

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



**February 17, 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 Orlando Rubio
Town Zoning Official Manual Palacios

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

1. Adopt Minutes of the January 20, 2026, Regular Minutes

DISCUSSION / ACTION ITEMS

2. Quasi-judicial Hearing: Development Plan Review - 5311 Osprey Dr.
3. Discussion of 6855 N Ocean Updates (continuation)
4. Revisions to Ordinance on Artificial Turf

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, MARCH 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
JANUARY 20, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, January 20, 2026, 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	Absent
Member de Baptiste	Present
Member Fady Khairallah	Absent
Member Neal Sigety	Present
Member Lanette Bosch Gustafson	Absent
Member Jason Sutherland	Present

Vice Chair Kaleel, Members Khairallah and Gustafson were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

There was none.

PUBLIC COMMENT

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

APPROVAL OF MINUTES

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

Member de Baptiste moved to adopt the minutes of December 16, 2025; seconded by Member Sigety. Motion carried 4-0.

DISCUSSION/ACTION ITEMS

2. **Quasi-Judicial Hearing: Development Plan Review – 62 Harbour Dr. N (Continuation)**

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.

Chair Ferber opened the continuation of the hearing for 62 Harbour Drive North.

PLANNING & ZONING COMMISSION MEETING MINUTES
JANUARY 20, 2026

Town Planner O'Gorman noted that the applicant made revisions to address previous comments from the December meeting, though he expressed uncertainty about the "non-structural stairs" shown on the plans that appeared to still encroach into the setbacks.

Carlos Linares with Randall E. Stofft Architects presented the modifications made in response to the December meeting comments.

Stephanie Portus, PLA Landscape Architecture, presented the landscape revisions.

Town Engineer Bamber raised concerns regarding the pool's potential connection to the house foundation and the need for possible elevation changes, the condition of the seawall and adjacent unimproved right-of-way along Thompson Street, and the presence of steps within the setback that constitute a code violation.

Member de Baptiste expressed concern about the west elevation still lacking sufficient articulation. The applicant agreed to rotate the clerestory windows to meet the 8x16 rectangle requirement for articulation.

There was discussion regarding the proposed forty-one percent FAR, which exceeded the standard limit but was considered in exchange for a drainage easement executed by the property owner.

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

Member de Baptiste moved to approve the quasi-judicial hearing for 62 Harbour Dr. N with modifications to the west elevation as described by the architect, adding the additional piece of wall hiding the air compressors and generator on the east elevation, accepting the dry steps as proposed, and approving the 41 percent gross floor area ratio; seconded by Member Sigety. Motion carried 4-0.

3. Quasi-Judicial Hearing: Development Plan Review – 27 Sabal Island Dr

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 development plan review for 27 Sabal Island Drive. He recommended approval with conditions regarding the fireplace architectural feature and landscape plan consistency.

Town Engineer Bamber reported that the plans met code requirements but noted that drainage calculations, root barriers, and utility conflict clearances were needed before permitting.

Zoning Official Palacios confirmed that the applicant's calculations and percentages met the required ordinances.

PLANNING & ZONING COMMISSION MEETING MINUTES
JANUARY 20, 2026

Luis Rivera with Affiniti Architects presented the project. He explained the roof slope and confirmed that the architectural feature encroached minimally into the setback and remained within the allowable limits for both setback distance and square footage.

Landscape architect Louis Vlahos gave details about the landscaping plan.

Member de Baptiste raised concerns regarding the screening of the air conditioning equipment, and Architect Vlahos agreed to install seven-foot-high hedge plantings around all mechanical equipment.

Chair Ferber noted that the south elevation needed articulation above the fireplace, and the architect agreed to add a faux window in that location. Chair Ferber then opened the floor for public comments.

Christine de Haseth of 29 Sable Island Drive expressed full support for the project, appreciating the Mediterranean revival architecture being introduced to the island.

Chair Ferber closed the floor for public comment.

Member Sigety moved to approve the quasi-judicial hearing for 27 Sabal Island Dr with the confirmation of the size of the landscaping, the addition of the window above the fireplace, and the roof variance of 3:12; seconded by Member de Baptiste. Motion carried 4-0.

4. Discussion of Three Non-Conforming Lots in the RSE District

Town Attorney Goddeau explained that three nonconforming lots were previously redeveloped with variances that remain in effect. She outlined several options for the Town, including ordinance changes, alternative development standards, taking no action, or referring matters to the Board of Adjustment.

The Board gave consensus to table the matter for further consideration.

5. Discussion of Proposed Revisions to the Tree Ordinance

Town Attorney Goddeau presented proposed revisions to the tree ordinance to address maintenance of coconut trees, explaining that the changes would replace the current July 1 trimming deadline with a general year-round maintenance requirement to improve enforcement.

The Board expressed support for making the tree-trimming requirement more general; however, they recommended retaining language that highlights safety concerns during hurricane season and periods of high winds.

Chair Ferber noted that although trimming coconut trees is costly, it is essential to ensure public safety.

The Board added additional language to the tree ordinance for further consideration by the Town Commission.

PLANNING & ZONING COMMISSION MEETING MINUTES
JANUARY 20, 2026

COMMISSIONER COMMENTS

Chair Ferber expressed concern about the undeveloped Thompson Street right-of-way revealed during the 62 Harbour Drive North application review. He suggested the Town needs to investigate maintenance responsibilities for this area and similar situations throughout the town.

Town Engineer Bamber clarified that the right-of-way is under Town control but not Town ownership, creating questions about long-term maintenance responsibilities.

Member de Baptiste inquired about the status of the previously discussed project at 6855 North Ocean. Town Clerk Avery responded that the applicant had requested to postpone to the February meeting to work on additional changes.

ADJOURNMENT

ADJOURNMENT

Meeting adjourned at 10:37 a.m.

Minutes prepared by Town Clerk Avery and adopted by the Planning & Zoning Commission on February 17, 2026.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

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

To: Planning & Zoning Board Members
From: Corey O’Gorman, Town Planner
Meeting Date: February 17, 2026
Subject: 5311 Osprey Drive – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: JSR Design Group, Inc.
OWNER: 5311 Osprey LLC
ADDRESS: 3105 McClellan Dr., Greensburg, PA 15601

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, and 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 5,840 square foot two-story single-family home with four (4) bedrooms, four (4) full baths, two (2) half-baths, three (3) car garage, swimming pool/spa, and pool deck.

The application for Development Plan Review was submitted on December 15, 2025, responses to staff comments were submitted on January 20, 2026 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 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 of the revisions, subject to review by the Planning and Zoning Board for compliance with Town Code Section 63-56 and with conditions noted in the attached Staff memo's.

PLAN REVIEW REPORT
5311 Osprey Drive
12/17/25

This Plan Review Report is for the Development Plan Review of a new two-story home. The proposed development consists of demolishing the existing home and building a new two-story home on the combined lots 12 & 13 at 5311 Osprey Drive. The new residence consists of four (4) bedrooms, four (4) full bathrooms, two half baths, a three-car garage, a swimming pool, and a spa and pool deck. This review references site and architectural plans prepared by JSR Design Group Inc dated 12/12/25; civil plans prepared by DKK Civil engineering Inc. dated 12/11/25; Landscape The Mirror of Paradise dated 12/11/25; and a survey prepared by Principal Meridian Surveying Inc. dated 03/04/25

PCN: 46-43-45-34-02-000-0120
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. This plan review report recommends approval with the following conditions:


- Update the survey to be abstracted to the title and indicate all easements and encumbrances of record and show the lots combined at the time of permitting.
- All fencing must comply with Town Code Section 64-44(c) for maximum height and location at the time of permitting.



CRAIG A. SMITH AND ASSOCIATES
ENGINEERS•SURVEYORS•UTILITY LOCATORS•GRANT SPECIALISTS
1425 E. Newport Center Dr., Deerfield Beach, FL 33442

MEMORANDUM

To: Kelly Avery, CMC
Town Clerk

From: Orlando A. Rubio, PE
VP - Engineering 

Date: February 10, 2026

Subject: 5311 Osprey Dr
Development Plan Review
CAS Project No. 08-26-008

Cc: File

All affected plans and calculations must be revised and resubmitted to comply with the following comments.

1. Provide Geotechnical Report for hydraulic conductivity value and update drainage calculations as needed.
2. The exfiltration trench shall be designed to meet the minimum dimensions and minimum pipe size in accordance with the South Florid Water Management District Criteria which will require a revision of the currently proposed system.
3. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing and proposed water service.
4. Approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, "All drainage features must be shown on the septic site plan and must have an approval stamp by the PBC Health Department."
5. Additional comments shall be asked at time of building permit.

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

APPLICANT FILL OUT: PROPERTY ADDRESS: <u>5311 OSPREY DR</u>		ZONING DISTRICT: <u>RSE</u>	
		APPLICANT USE	
		ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	Sq. Ft.	20,010	Sq. Ft.
BASE FLOOD ELEVATION (NAVD) <small>(SOURCE THE FLOOD INSURANCE STUDY)</small>		8' NAVD	
FINISHED FLOOR ELEVATION (NAVD)		9' NAVD	
		APPLICANT USE	
		ZONING REVIEW	
		PROPOSED	
	Sq. Ft.	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM <u>32</u> %)		4806	24
LOT COVERAGE (MAXIMUM <u> </u> %)		5465	27
		APPLICANT USE	
		ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	Sq. Ft.	%
FIRST FLOOR UNDER A/C (<u> </u>)		4806	24
SECOND FLOOR UNDER A/C (<u> </u>)		20	00.1
TOTAL UNDER A/C (<u> </u>)		4282	21.4
TOTAL FLOOR AREA (<u> </u>)		4969	24.8
TOTAL UNDER ROOF (<u> </u>)		5087	25.4
FLAT ROOF (<u> </u>)		631	03.2
TOTAL ROOF (<u> </u>)		6487	32.4
GARAGE (<u> </u>)		848	04.2
COVERED PATIO (<u> </u>)		566	02.8
COVERED ENTRY (<u> </u>)		93	00.5
COVERED BALCONY (REAR) (<u> </u>)		—	—
COVERED BALCONY (FRONT) (<u> </u>)		—	—
OPEN BALCONY (<u> </u>)		631	03.2
BUILDING FOOTPRINT (<u> </u>)		4969	24.8
SEPTIC TANK & DRAINFIELD (<u> </u>)		896	04.5
PAVED AREA (<u> </u>)		4361	21.8
SYNTHETIC TURF (<u> </u>)		—	—
TOTAL IMPERVIOUS (<u> </u>) <small>(INCLUDES SYNTHETIC TURF)</small>		10,913	55
TOTAL PERVIOUS (<u> </u>)		9,097	45
		APPLICANT USE	
		ZONING REVIEW	
		FEET	
BUILDING HEIGHT (<u>36</u> MAX)		24'10"	
BUILDING SETBACKS:			
FRONT (<u>MAX 25</u>)		25'6"	
REAR (<u>15</u>)		25'4"	
SIDE INTERIOR (<u>15</u>)		15/36	
SIDE CORNER (<u>20</u>)		—	
WATERWAY (<u>25</u>)		—	
DRIVEWAY (<u>10</u>)		20	

7403 -
003 -

1st FL, 4,806 SF = 100%
 2nd FL, 651 SF = 14% of 1st FL

MANNY-ZONING
 12-21-25



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

Land Development Action Application

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

This application is being submitted for the property located at:

5311 Osprey Drive, Ocean Ridge

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): 5311 Osprey LLC	Name: JSR Design Group, Inc.
Address: 3105 McClellan Dr, Greensburg, PA 15601	Address: 1 West Camino Real, Ste. 117E Boca Raton, FL 33432
Phone: (724) 422-4077	Phone: (561) 362-7203
Email: rcharley@shopnsave66.com	Email: John.Reed@jsrarchitecture.com andrea@jsrarchitecture.com

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



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

General Data

Project Name: New Single Family House for: Charley Residence

Project Location Address: 5311 Osprey Drive, Ocean Ridge, FL

Exact Legal Description of Property: Tropical Shores LTS 12 & 13

Property Control No: 46-43-45- 34-02-000-0120

Existing Zoning: RSF - Single Family Residential

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

Existing Land Use: Single Family Residential

Proposed Land Use: Single Family Residential

First Floor Living Elevation (For CCCL Application): N/A

Total Site Area: 174' x 115' Sq. Ft.: 20,010 Acres: 0.459

Flood Zone Category: 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: 3 Proposed Bedrooms: 4

Existing Bathrooms: 2 Proposed Bathrooms: 5-1/2

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

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



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

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

Requesting a Land Development Permit for a two-story Single Family Residence. The house includes 4 bedrooms, a den/gym, 5-1/2 bathrooms, three-car garage, dining room, kitchen, living room, laundry/mudroom, family lounge and a covered front porch. A new swimming pool is also being proposed.

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 proposed development is in compliance with all zoning guidelines set forth in the Town Code & Comprehensive Plan including roof pitch, height, building envelope and facade articulation. Proposed FAR and Lot Coverage are below the maximum allowed. Volumes were designed taking into consideration the adjacent structures and street views and the two story portion of the house was kept to a minimum and set back from the street to tie into the surrounding neighborhood scale. A terraced grading and landscaping approach is being proposed to minimize impacts from street level and provide a smooth and gradual transition to house floor elevations necessary to comply with flood zone guidelines. The style of the house is Coastal Contemporary. The materials include white smooth stucco, hardie board plank accents, limestone cladding, black door & window frames with blue/gray tinted glass, Charcoal blue bahama shutters and a light gray standing seam metal roof.

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.

Unity of title for lots 12 & 13

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



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

Authorized Agent (if different from Owner):	
Name: John Reed	
Company Name: JSR Design Group, Inc.	
Address: 1 W. Camino Real, Ste. 117E, Boca Raton, FL 33432	
Phone: (561) 362-7203	Email:
Developer:	
Name: Todd Rossman	
Company Name: Rossman Hensley	
Address: 1426 Pittsburgh Rd, Valencia, PA 16059	
Phone: (412) 855-3319	Email: trossman@rossmanhensley.com
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: John S., Reed	Florida Registration No.: AR95171
Company Name: JSR Design Group, Inc.	
Address: 1 W. Camino Real, Ste 117E, Boca Raton FL	
Phone: (561) 362-7203	Email: John.Reed@jsrarchitecture.com
Landscape Architect	
Name: Gabriela Fojt	Florida Registration No.: LA6667277
Company Name: The Mirror of Paradise	
Address: 2300 E Oakland Park Blvd. Ste 208, Fort Lauderdale FL 33306	
Phone: (954) 478-3064	Email: gabriela@themirrorofparadise.com
Engineer	
Name: Derek Schenavar	Florida Registration No.: PE36858
Company Name: DKK Civil Engineering, Inc.	
Address: 951 Sansbury's Way, Ste 206, Royal Palm Beach, FL 33411	
Phone: (561) 612-7312	Email: Ali@dkkcinc.com



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

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



Applicant Signature

John S., Reed

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 15th day of December, 2025 who is personally known to me or has produced FL D/L R200-477-71-010-0 as identification and who did (or did not) take an oath.

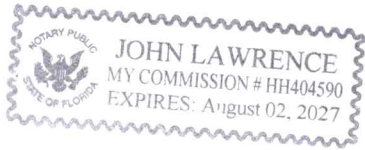


Notary Signature (for Applicant)

Seal/Stamp

8/2/27

Commission Expiration





TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

OFFICIAL USE ONLY – DO NOT WRITE BELOW THIS LINE

Accepted For Review

Town Official: _____ Date: _____ Fee Paid: _____

Traffic concurrency letter included? Yes No

Is this a Development Plan Review resubmittal? Yes No

Approval, Conditional Approval, or Denial

Zoning Review Date: _____

Engineering Review Date: _____

Building Review Date: _____

Town Commission, Date: _____

Planning & Zoning Commission, Date: _____

Board of Adjustment, Date: _____

Conditions of Approval:



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

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



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

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

Prepared By: _____ Date: _____

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

APPLICANT FILL OUT: PROPERTY ADDRESS: 5311 Osprey Dr		ZONING DISTRICT: <u>RSF</u>		
	APPLICANT USE	ZONING OFFICIAL USE ONLY		
*TOTAL SITE AREA	20,010 Sq. Ft.	Sq. Ft.		
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	AE 8'			
FINISHED FLOOR ELEVATION (NAVD)	9.0'			
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW		
	PROPOSED	PROPOSED		
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM %)	5,840	29.2		
LOT COVERAGE (MAXIMUM %)	5,662	28.3		
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW		
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C ()	4,722			
SECOND FLOOR UNDER A/C ()	44	0.9 of first floor		
TOTAL UNDER A/C ()	4,766			
TOTAL FLOOR AREA ()	5,662			
TOTAL UNDER ROOF ()	5,662			
FLAT ROOF ()	N/A			
TOTAL ROOF ()	5,662			
GARAGE ()	847			
COVERED PATIO ()	N/A			
COVERED ENTRY ()	93			
COVERED BALCONY (REAR) ()	N/A			
COVERED BALCONY (FRONT) ()	N/A			
OPEN BALCONY ()	637			
BUILDING FOOTPRINT ()	5,662			
SEPTIC TANK & DRAINFIELD ()	N/A			



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

PAVED AREA ()	4,361		
SYNTHETIC TURF ()	N/A		
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	10,913	54.54	
TOTAL PERVIOUS ()	9,097	45.46	
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	FEET	FEET	
BUILDING HEIGHT ()	24'-10"		
BUILDING SETBACKS:			
FRONT ()	25'-6"		
REAR ()	15'-0"		
SIDE INTERIOR ()	36'-2" right, 34'-6" left		
SIDE CORNER ()	N/A		
WATERWAY ()	N/A		
DRIVEWAY ()	7'-0"		

Prepared By: JSR Design Group, Inc. Date: 12/10/2025

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

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

Read the instructions carefully!!



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

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 checked="" type="checkbox"/> Concept Plan Review | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Construction East of the CCCL | <input type="checkbox"/> Variance |
| <input type="checkbox"/> PRD Amendment | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Planned Residential Development (PRD) | |

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

5311 Osprey Drive, Ocean Ridge, FL 33436

Tropical Shores LTS 12 & 13

2. He/She desires to submit a Development Plan Review application to the Town of Ocean Ridge, Florida.

3. He/She has appointed JSR Design Group, Inc. 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 11th of December, 2025.

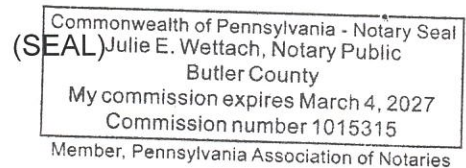
[Signature]
Signature of Property Owner

Ray T. Charley
Property Owner Printed Name

[Signature]
Notary Public Signature

Julie E. Wettach
Notary Printed Name

My Commission Expires 03/04/2027



Personally Known: or ID: _____ (Type of Identification Provided)

Property Detail

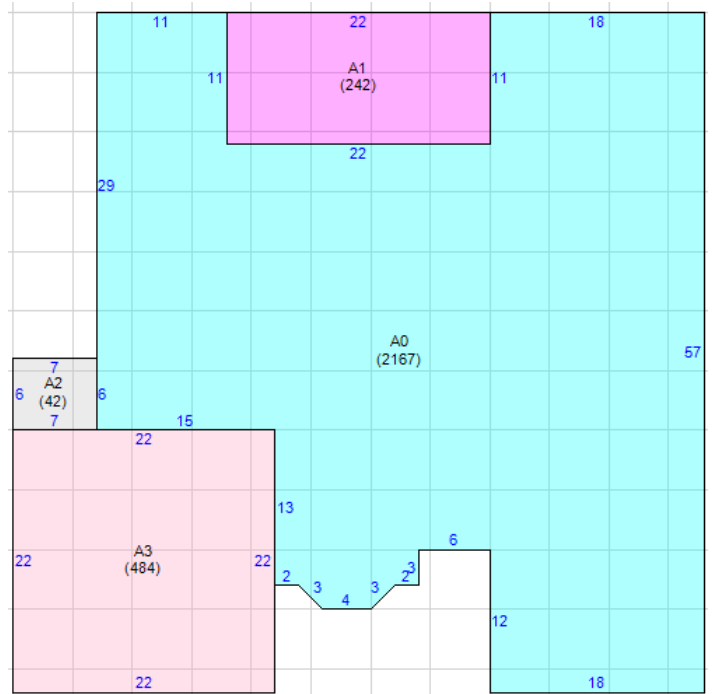
Parcel Control Number : 46-43-45-34-02-000-0120
Owners : 5311 OSPREY LLC
Mailing Address : 3105 MCCLELLAN DR
 GREENSBURG PA 15601 3816
Location Address : 5311 OSPREY DR
Book/Page : 28965 / 681
Sale Date : 03/03/2017
Legal Description : TROPICAL SHORES LTS 12 & 13
Property Use Code : 0100—SINGLE FAMILY
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)
Total Square Feet : 2935
Acres : .46

Building Details

Subarea and Square Footage for Building 1

Description	square Footage
BAS Base Area	2167
FST Finished Storage	42
FSP Finished Screened Porch	242
FGR Finished Garage	484
Total Square Footage	2935
Area Under Air	2167

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1976	1

Structural Element for Building 1

Bldg Type	EXC-RESIDENT
Exterior Wall 1	MSY: CB STUCCO
Year Built	1976
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL

Interior Wall 2
 Floor Type 1
 Floor Type 2
 Stories

N/A
 CARPETING
 N/A
 1

Tax Year		2025	
Improvement Value	\$417,063		
Land Value	\$1,370,959	AD VALOREM	\$31,463
Total Market Value	\$1,788,022	NON AD VALOREM	\$205
Assessed Value	\$1,696,213	TOTAL TAX	\$31,668
Exemption Amount	\$0		
Taxable Value	\$1,696,213		

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpar.com

PREPARED BY AND RETURN TO:

Town Attorney
c/o Town of Ocean Ridge
6450 North Ocean Blvd.
Ocean Ridge, Florida 33435

PCNs:

46-43-45-34-02-000-0120

46-43-45-34-02-000-0130

DECLARATION OF UNITY OF TITLE

THIS DECLARATION OF UNITY OF TITLE ("Declaration") is made and entered into as of this 16th day of June, 2025, by and among **5311 OSPREY LLC**, a Florida Limited Liability Company ("Owner"), and **TOWN OF OCEAN RIDGE**, a Florida municipal corporation ("Town").

RECITALS

WHEREAS, the Owner is the fee simple owner of the real property more specifically described in the legal description attached hereto as **Exhibit "A"**; and

WHEREAS, the Owner desires to develop the real property as one lot or parcel of land with the understanding that no portion of said lot or parcel of land shall be sold, conveyed, transferred, devised, or assigned separately except in its entirety as one lot or parcel of land; and

WHEREAS, as a condition of the development of the real property, the Town requires the Owner to execute and record this Declaration of Unity of Title for the real property to be considered a single unified parcel for all purposes; and,

WHEREAS, the parties to this Declaration agree to all terms and conditions stated herein and that the unifying of the real property is in the parties best interests and necessary for development.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein, the above recitals and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is acknowledged by the parties, the Owner hereby agree as follows:

1. The foregoing Recitals are true and correct and are incorporated herein by this reference.
2. Upon the recording of this Declaration, the real property shall be considered a single unified parcel of land under one title as an indivisible site for all purposes.

3. That said real property shall be considered as one lot or parcel of land, and that no portion of said lot or parcel of land shall be sold, conveyed, transferred, devised, or assigned separately except in its entirety as one lot or parcel of land.
4. This Declaration shall be a covenant running with the land and shall be binding upon the Owner and their successors and assigns, individually and collectively, and shall constitute notice to all persons of the terms and provisions herein set forth.
5. This Declaration may not be released without the prior written consent of the Owner and the Town of Ocean Ridge Town Commission. The Town Commission may release this Declaration upon an affirmative vote of at least three (3) members of the Town Commission at a publicly noticed meeting upon a finding that the purpose or need for this Declaration no longer exists.
6. This Declaration shall be recorded in the Official Records in and for Palm Beach County, Florida.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF, the Owner and the Town have executed and entered into this Declaration of Unity of Title as of the date set forth above.

Signed, sealed, and delivered in the presence of:

OWNER: 5311 OSPREY LLC,
a Florida Limited Liability Company

By: [Signature]
Print Name: Ray T. Charley
Print Title: Manager

Witness 1:
[Signature]
Print Name: TUDD ROSSMAN
Address:
1426 PITTSBURGH ROAD
VALENCIA, PA 16059

By: _____
Print Name: _____
Title: _____

Witness 2:
[Signature]
Print Name: DEBORAH A. ROSSMAN
Address:
1426 PITTSBURGH ROAD
VALENCIA, PA 16059

STATE OF Pennsylvania)
COUNTY OF Butler)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of June, 2025, by RAY T. CHARLEY, Manager of 5311 OSPREY LLC, a Florida Limited Liability Company, as the Owner, who is personally known to me or who has produced N/A as identification.

NOTARY SEAL:

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Julie E. Weltach, Notary Public
Butler County
My commission expires March 4, 2027
Commission number 1015315
Member, Pennsylvania Association of Notaries

Signed, sealed, and delivered in the presence of:

Witness 1:

Michelle Heiser
Print Name: Michelle Heiser

Address:
6450 N Ocean Blvd
Ocean Ridge FL

TOWN OF OCEAN RIDGE,
a Florida municipal corporation

By: [Signature]
Print Name: George Rich
Title: Mayor

Witness 2:

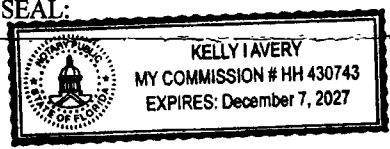
[Signature]
Print Name: Michael McClure

Address:
6450 N. Ocean Blvd.
Ocean Ridge FL.

STATE OF Florida)
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of July, 2025, by George Rich, as Mayor of TOWN OF OCEAN RIDGE, a Florida municipal corporation, on its behalf, who is personally known to me or who has produced _____ as identification.

NOTARY SEAL:



[Signature]
Notary Public

EXHIBIT "A"

(Legal description of real property)

PCN 46-43-45-34-02-002-0120: Lot 12, Tropical Shores, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 23, Page 119.

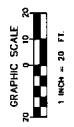
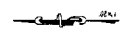
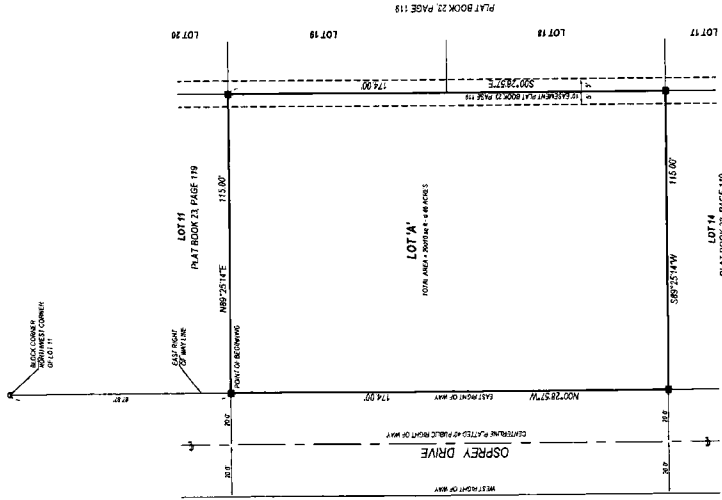
and

PCN 46-43-45-34-02-002-0130: Lot 13, Tropical Shores, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 23, Page 119.

5311 OSPREY

BEING A REPLAT OF LOTS 12 AND 13, TROPICAL SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA Lying AND BEING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, THE CITY OF OCEAN RIDGE, FLORIDA.

