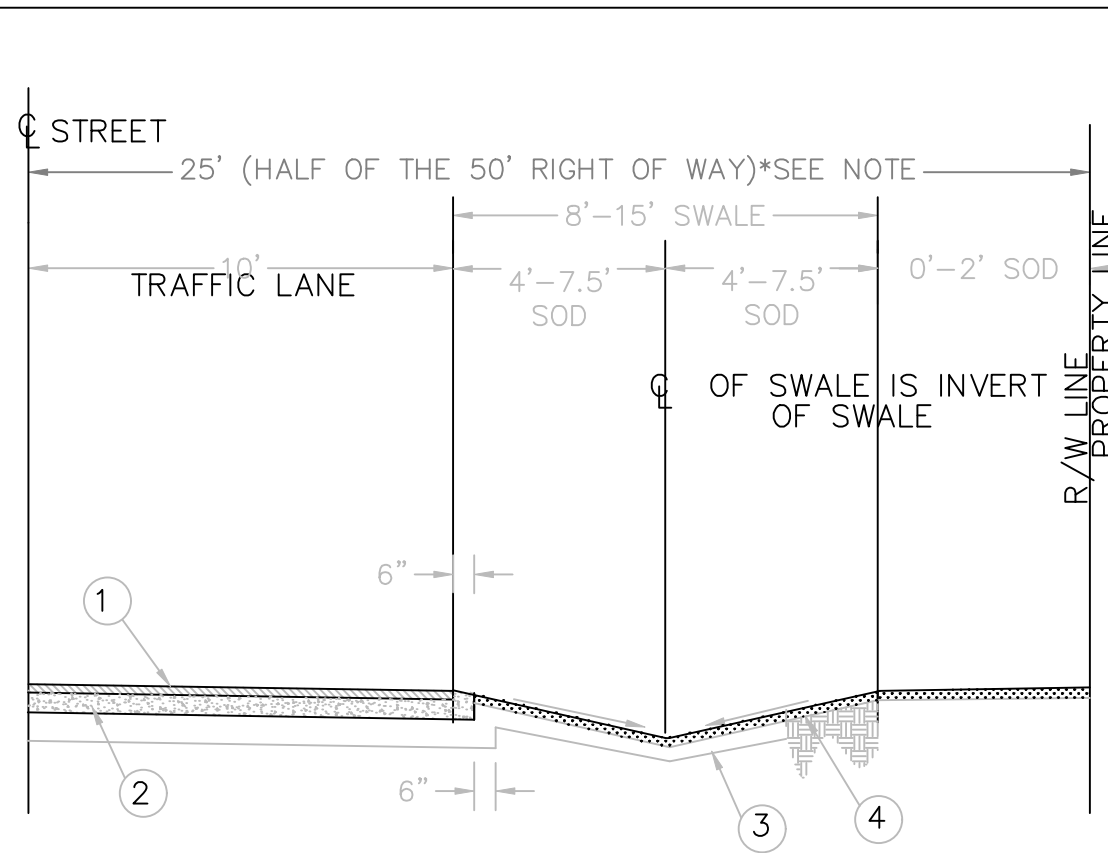


- CONCRETE NOTES**
- (1) SUBGRADE SHALL BE THOROUGHLY COMPACTED BY MECHANICAL TAMP TO AT LEAST 98% OF THE MAXIMUM DENSITY PER A.A.S.H.T.O. T-180.
  - (2) SEE PLAN FOR SLOPE AND WIDTH INFORMATION.
  - (3) SEE DRIVEWAY AND SWALE DETAILS, DETAIL SHEET 3 OF 3.
  - (4) INVERT OF SWALE MIN. 6" BELOW OF PAVEMENT



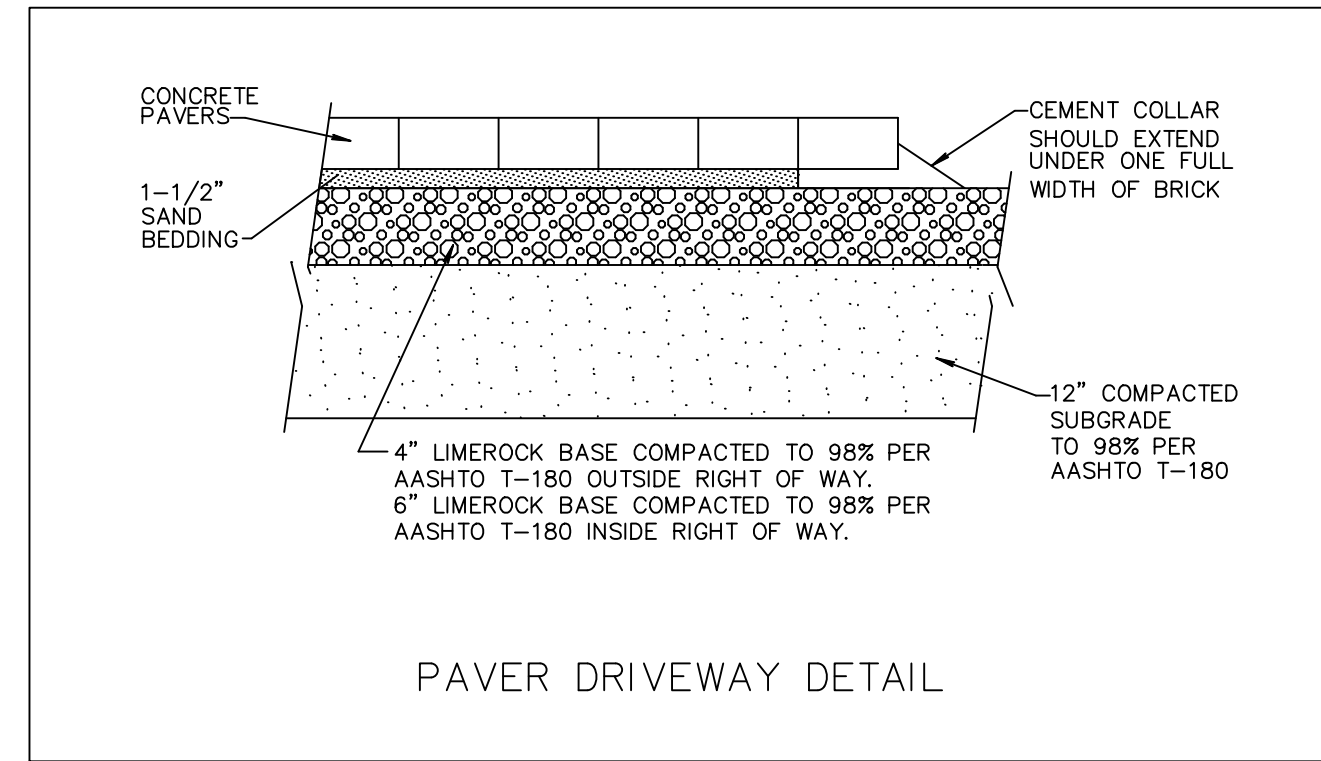
- PAVER NOTES**
- (1) APPLICANT TO PROVIDE PAVER DESIGN AT TIME OF BUILDING PERMIT.
  - (2) PRIOR TO INSTALLATION- APPLICANT TO CHECK SUBSURFACE FOR ORGANICS WICH COULD COMPRESS AFTER INSTALLATION.
  - (3) INVERT OF SWALE MIN. 6" BELOW EDGE OF PAVEMENT

**SECTION A-A**  
DRIVEWAY CROSS SECTION  
N.T.S.

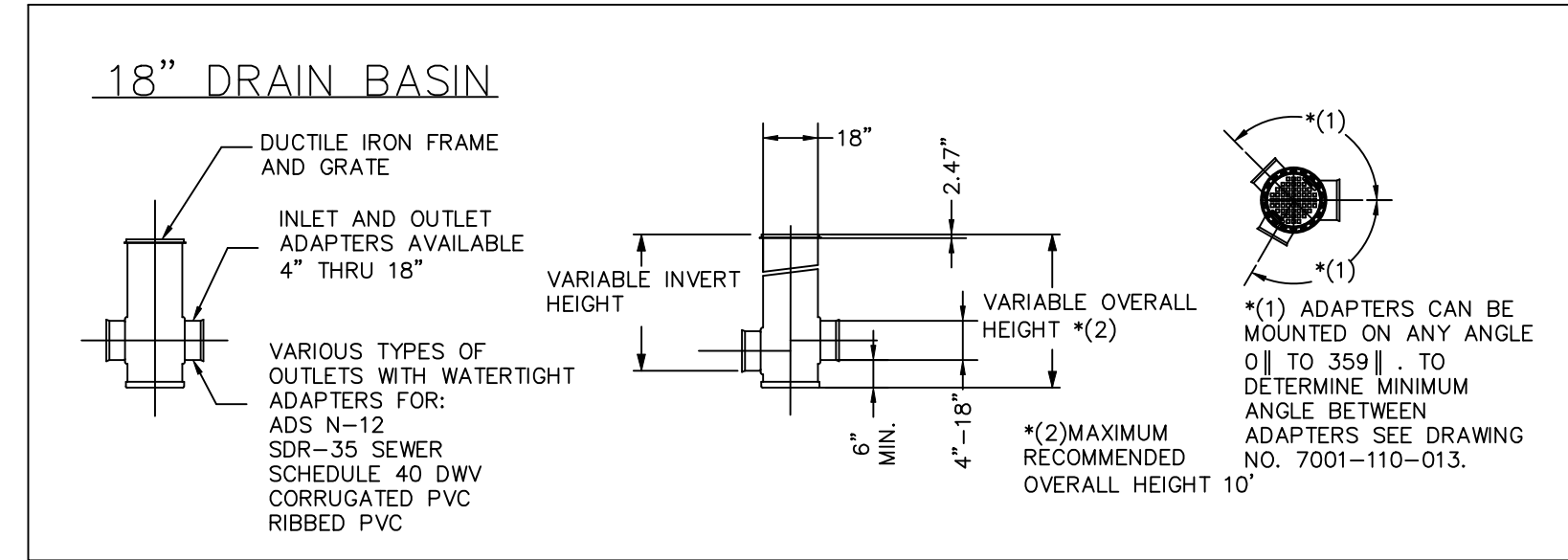


- NOTES**
- (1) 1 1/2" THICK, TYPE S-4, ASPHALTIC CONCRETE SURFACE COURSE.
  - (2) BASE SHALL BE 8" MINIMUM THICKNESS. ALL NEW BASE MATERIAL SHALL BE 16" OF LIMEROCK OR 8" LIMEROCK BASE OVER 12" OF STABILIZED SUBGRADE.
  - (3) STABILIZED SHOULDER IS 8" WIDE AND 6" THICK. STABILIZE TO A FLORIDA BEARING VALUE OF AT LEAST 50 P.S.I. AND COMPACT TO AT LEAST 98% OF THE MAXIMUM DENSITY DETERMINED BY A.A.S.H.T.O. T-180.
  - (4) SWALE IS TO BE GRASSED WITH SOD.
  - (5) WHERE DRIVEWAYS INTERSECT SWALES, DRIVEWAYS SHALL CONFORM TO THE EXISTING SWALE SECTION.

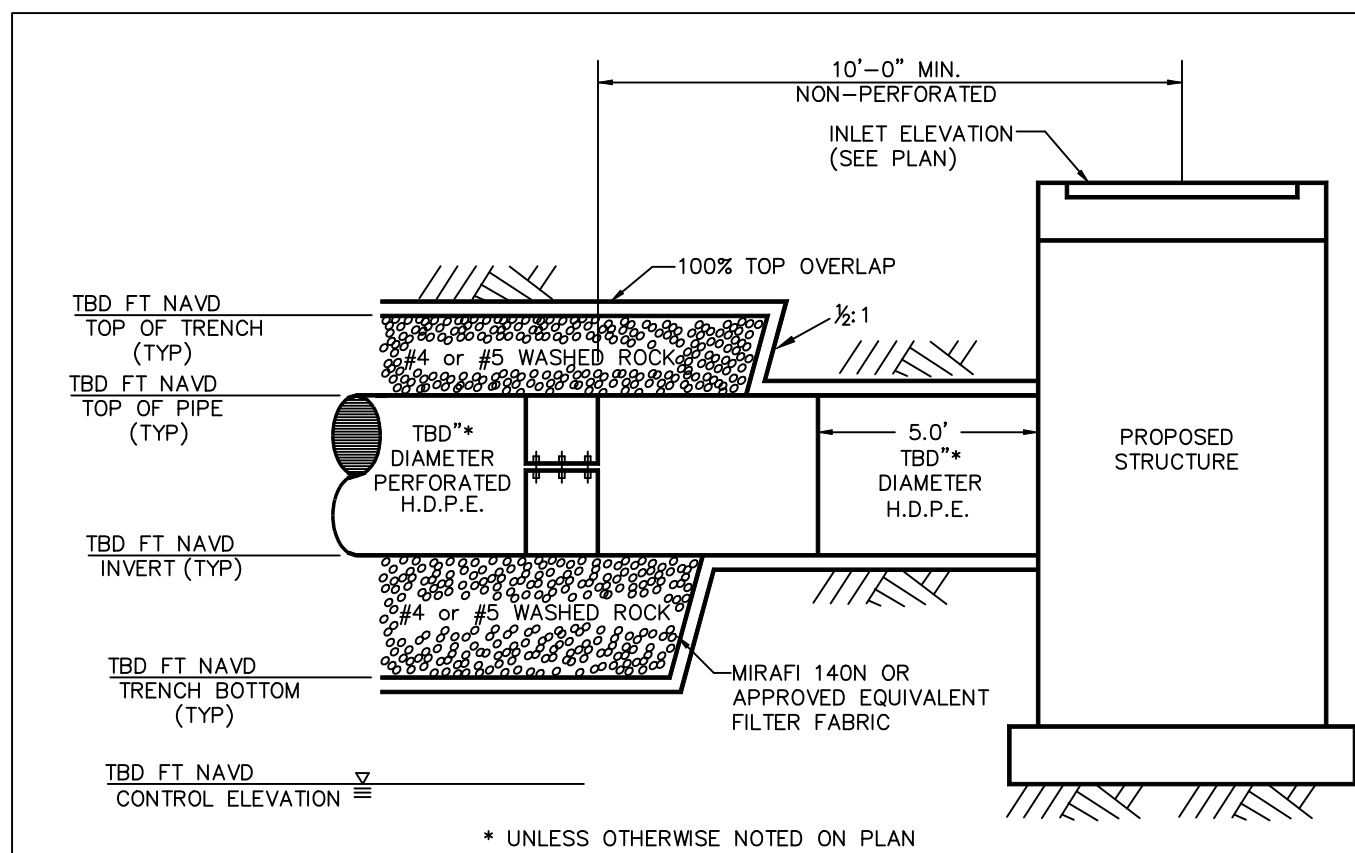
\*NOTE: RIGHT-OF-WAY WIDTHS VARY THROUGHOUT THE TOWN.  
**SECTION B-B**  
TYPICAL SWALE AND STREET CROSS SECTION 50' ROW  
N.T.S.