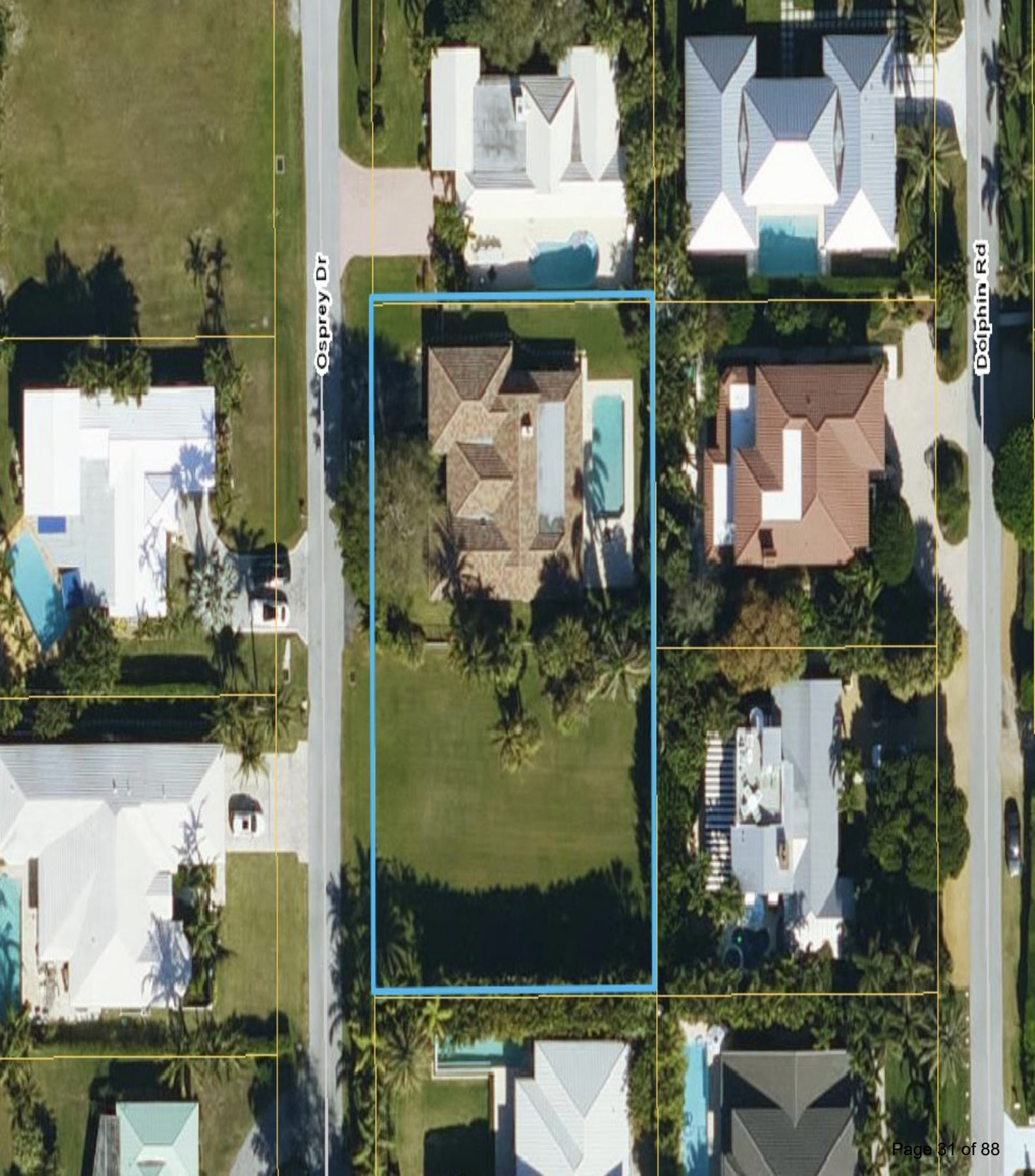
SHEET 2 OF 2



NOTE ON COORDINATES, BEARINGS AND DISTANCES:
 THIS SURVEY IS BASED ON THE 1983 ADJUSTMENT ZONE 17 FLORIDA ZONE 17
 (NAD 83) DATUM. THE HORIZONTAL COORDINATES ARE IN THE NAD 83 STATE PLANE (NAD 83)
 SCALAR PROJECTION. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 BEARINGS SHOWN ARE GRID BEARINGS. FLORIDA EAST ZONE

- 1. SURVEYOR'S LICENSE NO. 12345
- 2. LICENSED SURVEYOR
- 3. LICENSED BUSINESS
- 4. LICENSED RECORD BOOK
- 5. 30 FT. SQUARE FEET
- 6. PERMANENT REFERENCE MONUMENT
- 7. MONUMENT TYPE: CONCRETE
- 8. MONUMENT IDENTIFICATION: 12345
- 9. MONUMENT LOCATION: 12345
- 10. MONUMENT TYPE: CONCRETE
- 11. MONUMENT IDENTIFICATION: 12345
- 12. MONUMENT LOCATION: 12345
- 13. MONUMENT TYPE: CONCRETE
- 14. MONUMENT IDENTIFICATION: 12345
- 15. MONUMENT LOCATION: 12345
- 16. MONUMENT TYPE: CONCRETE
- 17. MONUMENT IDENTIFICATION: 12345
- 18. MONUMENT LOCATION: 12345
- 19. MONUMENT TYPE: CONCRETE
- 20. MONUMENT IDENTIFICATION: 12345
- 21. MONUMENT LOCATION: 12345
- 22. MONUMENT TYPE: CONCRETE
- 23. MONUMENT IDENTIFICATION: 12345
- 24. MONUMENT LOCATION: 12345
- 25. MONUMENT TYPE: CONCRETE
- 26. MONUMENT IDENTIFICATION: 12345
- 27. MONUMENT LOCATION: 12345
- 28. MONUMENT TYPE: CONCRETE
- 29. MONUMENT IDENTIFICATION: 12345
- 30. MONUMENT LOCATION: 12345

PRINCIPAL MERIDIAN SURVEYING INC.
 4545 CAMBRIDGE STREET
 PALM BEACH, FLORIDA 33410
 PHONE: 561.832.1234
 WWW.PRINCIPALMERIDIAN.COM
 2018 12345



Osprey Dr

Dolphin Rd



PROJECT NARRATIVE

December 11, 2025

To: Town of Ocean Ridge
Planning & Zoning
6450 N Ocean Blvd.
Ocean Ridge, FL

**5311 Osprey Drive,
Ocean Ridge, FL
5311 Osprey, LLC.**

To Whom It May Concern:

This is a new two-story single family residence proposed on a recently unified lot with an existing single family house. The existing house will be demolished and the site will be prepared as required for the proposed new construction.

The regulations under Town Code Section 63-56 have been reviewed and the proposed development complies with all the zoning guidelines, including maximum FAR, Lot Coverage, Roof Pitch & Height, Building Envelope, and facade articulation.

The proposed architectural style of the house is Coastal Contemporary. The materials include white smooth stucco, hardie plank board accent walls on both sides of the main entrance, black door and window frames to provide contrast with blue/gray tinted glass, limestone cladding accents, charcoal blue Bahama shutters and a light gray standing seam metal roof. The covered entry ceiling will be finished with a light wood T&G.

The height, size and scale of the house was designed to tie into the surrounding neighborhood as unobtrusively as possible. The second story footprint was kept to a minimum and set back from the street to tie into the surrounding neighborhood scale. A terraced grading and landscaping approach is being proposed to create a soft and gradual transition between the existing street grade level and the proposed finished floor height of the house required by FEMA guidelines. The mechanical equipment is located on the side and rear of the house, inside the setbacks and is screened from view by landscaping.

We look forward to your review and suggestions.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'John Sherman Reed', is written over a horizontal line.

John Sherman Reed, Architect
AR 95171 (FL Registration Number)

PROJECT TEAM	PROPERTY DATA	
ARCHITECTURE JSR DESIGN GROUP 1 WEST CAMINO REAL, STE. 117E BOCA RATON, FL 33432 (561) 362 - 7203	<u>Property Owner</u> 5311 Osprey LLC	
CIVIL ENGINEERING DKK CIVIL ENGINEERING, INC. 951 SANSBURY'S WAY, STE. 206 ROYAL PALM BEACH, FL 33411 (561) 612 - 7312	<u>Zoning</u> RSF - Single Family Residential	
SURVEYOR PRINCIPAL MERIDIAN SURVEYING, INC. 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33415 (561) 478 - 7764	<u>Use</u> Single Family Residence	
LANDSCAPE THE MIRROR OF PARADISE 2881 E OAKLAND PARK BLVD., STE. #315 FORT LAUDERDALE, FL 33306 (954) 478 - 3064	<u>PARCEL 1</u> <u>Parcel Control Number</u> 46-43-45-34-02-000-0120 <u>Official Records Book</u> : 28965 / PG 681 <u>Legal Description</u> TROPICAL SHORES LT 2	<u>PARCEL 2</u> <u>Parcel Control Number</u> 46-43-45-34-02-000-0130 <u>Official Records Book</u> : 29931 / PG 105 <u>Legal Description</u> TROPICAL SHORES LT 13
SEPTIC DESIGN DKK CIVIL ENGINEERING, INC. 951 SANSBURY'S WAY, STE. 206 ROYAL PALM BEACH, FL 33411 (561) 612 - 7312		

NEW SINGLE FAMILY RESIDENCE

5311 Osprey Drive

Ocean Ridge, FL



SITE DATA TABLE:				
TOTAL SITE AREA = 20,010 SF				
ZONING:	RSF - SINGLE FAMILY RESIDENTIAL			
PROPOSED BUILDING USE:	RESIDENTIAL (SINGLE-FAMILY)			
FLOOD ZONE:	"AE"			
BASE FLOOD ELEVATION (NAVD):	8			
FINISHED FLOOR ELEVATION (NAVD):	9.0'			
* BASED ON SURVEY BY PRINCIPAL MERIDIAN SURVEYING, INC. COMPLETED ON 12/20/2024 AND 2019 PRELIMINARY FIRM MAP				
	REQUIRED		PROPOSED	
	SQ. FT.	%	SQ. FT.	%
FLOOR AREA RATIO (FAR) MAXIMUM	6,403 S.F.	32%	5,840 S.F.	29.2%
LOT COVERAGE MAXIMUM	7,003 S.F.	35%	5,662 S.F.	28.3%
	REQUIRED		PROPOSED	
FIRST FLOOR A/C	N/A		4,722 S.F.	
SECOND FLOOR A/C	(75% OF 1ST FL. MAX.)		44 S.F. (0.9%)	
TOTAL HOUSE A/C	N/A		4,766 S.F.	
GARAGE	N/A		847 S.F.	
COVERED PORCH	N/A		93 S.F.	
TOTAL FIRST FL. AREA (FOOTPRINT)	N/A		5,662 S.F.	
TOTAL UNDER ROOF	N/A		5,662 S.F.	
FLAT ROOF	N/A		N/A	
OPEN BALCONY	N/A		637 S.F.	
TOTAL HOUSE FLOOR AREA	32% MAX. (6,403 S.F.)		29.2% (5,840 S.F.)	
	REQUIRED		PROPOSED	
PAVED AREA	N/A		4,847 S.F.	
SYNTHETIC TURF	N/A		N/A	
TOTAL IMPERVIOUS	N/A		11,399 S.F. (56.96%)	
TOTAL TOTAL PERVIOUS	N/A		8,611 S.F. (43.03%)	
	REQUIRED		PROPOSED	
BUILDING HEIGHT 1 STORY	22'-0" MAX.		24'-10"	
BUILDING HEIGHT 2 STORY	34'-0" MAX.		24'-10"	
ROOF PITCH	4:12 MIN. 10:12 MAX.		5:12	
TIE BEAM HEIGHT (ONE-STORY)	12'-0" MAX.			
TIE BEAM HEIGHT (TWO-STORY)	24'-0" MAX.		20'-0"	
	REQUIRED		PROPOSED	
OFF-STREET PARKING	4		6+	
	REQUIRED		PROPOSED	
BUILDING SETBACKS				
	REQUIRED	PROPOSED		
FRONT	25 FEET	25'-6"		
SIDE (INTERIOR)	15 FEET	34'-6" LEFT / 36'-2" RIGHT		
REAR	15 FEET	15 FEET		
DRIVEWAY	5 FEET	7 FEET		
POOL FRONT	5 FEET	5'-4"		
POOL SIDE (INTERIOR)	5 FEET	22'-0"		
POOL REAR	5 FEET	25'-4"		
MECHANICAL EQUIPMENT (SIDE & REAR)	10 FEET	15' & OVER 25', SCREENED FROM VIEW		

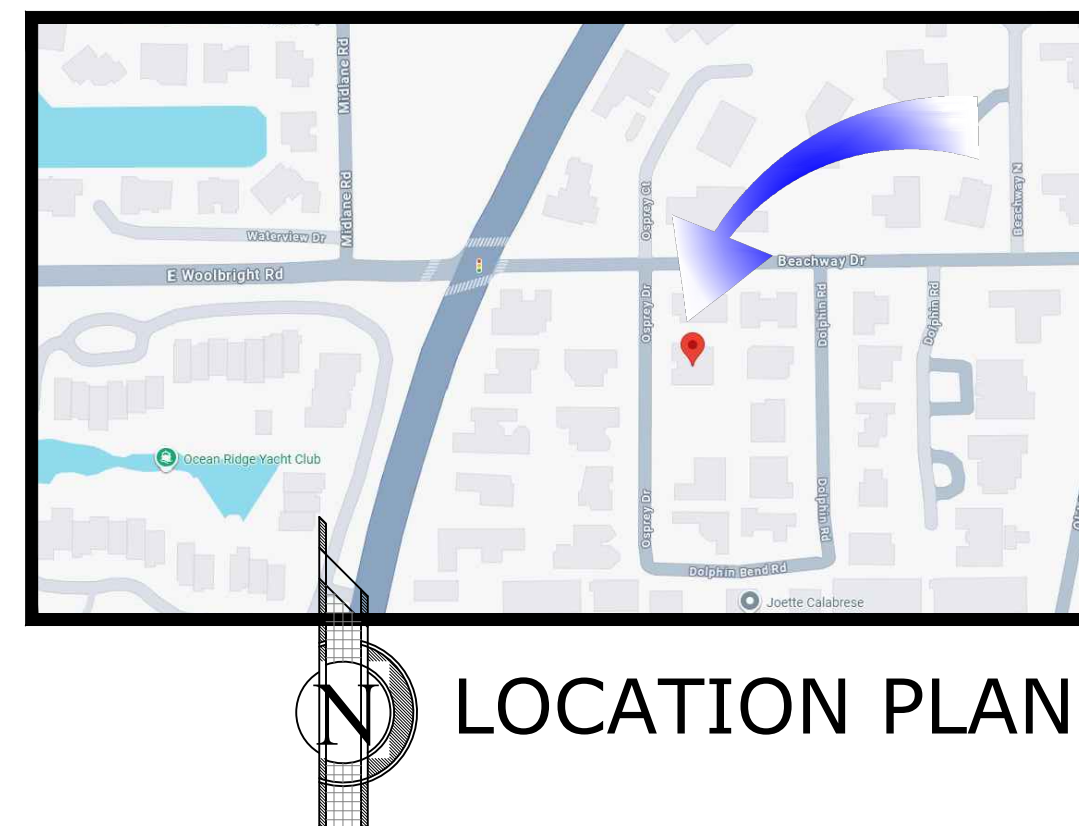
WINDOW & DOOR COVERAGE		
	REQUIRED	PROPOSED
FRONT	15%	18%
WALL TOTAL AREA		1,256 S.F.
FENESTRATION AREA		222 S.F.
SOUTH SIDE	15%	38%
WALL TOTAL AREA		806 S.F.
FENESTRATION AREA		303 S.F.
NORTH SIDE	15%	46%
WALL TOTAL AREA		1,209 S.F.
FENESTRATION AREA		552 S.F.
REAR	15%	16%
WALL TOTAL AREA		1,261 S.F.
FENESTRATION AREA		208 S.F.

SCOPE OF WORK

This is a new two-story single family house.

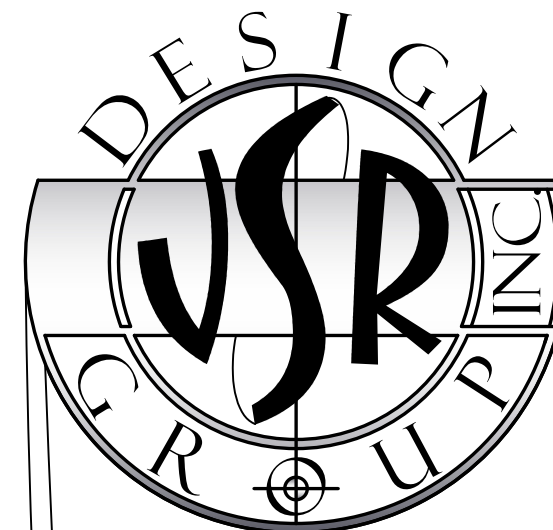
BUILDING DESIGN DATA

Occupancy: R-3 Single Family
Type of Construction: V(5)B
Building total height: 24'-10" A.F.F.
Maximum height allowed: 34'-0" A.F.F.
Flood zone: AE
BFE: 8 ft. NAVD 1988



DRAWING INDEX

<u>CS</u>	Cover Sheet & Site Data Calculations
<u>Survey</u>	
<u>Architectural</u>	
A0	Site plan
A1	Site Sections
A2	1st Floor Plan
A3	2nd Floor Plan
A4	Roof Plan
A5	Upper Roof Plan & Renderings
A6	Renderings
A7	Elevations
A8	Elevations
A9	Elevation Diagrams
A10	Adjacent Properties Map & Photos
A11	Greenspace Map
<u>Civil/Septic</u>	
SD-1	OSTDS Design Site Plan
SD-2	Drainfield Details & Calculations
SD-3	Notes & Details
SD-4	Microfast 0.625 Unit Details
SD-5	Microfast 0.625 Unit Details
SD-6	Microfast 0.625 Unit Details
SD-7	Microfast 0.625 Unit Details
SD-8	Microfast 0.625 Unit Details
SD-9	Microfast 0.625 Unit Details
C-1	Drainage Plan
C-2	Pollution Prevention Plan
<u>Landscape</u>	
DT 1	Removal Plan & Existing Trees Chart
LP1	Landscape Plan
LP2	Plan Schedule, Code Chart, Notes & Details



NEW SINGLE FAMILY HOUSE FOR:
 CHARLEY RESIDENCE
 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435

JOHN SHERMAN REED
 ARCHITECT
 FL LICENSE # AR9571

JSR DESIGN GROUP INC.
 1 WEST CAMINO REAL, SUITE 117E
 BOCA RATON, FL 33432
 PH: 561-362-7203
 FAX: 561-200-2033

1 City comm. 01/21/25 10:13:05 AM JSRDG

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
 2. Contractor to verify all written dimensions (Not scaled) and notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
 3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

13225

CS

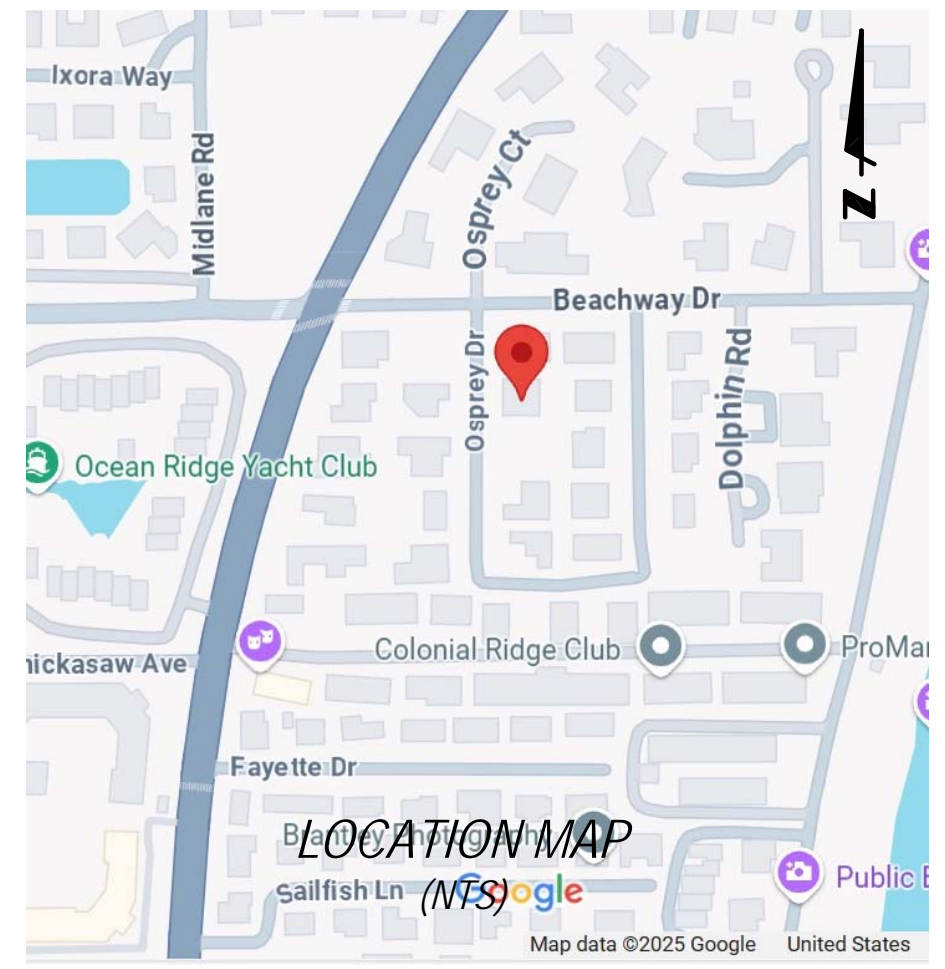
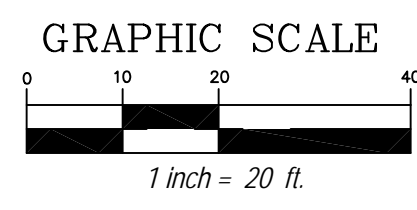
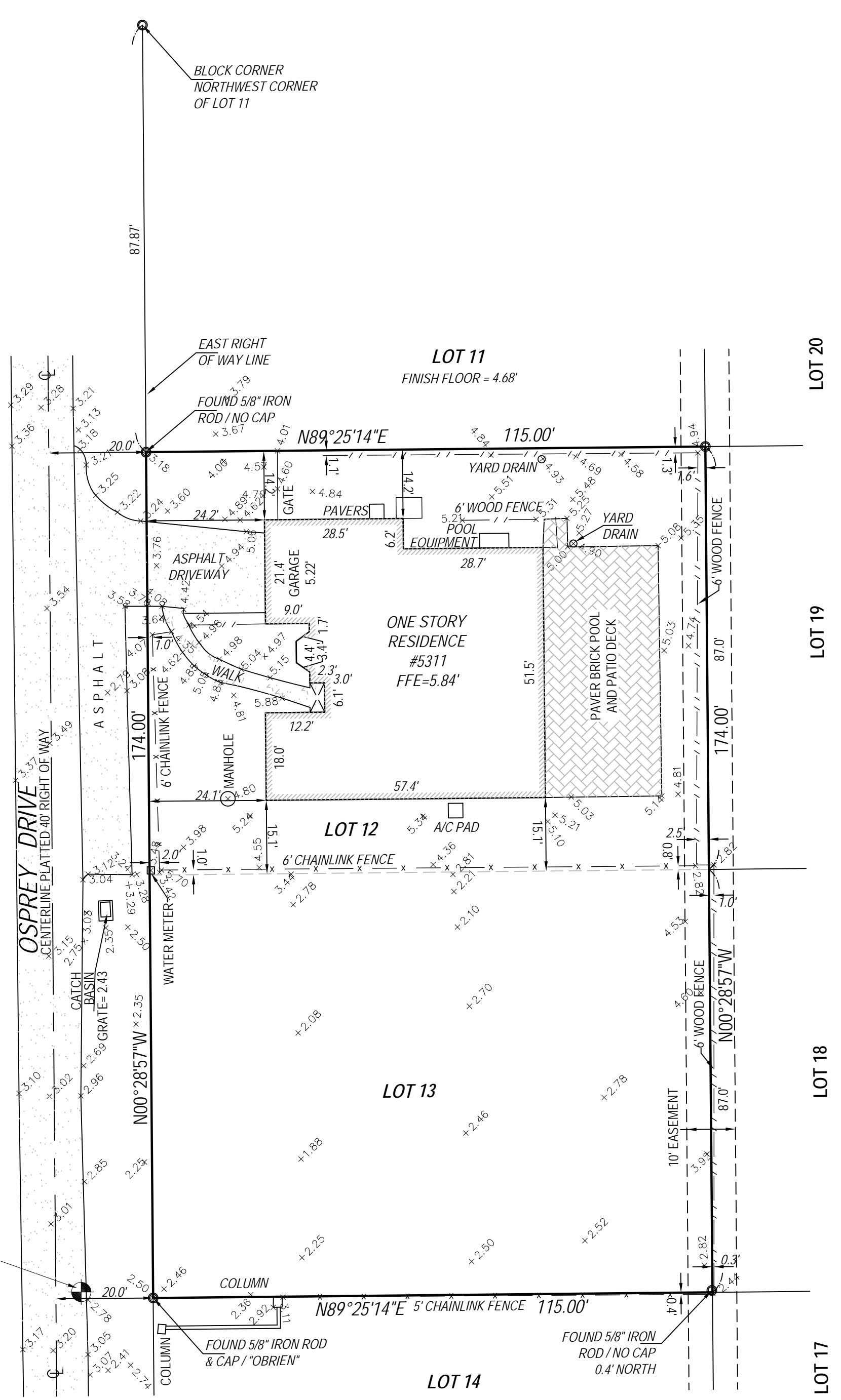


TOTAL AREA = 20010 sq ft - 0.46 ACRES

+3.33

+3.35

SITE BENCHMARK
SET MAG NAIL
& DISK / LB 8261
ELEVATION = 3.04'



XPROPERTY ADDRESS:
5311 & XXX OSPREY DRIVE
OCEAN RIDGE, FL 33435

FLOOD ZONE: "AE" EL 8'
PANEL NO: 12099C 0793G
DATE: DECEMBER 20, 2024

CERTIFIED TO:
1. 5311 OSPREY LLC

LEGAL DESCRIPTION:
LOTS 12 AND 13, TROPICAL SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- SURVEYORS' NOTES:**
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER..
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.

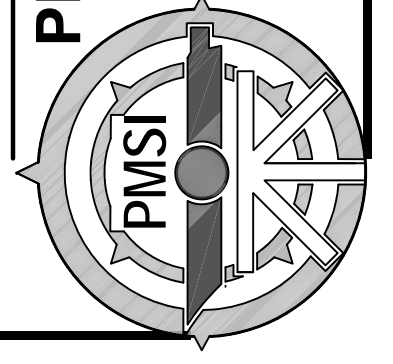
03.04.25 DATE
CD DRAFT
RAMT FIELD
BOUNDARY SURVEY PURPOSE
25.0080 JOB#

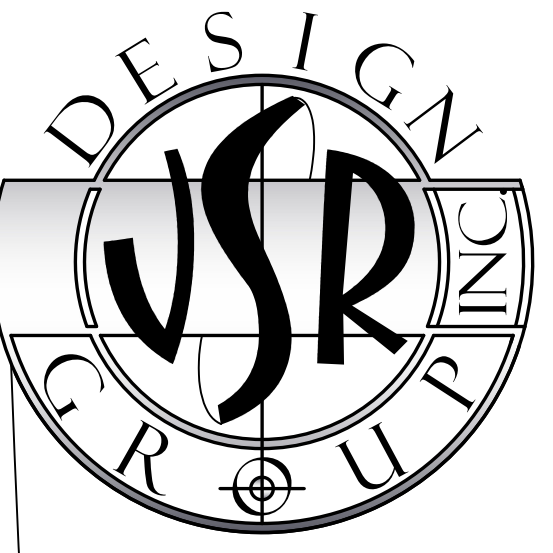
DOUG WALKER
Professional Land Surveyor and Mapper
Florida Certificate No. 7211

SIGNED:

BOUNDARY SURVEY

PRINCIPAL MERIDIAN
SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

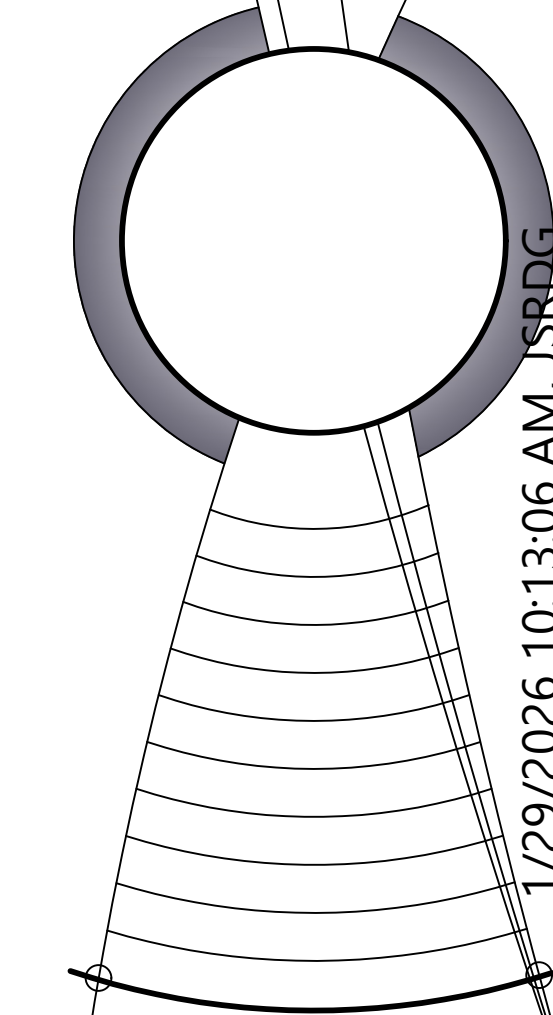




NEW SINGLE FAMILY HOUSE FOR:
 CHARLEY RESIDENCE
 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435

JOHN SHERMAN REED
 ARCHITECT
 FL LICENSE # AR 95171

JSR DESIGN GROUP INC.
 1 WEST CAMINO REAL SUITE 107E
 BOCA RATON, FL 33432
 PH: 561-362-7203
 FAX: 561-362-2033



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13225

A0

LOT 20

LOT 19

LOT 18

LOT 17

174.00' N00°28'57"W

115.00'

LOT 11

N89°25'14"E

N89°25'14"E 115.00'

LOT 14

EAST RIGHT OF WAY LINE

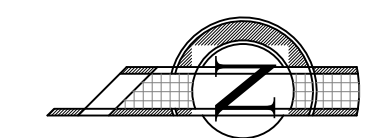
87.87'
 BLOCK CORNER
 NORTHWEST CORNER
 OF LOT 11

ASPHALT

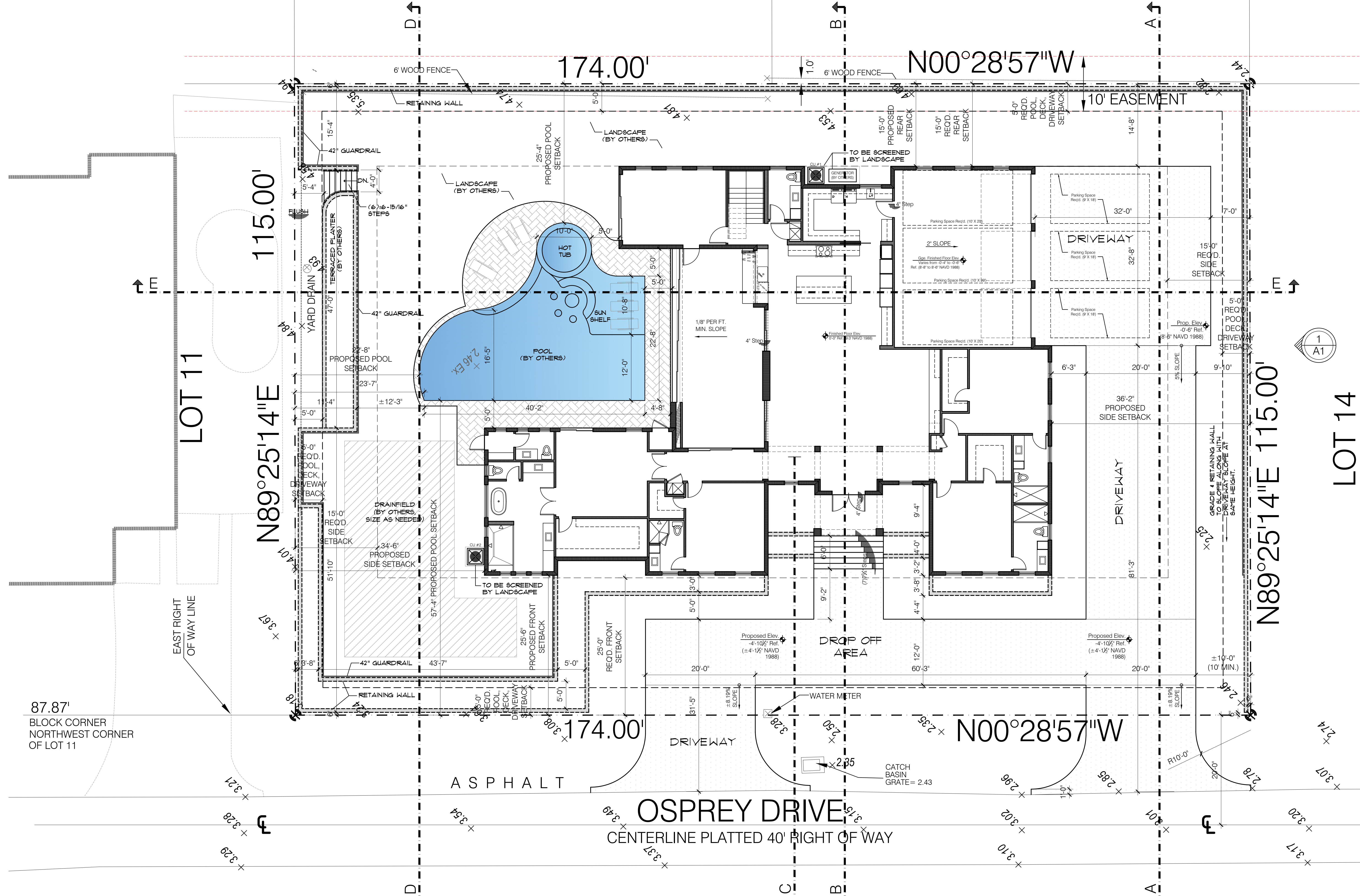
OSPREY DRIVE

CENTERLINE PLATTED 40' RIGHT OF WAY

N00°28'57"W

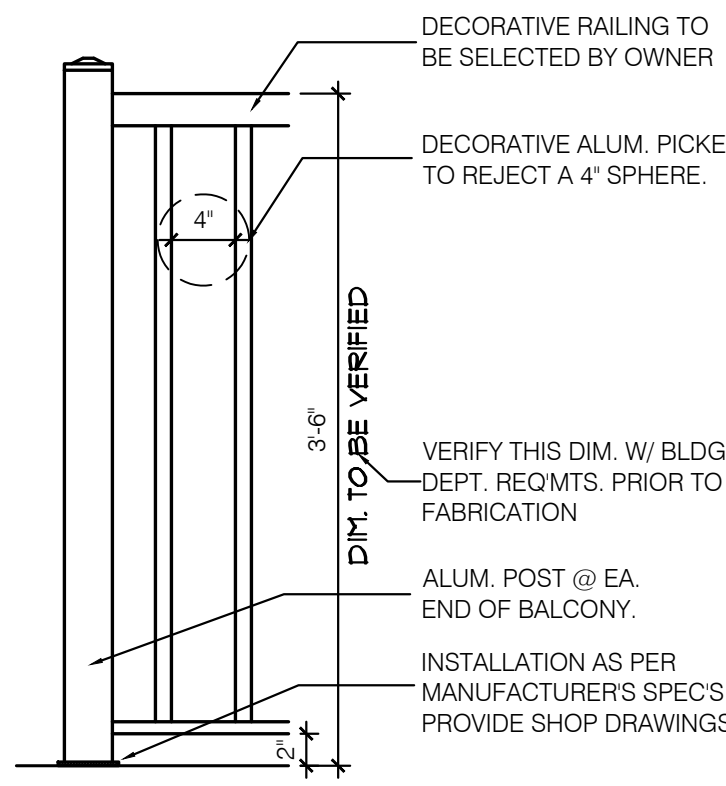


Proposed Site Plan 1/8" Sc.



NOTE:
HANDRAIL SHALL COMPLY WITH
FBC-B CHAPTERS 1014, 1015, AND
R311, & R312 OF FBC-R 2023

GUARDS AND HANDRAILS SHALL
ALSO MEET ALL CODES REQUIRED
BY NFPA 101: 7.2.2.4.



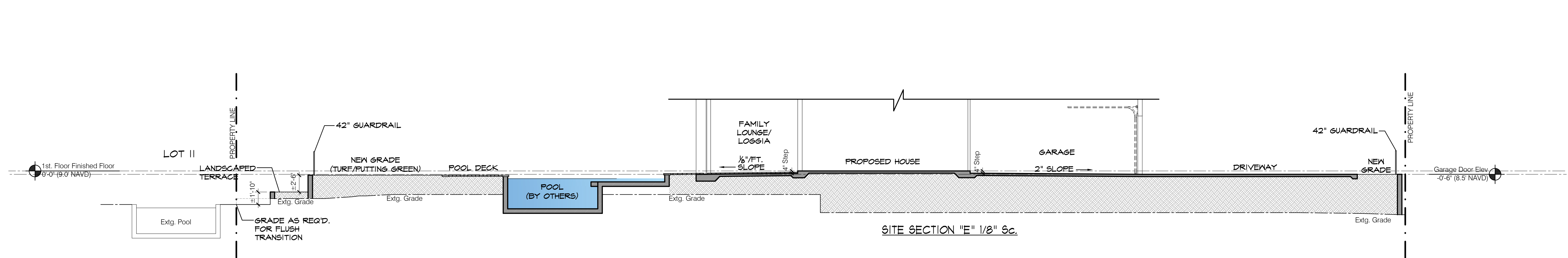
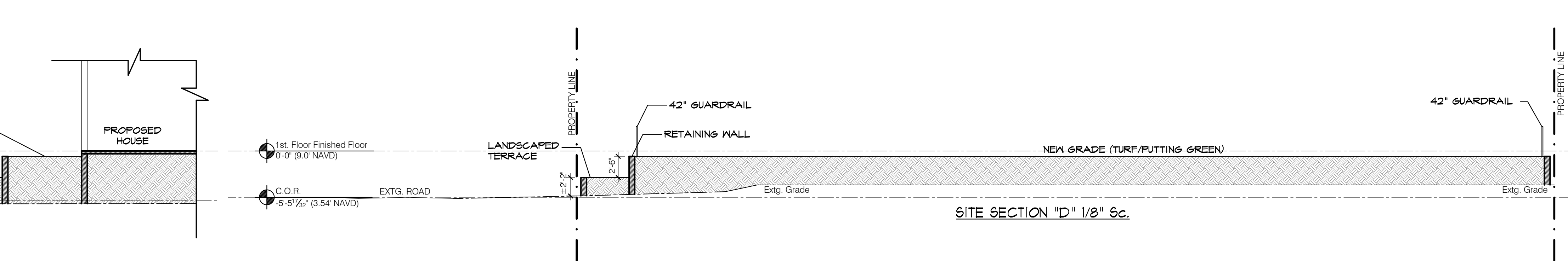
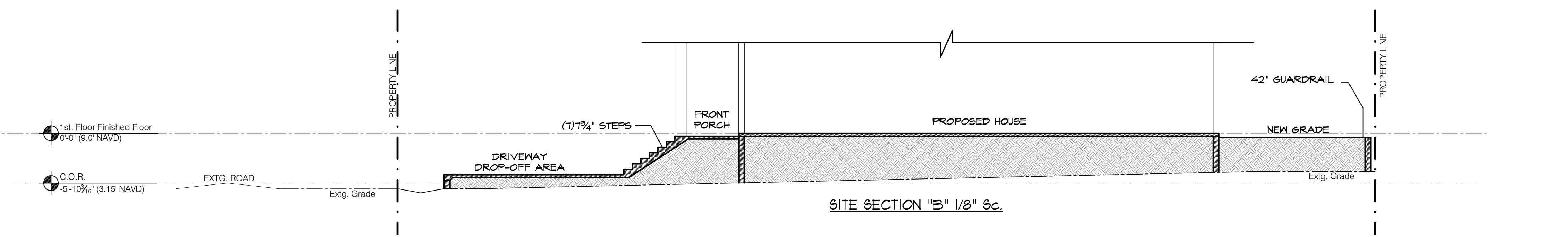
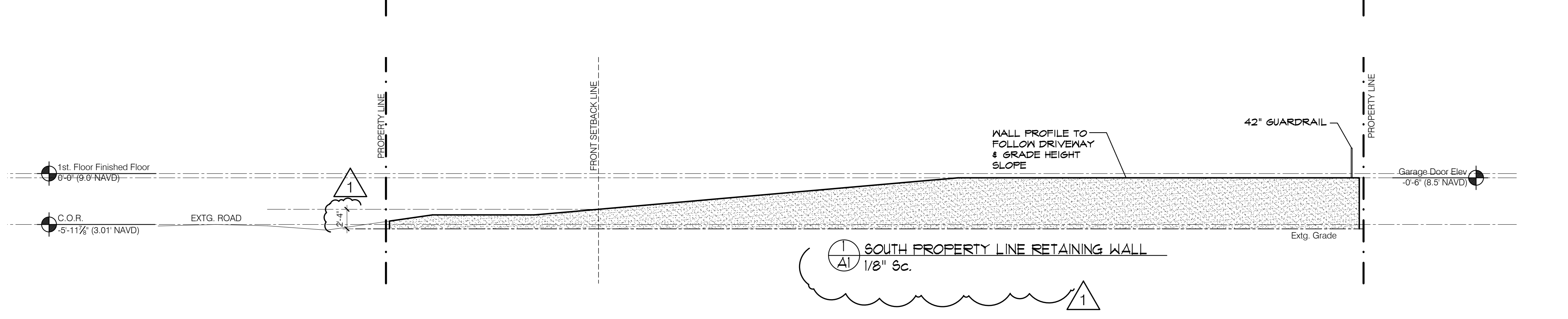
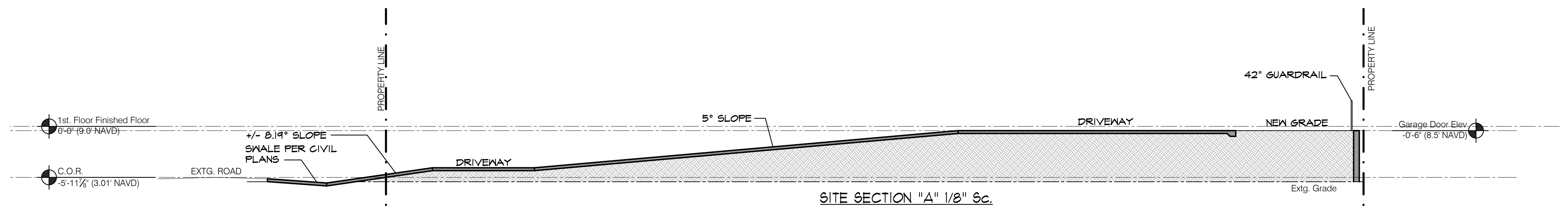
VERIFY FINAL DESIGN REQUIREMENTS W/ CLIENT PRIOR TO BID,
PURCHASE & CONSTRUCTION. PROVIDE SHOP DRAWINGS FOR
ARCHITECT & BLDG. DEPT. REVIEW PRIOR TO FABRICATION.

GUARDRAIL DETAIL

FBC-R 311.7.8
IN ONE AND TWO FAMILY
DWELLINGS, HANDRAILS SHALL
BE PROVIDED ON NOT LESS
THAN ONE SIDE OF EACH FLIGHT
WITH FOUR OR MORE RISERS
ABOVE A FLOOR OR FINISHED
GROUND LEVEL, MEASURED
VERTICALLY NOT LESS THAN 34
INCHES NOR MORE THAN 38
INCHES ABOVE THE LEADING
EDGE OF A TREAD.

FBC-B 1607.8.1
HANDRAILS AND GUARDRAILS
SHALL RESIST A LOAD OF 50 lb.
PER LINEAL FOOT OR A
CONCENTRATED LOAD OF 200 lb.
APPLIED AT ANY POINT & IN ANY
DIRECTION. THE REACTIONS AND
STRESSES CAUSED BY THE
ABOVE REFERENCED UNIFORM
AND CONCENTRATED LOADS
SHALL BE CONSIDERED NOT TO
BE ACTING SIMULTANEOUSLY.

FBC-R 311. 312
GUARDRAILS SHALL FORM A
VERTICAL PROTECTIVE BARRIER
NOT LESS THAN 42 INCHES HIGH.
OPEN GUARDRAILS SHALL HAVE
INTERMEDIATE RAILS OR
ORNAMENTAL PATTERN SUCH
THAT A 4 INCH DIA. SPHERE
CANNOT PASS THROUGH ANY
OPENING UP TO A HEIGHT OF 34
INCHES. A BOTTOM RAIL OR
CURB SHALL BE PROVIDED THAT
WILL REJECT THE PASSAGE OF 2
INCH DIA. SPHERE.



NEW SINGLE FAMILY
HOUSE FOR:
CHARLEY RESIDENCE
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435

JOHN SHERMAN REED
ARCHITECT
FL LICENSE # AK95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
A26002033

1 City comm. 01/21/25

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13225

A1



NEW SINGLE FAMILY HOUSE FOR:
 CHARLEY RESIDENCE
 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435

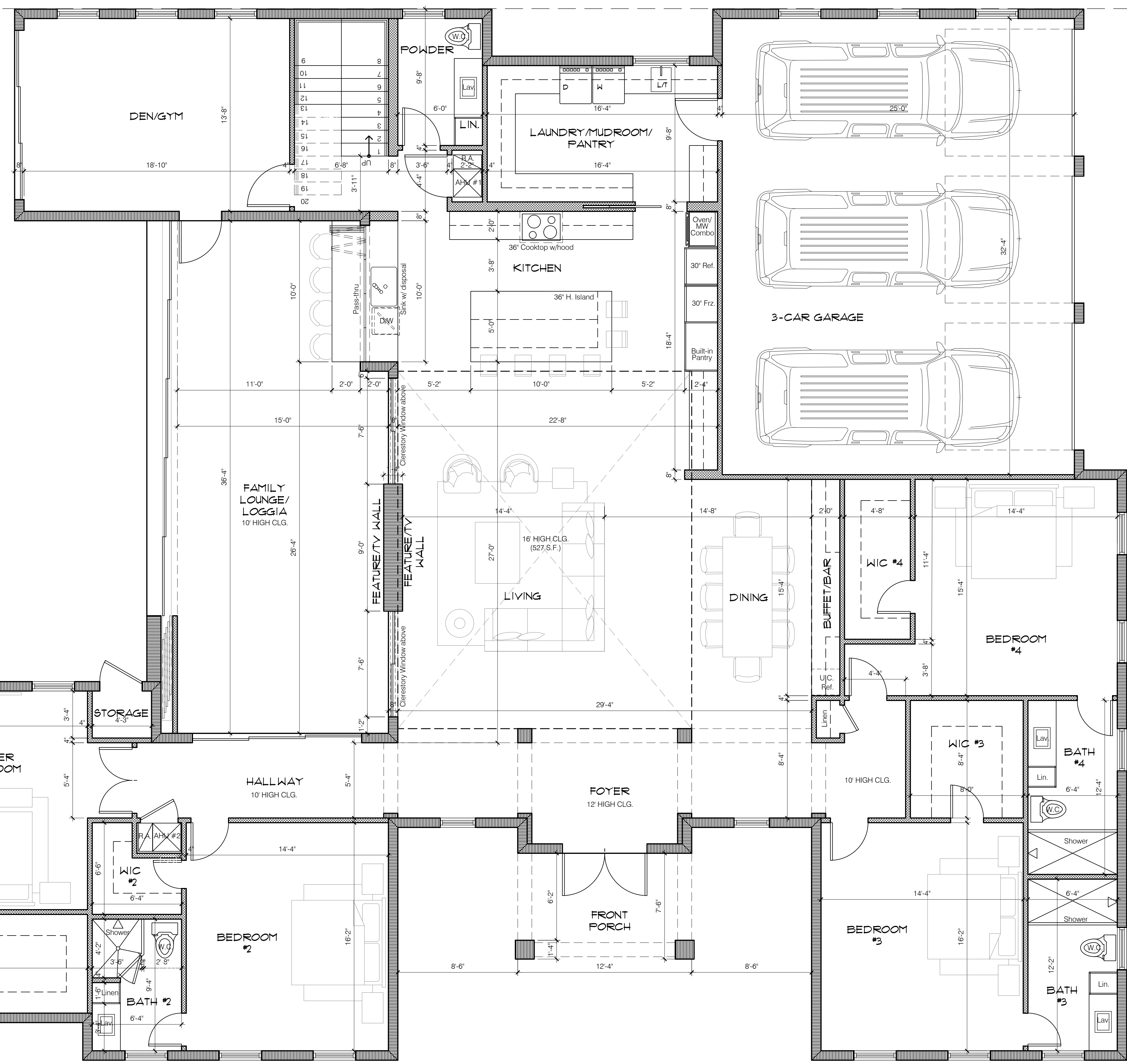
JOHN SHERMAN REED
 ARCHITECT
 FL LICENSE # AR95171

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 BOCA RATON, FL 33432
 PH: 561-362-7203
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F.A.R. AREA TABLE			
FIRST FLOOR			
ROOM NAME	ROOM #	AREA (S.F.)	
DEN/GYM	01	298	
STAIRS	02	87	
POWDER	03	109	
LAUNDRY/MUDROOM/PANTRY	04	189	
THREE-CAR GARAGE	05	847	
FAMILY LOUNGE	06	599	
KITCHEN	07	289	
LIVING	08	586	
DINING	09	197	
BEDROOM 04 CLOSET	10	60	
BEDROOM 04	11	256	
BEDROOM 04 BATHROOM	12	95	
BEDROOM 03 BATHROOM	13	94	
BEDROOM 03	14	258	
BEDROOM 03 CLOSET	15	72	
HALLWAY 01	16	108	
FOYER	17	148	
FRONT PORCH	18	93	
HALLWAY 02	19	92	
BEDROOM 02	20	258	
BEDROOM 02 BATHROOM	21	68	
BEDROOM 02 CLOSET	22	51	
MASTER BEDROOM	23	328	
MASTER BEDROOM CLOSET	24	138	
MASTER BATHROOM	25	264	
CABANA BATH	26	78	
TOTAL FIRST FLOOR (100%)		5,662 SQ.FT	
SECOND FLOOR			
ROOM NAME	ROOM #	AREA (S.F.)	
STORAGE	27	28	
TOTAL SECOND FLOOR (100%)		28 S.F.	
SECOND FLOOR % OF FIRST FLOOR (75% MAX)		0.49 % PROPOSED	
BALCONY	28	637	

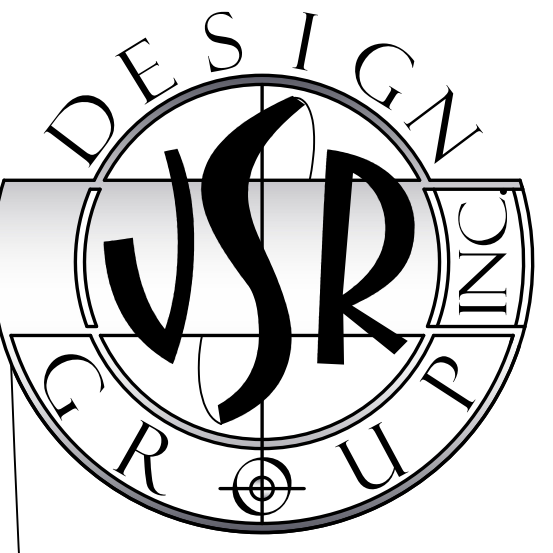
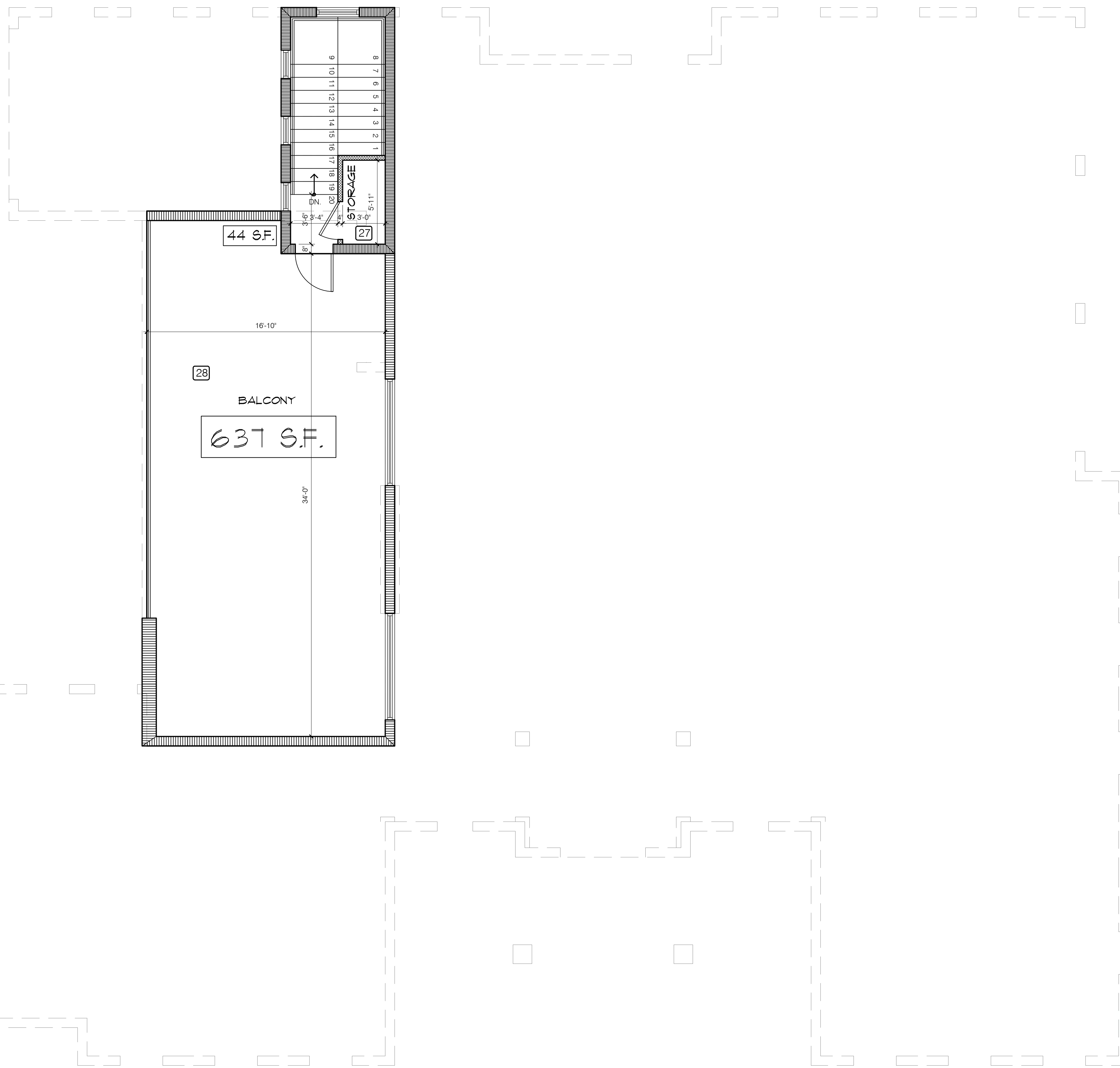


Proposed 1st. Floor Plan 1/4" Sc.

13225

A2

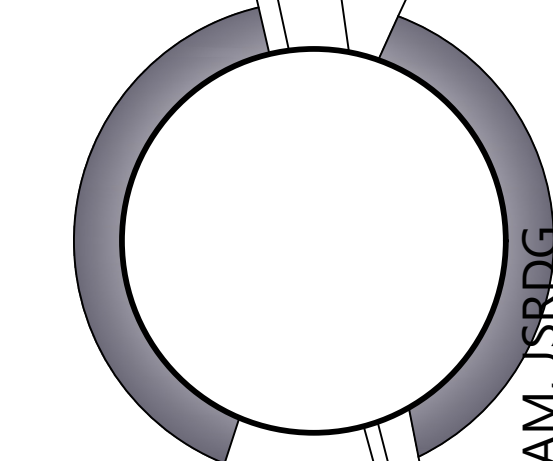
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DINING	09	197	
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BEDROOM 04	11	256	
BEDROOM 04 BATHROOM	12	95	
BEDROOM 03 BATHROOM	13	94	
BEDROOM 03	14	258	
BEDROOM 03 CLOSET	15	72	
HALLWAY 01	16	108	
FOYER	17	148	
FRONT PORCH	18	93	
HALLWAY 02	19	92	
BEDROOM 02	20	258	
BEDROOM 02 BATHROOM	21	68	
BEDROOM 02 CLOSET	22	51	
MASTER BEDROOM	23	328	
MASTER BEDROOM CLOSET	24	138	
MASTER BATHROOM	25	264	
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TOTAL FIRST FLOOR (100%)		5,662 SQ.FT	
SECOND FLOOR			
ROOM NAME	ROOM #	AREA (S.F.)	
STORAGE	27	28	
TOTAL SECOND FLOOR (100%)		28 S.F.	
SECOND FLOOR % OF FIRST FLOOR (75% MAX)		0.49 % PROPOSED	
BALCONY	28	637	



NEW SINGLE FAMILY HOUSE FOR:
 CHARLEY RESIDENCE
 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435

JOHN SHERMAN REED
 ARCHITECT
 FL LICENSE # AR 95171

JSR DESIGN GROUP INC.
 1 WEST CAMINO REAL SUITE 107E
 BOCCA RATON, FL 33432
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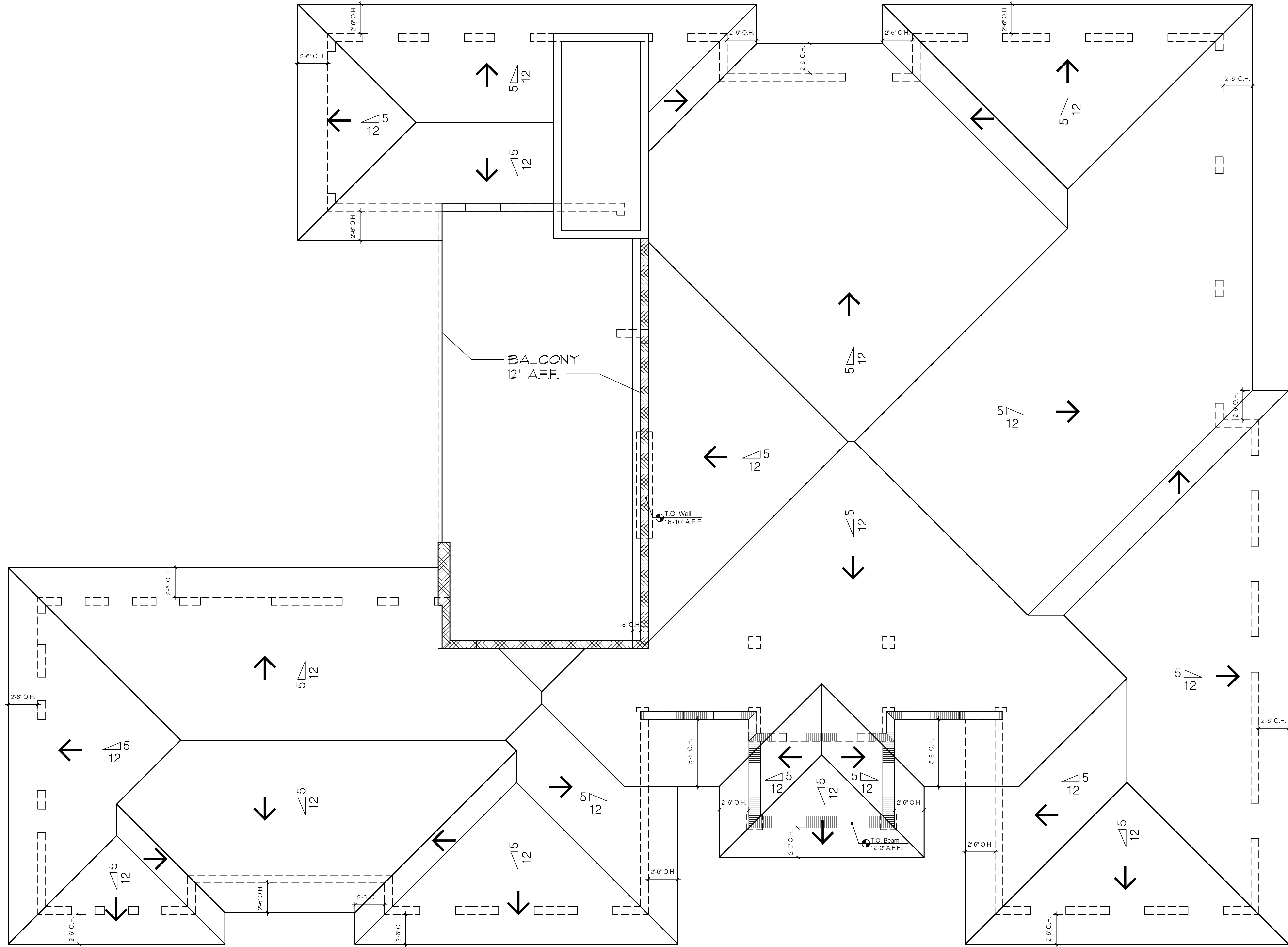


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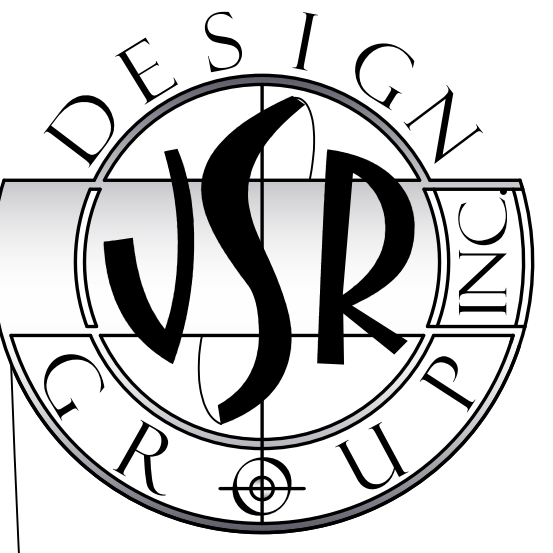
Proposed 2nd. Floor Plan 1/4" Sc.