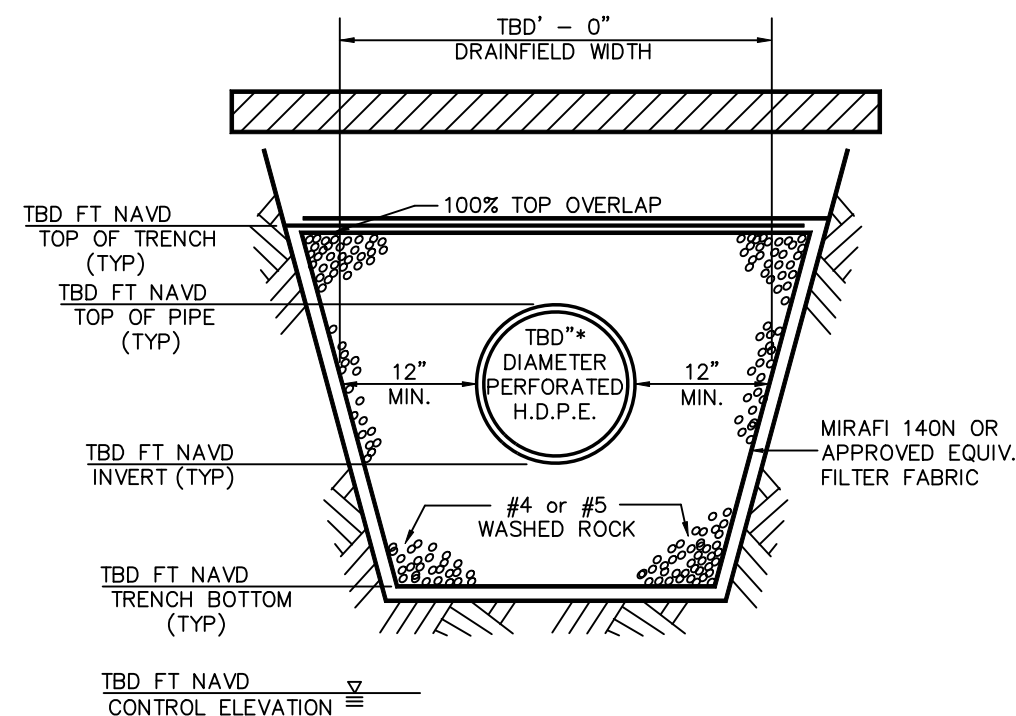
PAVER DRIVEWAY DETAIL



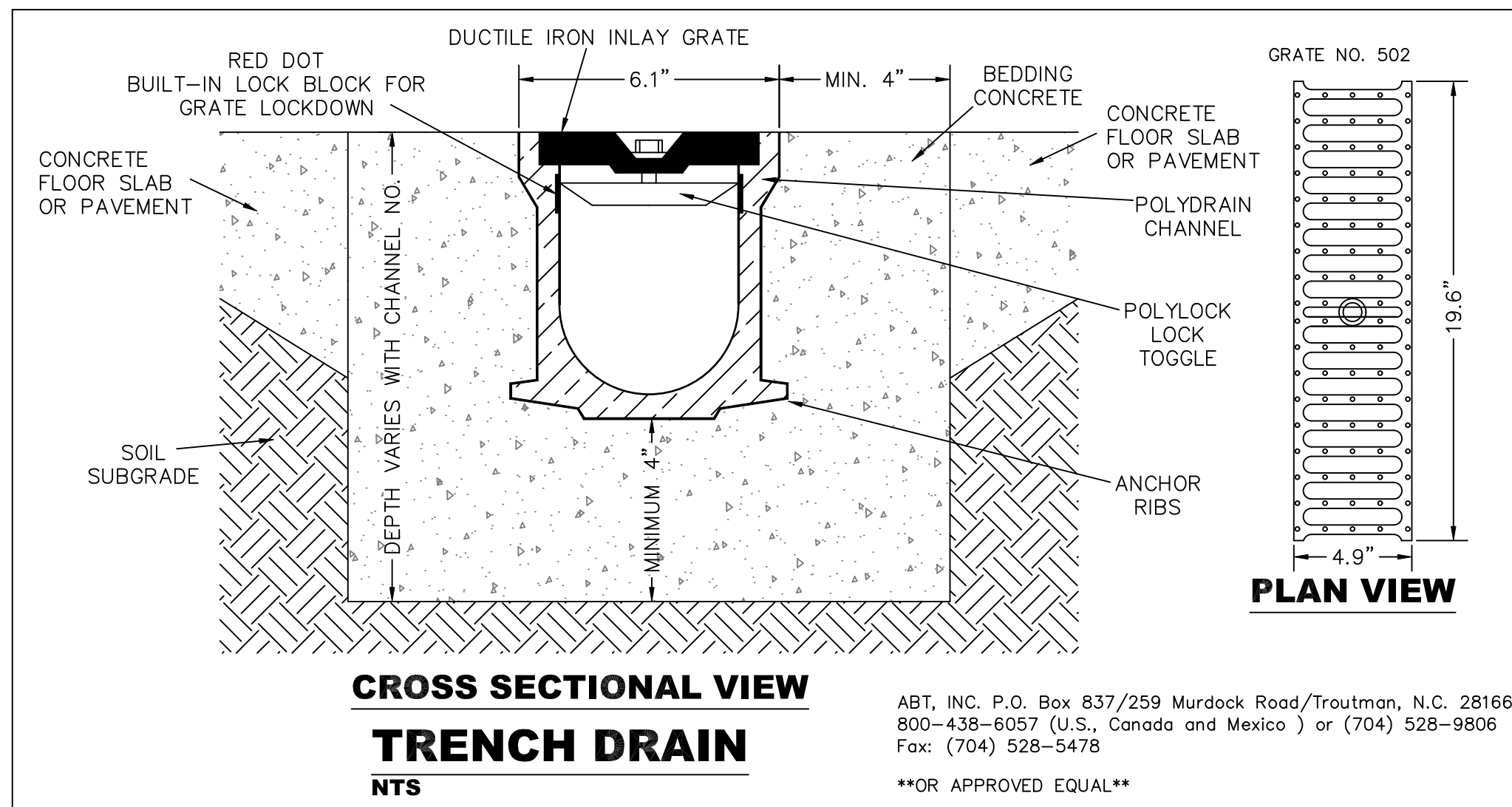
**18" DRAIN BASIN**  
N.T.S.



**PERFORATED PIPE TRENCH**  
N.T.S.

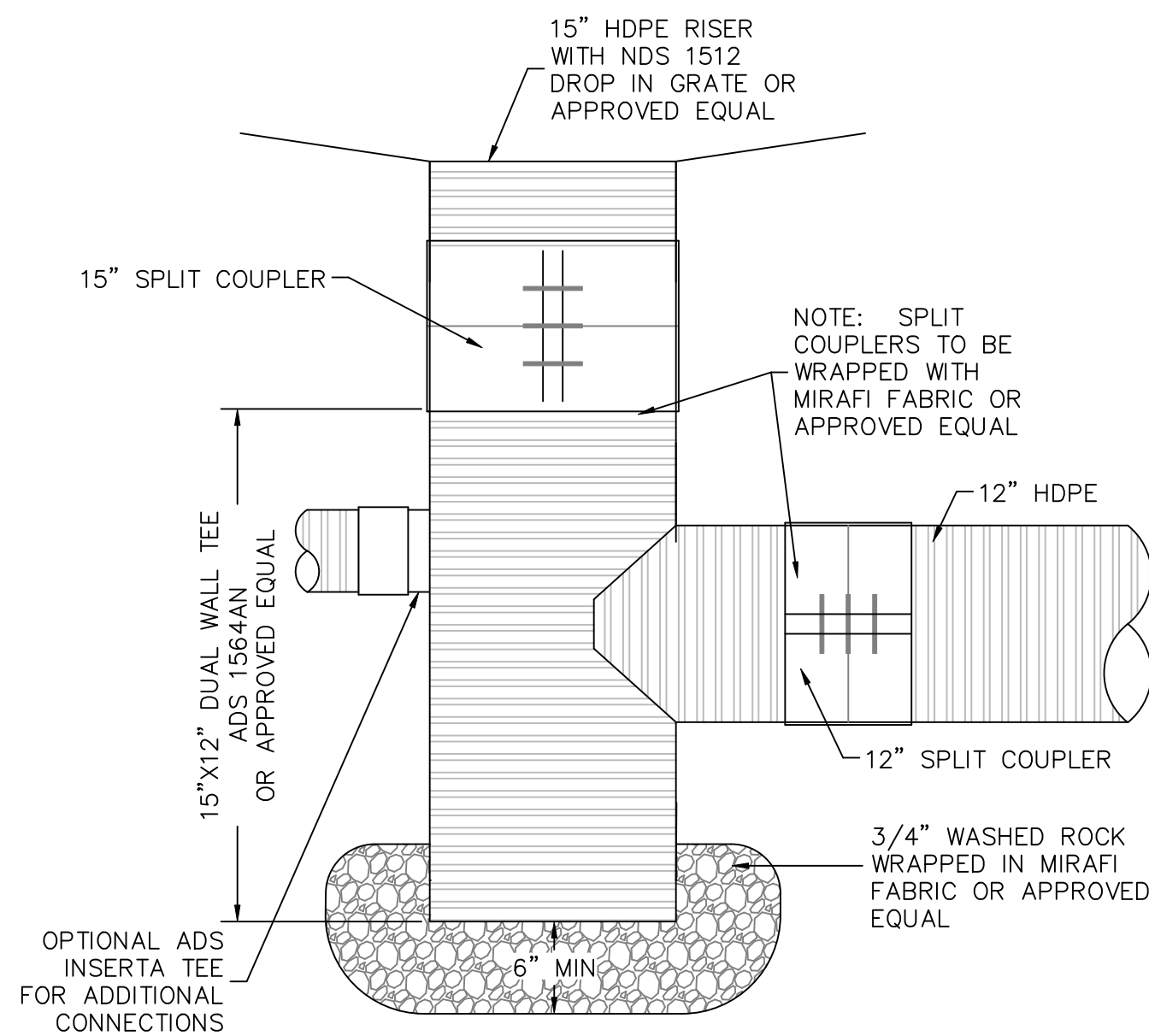


**PERFORATED PIPE TRENCH**  
N.T.S.



**CROSS SECTIONAL VIEW**  
**TRENCH DRAIN**  
NTS

ABT, INC. P.O. Box 837/259 Murdock Road/Troutman, N.C. 28166  
800-438-6057 (U.S., Canada and Mexico ) or (704) 528-9806  
Fax: (704) 528-5478  
\*\*OR APPROVED EQUAL\*\*



**15" INLINE DRAIN DETAIL**  
NOT-TO-SCALE



Know what's below.  
Call before you dig.

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

© COPYRIGHT 2025 BY ENVIRODESIGN ASSOCIATES, INC.  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL  
ENGINEER REPRESENTING ENVIRODESIGN ASSOCIATES, INC.