13225

A3



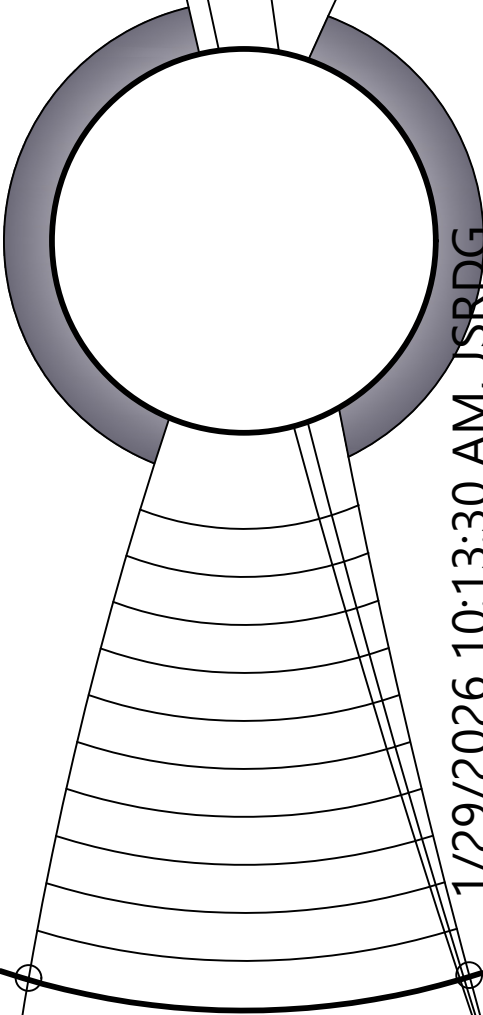
 Proposed Roof Plan 1/4" Sc.



NEW SINGLE FAMILY HOUSE FOR:
 CHARLEY RESIDENCE
 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435

JOHN SHERMAN REED
 ARCHITECT
 FL LICENSE# AR95171

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A4



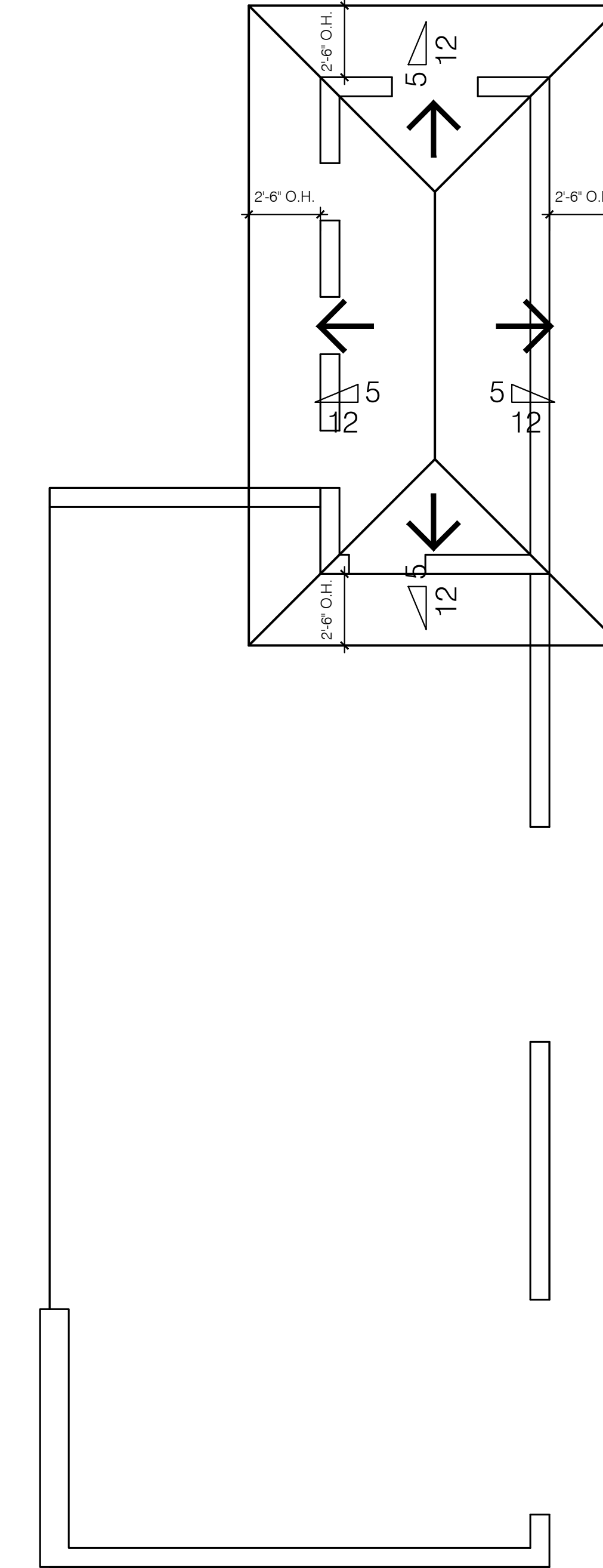
FRONT ENTRANCE VIEW (WEST)



NW CORNER VIEW



LEFT SIDE (NE CORNER) VIEW



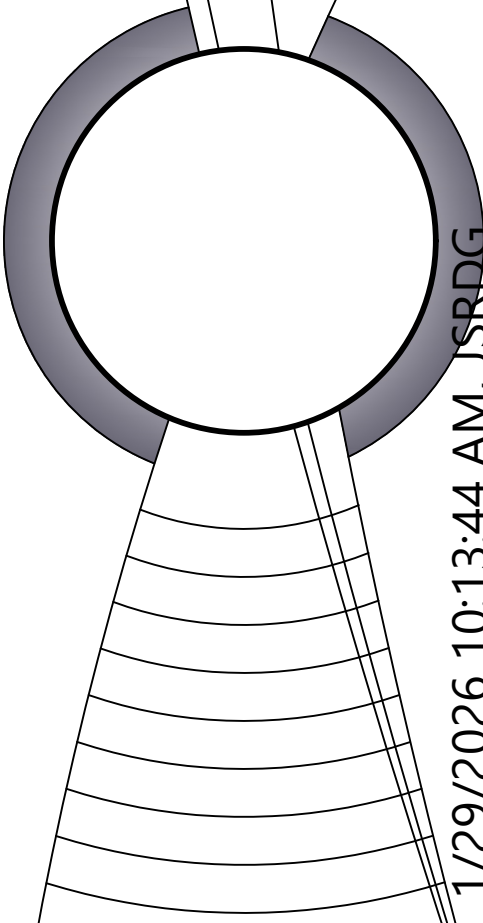
Proposed Roof Plan 1/4" Sc.



NEW SINGLE FAMILY HOUSE FOR:
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 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435

JOHN SHERMAN REED
 ARCHITECT
 FL LICENSE # AR95171

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 BOCCA RATON, FL 33432
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 AA20002033



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13225

A5



RIGHT SIDE (SW CORNER) VIEW



RIGHT SIDE (SE CORNER) VIEW



REAR (EAST) VIEW

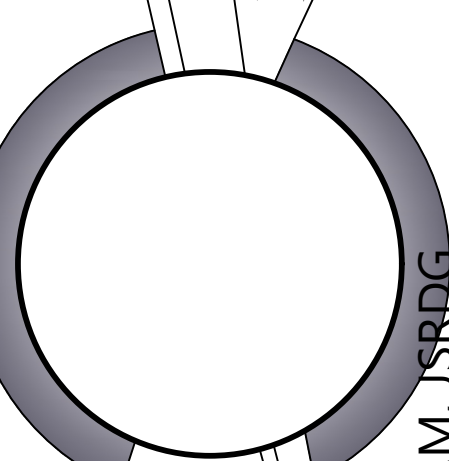


REAR (EAST) VIEW

NEW SINGLE FAMILY HOUSE FOR: CHARLEY RESIDENCE 5311 OSPREY DRIVE OCEAN RIDGE, FL 32135

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A6

Max. Height Allowed 2 Story
 + 34'-0" (Ref.)



Proposed West (Front) Elevation
 1/4" = 1'-0"

MATERIALS LEGEND	
	STANDING SEAM METAL ROOF (LIGHT GRAY)
	SMOOTH STUCCO SHERWIN WILLIAMS SW 7005 PURE WHITE
	BAHAMA SHUTTERS (PAINTED SHERWIN WILLIAMS SW 7615 SEA SERPENT)
	BLACK ALUMINUM FRAME WINDOWS & DOORS (TYPICAL)
	RAISED DECORATIVE WINDOW SILL, SMOOTH STUCCO, PAINTED WHITE
	BUSH-HAMMERED LIMESTONE CLADDING
	HARDIE PLANK BOARD OR STUCCO SIDING PAINTED SW 7005 PURE WHITE
	SOUTHERN CROSS RAILING



Proposed South (Side) Elevation
 1/4" = 1'-0"

13225

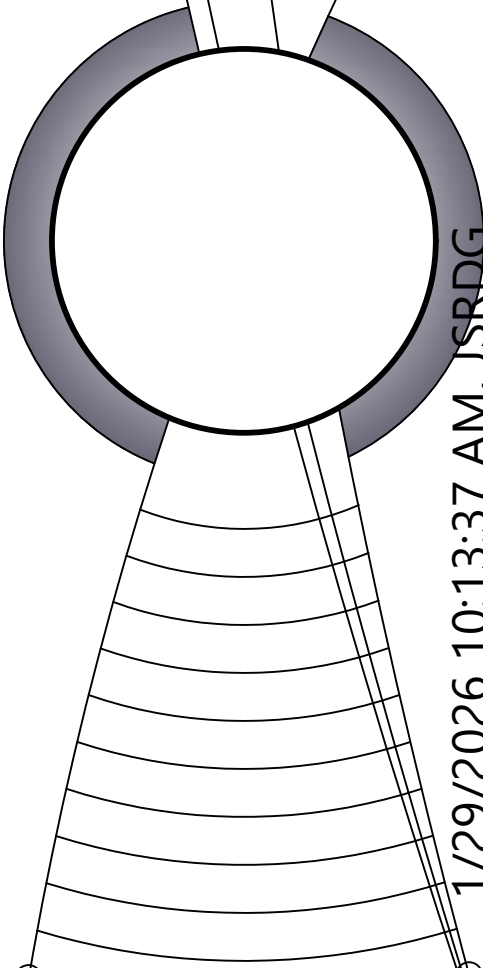
A7



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 OCEAN RIDGE, FL 33435

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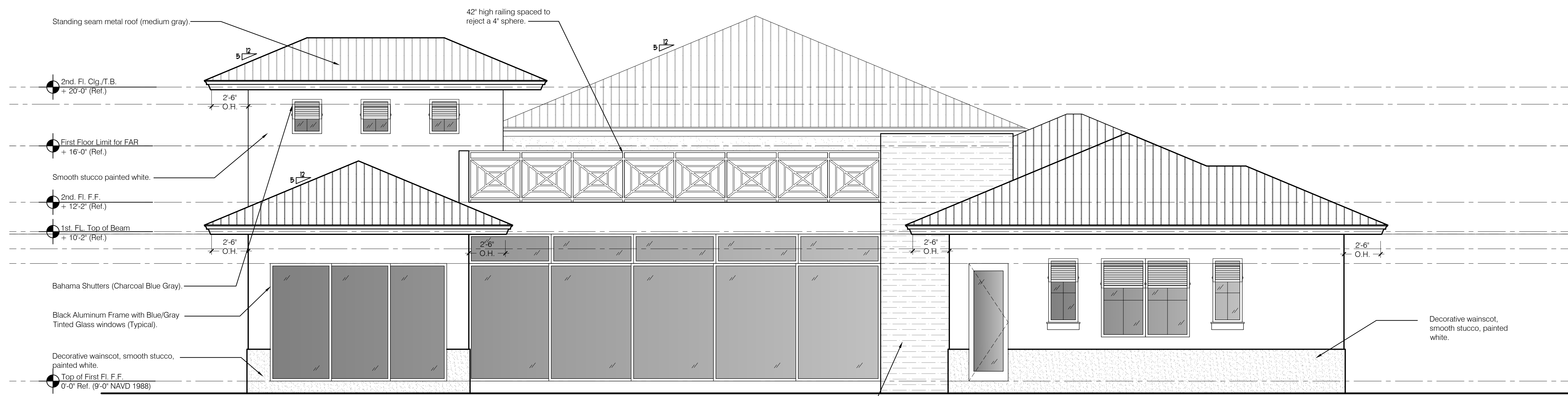
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A8

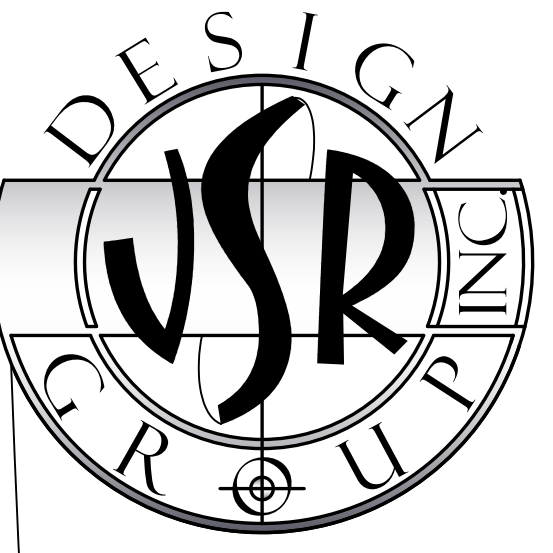


Proposed East (Rear) Elevation
 1/4" = 1'-0"

MATERIALS LEGEND	
	STANDING SEAM METAL ROOF (LIGHT GRAY)
	SMOOTH STUCCO SHERWIN WILLIAMS SW 7005 PURE WHITE
	BAHAMA SHUTTERS (PAINTED SHERWIN WILLIAMS SW 7615 SEA SERPENT)
	BLACK ALUMINUM FRAME WINDOWS & DOORS (TYPICAL)
	RAISED DECORATIVE WINDOW SILL, SMOOTH STUCCO, PAINTED WHITE
	BUSHHAMMERED LIMESTONE CLADDING
	HARDIE PLANK BOARD OR STUCCO SIDING PAINTED SW 7005 PURE WHITE
	SOUTHERN CROSS RAILING



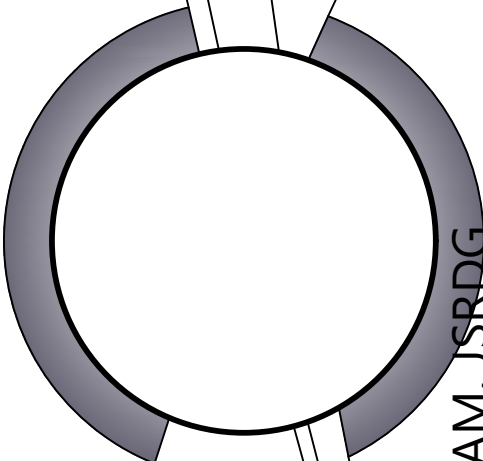
Proposed North (Side) Elevation
 1/4" = 1'-0"



NEW SINGLE FAMILY
HOUSE FOR:
CHARLEY RESIDENCE
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435

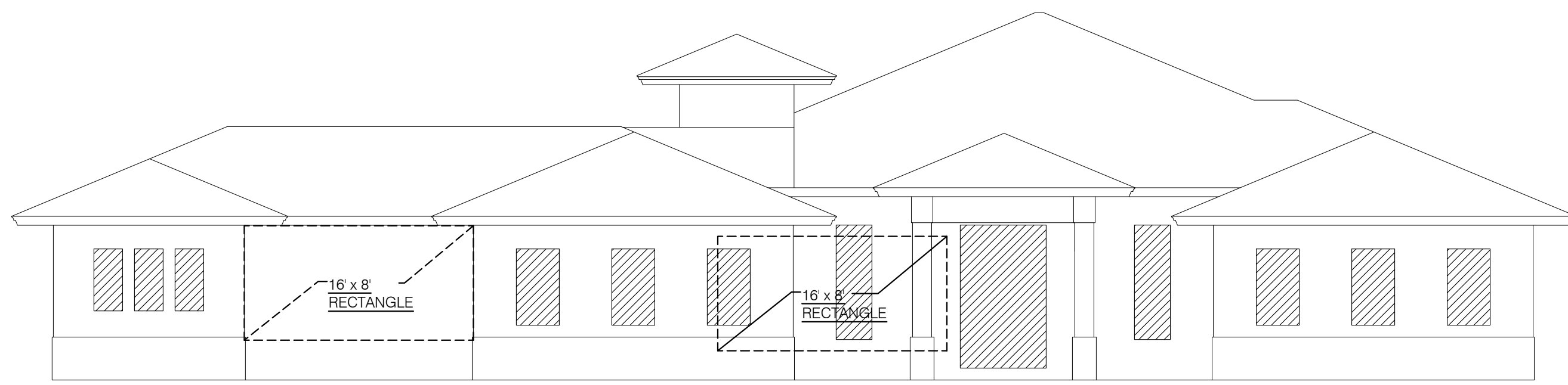
JOHN SHERMAN REED
ARCHITECT
FL LICENSE # AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 107E
BOCCA RATON, FL 33432
PH: 561-362-7203
AA20002033



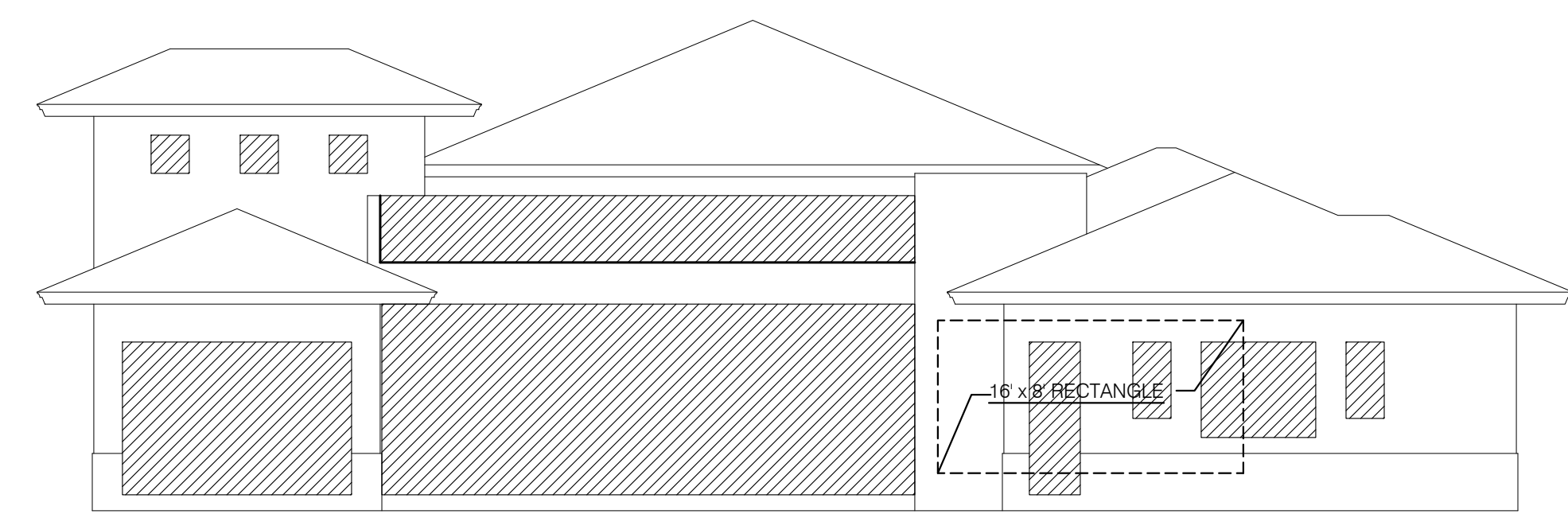
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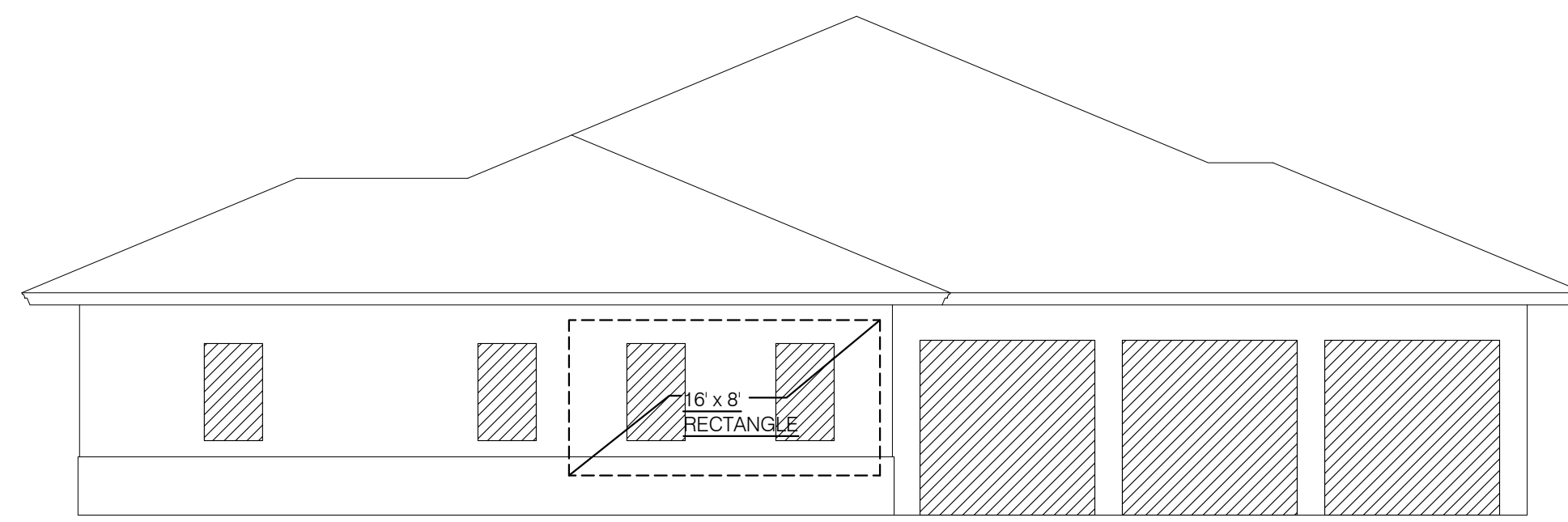
WALL SURFACE AREA:
1,256 S.F. (100%)
FENESTRATION AREA:
222 S.F. (18%)

Proposed West (Front) Elevation
1/8" = 1'-0"



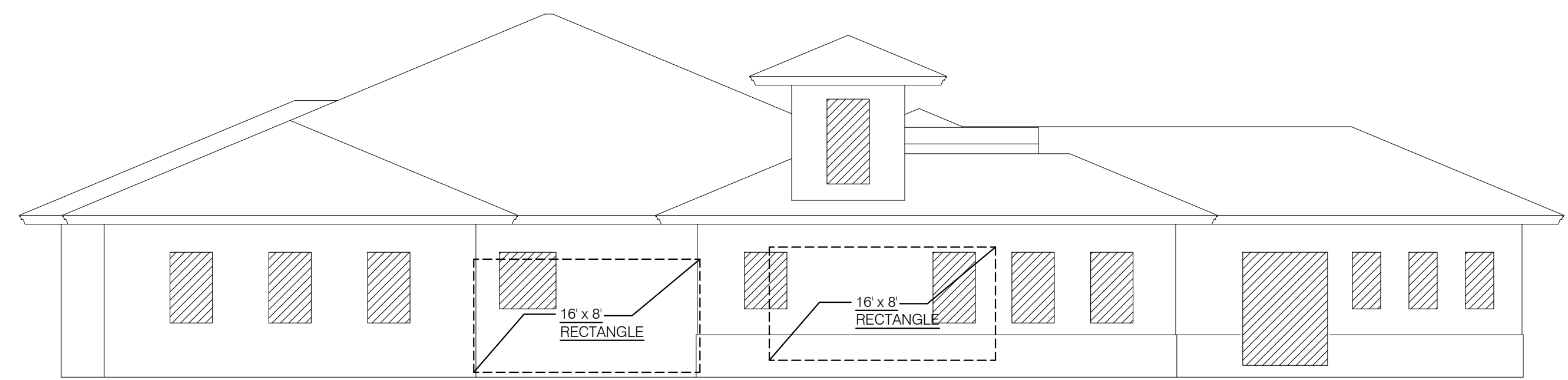
WALL SURFACE AREA:
1,209 S.F. (100%)
FENESTRATION AREA:
552 S.F. (46%)

Proposed North (Side) Elevation
1/8" = 1'-0"



WALL SURFACE AREA:
806 S.F. (100%)
FENESTRATION AREA:
303 S.F. (38%)

Proposed South (Side) Elevation
1/8" = 1'-0"



WALL SURFACE AREA:
1,261 S.F. (100%)
FENESTRATION AREA:
208 S.F. (16%)

Proposed East (Rear) Elevation
1/8" = 1'-0"

13225

A9

BEACHWAY DRIVE



VACANT LOT 11



09 OSPREY DR



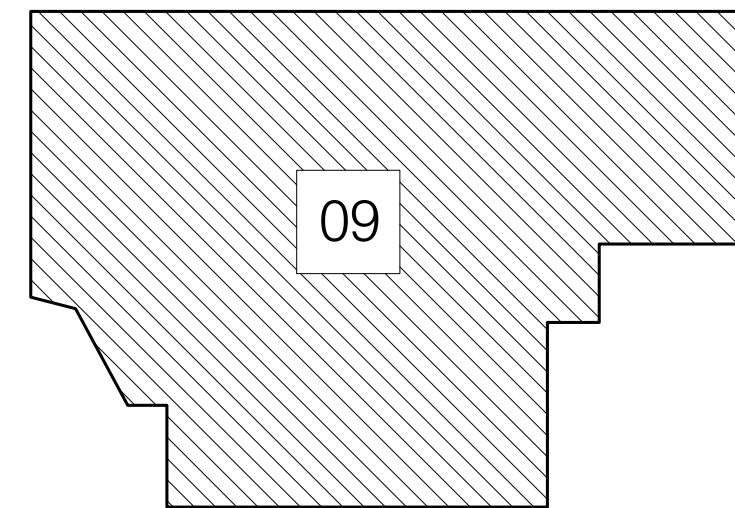
07 OSPREY DR



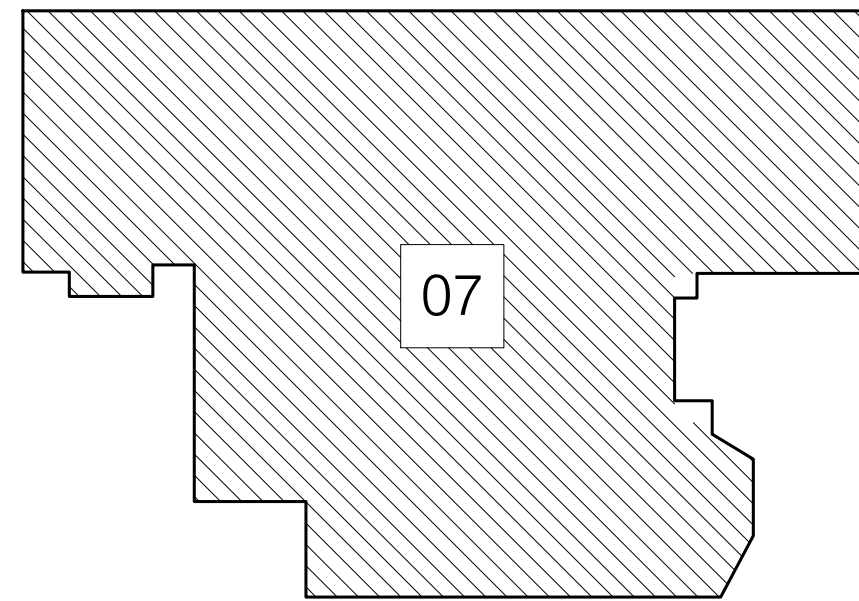
5550 OSPREY DR

LEGEND	
	ONE-STORY HOUSE
	TWO-STORY HOUSE

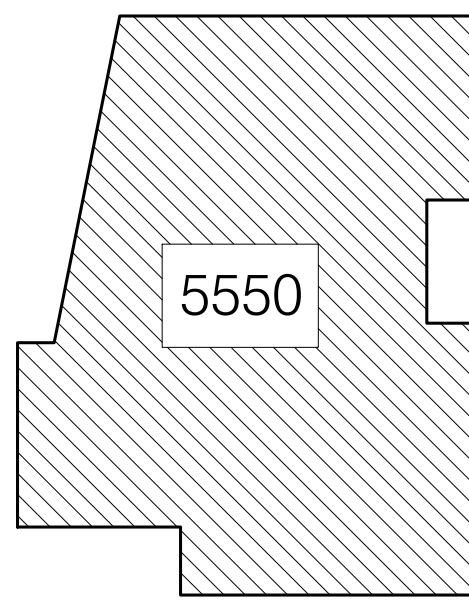
VACANT
LOT 11



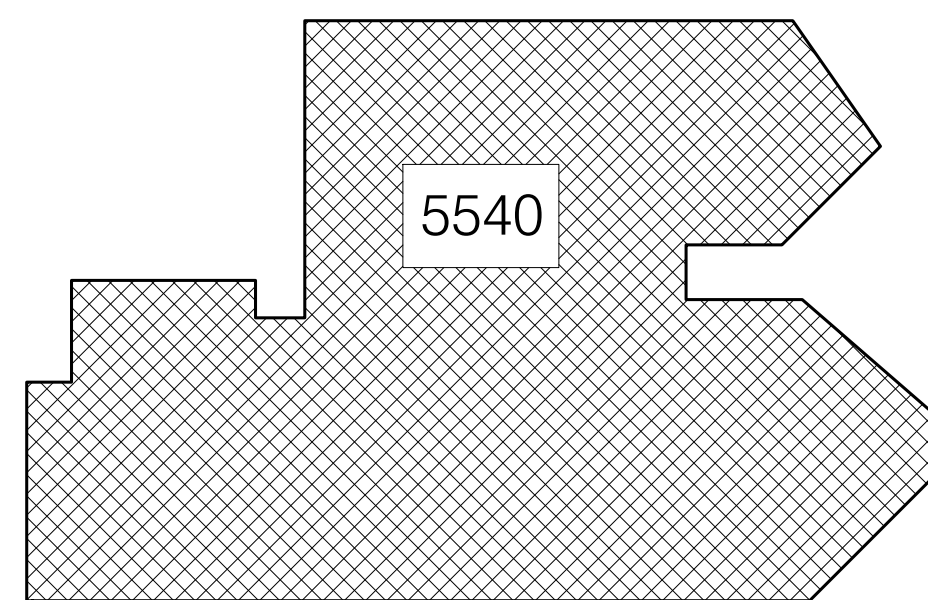
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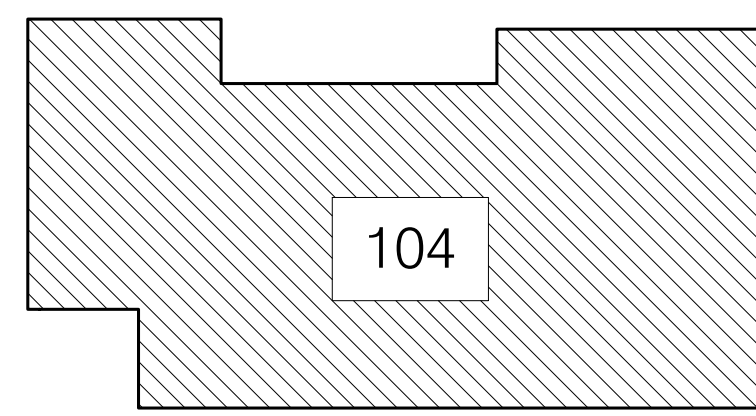


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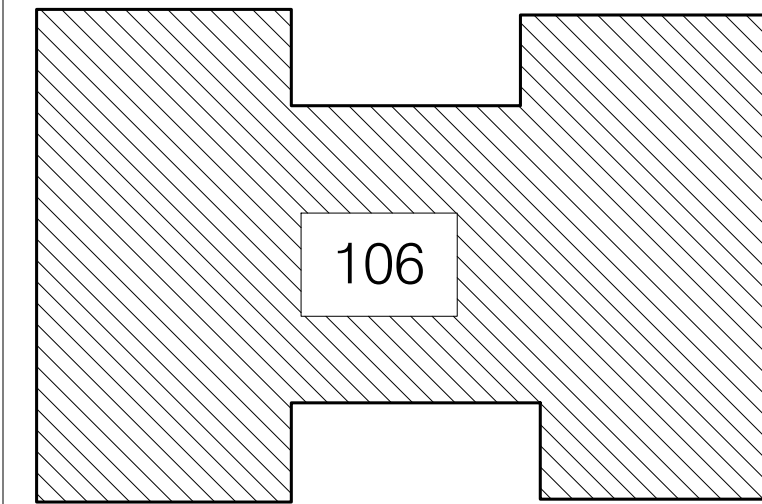


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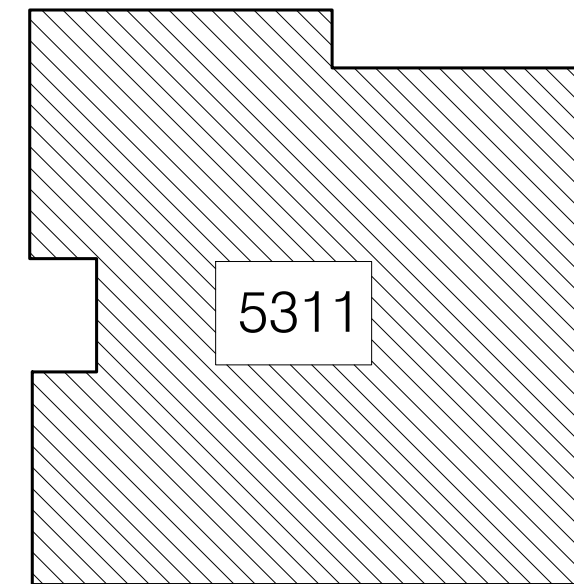
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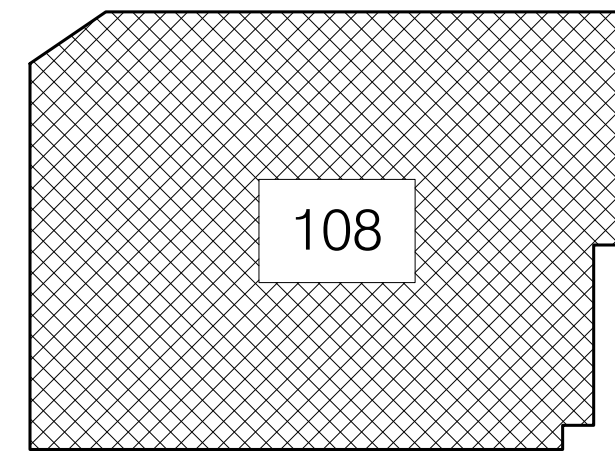
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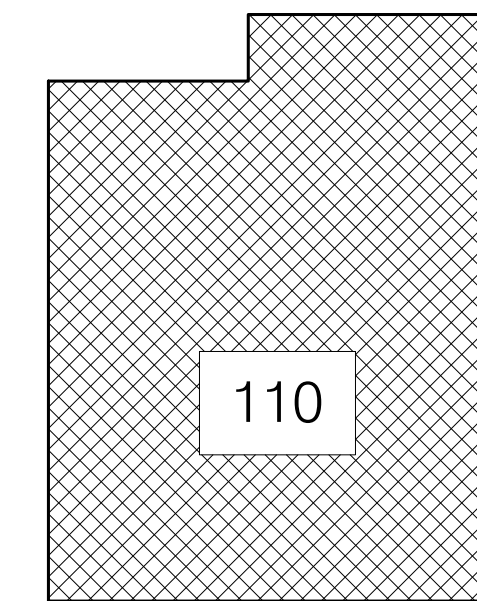


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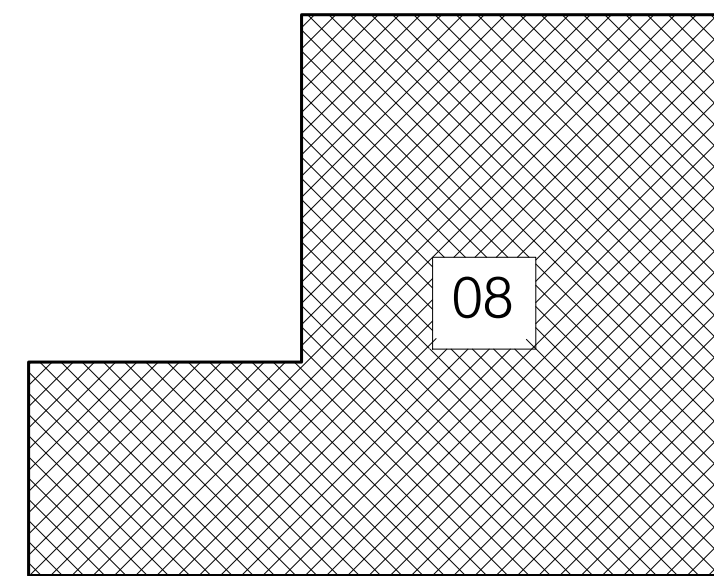


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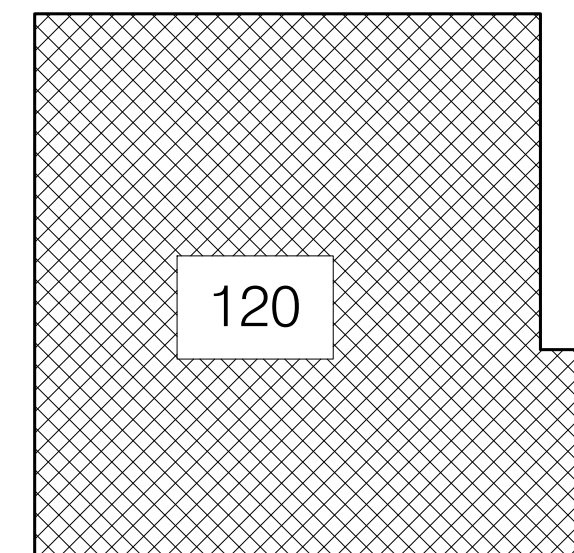
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LOT 7



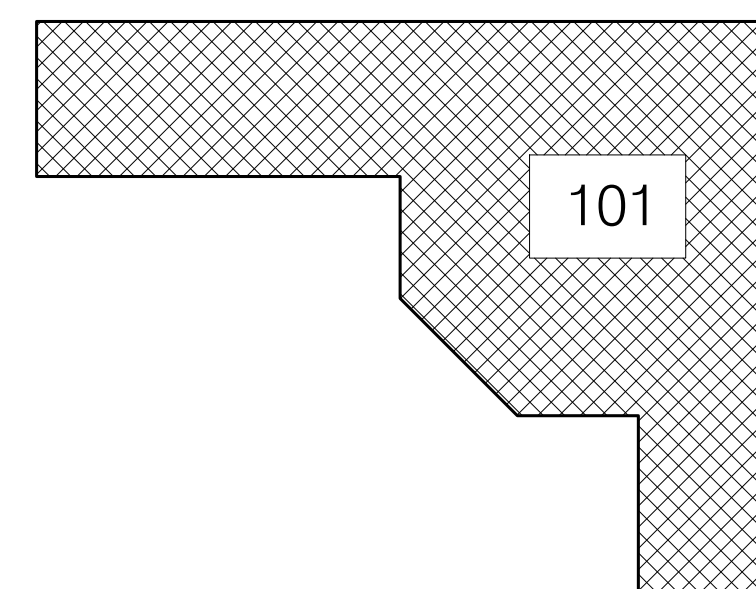
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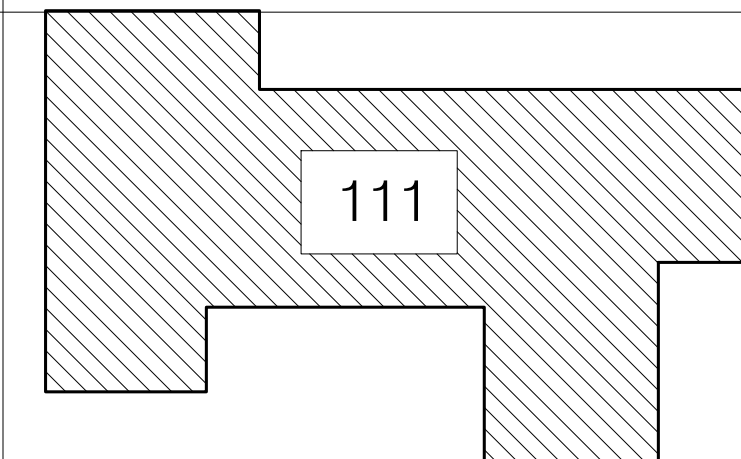
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120

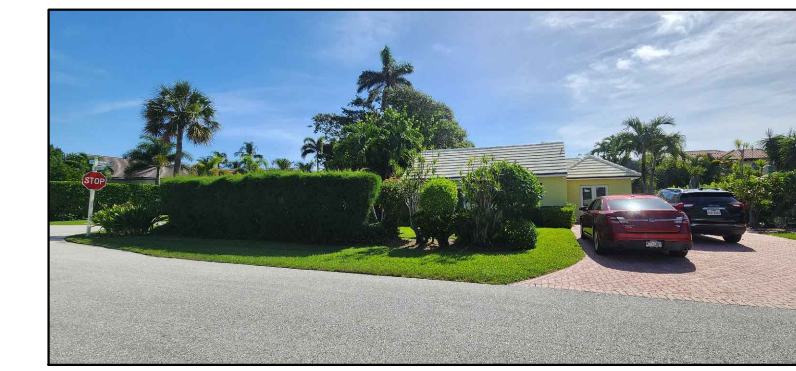


101



111

DOLPHIN RD



104 BEACHWAY DR



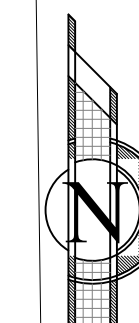
5311 OSPREY DR



VACANT OSPREY DR



08 OSPREY DR



Adjacent Properties Map
3/16" Sc.



NEW SINGLE FAMILY
HOUSE FOR:
CHARLEY RESIDENCE
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435

JOHN SHERMAN REED
ARCHITECT
FL LICENSE # AR95171

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 107E
BOCA RATON, FL 33432
PH: 561-362-7203
AA20002033

1/29/2026 10:13:40 AM, JSRDG

- All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
- Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
- Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

13225

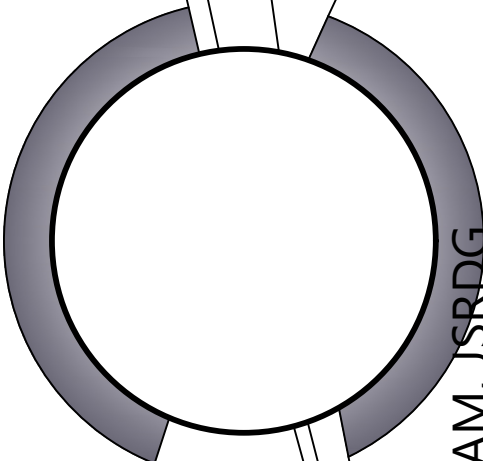
A10



NEW SINGLE FAMILY HOUSE FOR:
 CHARLEY RESIDENCE
 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435

JOHN SHERMAN REED
 ARCHITECT
 FL LICENSE # AR95171

JSR DESIGN GROUP INC.
 1 WEST CAMINO REAL SUITE 107E
 BOCA RATON, FL 33432
 PH: 561-362-7203
 FAX: 561-362-2033



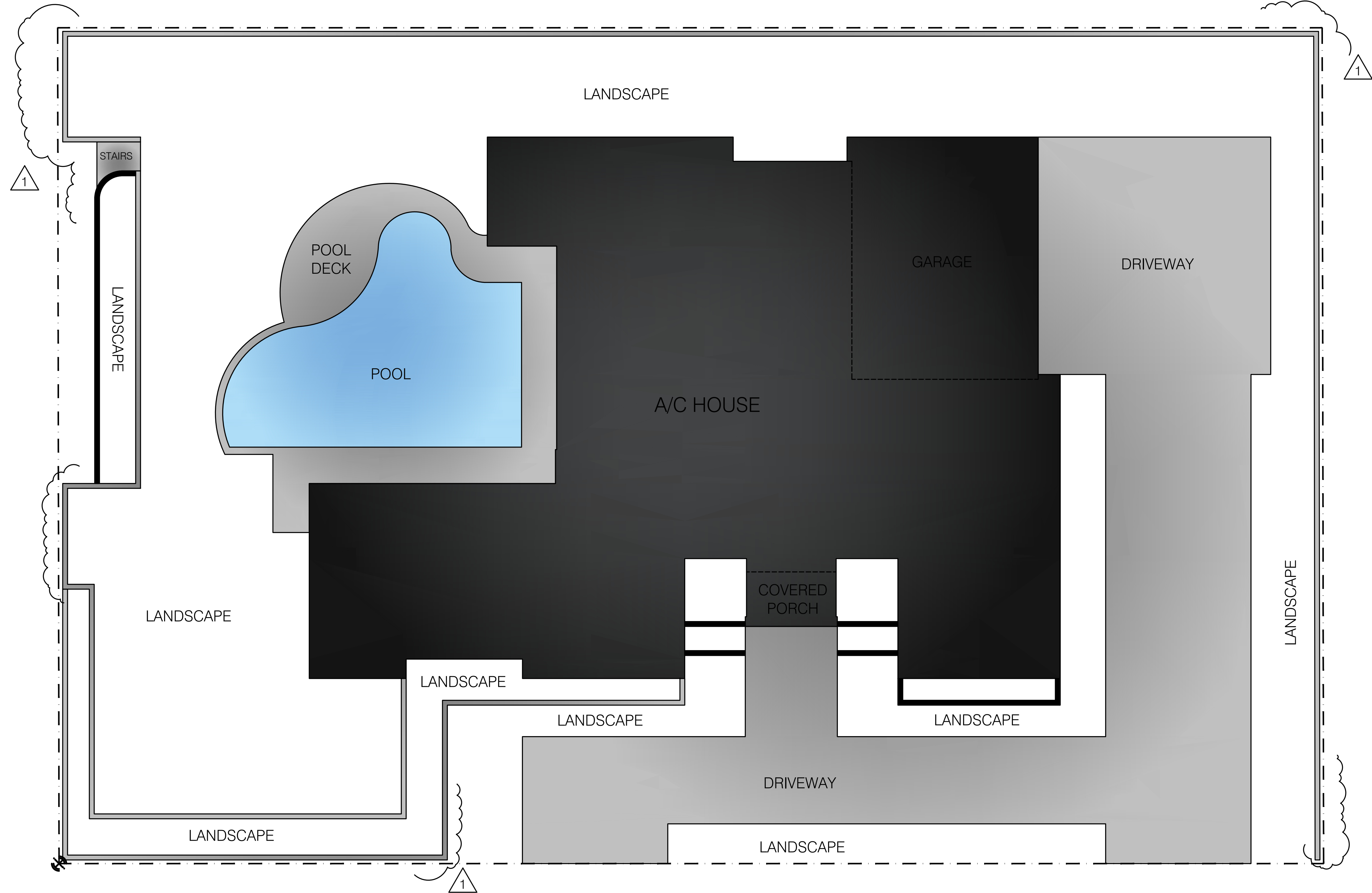
1 City comm. 01/21/25

1/29/2026 10:13:14 AM, JSRDG

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

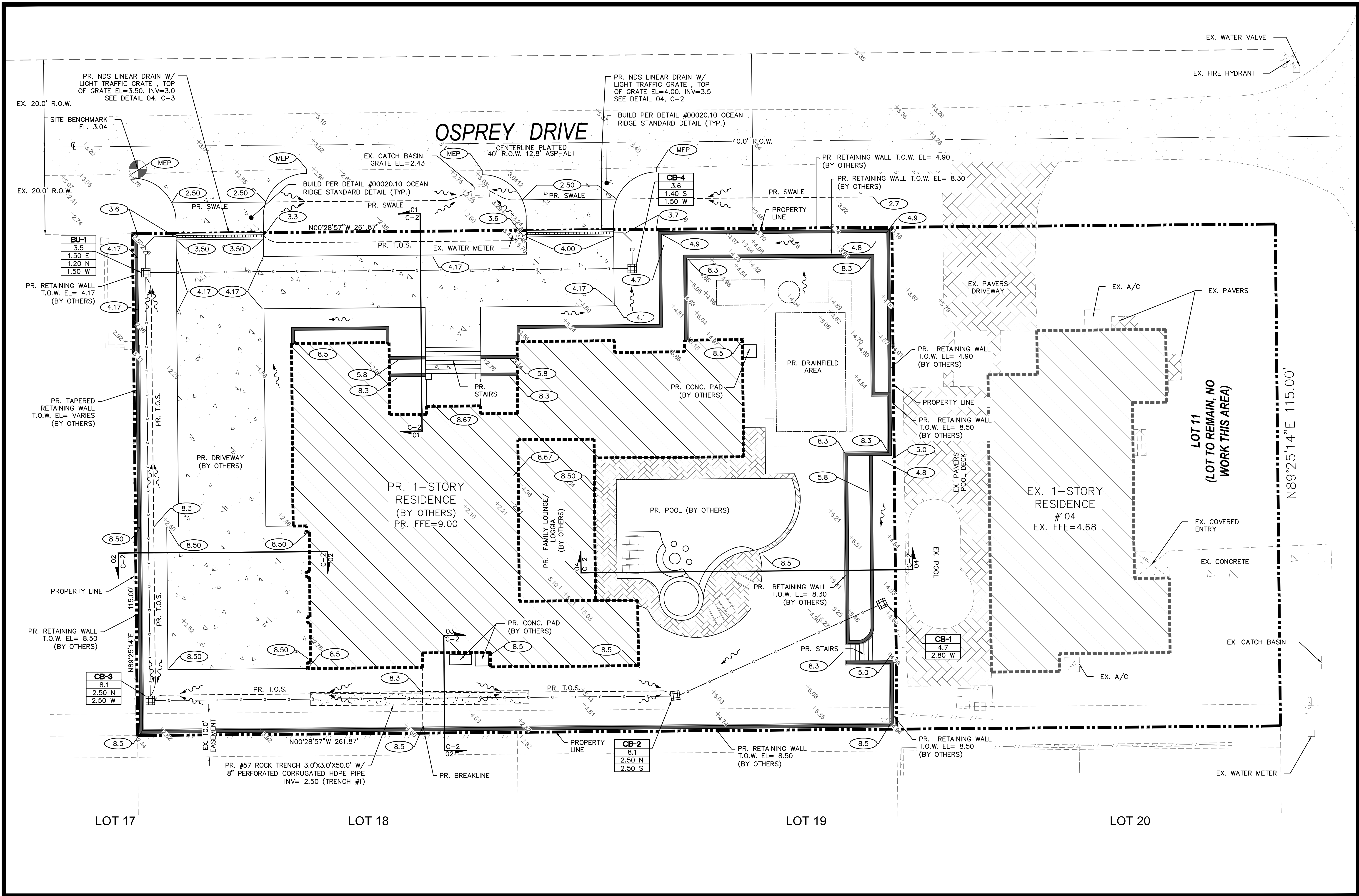
13225

A11



LEGEND		
	ROOFED STRUCTURES	5,662 S.F.
	HARDSCAPE	4,847 S.F.
	LANDSCAPE	8,611 S.F.
	POOL	890 S.F.

Greenspace Map 1/8" Sc.



01 PROPOSED DRAINAGE PLAN
SCALE: 1"=10'

CIVIL ENGINEERING
AGENT REPRESENTATION
TURNKEY SERVICES
RESOURCE MANAGEMENT
DKKINC.COM
C.O.A. # 26848
951 SANSBURY'S WAY, STE 206
ROYAL PALM BEACH, FL 33411
PH: 561-612-7312
FX: 561-557-6834

ENGINEER OF RECORD:
DEREK SCHENAVAR
PE # 63858

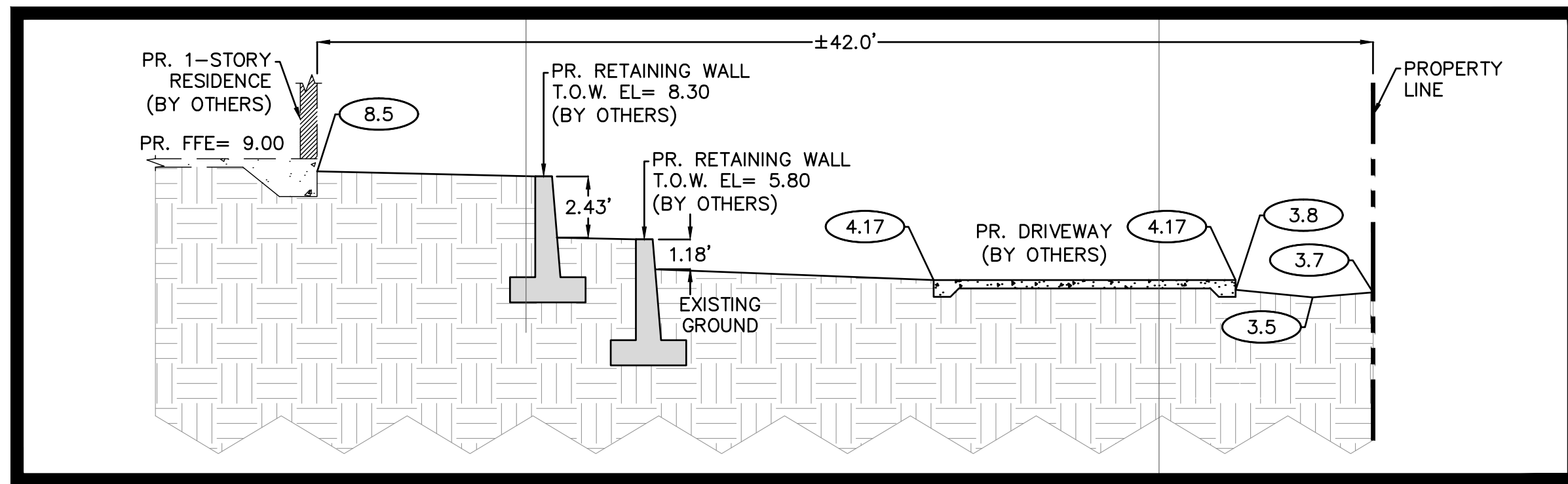
DATE	DESCRIPTION	REVISIONS
01/14/26	PLAN REVIEW COMMENTS	
01/27/26	PLAN REVIEW COMMENTS	
#	DATE	DESCRIPTION