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

RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

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

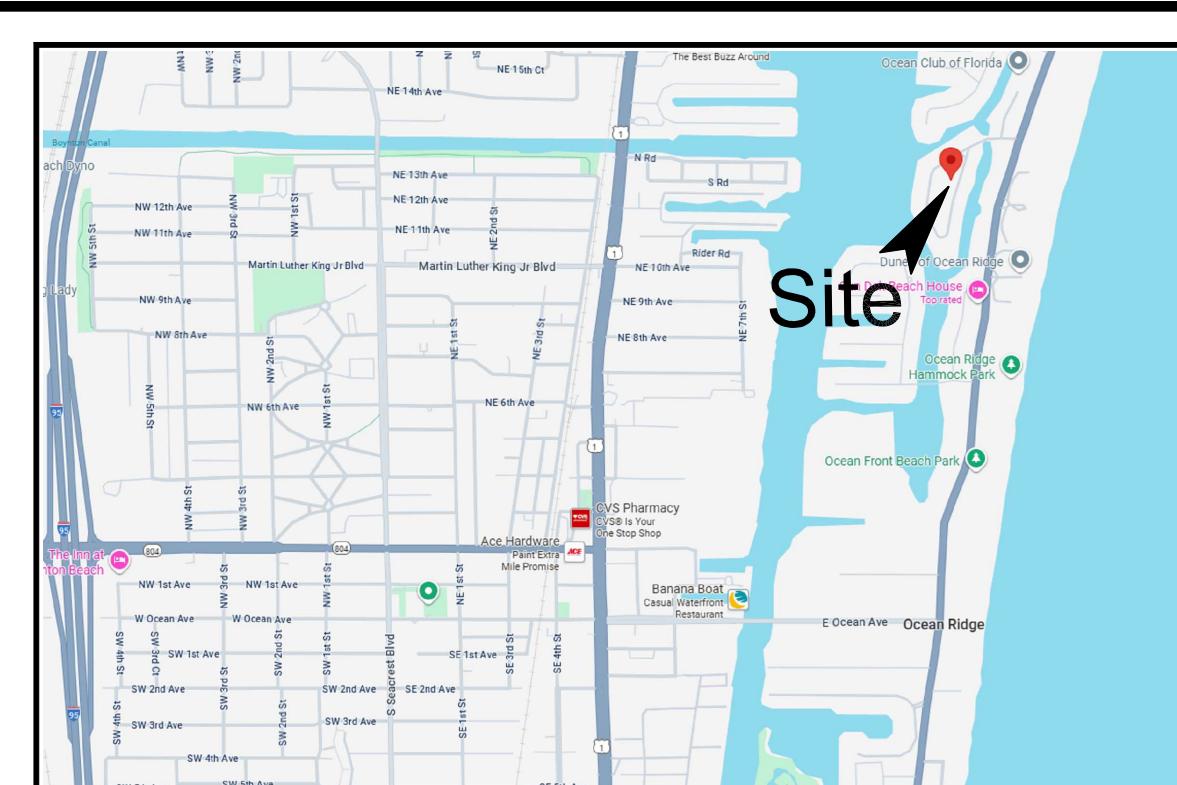
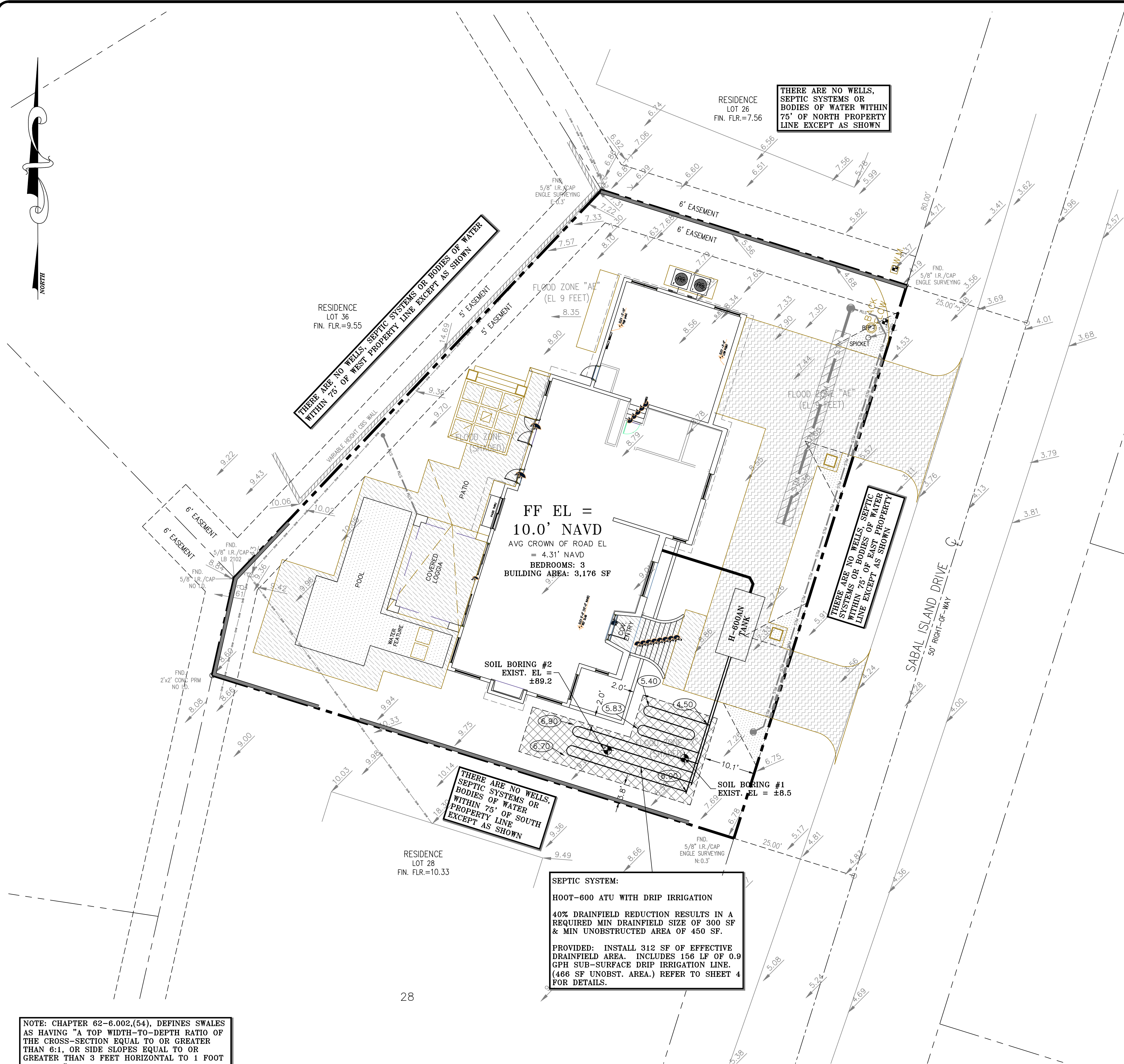
"NOT FOR CONSTRUCTION"

**PAVING & DRAINAGE DETAILS FOR:**  
**SINGLE FAMILY RESIDENCE**  
**27 SABAL ISLAND DRIVE**  
**OCEAN RIDGE, FLORIDA**

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

**DRAWN:**  
B.A.B.  
**CHECKED:**  
J.A.P.  
**DATE:**  
12/08/25  
**JOB NO.**  
25086-DTL  
**SHEET NO.**  
2 OF 5





# LOCATION MAP N.T.S.

- LEGEND:**
- PROPERTY LINE
  - EXISTING ELEVATION
  - DENOTES AREA OF PROPOSED BRICK PAVERS SEE DETAIL SHEET 2 - SEE LANDSCAPE PLANS FOR PATTERN
  - DENOTES AREA OF SEPTIC DRAINFIELD UNOBSTRUCTED AREA
  - SECTION IDENTIFIER
  - PLAN PAGE
  - DETAIL PAGE



RESIDENTIAL SEPTIC TANK CALCULATIONS  
27 SABAL ISLAND DRIVE, OCEAN RIDGE #25086  
12/8/2025

- Given:**
- Design for: 3176 sf of AC living area as indicated on architectural plans
  - Per Soils Engineer, Maximum Trench Loading Rate = 0.8 GPD/sf
- Type of System:**
- ☒ DRIP IRRIGATION or ☐ Absorption Bed
- ☐ HOOT-1000 PBTS
- ☒ HOOT-600 PBTS

**Flow Rate:** (Per Table 1 of 62-6, single family residences with either 4 bedrooms or between 2,251 sf and 3,300 sf of living area must provide for flows of 400 GPD plus another 60 gpd for every add'l 750 sf or fraction thereof)  
(3176 - 3300sf = -124 => -124 / 750 sf) = -1 (Use zero for Neg. Rc  
=>> Flow Rate = 400gpd + (0x60) = 400.00

**Therefore, Flow Rate = 400 GPD**

**APPLICATION AREA REQ'D = (400 GPD / 0.8) X 60% = 300 Square Feet of Drainfield**

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

**PROPOSED HOOT H-600 'AND' SYSTEM**

Minimum 300 Square Feet of Drainfield

Minimum 450 Square Feet of Unobstructed Area

No Separate Trash Tank Req'd (Integral to Hoot 600)

H-600 'AND' HOOT Aerobic Treatment Unit with Min.150 LF of 0.9 gph subsurface drip irrigation line.

HOOT BLASTER Model H-20EB105 Pump

1 Zone(s) of Drip Irrigation

**INSTALL:** 156 LF of drip irrigation line with in 1 zone(s), with a total of 156 drip heads (0.9 gph each)  
Resulting Flow Rate = 140.4 gph or 2.34 gpm total ( 140.4 gph or 2.34gals PER ZONE)

**DOSING SCHEDULE: (24 EQUAL DOSES PER DAY)**

Pump On Time: 7.13 Minutes

Pump Off Time: 52.87 Minutes

**TOTAL: 400.4 GPM PER DAY**



Know what's below.  
Call before you dig.

SCALE: 1" = 10'

© COPYRIGHT 2025 BY ENVIRODESIGN ASSOCIATES, INC.  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL  
ENGINEER REPRESENTING ENVIRODESIGN ASSOCIATES, INC.

RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

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

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

|     |         |                                            |     |
|-----|---------|--------------------------------------------|-----|
| NO. | DATE:   | REVISIONS:                                 | BY: |
| 1   | 12/8/25 | REVISE SEPTIC LAYOUT PER SITE PLAN CHANGES | BAB |

**"NOT FOR CONSTRUCTION"**

SEPTIC SYSTEM PLAN FOR:  
SINGLE FAMILY RESIDENCE  
27 SABAL ISLAND DR  
OCEAN RIDGE, FLORIDA

ENGINEERS • ENVIRONMENTAL CONSULTANTS

EnviroDesign Associates, Inc.  
www.envirodesign.com

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

DRAWN:  
B.A.B.

CHECKED:  
J.A.P.

DATE:  
12/08/25

JOB NO.  
25086-ENG

SHEET NO.  
3 OF 5

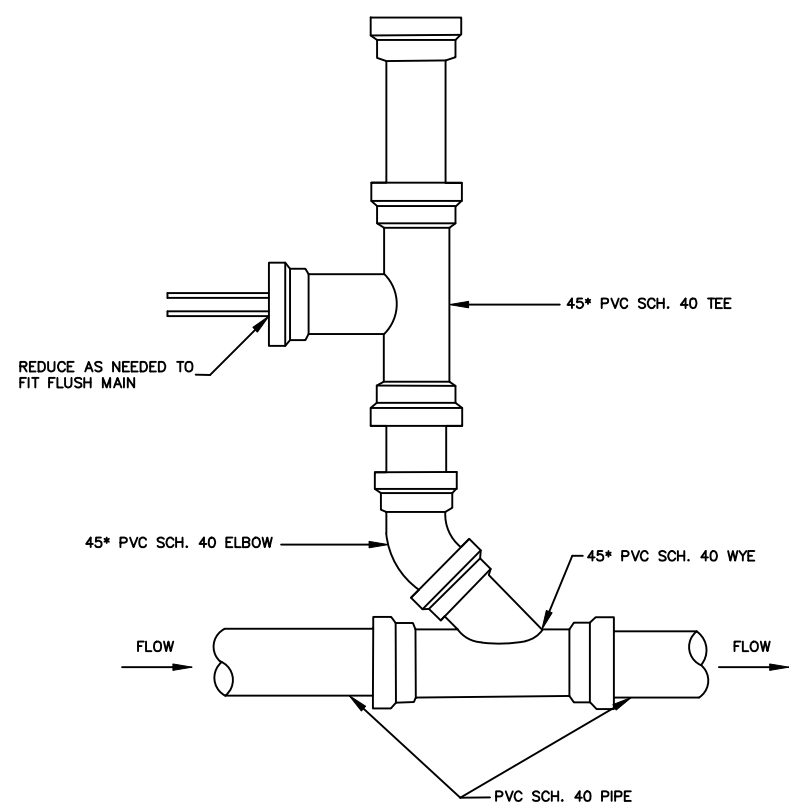
NOTE: CHAPTER 62-6.002(54), DEFINES SWALES AS HAVING "A TOP WIDTH-TO-DEPTH RATIO OF THE CROSS-SECTION EQUAL TO OR GREATER THAN 6:1, OR SIDE SLOPES EQUAL TO OR GREATER THAN 3 FEET HORIZONTAL TO 1 FOOT VERTICAL." ALL SITE GRADING SHOWN HEREIN, HAS TOP WIDTH-TO-DEPTH RATIOS THAT ARE FLATTER THAN 6:1 AND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

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

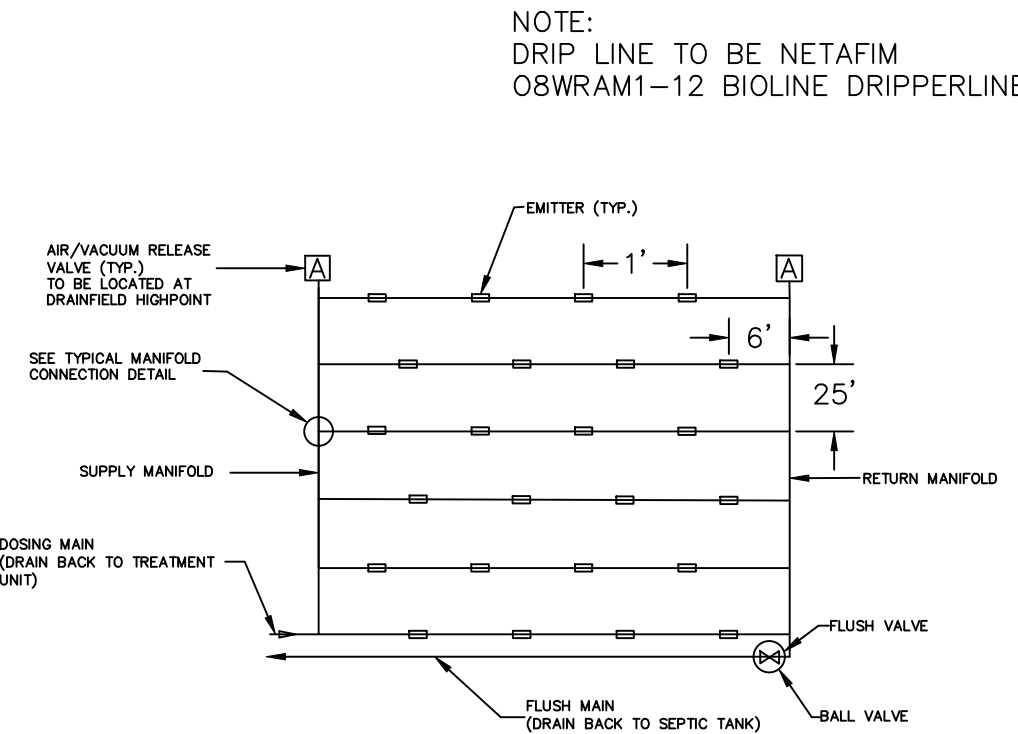
NOTE: RETAINING WALLS SHOWN HEREIN DEPICT LOCATION AND ELEVATION REQUIREMENTS ONLY. STRUCTURAL DESIGN PER MANUFACTURER SPECIFICATIONS OR TO BE PROVIDED BY OTHERS.