ROSSMAN HENSLEY, INC
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
DRAINAGE DESIGN SERVICES

DATE: 12/11/25
SCALE: AS NOTED
DRAWN BY: JAR
CHECKED BY: DHS
PROJECT #: 25-03008.01

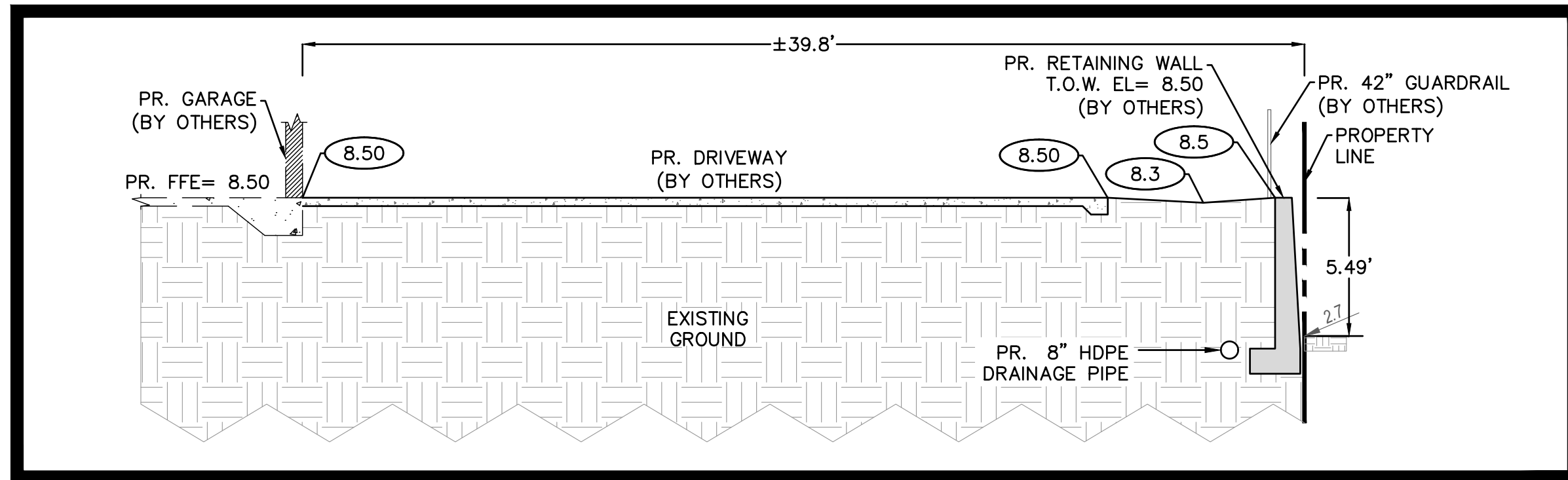
C-1
SHEET 1 OF 3

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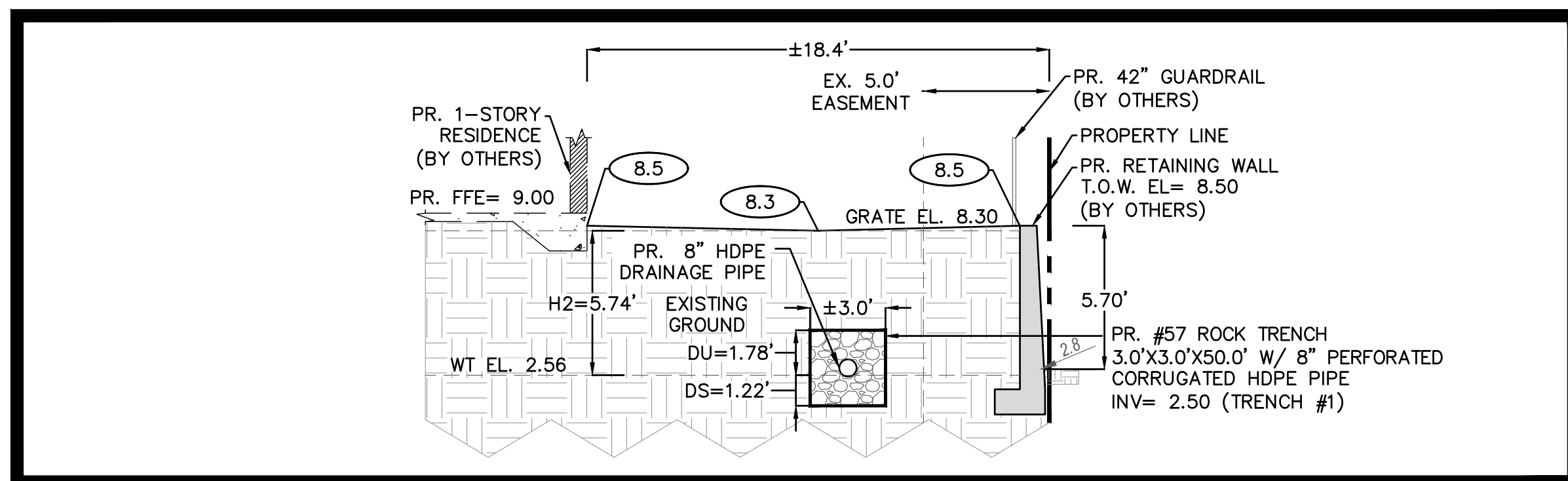
01 PROPOSED SWALE

SCALE: 1"=5'



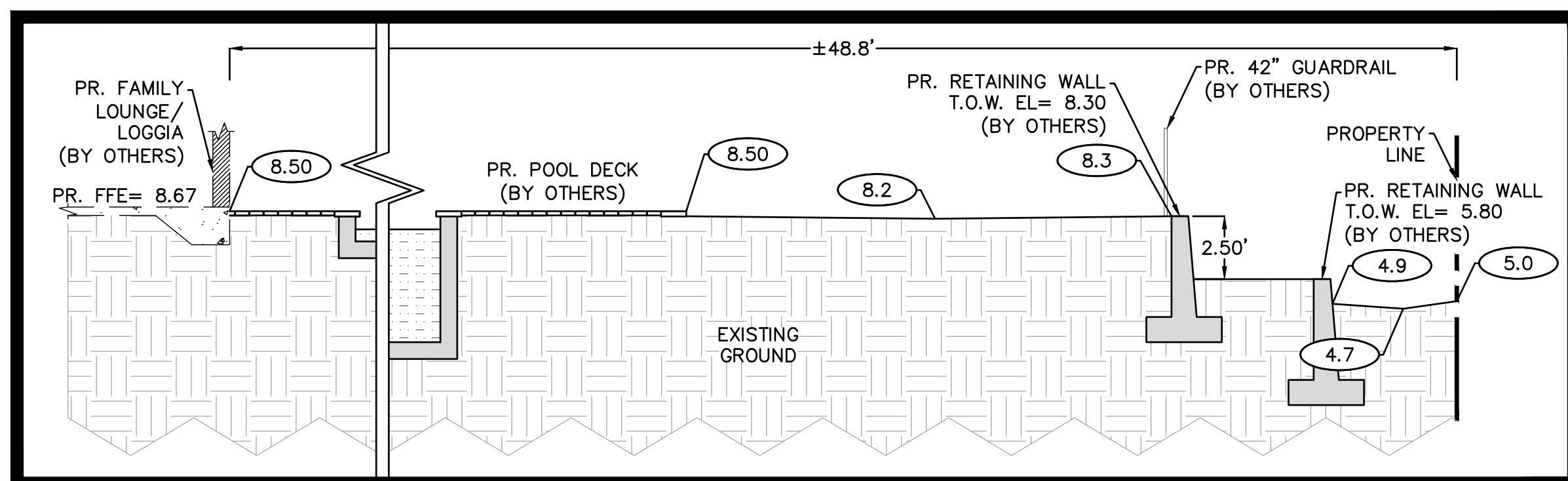
02 PROPOSED SWALE

SCALE: 1"=5'



03 PROPOSED SWALE

SCALE: 1"=5'



04 PROPOSED SWALE

SCALE: 1"=5'

SITE DATA:

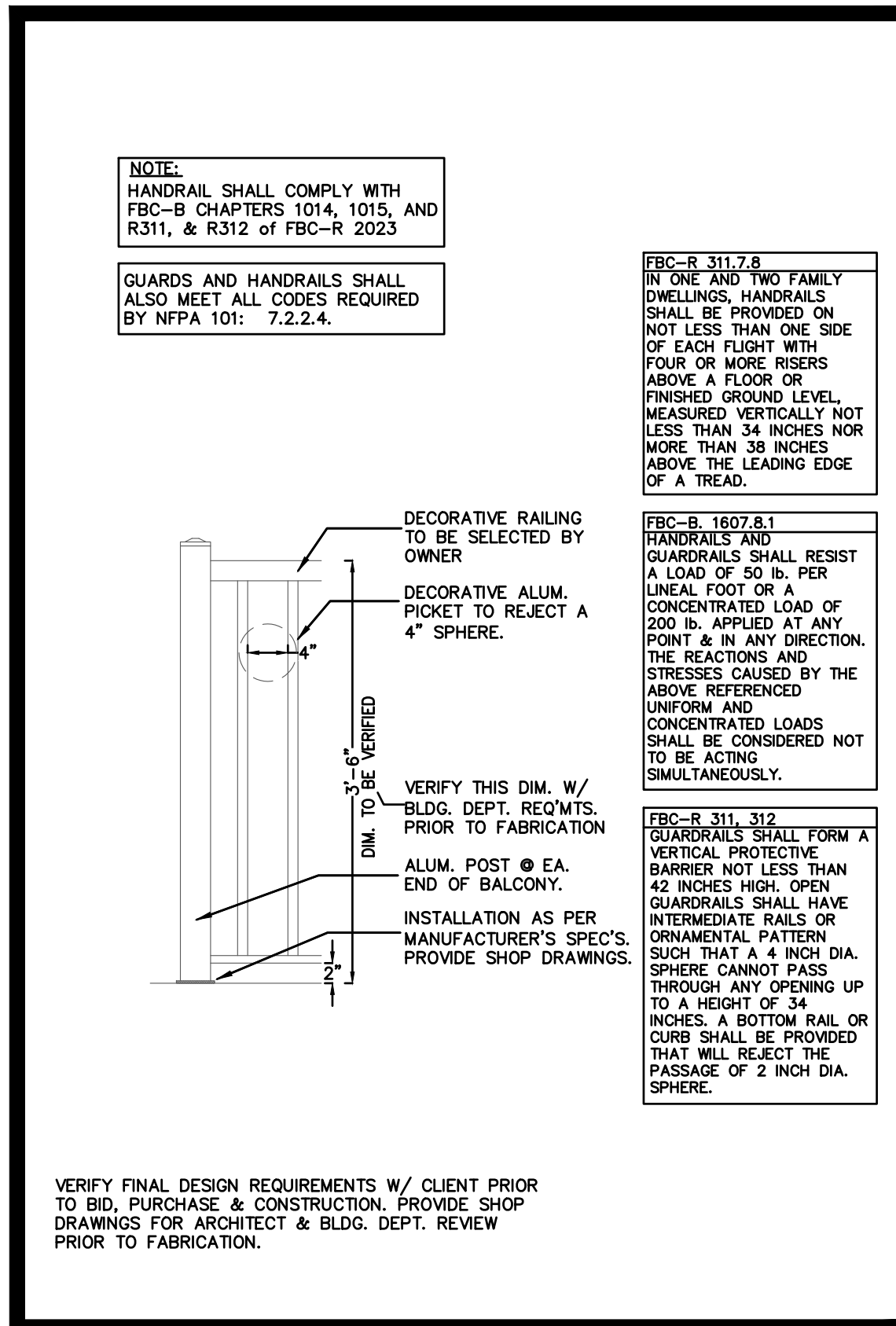
GIVEN:

TOTAL LOT AREA = 20,010 ft²

EASEMENT = 870 ft²

PROPOSED IMPERVIOUS = 11,399 ft²

PROPOSED PERVIOUS = 8,611 ft²



05 GUARDRAIL DETAIL

SCALE: NTS

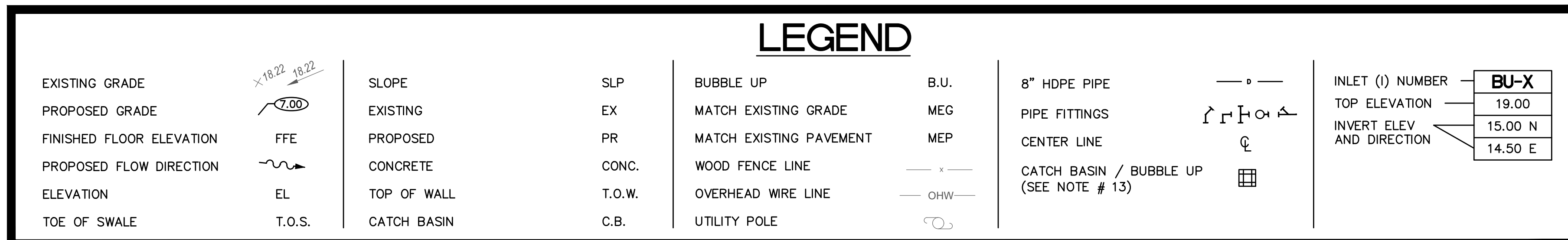


LOCATION MAP

SCALE: NOT TO SCALE

GENERAL NOTES:

- REGULATIONS - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE MUNICIPALITY IN WHICH THE WORK IS BEING PERFORMED.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- SITE INFORMATION CONTAINED HEREIN HAS BEEN BASED ON THE CONSTRUCTION LAYOUT SURVEY PROVIDED BY PRINCIPAL MERIDIAN SURVEYING, INC. (JOB NO: 25-0080).
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO FIELD LOCATE AND SAFEGUARD ALL EXISTING UTILITIES, STRUCTURES, AND SURVEY MARKERS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO START CONSTRUCTION.
- ALL SIDEWALKS, PATIOS, DRIVEWAYS, DIRT, ETC. SHALL BE SLOPED AWAY FROM HABITABLE STRUCTURES.
- MAXIMUM GRASS SLOPE SHALL NOT EXCEED 4:1.
- CONTRACTOR TO COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
- IF CONDITIONS REQUIRE WORK NOT SHOWN OR NOT VISIBLE ON PLANS, CONTRACTOR IS TO CONTACT ENGINEER PRIOR TO CONTINUING.
- SITE GRADING IS TO BE PERFORMED IN A MANNER SO THAT STORM RUNOFF DOES NOT IMPACT ADJACENT PROPERTIES NEGATIVELY.
- PROPOSED ELEVATIONS AS PRESENTED HEREIN THAT ARE LOCATED IN PERVIOUS AREAS, REPRESENT FINISHED, TOP OF SOD/GRASS, MULCH, LOOSE ROCK OR ANY OTHER LANDSCAPE MATERIAL CHOSEN.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- ALL PROPOSED DRAINAGE STRUCTURES (CB AND BU) TO BE 24" NDS #2404 WITH SUMP AND 24" GRATE #2410 OR EQUIVALENT.



LEGAL DESCRIPTION:

LOTS 11, 12 AND 13, TROPICAL SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AS NOW DESCRIBED AS 'LOT A' PER UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 35870, PAGE 706, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ROSSMAN HENSLEY, INC
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
DRAINAGE DESIGN SERVICES

ENGINEER OF RECORD:
DEREK SCHENAVAR
PE #: 63858

DATE	DESCRIPTION	
01/14/26	PLAN REVIEW COMMENTS	
01/27/26	PLAN REVIEW COMMENTS	
#	DATE	REVISIONS

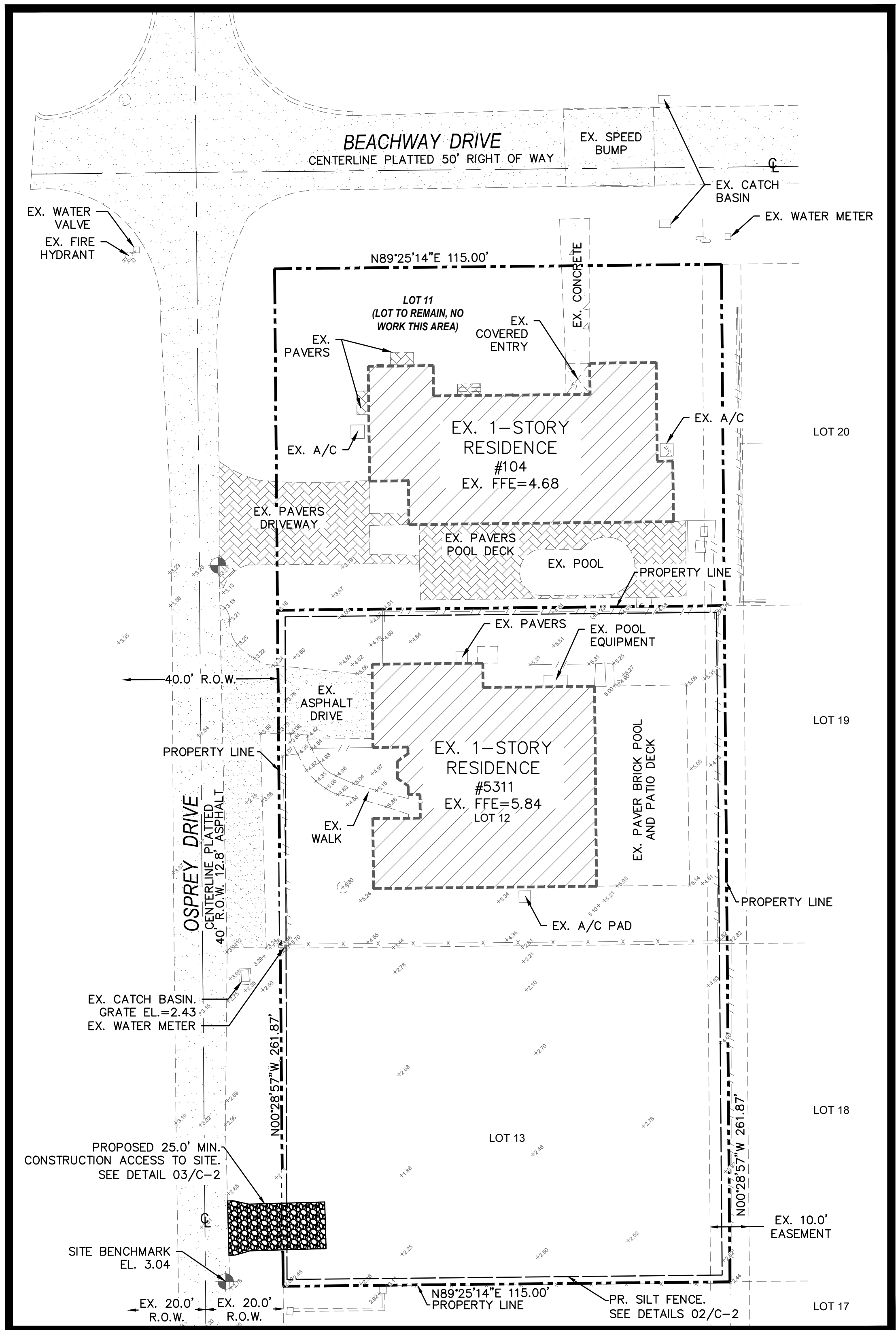
DATE: 12/11/25
SCALE: AS NOTED
DRAWN BY: JAR
CHECKED BY: DHS
PROJECT #: 25-03008.01

C-2
SHEET 2 OF 3

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BOX

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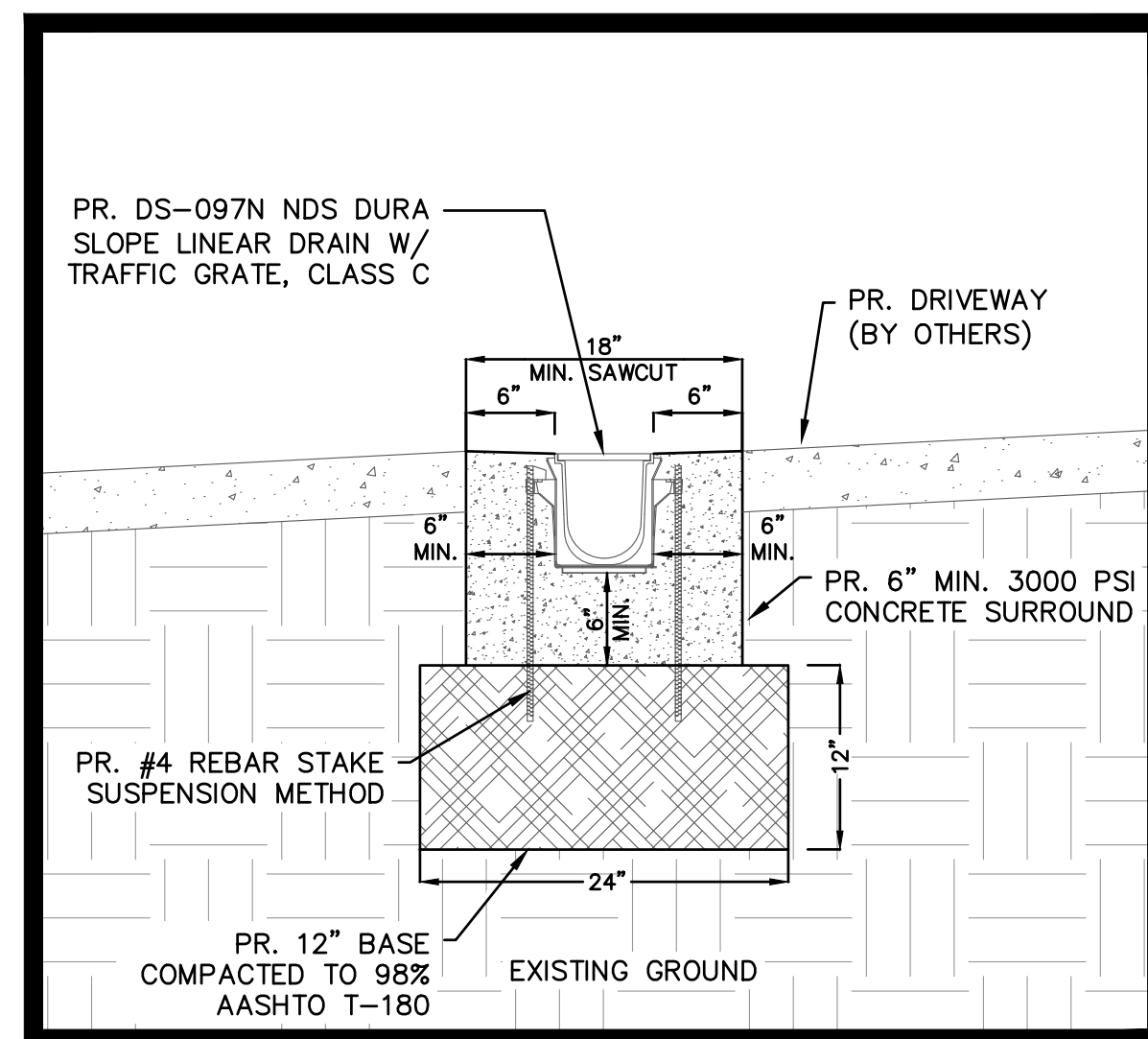
© Owners (All Applicable Licenses) Terry A. Hensley, 0580701-27-96-3317_CDRPREG_CDRPREG_CDRPREG_TAWH_TAWH_TAWH C-2 Jan 27, 2026 2:44pm



RUNOFF CALCULATION 3Y-1H POST-DEVELOPMENT

DKK CONSULTING, Inc.
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
PROJECT No. 25-03008.01

CONDITION	Proposed	
1. SITE DATA		
Coverage	Acres (ac)	Percent Area (%)
Building	0.130	28.30%
Driveway/Parking/Deck/Pad/Walkways	0.111	24.22%
Pool	0.020	4.46%
Detention	0.000	0.00%
Open	0.198	43.03%
Impervious Area	0.262	56.97%
Pervious Area	0.198	43.03%
Total Area (ac)	0.459	100.00%
2. PARAMETER		
Avg. Site Elevation (NAVD)	7.00	DRAINAGE DESIGN
Wet Season High Water Table (NAVD)	2.56	WT MESS/LOI SURVEY
Avg. Depth to W.T. (feet)	4.44	
3Y-1H Rainfall Amount (in)	3.00	
4. SOIL STORAGE		
Avg. Depth to W.T. (feet)	4.44	
Soil Type	Flatwoods (2)	
Compacted Soil	Yes	
Soil Storage (in)	6.75	
Equivalent Soil Storage S (in)	2.90	
CN = 1000/(S+10)	77.49	
4. VOLUME RUNOFF		
RUNOFF = Q (in) = (P - 0.2"S)/(P + 0.8"S)	1.10	
VOLUME (ac-feet)	0.04	
VOLUME (ft ³)	1832.87	
5. STORAGE REQUIRED		
STORAGE REQUIRED VOLUME (ft ³)	1832.87	
STORAGE PROVIDED		
DRY RETENTION AREA # 1 (ft ²)	0.00	
EXFILTRATION TRENCH # 1 (ft ³)	2172.00	
EXFILTRATION TRENCH # 2 (ft ³)	0.00	
EXFILTRATION TRENCH # 3 (ft ³)	0.00	
STORAGE PROVIDED (ft ³)	2172.00	
STORAGE PROVIDED (2,172.00) ≥ MINIMUM STORAGE REQUIRED (1,832.87)		
THEREFORE, ADEQUATE VOLUME HAS BEEN PROVIDED.		



WATER QUALITY CALCULATION

DKK CONSULTING, Inc.
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
PROJECT No. 25-03008.01

QUALITY WATER CALCULATION		
COVERAGE	AREA (S.F.)	ACRES (Acres)
TOTAL AREA LOT	20010	0.4594
IMPERVIOUS AREA	11399	0.2617
PERVIOUS AREA	8611	0.1977
REQUIRED RETENTION VOLUME		
QUALITY WATER CRITERIA 1" OVER TOTAL AREA LOT		
REQUIRED RETENTION VOLUME	1667.50	0.038
REQUIRED RETENTION VOLUME		
TOTAL REQUIRED RETENTION VOLUME	1667.50	0.038
PROVIDED RETENTION AREA		
DRY RETENTION AREA #1	0.00	0.000
EXFILTRATION TRENCH #1	2172.00	0.050
EXFILTRATION TRENCH #2	0.00	0.000
EXFILTRATION TRENCH #3	0.00	0.000
PROVIDED RETENTION AREA		
TOTAL PROVIDED RETENTION VOLUME	2172.00	0.050
STORAGE PROVIDED (2,172.00) ≥ MINIMUM STORAGE REQUIRED (1,667.50)		
THEREFORE, ADEQUATE VOLUME HAS BEEN PROVIDED.		

DKK CONSULTING, INC.
Civil Engineering • Land Development • Infrastructure Assessment • GIS Management
951 Sansbury's Way, Suite 206, Royal Palm Beach, FL 33411
Phone: 561-612-7312 Fax: 561-557-6834
C.O.A.: 26848

DATE: 26-Jan-26
CLIENT: STEPHEN H. LITTLE, ARCHITECTURAL DESIGN
PROJECT NAME: 5311 OSPREY DRIVE
PROJECT ADDRESS: OCEAN RIDGE, FL 33435
DKK PROJECT NO.: PROJECT No. 25-03008.01

PROPOSED:

SITE DATA:

TOTAL AREA LOT	0.459 ac	20010 ft ²
IMPERVIOUS AREA	0.262 ac	11399 ft ²
PERVIOUS AREA	0.198 ac	8611 ft ²

REQUIRED RETENTION VOLUME:

V = 0.038 ac-ft 0.459 ac-in 1667.50 ft³

EXFILTRATION TRENCH CALCULATIONS:

EXFILTRATION TRENCH (TRENCH #1)

$$V = L * [K(H_1^2 * W + 2 * H_1 * D_1 + 2 * H_1 * D_2) + (1.39 * 10^4) * W * D_1] = 0.598 \text{ ac-in} = 2172.0 \text{ ft}^3$$

L=Length of Trench (ft) = 50.00
W=Trench Width, 3 ft. min. (ft) = 3.0000
K=Hydraulic Conductivity (cfs/ft-ft-head) = 2.31E-04 (Per https://websites.umich.edu/~scc/agrsoils/gw/)
H₁=Depth to Water Table (ft) = 5.740
D₁=Non-saturated trench depth (ft) = 1.780
D₂=Saturated Trench Depth (ft) = 1.220

EXFILTRATION TRENCH (TRENCH #2)