NOTE: SEE LANDSCAPE PLANS FOR BRICK PAVER PATTERNS

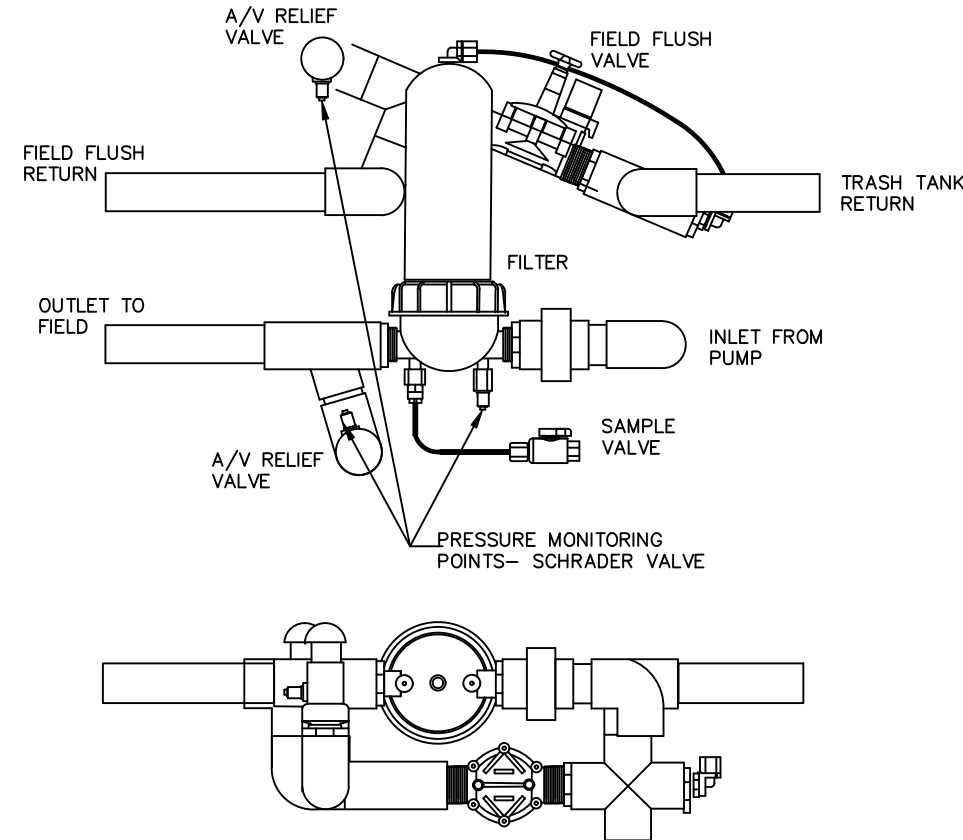




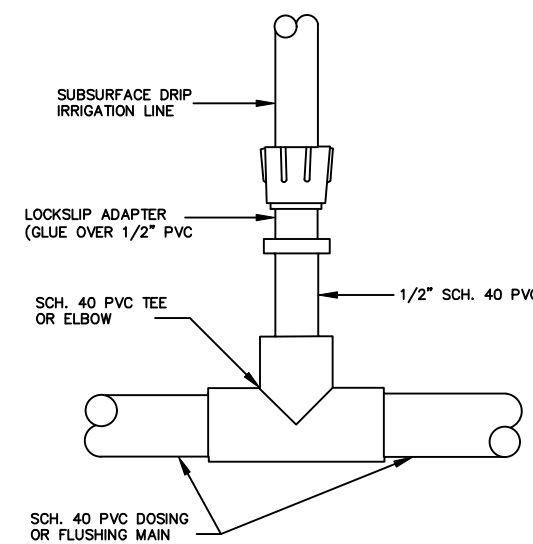
FLUSH MAIN CONNECTION DETAIL  
N.T.S.



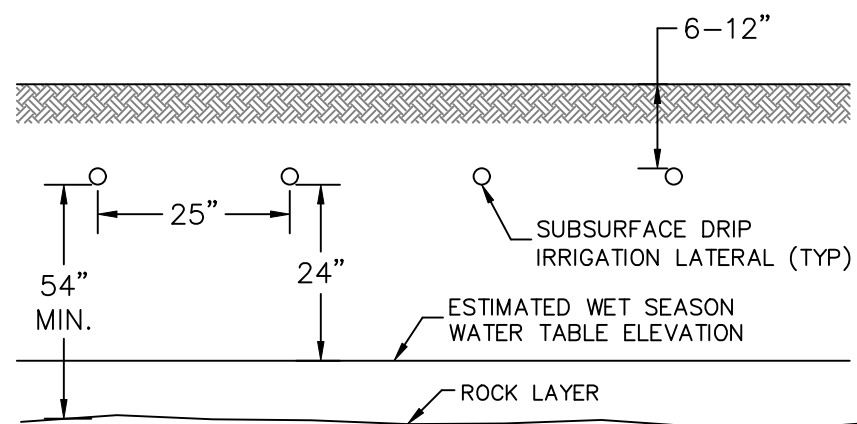
TYPICAL DRIP IRRIGATION FIELD LAYOUT  
N.T.S.



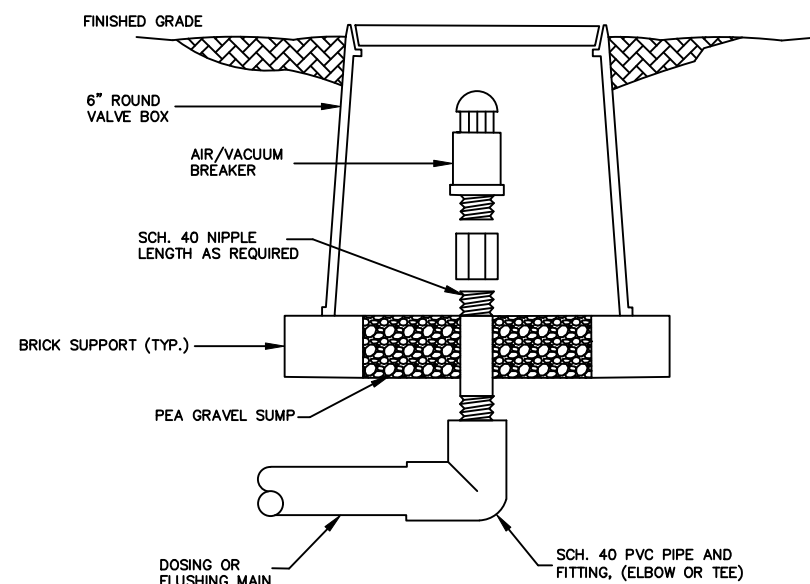
20" AUTO HOOT RISER CONNECTIONS DETAIL  
N.T.S.



MANIFOLD CONNECTION DETAIL  
N.T.S.

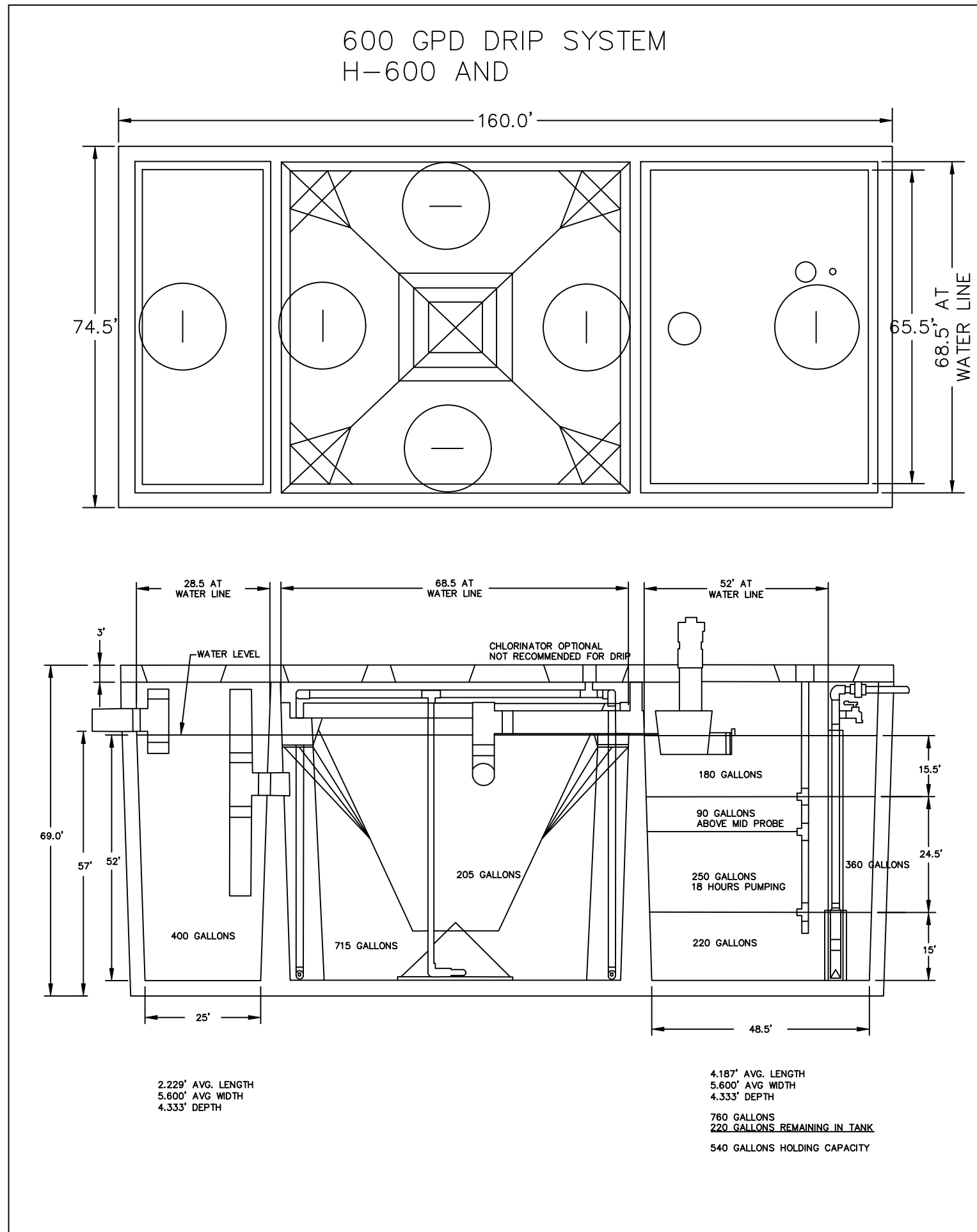
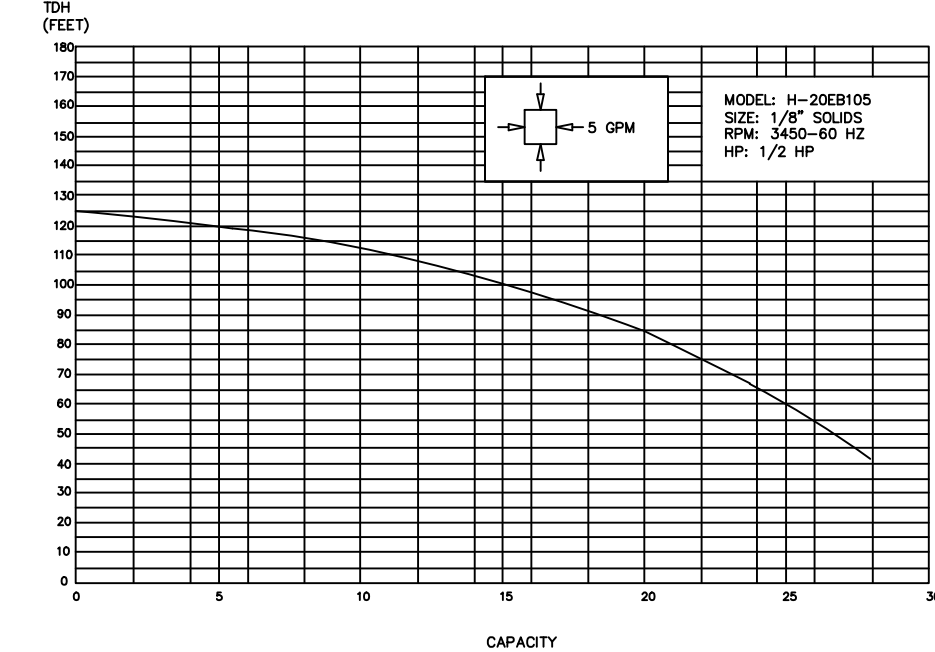


DRIP IRRIGATION FIELD CROSS-SECTION  
N.T.S.



AIR/VACUUM RELEASE VALVE  
N.T.S.

HOOT BLASTER MODEL: H-20EB105



## GENERAL NOTES

- CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COAST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COAST TO THE OWNER.
- ALL ELEVATIONS REFER TO N.A.V.D. 1988. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION THE MINIMUM 100-YR FLOOD STAGE AS PER FEMA FLOOD INSURANCE RATE MAP - REFER TO FINISHED FLOOR ELEVATION SHOWN ON PLANS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FOOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
- ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.