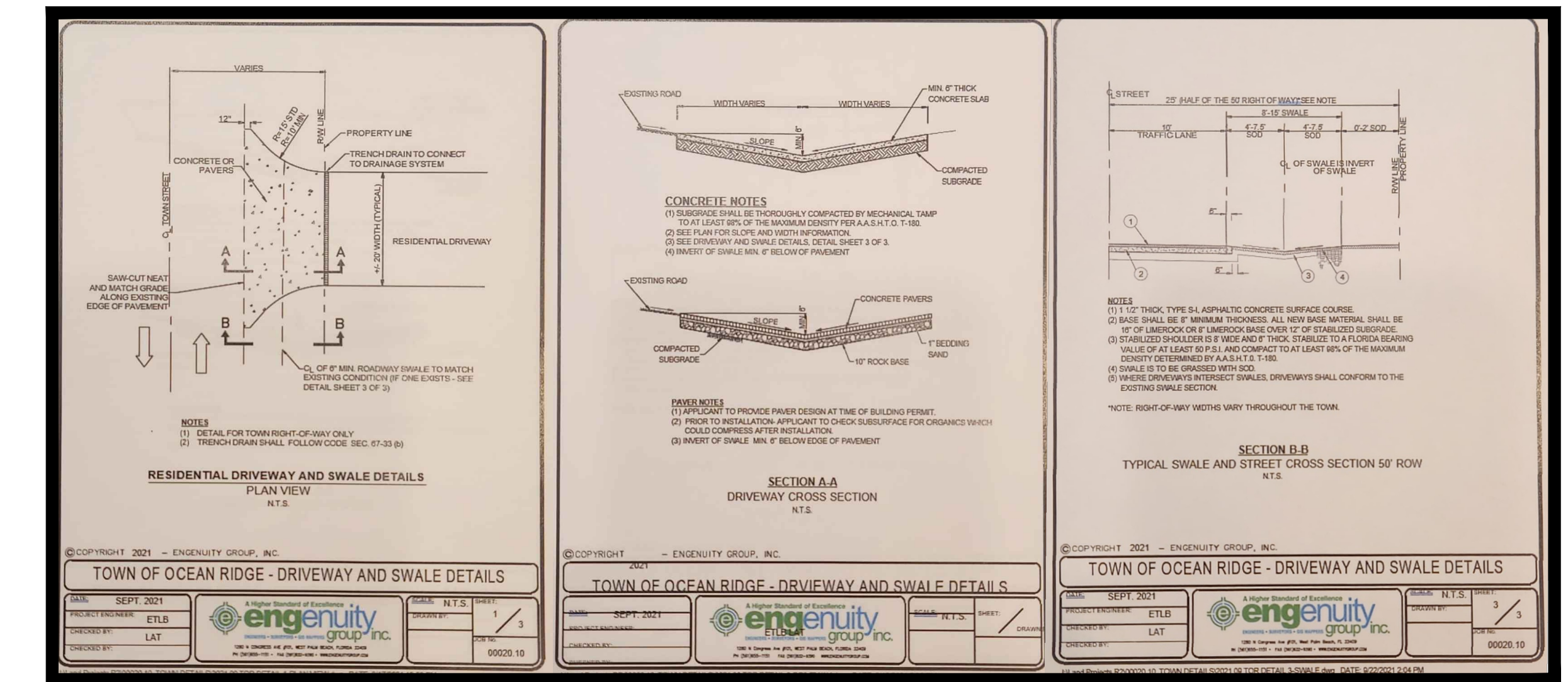
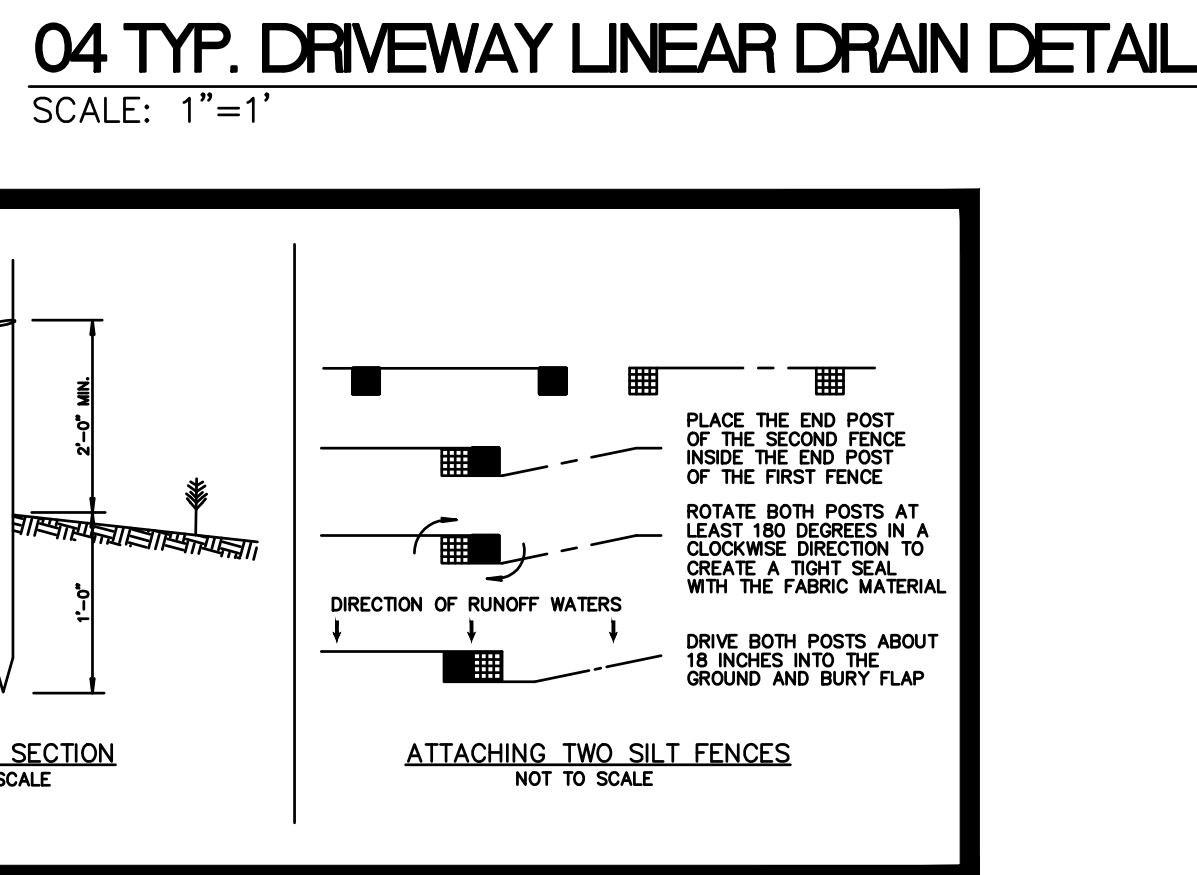
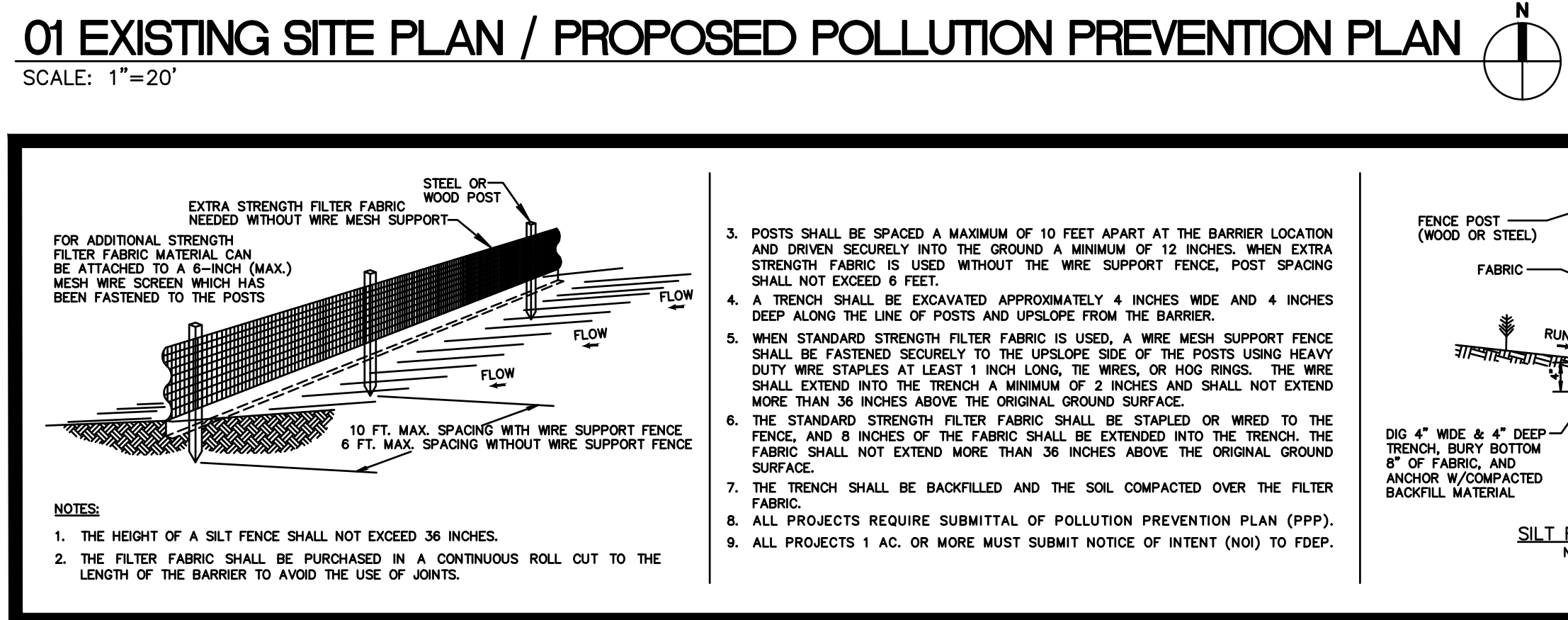
$$V = L * [K(H_1^2 * W + 2 * H_1 * D_1 + 2 * H_1 * D_2) + (1.39 * 10^4) * W * D_1] = 0.000 \text{ ac-in} = 0.0 \text{ ft}^3$$

L=Length of Trench (ft) = 0.00
W=Trench Width, 3 ft. min. (ft) = 3.0000
K=Hydraulic Conductivity (cfs/ft-ft-head) = 2.31E-04 (Per https://websites.umich.edu/~scc/agrsoils/gw/)
H₁=Depth to Water Table (ft) = 5.740
D₁=Non-saturated trench depth (ft) = 1.780
D₂=Saturated Trench Depth (ft) = 1.220

PROPOSED EXFILTRATION TRENCH:

EXFILTRATION TRENCH (TRENCH #1)	0.598 ac-in	2172.0 ft ³
EXFILTRATION TRENCH (TRENCH #2)	0.000 ac-in	0.0 ft ³
TOTAL EXFILTRATION TRENCH	0.598 ac-in	2172.0 ft³

VOLUME TREATED PROVIDED (2,172.0) ≥ MINIMUM VOLUME REQUIRED (1,667.5)
THEREFORE, ADEQUATE VOLUME HAS BEEN PROVIDED.



CIVIL ENGINEERING
AGENT REPRESENTATION
TURNKEY SERVICES
RESOURCE MANAGEMENT
DKKCONS.COM
C.O.A. # 26848
PH: 561-612-7312
FX: 561-557-6834

ENGINEER OF RECORD:
DEREK SCHENAVAR
PE # 63858

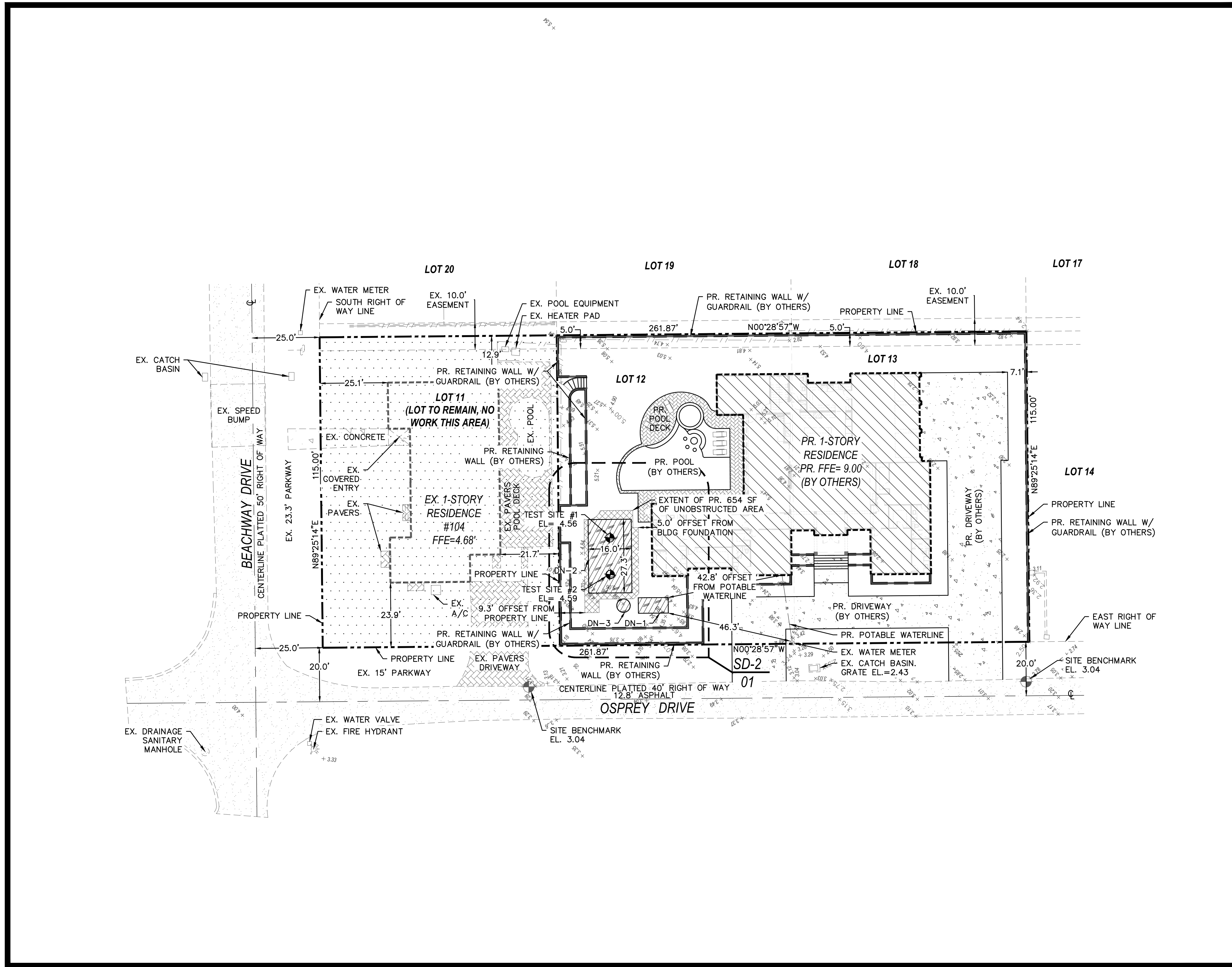
DATE	DESCRIPTION
01/27/26	PLAN REVIEW COMMENTS

ROSSMAN HENSLEY, INC
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
DRAINAGE DESIGN SERVICES

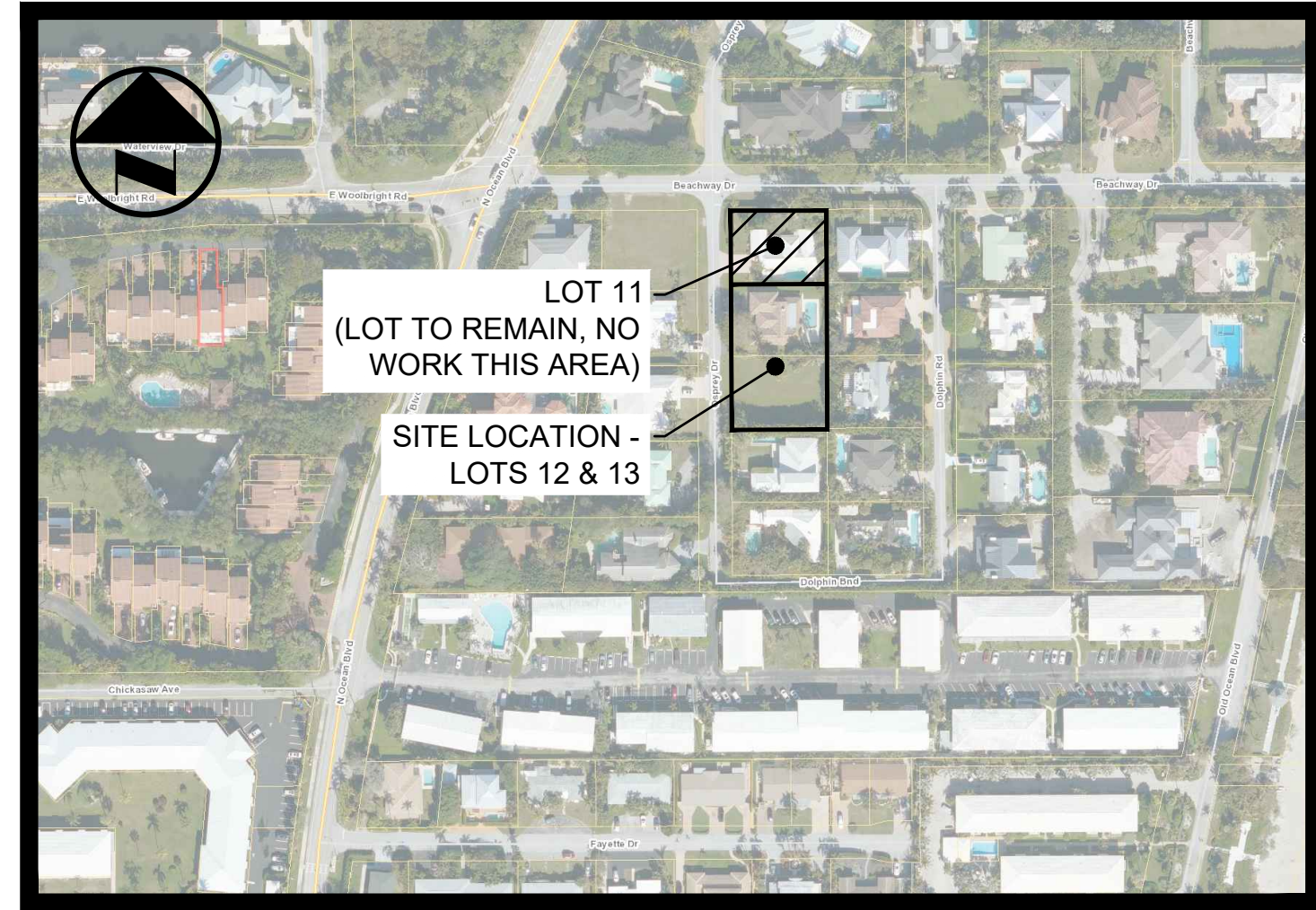
DATE: 12/11/25
SCALE: AS NOTED
DRAWN BY: JAR
CHECKED BY: DHS
PROJECT #: 25-03008.01

C-3
SHEET 3 OF 3

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01 SITE PLAN
SCALE: 1"=20'



LOCATION MAP
SCALE: NOT TO SCALE

LEGAL DESCRIPTION:
TROPICAL SHORES LT 12 & TROPICAL SHORES LT 13

LEGEND

EXISTING GRADE		CONCRETE	CONC.
PROPOSED GRADE		MATCH EXISTING GRADE	MEG
FINISHED FLOOR ELEVATION		MATCH EXISTING PAVEMENT	MEP
PROPOSED FLOW DIRECTION		WIRE FENCE LINE	---
ELEVATION		PROPOSED WATER LINE	---
TOE OF SWALE		OVERHEAD WIRE LINE	OHW
SLOPE		CORRUGATED HDPE PIPE	---
EXISTING		UTILITY POLE	---
PROPOSED		CENTER LINE	---

DEMOLITION KEYNOTES

- DN-1 EXCAVATE AREA FOR THE MICROFAST 0.625 FAST UNIT HOUSED WITHIN FLORIDA SEPTIC TANK.
- DN-2 PREPARE DRAINFIELD AREA, IN ACCORDANCE WITH ALL APPLICABLE CODES AND HEALTH DEPARTMENT REGULATIONS.
- DN-3 EXCAVATE AREA FOR PUMP TANK

PROPOSED SCOPE

THE PROPOSED SEPTIC SYSTEM DESIGN CONTAINED HEREIN THESE DRAWINGS MEETS THE STATE OF FLORIDA DEPARTMENT OF HEALTH AND APPLICABLE LOCAL AGENCIES REQUIREMENTS FOR A 4 BEDROOM AND 4848 SF OF LIVING AREA WITH AN ESTIMATED SEWAGE FLOW OF 580 GALLONS PER DAY= MICROFAST 0.625 SYSTEM PBTS WITH A 436 SQUARE FOOT DRIP-FIELD (WITH A 40% REDUCTION ON THE DRAINFIELD SIZE).

CIVIL ENGINEERING
AGENT REPRESENTATION
TURNKEY SERVICES
RESOURCE MANAGEMENT
DKKINC.COM
C.O.A. # 26848
PH: 561-612-7312
FX: 561-557-6834

ENGINEER OF RECORD:
DEREK SCHENAVAR
PE #: 63858

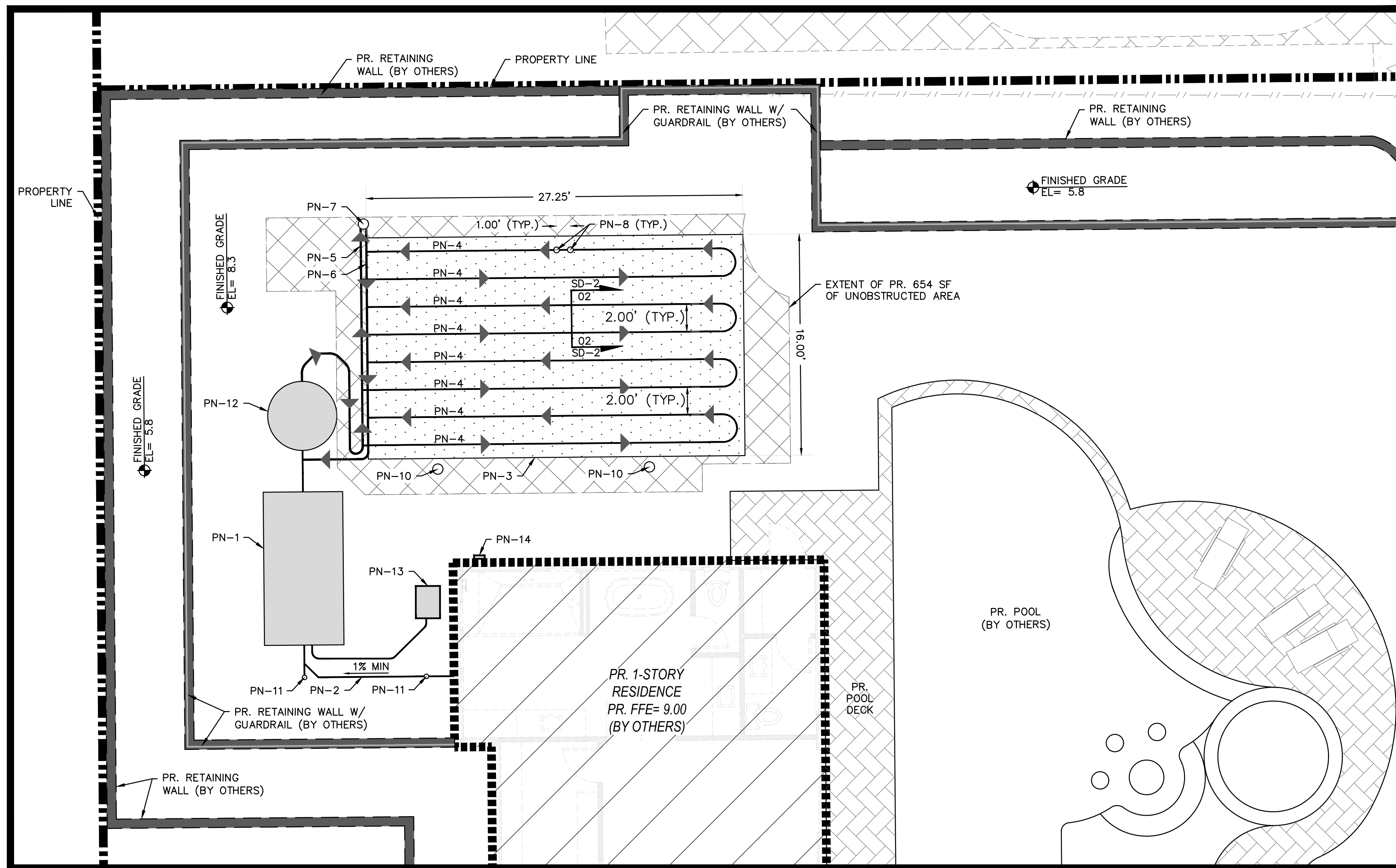
#	DATE	DESCRIPTION	REVISIONS

ROSSMAN HENSLEY, INC
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
OSTDS DESIGN

DATE: 10/23/25
SCALE: AS NOTED
DRAWN BY: ALG
CHECKED BY: DHS
PROJECT #: 25-03008.01

SD-1
SHEET 1 OF 9

I:\2025\03\PROJECTS\25-03008\ROSSMAN_HENSLEY\DWG\03-03008-01_ROSSMAN_HENSLEY_DWG_03-03008-01_03008-01_03008-01_03008-01_03008-01_03008-01_03008-01_03008-01_03008-01.dwg 25-11 10:23:25 4:10:00 PM



01 PR. DRIP IRRIGATION SYSTEM DRAINFIELD DETAIL

SCALE: 1"=5'

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SEPTIC TANK DESIGNATED APPROVAL NUMBERS
SEPTIC TANK MANUFACTURERS
run date: 12/19/2023
Searching for: ATU

Florida Septic, Inc.
Post Office Box 545
Hawthorne, FL 32640

Alachua
ACTIVE

TANK NUMBER	CATEGORY	THICKNESS	LIQUID DEPTH	TOP EXTERIOR WIDTH	IN-OUT LENGTH	EFFECTIVE DROP	GALLONS	TOTAL (Pump Tanks) USE	APPROVAL DATE	FAMILY
01-011-AK8-C3	C3	3.00	57.75	57	103	2	1020	1,193 ATU	12/14/2005	
REMARKS: Used to house AquaKlear AK800C gallon per day ATU; two notches for 1/2" airline on inlet side.										
01-011-BM1-C3	C3	2.50	45.00	69.88	102	3	1100	1,479 ATU	10/31/2003	
REMARKS: Houses Bio-Microbics MicroFAST 0.5FS ATU (NSF 40-certified units only).										
01-011-BM10-C4	C4	6.00	63.00	82	158.5	2.5	2400	3,021	3/28/2012	
REMARKS: Converted 02-05-2012. Houses Bio-Microbics MicroFAST 1.5 ATU (NSF 40-certified units only). AASHTO HS20 traffic loading rated when buried between 18" to 48".										
01-011-BM11-C4	C4	6.00	66.00	106	194.75	3	4500	5,909 ATU	3/28/2012	
REMARKS: Used to house Bio-Microbics MicroFAST 3.0F and 3.0FS ATU. AASHTO HS20 traffic loading rated when buried between 18" to 48".										
01-011-BM12-C4	C4	6.00	65.00	106	194.75	11	4400	5,913 ATU	3/28/2012	
REMARKS: AASHTO HS20 traffic loading rated when buried between 18" to 48". Used to house Bio-Microbics MicroFAST 4.5F ATU.										
01-011-BM2-C4	C4	4.00	53.00	69	133	2.5	1500	1,919 ATU	10/31/2003	
REMARKS: Houses Bio-Microbics MicroFAST ATU. NSF 40-certified units: 0.5F, 0.625F, 0.75F, 0.9F. NSF 245-certified units: 0.5FS, 0.625FS, 0.75FS.										
01-011-BM3-C3	C3	4.00	66.00	102	190.75	3	4500	5,909 ATU	10/31/2003	
REMARKS: Houses Bio-Microbics MicroFAST ATU. NSF 40-certified units: 0.5F, 0.625F, 0.75F, 0.9F. NSF 245-certified units: 0.5F, 0.625F, 0.75F.										
01-011-BM5-C3	C3	4.00	66.00	102	190.75	3	4500	5,909 ATU	10/31/2003	
REMARKS: Used to house Bio-Microbics MicroFAST 3.0F and 3.0FS ATU.										
01-011-BM6-C3	C3	4.00	65.00	102	190.75	11	4400	5,913 ATU	2/17/2004	
REMARKS: Used to house Bio-Microbics MicroFAST 4.5F ATU.										
01-011-BM7-C4	C4	4.00	63.00	78	154.5	2.5	2400	3,021 ATU	9/13/2007	
REMARKS: Houses BioMicrobics MicroFAST 1.5 (F or S) ATU (NSF 40-certified units only). Inlet and/or outlet can be 4" or 6". Approved to house the BioMicrobics MicroFAST 0.9 ATU (NSF 245-certified units) 5/29/2020.										
01-011-BM8-C4	C4	6.00	63.00	82	158.5	2.5	2400	3,021 ATU	3/1/2012	
REMARKS: (01-011-29S-C4 converted to ATU tank, 02-05-2012) Houses Bio-Microbics MicroFAST 1.5 ATU. NSF 40-certified units; with minimum 713 gallon pretreatment tank. NSF 245-certified units; with 1021 to 1613 gallon pretreatment tank.										
01-011-BM9-C4	C4	6.00	53.00	73	137	2.5	1500	1,919 ATU	10/31/2001	
REMARKS: Converted 01-011-27D-C4, Houses Bio-Microbics MicroFAST ATU. NSF 40-certified units: 0.5, 0.625, 0.75, 0.9. NSF 245-certified units: 0.5, 0.625, 0.75. AASHTO HS20 traffic loading rated when buried between 18" to 48".										
01-011-E100-C4	C4	4.00	53.00	69	133	2.5	1500	1,920 ATU	8/27/2020	
REMARKS: Originally approved as 01-011-23S-C4, Houses the Delta EcoPod E100-N ATU (1,000 gpd). Minimum pretreatment tank effective capacity required is 1,000 gal; maximum allowed is 2,500 gal unless specified by the design engineer. The Delta EcoPod is NSF 245-certified.										
01-011-E100H-C4	C4	6.00	53.00	73	137	2.5	1500	1,920 ATU	4/8/2021	
REMARKS: Originally approved as 01-011-27S-C4, Houses the Delta EcoPod E100-N ATU (1,000 gpd). Minimum pretreatment tank effective capacity required is 1,000 gal; maximum allowed is 2,500 gal unless specified by the design engineer. The Delta EcoPod is NSF 245-certified. Lid # 223. HS20.										
01-011-E150-C4	C4	4.00	60.00	77.25	153.5	2.5	2300	2,754 ATU	8/27/2020	
REMARKS: Originally approved as 01-011-41S-C4, Houses the Delta EcoPod E150-N ATU (1,500 gpd). Minimum pretreatment tank effective capacity required is 1,500 gal; maximum allowed is 3,750 gal unless specified by the design engineer. The Delta EcoPod is NSF 245-certified.										

17

03 FLORIDA SEPTIC TANK (HOUSE MICROFAST 0.625)-DOH APPROVED

SCALE: NOT TO SCALE

OSTDS CALCULATIONS

62-6, FAC 6.008- TABLE IV.
(TYPE OF ESTABLISHMENT: RESIDENTIAL)
PROPOSED 1-STORY RESIDENCE:
4848 SF / 4 BEDROOMS TOTAL → 580 GAL/DAY

62-6, FAC 6.008-TABLE III.
DESIGN SEWAGE FLOW: 580 GAL/DAY
SEPTIC TANK MIN. EFFECTIVE CAPACITY: 1350 GAL

62-6.008-TABLE III.
SLIGHTLY LIMITED: 0.8 GAL/DAY/SF (BED SYSTEM)

DIMENSIONS:
580GAL/DAY / 0.8GAL/GAL/DAY/SF = 725 SF DRAINFIELD
725 SF X 0.60 (REDUCTION 40% PER F.A.C. 62-6.028) = 435 SF DRAINFIELD MIN. REQUIRED
PROPOSED DRAINFIELD SIZE= 435 SF
UNOBSTRUCTED AREA REQUIRED= 435 SF X 1.5= 654 SF.
UNOBSTRUCTED AREA PROVIDED= 654 SF.

UTILIZING DRIP IRRIGATION SYSTEM:
8 TOTAL DRIP LINES IN A SINGLE ZONE.