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

## SEPTIC SYSTEM DESIGN NOTES

### GENERAL NOTES:

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

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

RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

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

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

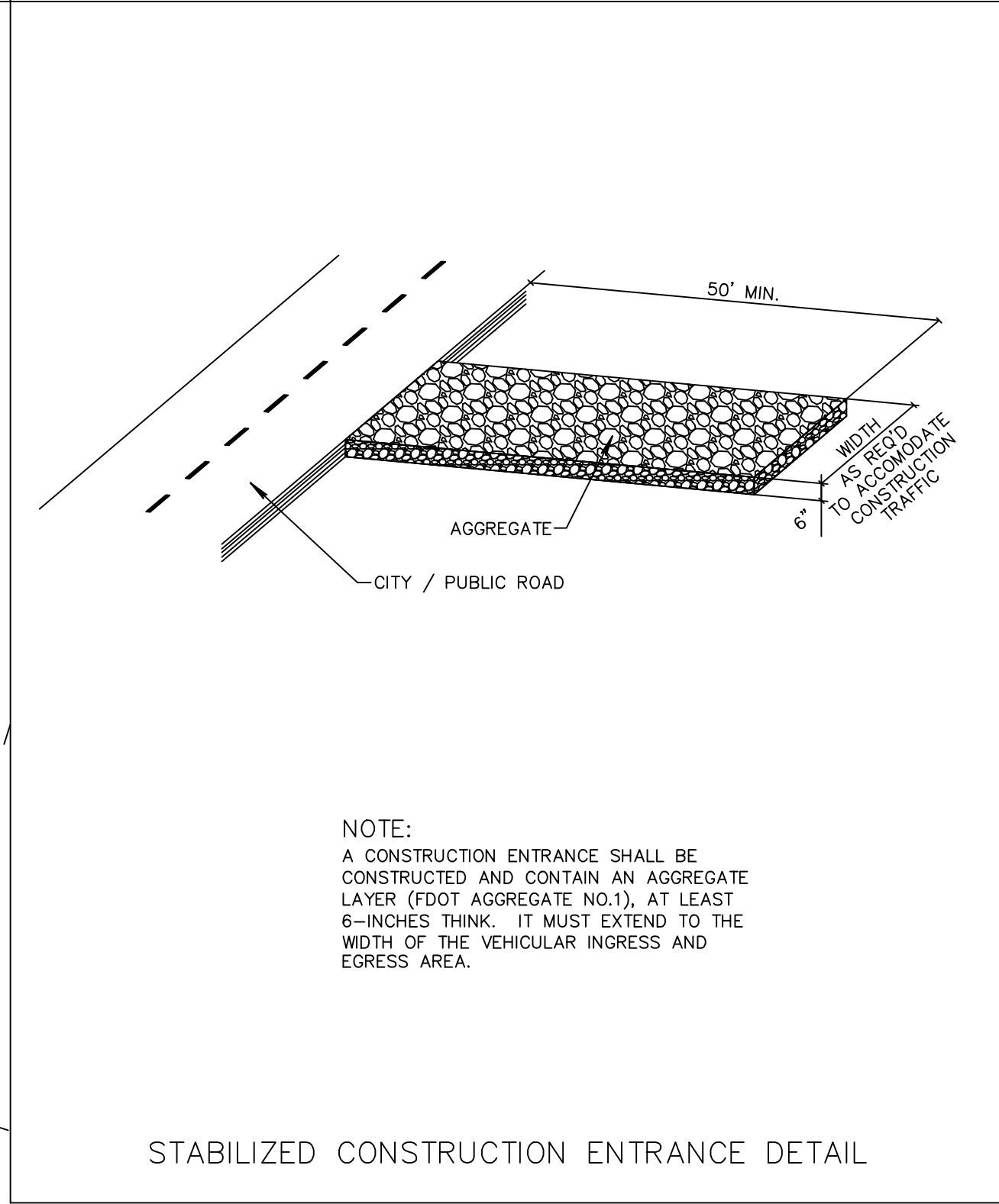
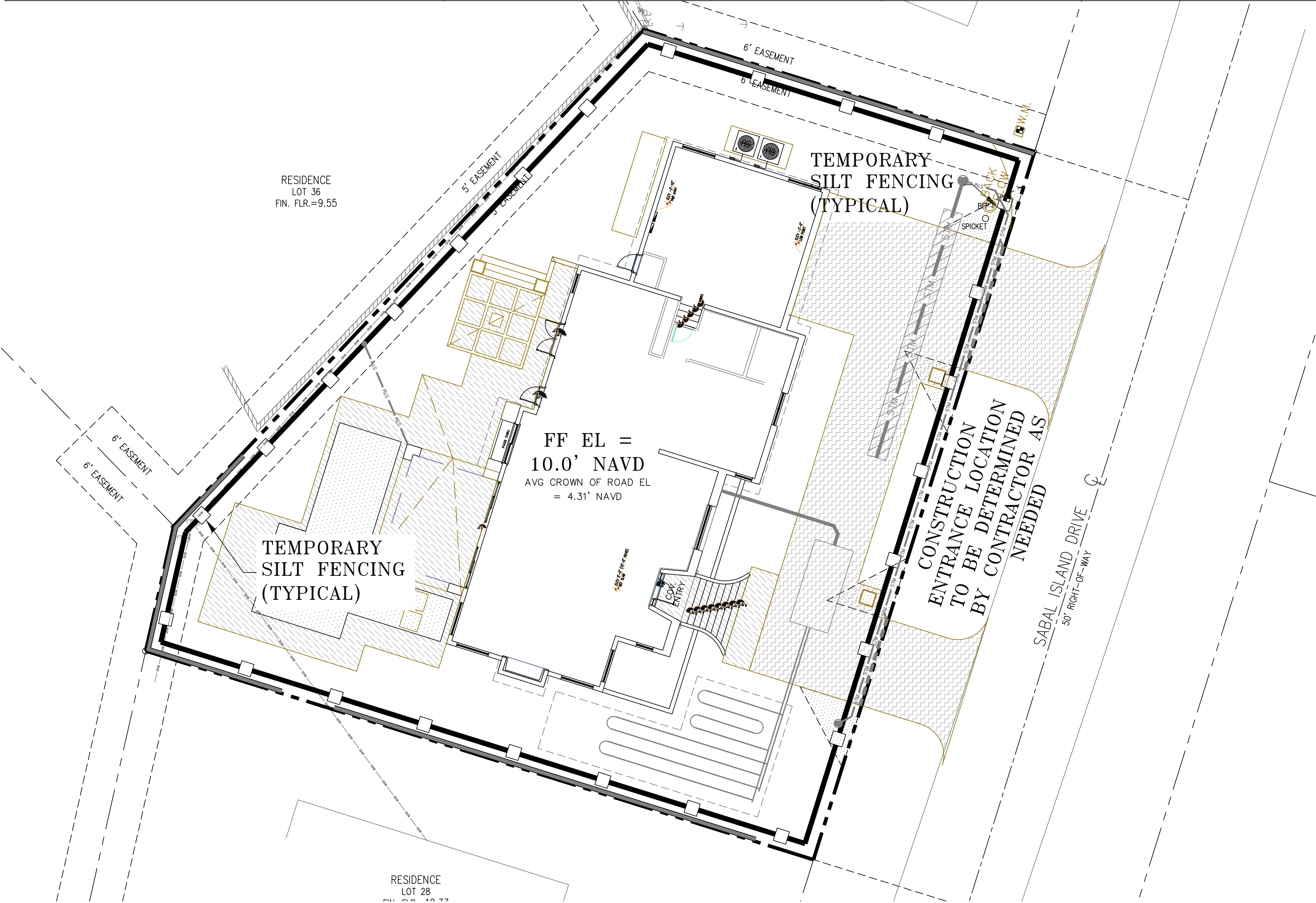
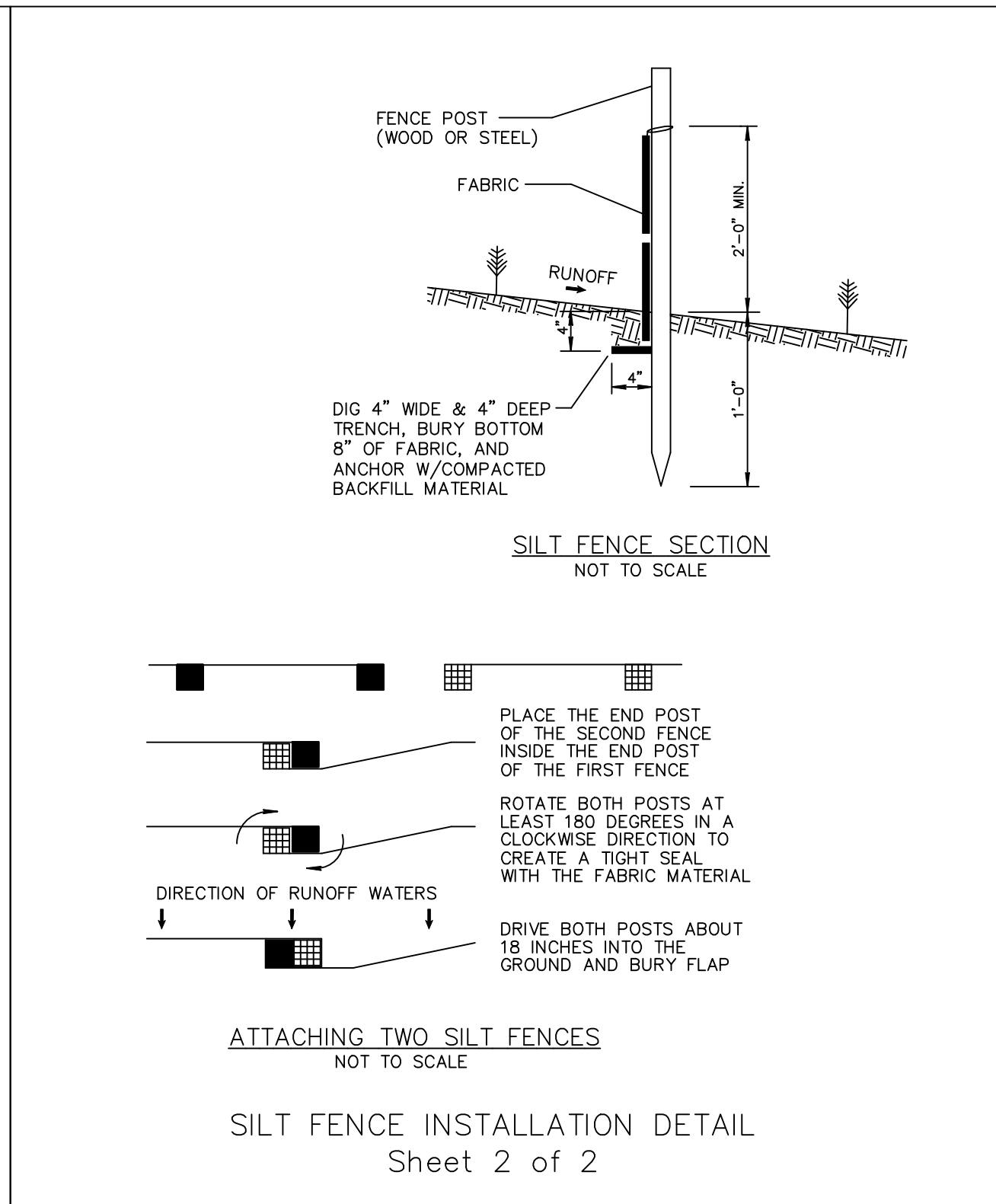
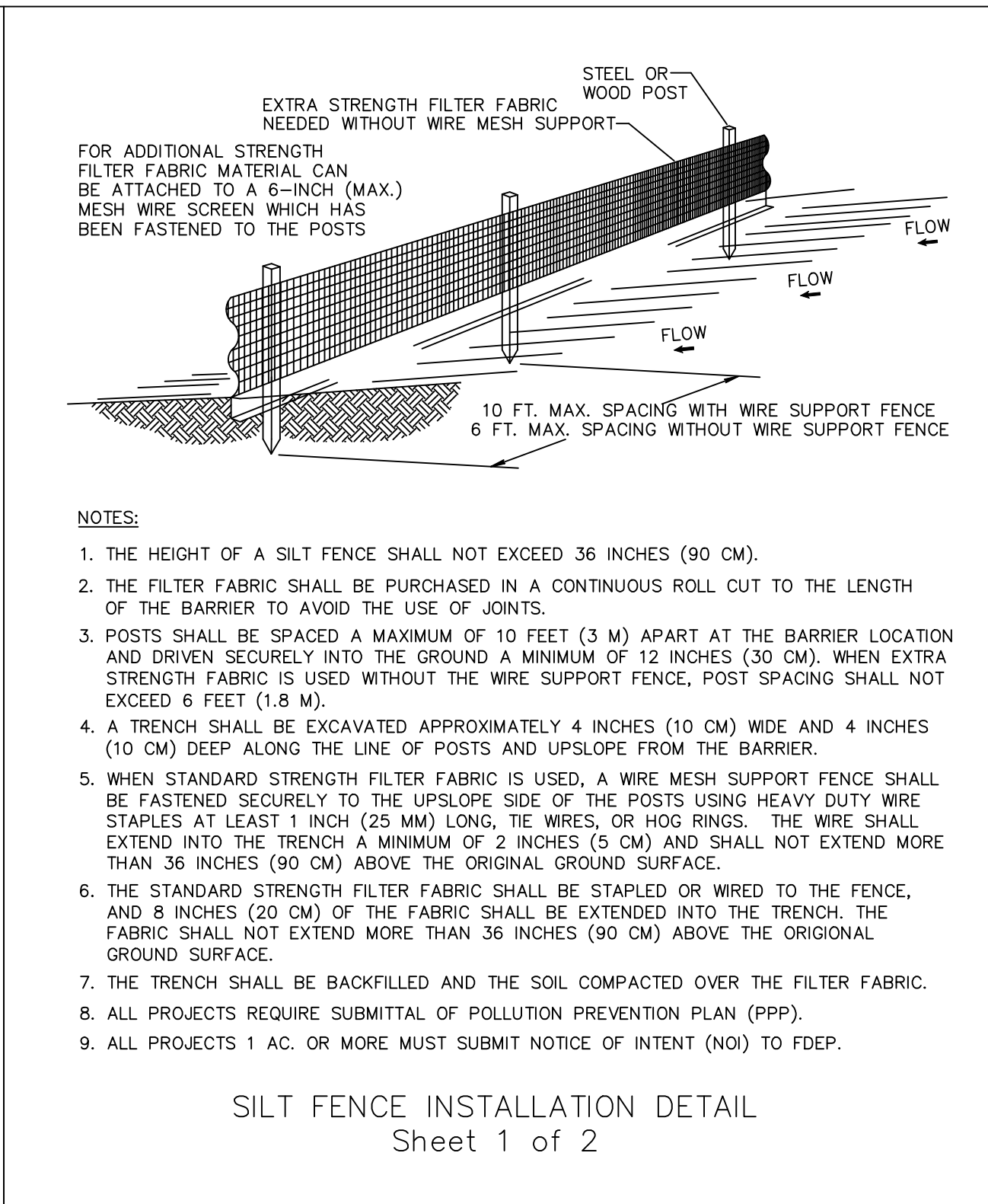
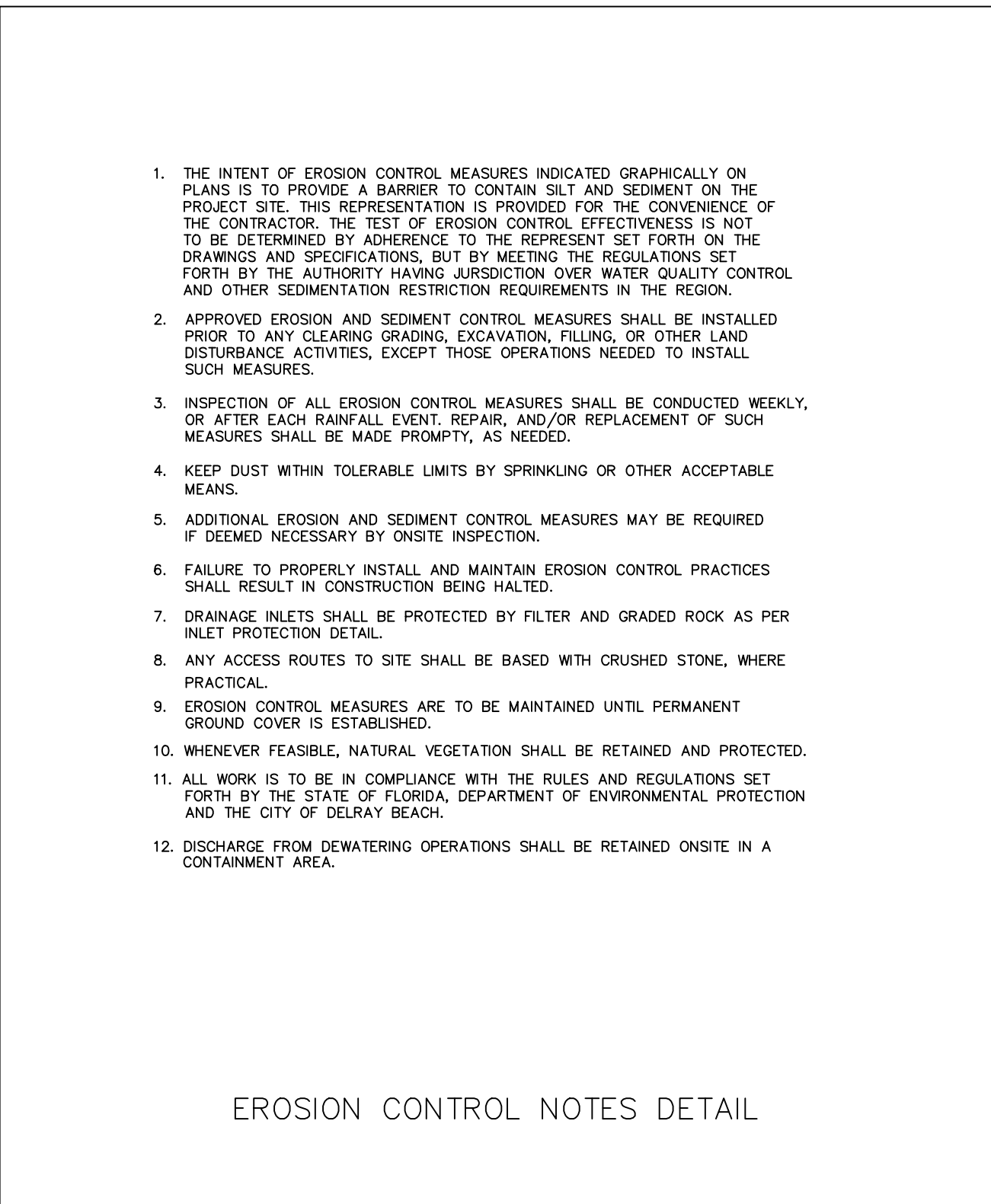
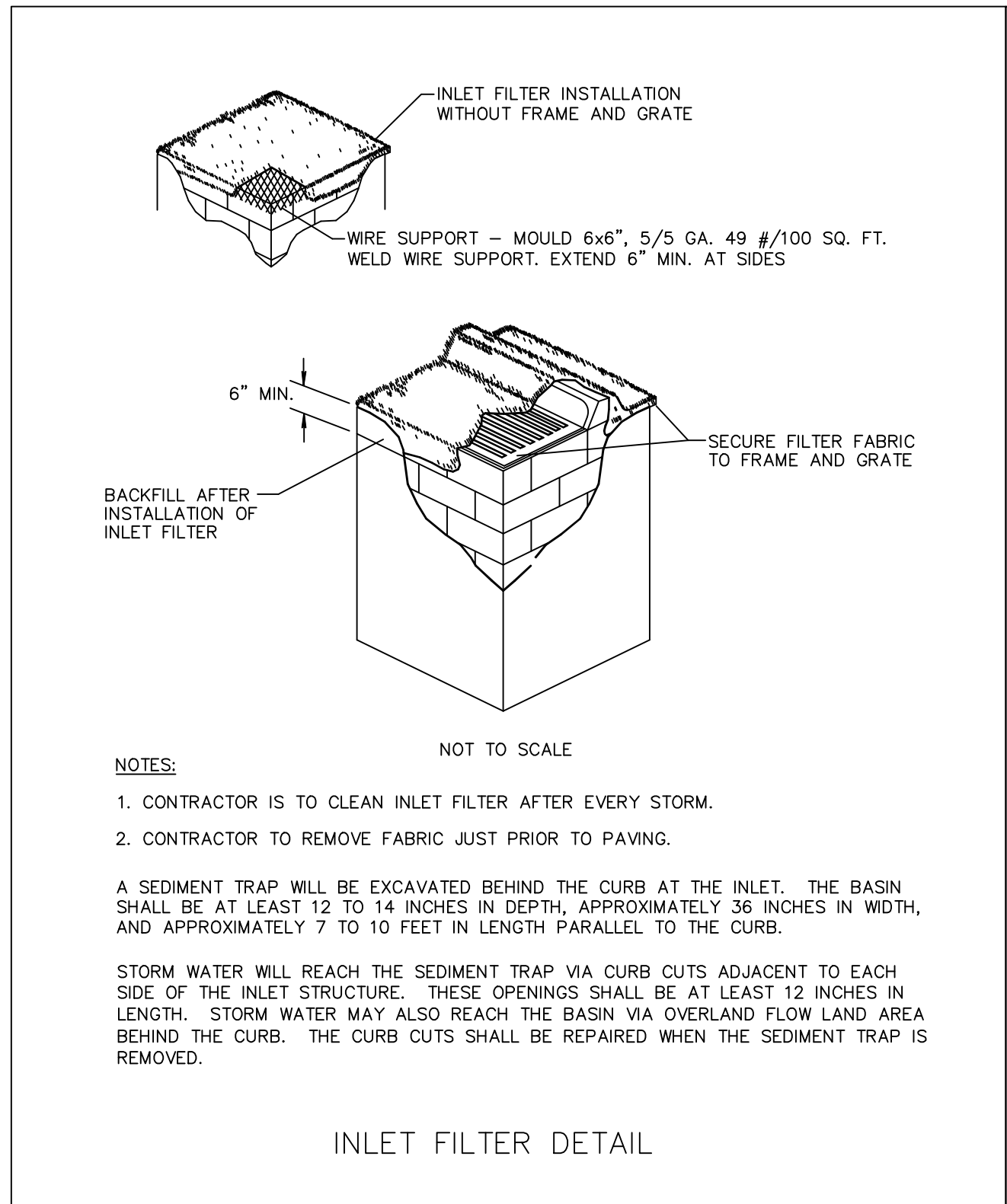
| NO. | DATE    | REVISIONS: | BY: |
|-----|---------|------------|-----|
| 1   | 12/8/25 | NO CHANGES | BAB |
|     |         |            |     |
|     |         |            |     |
|     |         |            |     |
|     |         |            |     |
|     |         |            |     |
|     |         |            |     |
|     |         |            |     |
|     |         |            |     |
|     |         |            |     |

SEPTIC SYSTEM DETAILS FOR:  
SINGLE FAMILY RESIDENCE  
27 SABAL ISLAND DRIVE  
OCEAN RIDGE, FLORIDA, FLORIDA

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

DRAWN:  
B.A.B.  
CHECKED:  
J.A.P.  
DATE:  
12/08/25  
JOB NO.  
25026-DTL-HOOT  
SHEET NO.  
4 OF 6





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



Know what's below.  
Call before you dig.

SCALE: 1" = 10'

0 5 10 15 20

© COPYRIGHT 2025 BY ENVIRODESIGN ASSOCIATES, INC.  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER REPRESENTING ENVIRODESIGN ASSOCIATES, INC.

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, NO. 12568, EXPIRATION DATE 12/31/2028. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH A. PIKE ON THE DATE INDICATED HERE. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

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

"NOT FOR CONSTRUCTION"

**POLLUTION PREVENTION PLAN FOR:**  
**SINGLE FAMILY RESIDENCE**  
**27 SABAL ISLAND DR**  
**OCEAN RIDGE, FLORIDA**

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

**DRAWN:**  
B.A.B.

**CHECKED:**  
J.A.P.

**DATE:**  
12/08/25

**JOB NO.**  
25086-ENG

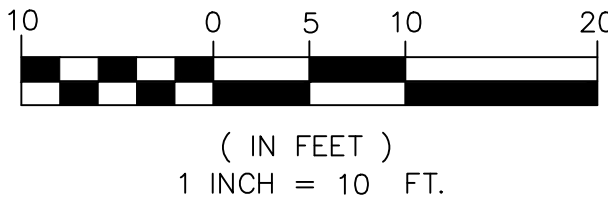
**SHEET NO.**  
**5 OF 5**



LEGEND

|                                       |                                    |
|---------------------------------------|------------------------------------|
| A/C - AIR CONDITIONER                 | SQ. FT. - SQUARE FEET              |
| L - ARC LENGTH                        | T.M.P. - TOWNSHIP                  |
| ALUM. - ALUMINUM                      | TYP. - TYPICAL                     |
| B.E. - BUFFER EASEMENT                | U.E. - UTILITY EASEMENT            |
| ● - 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                    |
| FLOOR - FLOOR                         | ⊙ - EXISTING ELEVATION             |
| FND. - FOUND                          | ⊙ - TRAFFIC SIGN                   |
| I.R./CAP - IRON ROD & CAP             | CHW - OVERHEAD WIRES               |
| 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           | ⊙ - PROPANE LID                    |
| P.O.C. - POINT OF COMMENCEMENT        | ⊙ - YARD DRAIN                     |
| PGS - PAGE(S)                         | ⊙ - PARKING METER                  |
| P.R.M. - PERMANENT REFERENCE MONUMENT | ⊙ - CONCRETE POWER POLE            |
| PROP. - PROPOSED                      | ⊙ - FIRE DEPARTMENT CONNECTION     |
| R - RADIUS                            | ⊙ - MOUNTED ELECTRIC               |
| R/W - RIGHT-OF-WAY                    |                                    |
| RGE. - RANGE                          |                                    |
| SEC. - SECTION                        |                                    |
| Δ - DELTA (CENTRAL ANGLE)             |                                    |

GRAPHIC SCALE



NOTES

- 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.
- LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 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.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- 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.
- FLOOD ZONE: "X" (SHADED) & "AE" (EL 9 FEET); FLOOD INSURANCE RATE MAP NO. 12099C 0791G; COMMUNITY NO. 125134; DATE: DECEMBER 20, 2024.
- BENCHMARK ORIGIN: BROWARD COUNTY BENCHMARK "JERAY". ELEVATION = 17.073'
- ADDRESS: 27 SABAL ISLAND DRIVE, OCEAN RIDGE, FLORIDA.

DESCRIPTION

LOT 27, McMORMICK MILE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAFE 191, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA AND CONTAINING 10,427.35 SQ. FT. / 0.2393 ACRES, MORE OR LESS.

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

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JUNE 10, 2025. 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.

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

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

MCCORMICK MILE  
LOT 27  
BOUNDARY SURVEY

DATE 6/11/2025  
DRAWN BY DJH  
F.B./ PG. ELEC  
SCALE 1" = 10'

JOB # 11471  
SHT.NO. 1  
OF 1 SHEETS



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

**Subject: Discussion of Three Non-Conforming Lots in the RSE District**

---

The following additional information is being provided on the three (3) non-conforming lots in the RSE zoning district:

**1. 6191 N. Ocean Blvd.** (50 ft. wide lot; 22,651 sq. ft. total lot size):

1. Received three (3) variances in 2005 to expand the existing non-conforming, grandfathered structure (from 1921) with a western addition:
  - a. Expand non-conforming structure;
  - b. 2<sup>nd</sup> story at 118% of 1<sup>st</sup> story (was at 126%); and,
  - c. 15 ft. north and south side setbacks encroached by western addition by 1'9" on south (13'2" south setback) and 6'6" on north (8'6" north setback).
2. Town Engineer discovered April 21, 2000 survey showing primary structure with a north setback of 8'2" and south setback of 9'5" (i.e., similar north setback to grant of variance; but south differs substantially from variance). The existing primary structure in 2005 was approximately 30 feet wide – which would only allow roughly 10 feet for side setbacks.

**2. 6195 N. Ocean Blvd.** (52'6" wide lot; 22,651 sq. ft. total lot size):

1. Received three (3) variances in 2005 to expand/replace the existing non-conforming, grandfathered structure (from 1959) with new separate garage building with library above and reconstruction of existing 2-story structure at east:
  - a. Encroach on setbacks for roofed areas;
  - b. Encroach on north side setback to extend balcony; and,
  - c. Encroach on north setback for garage/library.
2. Town Engineer discovered April 29, 2016 survey showing garage/library with at least 15' setback and primary structure with north setback of only 4 ft. and south setback of 9'5". Note: north setback is adjacent to Edith Street (undeveloped right-of-way).



3. **6201 N. Ocean Blvd.** (50 ft. wide lot; 20,910 sq. ft. total lot size):
  1. Received variances to setbacks from 15 ft. to 10 ft. for side setbacks and from 20 ft. to 10 ft for corner setbacks on September 9, 1998 to reconstruct existing non-conforming residence. Reconstruction occurred in 2000.
  2. Town Engineer discovered survey from December 23, 1999, which shows north setbacks for primary structure and separate garage at 10 ft. and side setbacks for both buildings of at least 13' 3".

Please note, all three (3) lots are non-conforming grandfathered lots of record. Documentation reviewed for all variances did not reveal any variances from maximum Floor Area Ratio or Lot Coverage. Also, since the Board of Adjustment did not limit the duration of any variances, all variances granted run with each property (i.e., vest rights for current and future owners).

The following are the other major development dimensions required for redevelopment in the RSE zoning district:

- **Floor Area Ratio** maximum is 36% (or roughly maximum 7,200 sq. ft. for first floor area ratio); and,
- **Lot Coverage** maximum is 32%.

Considerations:

Create ordinance to codify existing variances and/or setbacks per latest surveys from Town Engineer. Depending on flood elevation changes (if any), wall height at reduced setback may be issue for neighbors.

1. Create Ordinance to codify other revisions to development dimensions not granted by variance (e.g., FAR and lot coverage).
2. Take no action until lot owner(s) propose redevelopment requiring further encroachment of granted variances.
3. Take no action and direct lot owner(s) to seek variance from Board of Adjustment if further development variance(s) is needed.

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

### **Suggested Motion:**

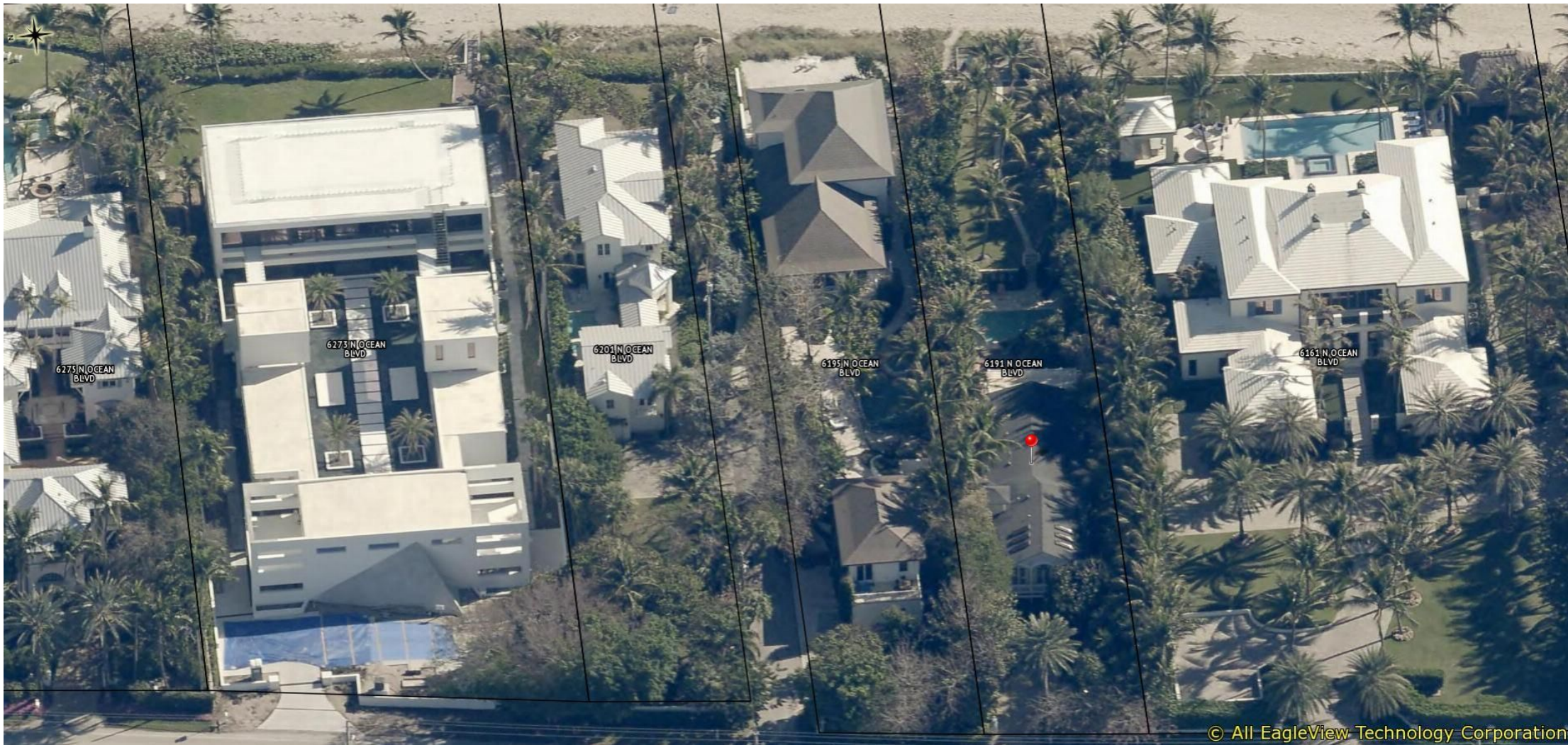
Respectfully,  
Christy Goddeau, Town Attorney





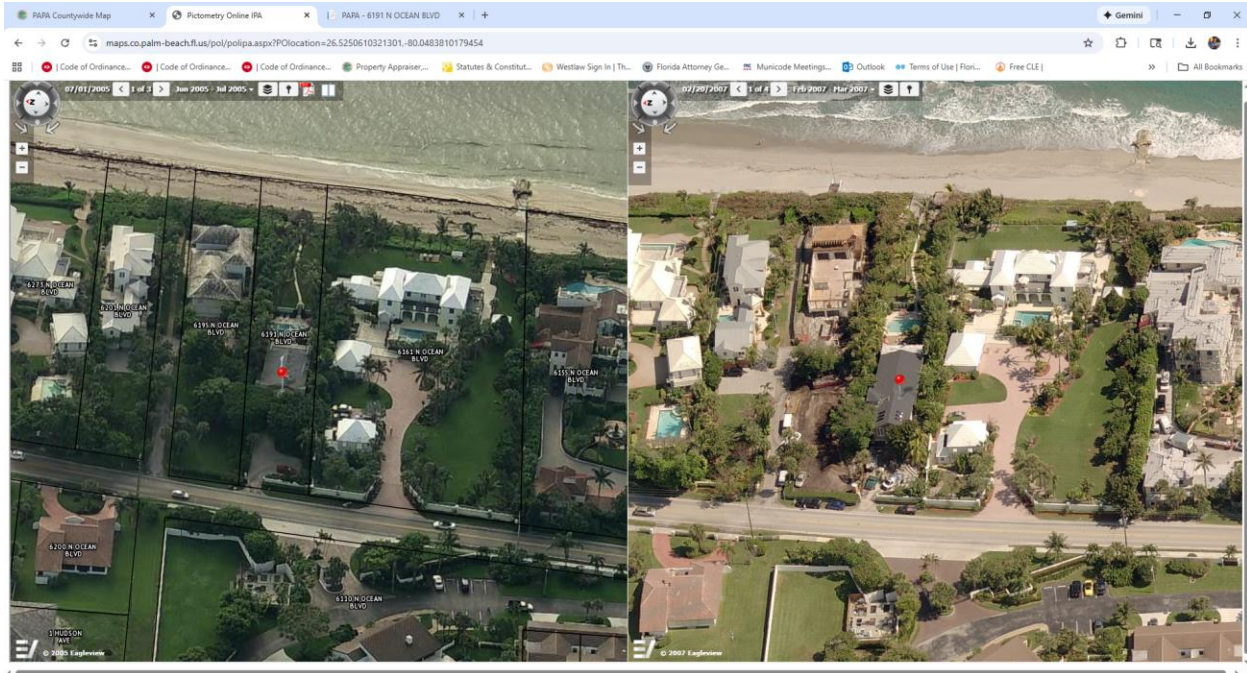


# aerial of 3 RSE non-conforming lots 2024



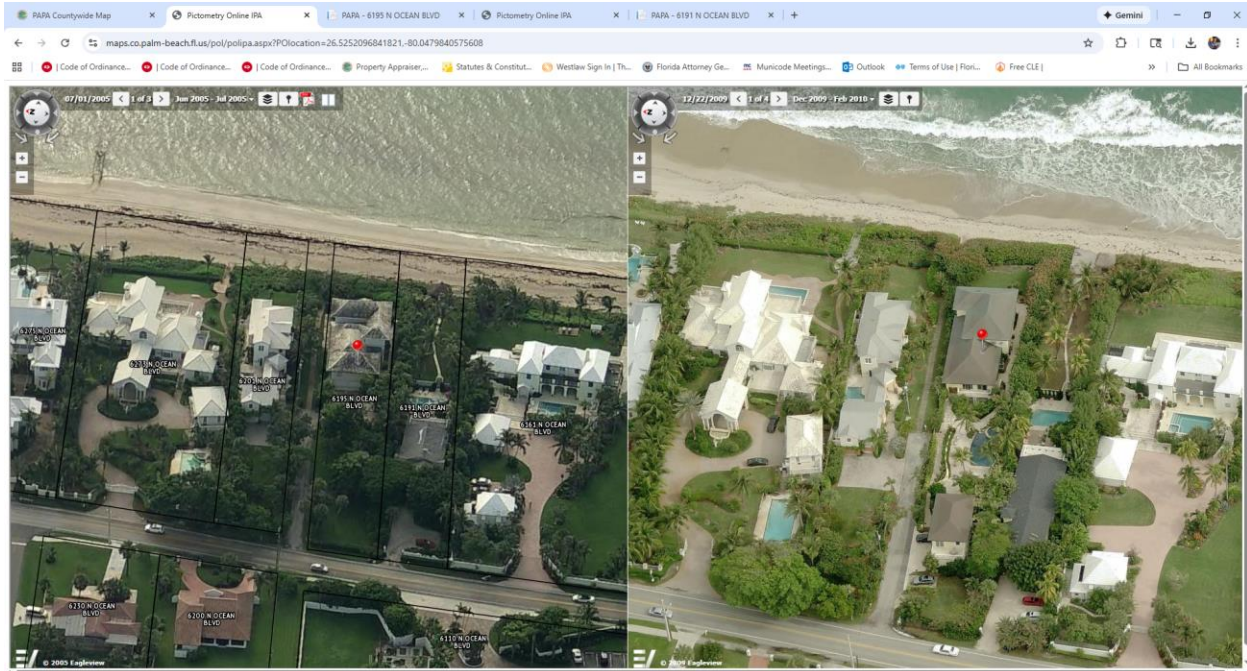
© All EagleView Technology Corporation





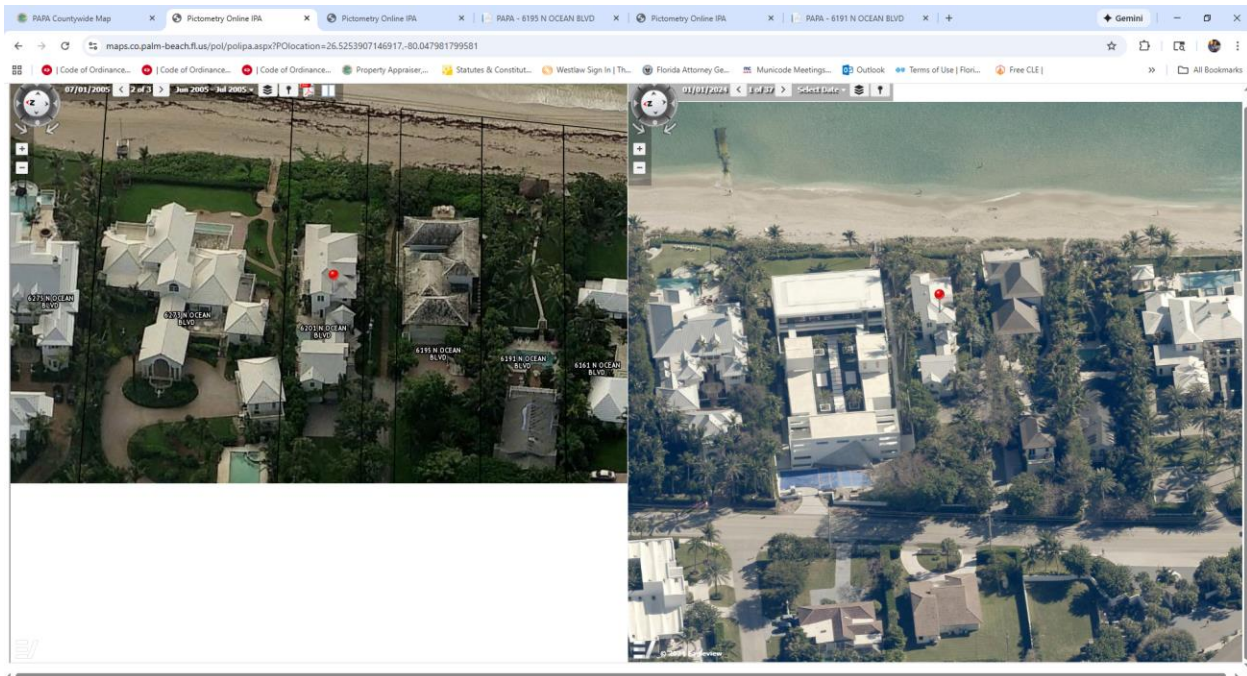
Comparison on 6191 N. Ocean from 2005 aerial to 2007 aerial (showing western addition).





Comparison on 6195 N. Ocean from 2005 aerial to 2009 aerial (showing complete reconstruction with western garage and library above).





Comparison on 6201 N. Ocean from 2005 aerial to 2024 aerial (showing no change in condition since reconstructed in 2000).



**Agenda: Tuesday, January 20, 2026**  
**Memo: Item #5.**

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

**Subject: Discussion of Proposed Revisions to the Tree Ordinance**

---

As you may be aware, section 66-152 of the Town's code of ordinances currently requires all coconut trees to be trimmed annually by July 1 to remove coconuts, coconut blooms, and dead or dying fronds. The Town Commission requested that section 66-152 be revised to remove the annual requirement and make trimming a more general requirement. Attached are the proposed revisions to section 66-152, which if adopted would be as follows:

**Sec. 66-152. Duty to trim coconut trees.**

- (a) All property owners are required to regularly trim their coconut trees to present a healthy, neat, and orderly appearance and to be free from mature coconuts, coconut blooms, and dead or dying fronds. All trimming shall comply with the provisions of section 66-151.
- (b) All property owners are required to trim coconut trees, as described in subsection (a), in the adjacent public right-of-way that is contiguous to their property.

In addition, historically, the Town has required that property owners obtain a tree permit any time a property owner decides to install a new tree(s) at their property. This requirement is primarily due to the need to ensure proper clearance from existing drain fields and septic fields. The Town also reviews the proposed tree(s) for proper clearance from drainage and utility facilities and rights-of-way, and to ensure the proper species is being planted. To clarify this historic requirement, revisions are proposed to section 66-151 of the Town's code of ordinances.

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

**Suggested Motion:**

Respectfully,  
Christy Goddeau, Town Attorney



SUBPART B - LAND DEVELOPMENT CODE  
Chapter 66 - ENVIRONMENTAL REGULATIONS  
ARTICLE IV. - LANDSCAPING  
DIVISION 3. TREES

---

***DIVISION 3. TREES<sup>1</sup>***

**Sec. 66-151. Tree permits.**

- (a) *Permit required.* Except as provided herein, and as set forth by F.S. 163.045 it shall be unlawful for any person to cut down, damage, destroy, move, or remove any tree, or to authorize the same, without first obtaining a tree removal permit. Except as provided herein, it shall be unlawful for any person to plant a new tree(s) without first obtaining a tree permit.
- (b) *Tree removal, replacement, additions, conditions and exemptions.*
- (1) *Exemption; trees on single-family residential property.* Any tree with a girth (circumference) of less than 20 inches, as measured at the base of the tree between nine to 12 inches off the ground, except historic or specimen trees, as defined herein, on a lot with a single-family dwelling, within any land use district, is exempt from this land development code.
  - (2) *Exemption; damaged or deteriorated trees.* Any tree within the town which has been destroyed or has become severely damaged or deteriorated as a result of age, storm, fire, freeze, disease, lightning, vandalism or other cause, is exempt from this land development code.
  - (3) *No fee permit; rights-of-way or easement trees.* A tree within a public or private vehicle or pedestrian right-of-way or utility easement, may be pruned, or may be removed subject to the issuance of a "no fee" tree removal permit issued by the town manager. Such permits may be granted to ensure the health, safety or welfare of the motoring or pedestrian public, and to avoid or abate the disruption of public utilities.
  - (4) *Permit required; historic and specimen trees.* Historic or specimen trees, as defined herein, shall only be removed upon issuance of a tree removal permit. A tree so removed shall be replaced with approved replacement stock as authorized by permit, and said historic or specimen tree may be required to be relocated to a public right-of-way or other public property as required by permit. A historic tree is one which is established to be at least 50 years old, and which is not on the exempt or prohibited tree list; a specimen tree is one which is a native or rare species, and established to be at least ten years old. To be considered a historic or specimen tree, the same must be of high quality stock, and in healthy and undamaged condition.
  - (5) *Tree species; planting prohibited; removal exempt.* Trees of the following species are prohibited to be planted anywhere within the town, and existing trees of these types shall be exempt from the tree removal permitting requirements of this division, and may be pruned or removed without permit (with the exception of those existing trees located on dunes or dry sandy beaches as referenced in and subject to the requirements of section 66-161, land development code):

Table 1.

| Common Name     | Scientific Name |
|-----------------|-----------------|
| Australian Pine | Casuarina spp.  |



---

|                       |                          |
|-----------------------|--------------------------|
| Brazilian Pepper      | Schinus terebinthifolius |
| Chinaberry            | Melia azedarach          |
| Ear Pod Tree          | Enterolobium cyclocarpa  |
| Eucalyptus            | Eucalyptus species       |
| Punk Tree or Cajeput  | Melaleuca quinquenervia  |
| Silk Oak              | Grevillea robusta        |
| Woman's Tongue        | Albizia lebbbeck         |
| Lofty Fig             | Ficus altissima          |
| Florida Strangler Fig | Ficus aurea              |
| Benjamin Fig          | Ficus benjamina          |
| India Laurel Fig      | Ficus nitida             |
| India Rubber Fig      | Ficus elastica           |
| Bishopwood            | Bischofia javanica       |
| Mahoe                 | Hibiscus tiliacous       |
| Mimosa                | Albizia julibrissin      |
| Mulberry, Red         | Morus rubra              |
| Norfolk Island Pine   | Araucaria heterophylla   |
| Tamarind Manilla      | Pithecellobium dulce     |

- (6) *Tree pruning; "hat-racking" method prohibited.* The "hatracking" method of pruning a tree, is hereby prohibited. Any tree which requires the issuance of a permit prior to being cut down, damaged, destroyed, moved, or removed shall be subject to this provision. Hatracking shall mean to flat-cut the top and/or sides of a tree, severing the leader or leaders, internodal cuts, or pruning a tree by stubbing off mature wood larger than three inches in diameter; or reducing a mature tree's total circumference or canopy spread by one-third or more.
- (7) *Tree trimming and maintenance.* Notwithstanding any other provisions contained in chapter 66, article IV, all trees shall be trimmed and maintained so as not to come in contact or otherwise obstruct or interfere with power or other utility lines or facilities. Property owners shall be responsible for complying with this subsection with respect to all trees located on their property, on privately granted utility easements for which their property exists as the servient estate and on any adjacent rights of way upon which the property owner has sought permission or a license from the town to plant or maintain landscaping including trees. No permit will be required from the Town for such trimming or maintenance provided, however, that such trimming or maintenance shall comply with the provisions of subsection (6) above.
- (8) *Planting a new tree(s).* While the town encourages the addition of a new tree(s) to all property, a permit must be obtained prior to planting a new tree(s) within the town to ensure proper clearance from existing drain fields and septic fields, drainage and utility facilities, and rights-of-way, and to ensure a proper species is being planted.
- (c) *Tree removal permit requirements.* Prior to obtaining a tree removal permit for a major site plan or major site plan amendment, a tree survey must be performed and filed with the administrative official as part of the tree removal permit application. The tree survey shall be performed and recorded as described in subsection (2) below. In all other cases requiring a tree removal permit the application shall include those items set forth in subsection (3) below.
- (1) *Major site plan.* A tree removal permit application must be filed as a part of a major site plan review, special exception, original plat or re-plat. It shall be filed concurrent with the proposed site plan, master plan, or preliminary plat.
-



- 
- (2) *Tree survey.* A tree survey shall be to scale no less than one inch equals 30 feet, which identifies trees by location, common name and diameter breast height (DBH), and which also shows the following information:
- Identification and location of each historic specimen tree;
  - Existing trees to be removed, relocated, or retained; or
  - Replacement stock to be planted;
  - Existing trees to be removed and trees to be retained requiring protection shall be clearly designated on-site; method of designation shall be included on the plans submitted for review, and each tree shall be designated as to species and approximate size;
  - Existing and proposed utility easements; and
  - Existing and proposed improvements on the site.
- (3) *Minor site plan or other tree removal.* An application for a tree removal permit, within a minor site plan, or without application for any other development order, shall be filed, processed and approved by the administrative official, upon receipt of an application and two sets of plans filed with the town clerk, and payment of the property fee. An application and plan shall include the following information and exhibits:
- A diagram of the property at a scale no less than one inch equals 30 feet, which identifies any tree to be removed, its location, common name and DBH, any existing or proposed development on the site, and details of replacement stock to be planted, including location, size and species. Applicant shall submit two copies of the diagram with the application.
  - Name, signature, address and telephone number of all fee simple property owners.
  - Legal description of the property and property control number (PCN).
  - North arrow, scale and identification of street abutting the property.
  - Reason for the removal or replacement of tree(s).
  - Identification and location of each historic or specimen tree.
  - A plan legend, showing designations and methods used.
- (d) *Minimum tree coverage requirements.*
- (1) In connection with the clearing of any lot for new construction, each lot except as otherwise provided, shall have a minimum of one tree and six shrubs for each 2,500 square feet of total lot area, or portion thereof. If the lot contains an insufficient number of existing trees to meet this requirement, new or replacement trees shall be provided. Trees shall be installed at a minimum of 12 feet in height. One of the required trees shall be located within 15 feet of the front property line as the designated street tree.
  - (2) Cross sectional tree area may be used as replacement criteria in lieu of a designated tree size, provided the following requirements are met:
    - The minimum tree requirements described above are met; and
    - The total cross sectional area provided shall equal or exceed the sum of the cross-sectional area of a replacement stock multiplied by the minimum number of replacement stock required.
- (e) *Area tree protection requirements.* Fifteen percent of the square footage of any lot, or portion thereof, being developed or redeveloped, or upon which there is constructed a structure, addition, or major renovation (over 50 percent of the value of the building), shall be designated for the protection of trees. The area
-



---

required to protect historic or specimen trees may be included to satisfy this requirement, and shall include any landscape buffer or other landscape areas required by the land development code. Such designated areas shall contain sufficient land area to comply. No more non-exempt trees than are reasonably necessary to achieve the proposed development shall be removed. The administrative official shall consider the following in reviewing said application:

- (1) The extent to which the actual or intended use of the property requires removal of trees;
  - (2) The desirability of preserving any tree by reason of its size, age or some outstanding quality, such as uniqueness, rarity or status as an historic or specimen tree;
  - (3) The extent to which the area would be subject to increased water runoff, erosion, or other environmental degradation due to removal of the trees;
  - (4) The heightened desirability of preserving tree cover in densely developed or densely populated areas;
  - (5) The need for visual screening in transitional areas, or relief from glare, blight, buildings or any other affront to the visual or aesthetic sense in the area; and
  - (6) The effect, which changes in the natural grade, will have on the health of trees to be preserved.
- (f) *Permits; posting and termination.* An approved tree removal or addition permit or a copy of the permit shall be clearly posted on the job site during all phases of clearing and construction activities. Each tree removal or tree addition permit shall expire one year from the date of issue, unless extended for no more than 60 days by the administrative official, for good cause shown.
- (g) *Notification of impending activity.* The person holding an approved tree removal or addition permit shall notify the administrative official prior to the scheduled removal or addition of the tree(s), allowing sufficient notice for necessary site inspections.
- (h) *Relocation and replacement.*
- (1) Relocation: Tree relocation shall be performed in accordance with sound industry practices to ensure survival of transplanted stock. Cross sectional area of relocated trees may be applied toward required replacement areas.
  - (2) Replacement trees shall be a minimum replacement of ten percent of the total of the cross sectional area of the trunk(s) of the tree(s) removed. Cross sectional area shall be at the DBH of the tree. Single trees may be replaced with two or more trees provided the cross sectional requirements are met. In no event shall replacement stock be less than six feet in height nor have a DBH of less than 1½ inches. Replacement stock shall be the same general species as the tree removed, or an alternative species not prohibited by the division. Replacement stock shall be limited to no more than 25 percent palm species, and shall be maintained in accordance with sound industry practices, including watering, and fertilizing and further replacement of expired trees.
  - (3) Any new single-family or duplex residence shall be exempt from the replacement schedule required herein. Each single building lot shall contain a minimum of one tree per 2,500 square feet of total lot size.
- (i) *Natural vegetation retention areas; exemptions.* Areas of the property may be designated as natural vegetation retention areas indicating that all existing vegetation will remain on that area of the site. Under this designation, trees meeting the minimum replacement size criteria up to trees of the minimum tree definition criteria may be retained and counted as replacement stock for trees to be removed elsewhere on the site.
- (j) *Violations; mitigation for certain violations.* Any person who violates this division by damaging or removing a non-exempt tree without a permit, may be redeemed by replacing the tree(s) at the rate of two trees for
-



---

each one removed or damaged, within 15 days of receipt of a notice of violation. This provision shall not include the damaging or removal of a historic or specimen tree without a required permit.

**Sec. 66-152. Duty to trim coconut trees.**

(a) ~~In order to protect life and property during periods of high winds and hurricanes and to protect pedestrians and vehicular traffic where coconut trees overhang walkways and streets, all~~ All property owners ~~coconut trees in the town shall be~~ are ~~required to regularly be trimmed annually by July 1 of each year, so that on July 1 of each year all~~ trim their ~~coconut trees to present a healthy, neat, and orderly appearance and in the town shall to be free of~~ mature ~~coconuts, coconut blooms, and dead or dying fronds. All trimming shall comply with the provisions of section 66-151. Should any property owner fail to comply with this section, he/she shall be guilty of a violation of this Code.~~

(b) All property owners are required to trim coconut trees, as described in subsection (a), in the adjacent public right-of-way that is contiguous to their property.