DRIP LINES: NETAFIM BIOLINE DRIPPERLINE OR EQUAL:

- 1. 4 LOOP LATERALS:
- LOOP #1: 54.5'
- LOOP #2: 54.5'
- LOOP #3: 54.5'
- LOOP #4: 54.5'

TOTAL LENGTH= 218'
TOTAL NUMBER OF EMITTERS= 216

DOSING RATE = 216 EMITTERS X .92 GPH= 198.72 GPH/ 60 MIN.= 3.3 GPM (4 GPM NOMINAL)
WATER PUMP - 20AE MODEL 20AE0511- 1/2 HP.
DOSING RATE = 4 GPM AT 136' TDH.

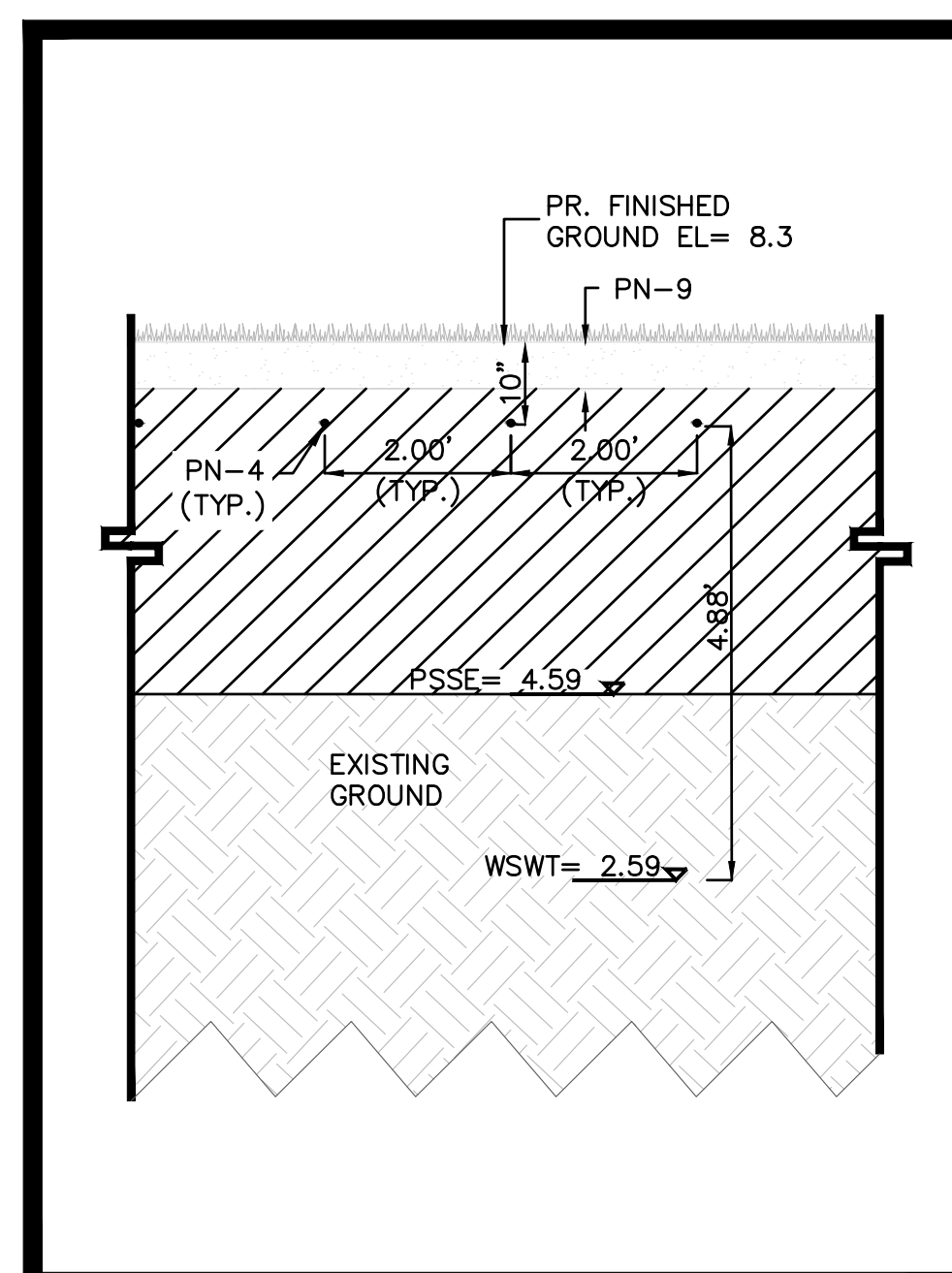
(USING THE LONGEST RUN = 54.5')
LOSSES= DIRTY FILTER HEAD WORKS = 16'
1 1/4" PVC PIPE AND FITTINGS = 5'
TUBING LOSS @ 54.5'= 10.2' (PER NETAFIM BIOLINE - UNIRAM EMITTER W/ SILICONE DIAPHRAGM 2009. DESIGN PRESSURE LOSSES FOR 2 FPS AND 1.5 FPS FLUSHING VELOCITY, PAGE 3 OF 4; PRESSURE LOSS CHART, USING .92 EMITTER AT 12 INCH SPACING)
ELEVATION = 6'
TOTAL = 37.2' TDH

FLUSHING RATE = 27 GPM @ 37.2' TDH
27 GPM - 5 GPM LOSS THROUGH EMITTERS= 22 GPM= 4.7 FT PER SECOND VELOCITY.

SEE DETAIL 03, SHEET SD-3 FOR PUMP OPERATING POINTS.

TOTAL NUMBER OF EMITTERS:
4 LOOPS LATERALS= 216 EMITTERS.

USE 0.92 GPH/ EMITTERS/ WITH 12" SPACING:
216 EMITTERS X 0.92 GPH/ EMITTER= 198.72 GPH
198.72 GPH/60= 3.3 GPM (4 GPM NOMINAL)
580 GPD TOTAL/4 GPM= 145 MINUTES PER DAY
PUMP RUN TIME
DESIRED DOSE TIME= 15 MIN
145 MIN/DAY/ 15 MIN= 9.67 ≈ 10 DOSES/DAY.

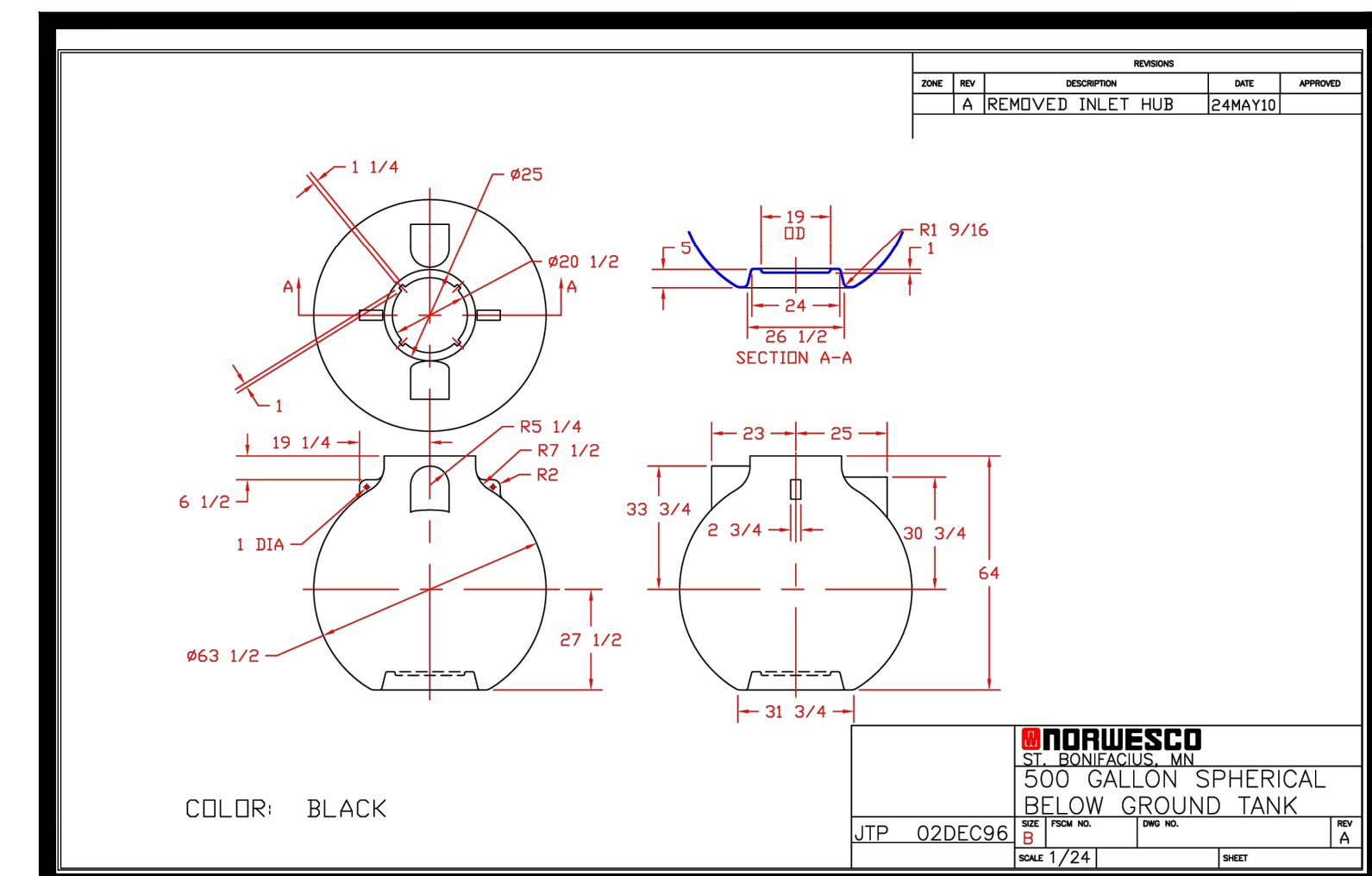


02 CROSS-SECTION THRU PR. DRIP IRRIGATION DRAINFIELD

SCALE: 1"=2'

PROPOSED KEYNOTES

- PN-1 MICROFAST 0.625 FAST UNIT HOUSED WITHIN FLORIDA SEPTIC TANK. (STATE APPROVAL NUMBER: 01-011-BM2-C4)
- PN-2 4" SCH 40 PVC.
- PN-3 436 SQUARE FOOT TRENCH TYPE DRAINFIELD. (LOADING RATE: 580GPD/0.8GPM/SF= 725SF X 0.60= 435 SF DRAINFIELD MINIMUM)
- PN-4 1/2" SUBSURFACE DRIP IRRIGATION LATERAL.
- PN-5 1 1/4" PVC SCH. 40 DOSING FORCEMAIN.
- PN-6 1 1/4" PVC SCH. 40 FLUSHING FORCEMAIN.
- PN-7 AIR/ VACUUM RELEASE VALVE.
- PN-8 EMITTERS @ 1.00' ON-CENTER.
- PN-9 MINIMUM 6" OF TOPSOIL/ SOD.
- PN-10 OBSERVATION PORT.
- PN-11 4" SCH 40 PVC CLEAN OUT
- PN-12 500 GAL SEPTIC PUMP TANK.
- PN-13 BLOWER/ PAD
- PN-14 BIO-MICROBICS 0.625 FAST CONTROL PANEL.



04 PROPOSED SEPTIC PUMP TANK DETAIL

SCALE: NOT TO SCALE

ROSSMAN HENSLEY, INC
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
OSTDS DESIGN

ENGINEER OF RECORD:
DEREK SCHENAVAR
PE #: 63858

#	DATE	DESCRIPTION	REVISIONS

ROSSMAN HENSLEY, INC
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
OSTDS DESIGN

DATE: 10/23/25
SCALE: AS NOTED
DRAWN BY: ALG
CHECKED BY: DHS
PROJECT #: 25-03008.01

SD-2
SHEET 2 OF 9

GENERAL PERFORMANCE - BASED TREATMENT SYSTEM NOTES

APPLICATION:
AS THE DESIGN ENGINEER I AM REQUESTING APPLICATION FOR AN ADVANCED SECONDARY TREATMENT SYSTEM DESIGN CERTIFICATION: PURSUANT TO F.A.C. 62-6.026 (2)(F), AS THE DESIGN ENGINEER, I HEREBY MAKE THE FOLLOWING CERTIFICATION: "I CERTIFY THAT THE ENGINEERING FEATURES OF THIS PERFORMANCE-BASED TREATMENT SYSTEM HAVE BEEN DESIGNED OR SPECIFIED BY ME AND CONFORM TO ENGINEERING PRINCIPLES APPLICABLE TO SUCH PROJECTS. IN MY PROFESSIONAL JUDGEMENT, THIS SYSTEM, WHEN PROPERLY CONSTRUCTED, OPERATED AND MAINTAINED, WILL ACHIEVE THE ESTABLISHED PERFORMANCE STANDARD AND COMPLY WITH ALL APPLICABLE STATUTES OF THE STATE OF FLORIDA AND RULES OF THE DEPARTMENT.

DESIGN STANDARDS:
THE PROPOSED PERFORMANCE - BASED TREATMENT SYSTEM HAS BEEN DESIGNED TO MEET ADVANCED SECONDARY TREATMENT STANDARDS AS DEFINED IN F.A.C. 62-6.025(1). THE SYSTEM WILL MEET THE FOLLOWING:
MAXIMUM SYSTEM OPERATING PRESSURE= 55 PSI
MINIMUM OPERATING PRESSURE AT THE EMITTER HEAD= 7 PSI
MAXIMUM OPERATION PRESSURE AT THE EMITTER HEAD= 58 PSI
MAXIMUM DISCHARGE RATE PER EMITTER SHALL BE 0.9 GPH
THE SYSTEM HAS BEEN DESIGNED USING MODEL #20AE0511 PUMP
UTILIZE NETAFIM DRIP TUBING WITH 0.9Z GPH EMITTERS
RECIRCULATION RATE= 2 GPM FROM THE FILTER.

MONITORING REQUIREMENTS:
MONITORING SHALL COMPLY WITH THE REQUIREMENTS OF F.A.C. 62-6.029(2). THIS SYSTEM SHALL HAVE AN ANNUAL OPERATING PERMIT AS WELL AS A MAINTENANCE CONTRACT WITH AN APPROVED PERFORMANCE-BASED SYSTEM MAINTENANCE ENTITY. MONITORING SHALL BE PERFORMED BY THE MAINTENANCE ENTITY. REPORTS SHALL BE KEPT BY THE PERFORMANCE SYSTEM MAINTENANCE ENTITY WITH ALL REPORTS COPIED TO THE PALM BEACH COUNTY PUBLIC HEALTH UNIT AT THE CODE SPECIFIED INTERVALS.
NOTE: QUARTERLY MONITORING OF DRAINFIELD WILL BE REQUIRED FOR PONDING.

STANDARD:
IN THIS DESIGN, THE EFFLUENT WILL MEET ADVANCED SECONDARY TREATMENT STANDARDS, CBOD₅, TSS AND TP WILL MEET ADVANCED SECONDARY TREATMENT LEVELS OF 10 MG/L, TN WILL MEET ADVANCED SECONDARY TREATMENT LEVELS OF 50% REDUCTION; AND FECAL COLIFORM WILL MEET ADVANCED SECONDARY TREATMENT LEVELS OF 200 cfu/100 ml (TREATED BY CHLORINATION/ DECHLORINATION). THE STATE OF FLORIDA RECOGNIZES THE SYSTEM HAVING MET ALL OF THESE PARAMETERS ON THEIR PBTS LISTING AND THE ENGINEER DOES NOT REQUIRE FURTHER FIELD SAMPLING.

CONTINGENCY PLAN:
1. AT THE HIGH WATER LEVEL, SYSTEM WILL START AN ALARM. OWNER SHALL CONTACT THE MAINTENANCE ENTITY WITHIN 24 HOURS.
2. MAINTENANCE ENTITY SHALL INSPECT AND REPAIR SYSTEM WITHIN 36 HOURS OF NOTIFICATION PER F.A.C. 62-6.012(4)(B).
3. OWNER SHALL PUMP TANKS AS NECESSARY TO KEEP TRASH OUT OF AERATION CHAMBER.

NOTE:
- PROVIDE STANDARD EQUIPMENT FOR THIS ADVANCED SECONDARY TREATMENT SYSTEM INCLUDING BUT NOT LIMITED TO: PUMP (MODEL #20AE0511), 100 MICRON FILTER, AIR RELEASE VALVES, CHECK VALVE, FIELD FLUSH SOLENOID VALVE CONTROL PANEL, WATER PROBE, AND AUDIO & VISUAL ALARMS. INSTALL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND F.A.C. CHAPTER 62-6 REQUIREMENTS.
- WATER LINES LOCATED WITHIN 10' OF SEPTIC SYSTEM SHALL BE SCH 40 PVC, 2" MINIMUM.
- THERE IS NO SIGNIFICANT SLOPE TO PROPERTY.

OPERATIONS AND MAINTENANCE:
THE INSTALLER SHOULD TAKE SPECIAL PRECAUTIONS TO TROUBLESHOOT THE SYSTEM AND INSURE THAT IT IS WORKING PROPERLY OVER AN INITIAL STARTUP PERIOD, TYPICALLY THE FIRST MONTH OF OPERATION. THE INSTALLER SHOULD MANUALLY CLEAN THE FILTER AFTER THE FIRST MONTH OF OPERATION. ALL AEROBIC SYSTEMS HAVE A START-UP PERIOD WHERE THE LEVELS OF BOTH TSS AND BOD ARE HIGHER THAN TYPICAL. ONCE THE SYSTEM ESTABLISHES ITSELF, THE PERFORMANCE LEVEL INCREASES, AND LONGER PERIODS BETWEEN SERVICING CAN BE USED. THE FILTER HAS BEEN DESIGNED TO RETAIN SOLIDS FOR A SERVICE INTERVAL OF 6 MONTHS BETWEEN CLEANING, AFTER THE INITIAL STARTUP.

THE STATE OF FLORIDA REQUIRES A SERVICE POLICY FOR ALL ATUS AT WHICH TIME THE MAINTENANCE OF THE DRIP SYSTEM CAN BE CONDUCTED. INSTALLER SHALL ENSURE PROPER OPERATION OF THE PUMP, AIR RELEASE VALVES, INDEXING OR SOLENOID VALVES TO BE CONDUCTED ON A MONTHLY BASIS UNTIL TESTING STANDARDS PER "TABLE 3" ARE OBTAINED. TESTING SHALL BE NO LESS THAN THREE (3) MONTHS. THE FILTER CARTRIDGE SHOULD BE CLEANED MECHANICALLY EACH TEST, USING HIGH PRESSURE WATER OR BE EXCHANGED WITH ANOTHER CARTRIDGE THAT HAS BEEN ALLOWED TO SOAK IN A 10% BLEACH SOLUTION.

IN ADDITION TO THE FUNDAMENTAL DESIGN CONSIDERATIONS ALREADY OUTLINED, SEVERAL OTHER PRINCIPLES IMPLEMENTED AT THE INSTALLATION WILL SIMPLIFY MAINTENANCE. THESE ARE AS FOLLOWS:

1. PROVIDE SCHRADER VALVES (TIRE GAUGES) ON CRITICAL PIPING ELEMENTS (PUMP OUTPUT, SUPPLY AND RETURN MANIFOLDS, ETC.) IN IRRIGATION BOXES.
2. MAINTAIN ACCESS TO A SHORT LENGTH OF DRIP TUBING FOR INSPECTION. SOME INSTALLERS INSERT A SHORT LENGTH OF CLEAR PVC PIPE IN CRITICAL LOCATIONS TO ENABLE EASY OBSERVATION OF FLOW, BIOFILM BUILDUP, ETC.
3. KEEP A DETAILED PLOT PLAN, SYSTEM DIAGRAM, AND WIRING DIAGRAM READILY ACCESSIBLE IN A FREEZER TYPE ZIPLOC BAG LOCATED WITHIN THE FILTER BOX.
4. ESTABLISH A SERVICE RECORD CHART TO RECORD MANUAL FILTER CLEANING TIMES AND PRESSURES AT THE PUMP, AT FEED AND RETURN HEADERS, AND AT THE BACKFLUSH VALVE.
5. MONITOR ANY CHANGES IN THE NUMBER, ACTIVITIES, AND WATER USAGE PATTERNS OF MEMBERS OF THE HOUSEHOLD.

INSPECTION DATE: _____
SYSTEM OWNER: _____
ADDRESS: _____
CITY, STREET, ZIP: _____

INSPECTED ITEMS
AERATOR & AERATION PLUMBING
AIR FILTER CLEANED
ALARM OPERATIONAL
RISER (S) AT OR ABOVE FINISHED GRADE
PRE-TREATMENT / CLARIFIER INSPECTION
EFFLUENT PUMP
DRIP FILTER CLEANED
VEGETATION OVER DRAINFIELD
PRESSURE CHECK ON AIR RELEASE

SUPPLY PRESSURE: _____ RETURN PRESSURE: _____

STEP THROUGH MODES AND VERIFY OPERATION

- MODE 1 _____ VERIFY SYSTEM STATUS (WATER LEVELS, PHOTOCELL)
MODE 2 _____ FORCE ON AIR & EFFLUENT PUMP (IF WATER PRESENT)
MODE 3 _____ AIR BACK PRESSURE (IN WOI)
MODE 4 _____ LAST 4 ALARMS (IF PRESENT)
MODE 5 _____ CLEAR ALARM MEMORY

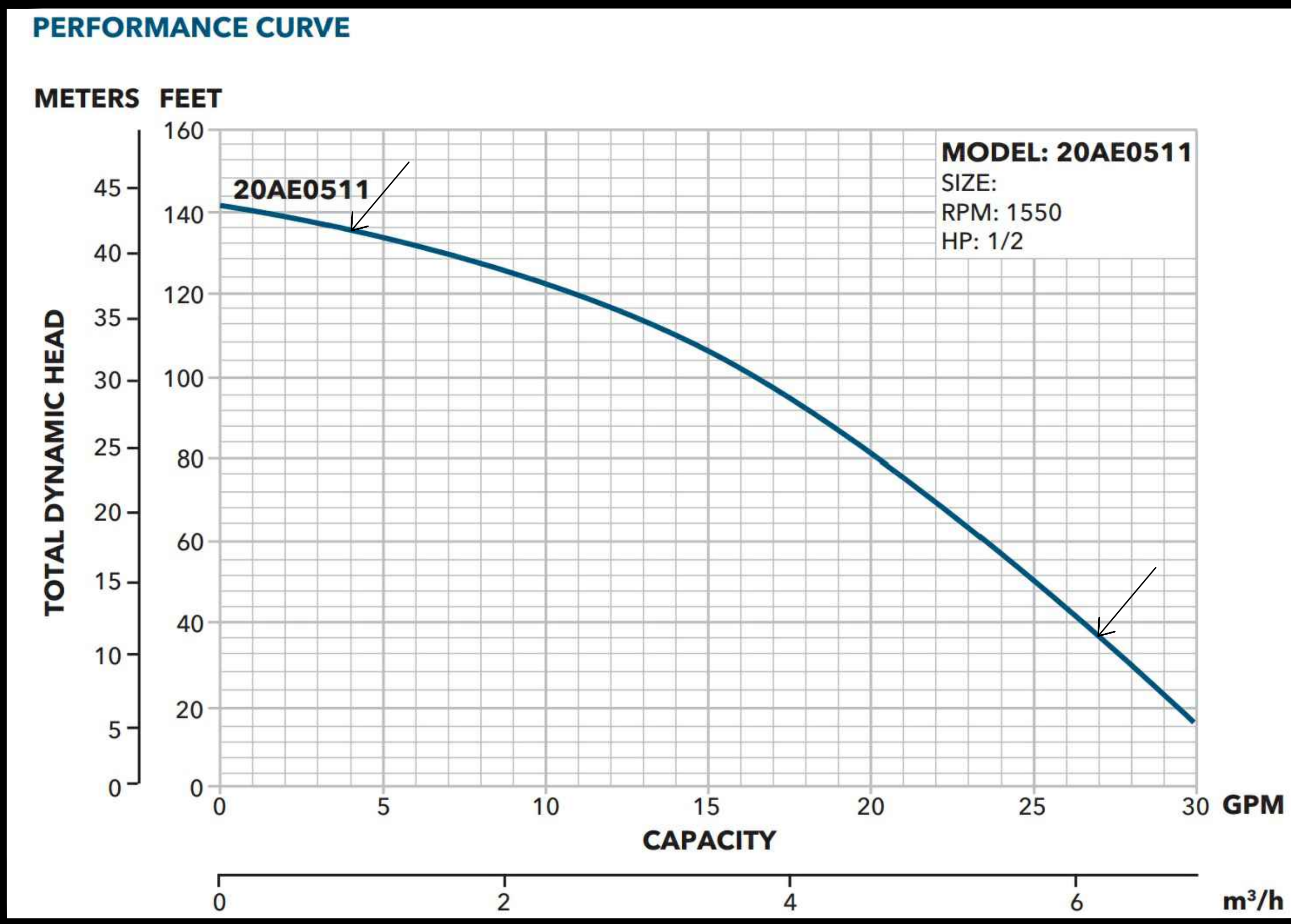
RESET CONTROLLER, ONE LONG BEEP AT STARTUP? YES ___ (IF NO, CLEAR MEMORY, MODE 5)

VERIFY GREEN SOLID GREEN LIGHT WHEN LEAVING: _____

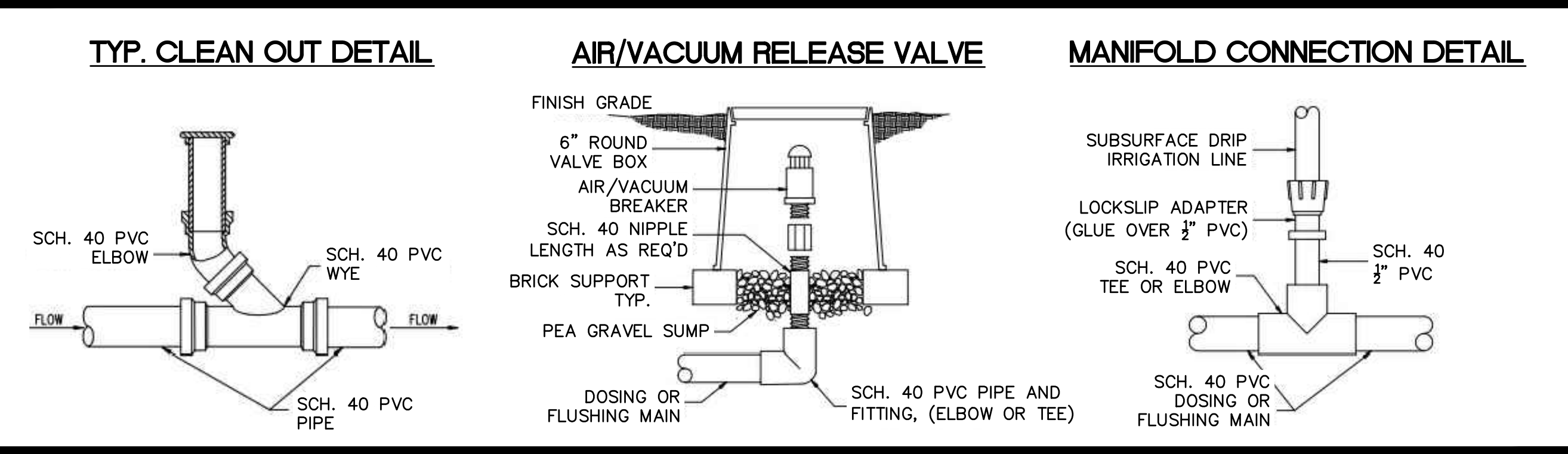
_____ INSPECTOR NAME, SIGNATURE

TESTING PROTOCOL FORM

1. ADDRESS OF PERFORMANCE-BASED TREATMENT SYSTEM.
2. DATE AND TIME OF INSPECTION.
3. SAMPLE COLLECTION TIME AND DATE.
4. PERSON WHO COLLECTED SAMPLE.
5. RESULTS OF ALL SAMPLING.
6. VOLUME OF EFFLUENT TREATED, TO INCLUDE TOTAL MONTHLY AND DAILY AVERAGE.
7. MAINTENANCE PERFORMED.
8. PROBLEMS NOTED WITH PERFORMANCE-BASED TREATMENT SYSTEM AND ACTIONS TAKEN OR PROPOSED TO OVERCOME THEM.



01 PUMP CURVE - OPERATING POINTS
SCALE: NOT TO SCALE



02 TYPICAL DETAILS
SCALE: NOT TO SCALE

GENERAL NOTES

1. REGULATIONS - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE MUNICIPALITY IN WHICH THE WORK IS BEING PERFORMED AND THE FLORIDA DEPARTMENT OF HEALTH CHAPTER 62-6, F.A.C STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
2. SITE INFORMATION CONTAINED HEREIN HAS BEEN BASED ON THE CONSTRUCTION LAYOUT SURVEY PROVIDED BY PRINCIPAL MERIDIAN SURVEYING, INC. (JOB NUMBER: 25-0080).
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO START CONSTRUCTION.
4. ALL SEPTIC ADDITIONS, DIRT, ETC. SHALL BE SLOPED AWAY FROM HABITABLE STRUCTURES.
5. MAXIMUM GRASS SLOPE SHALL NOT EXCEED 4:1.
6. IF CONDITIONS REQUIRE WORK NOT SHOWN OR NOT VISIBLE ON PLANS, CONTRACTOR IS TO CONTACT ENGINEER PRIOR TO CONTINUING.
7. DRAIN FIELD IS TO BE SODDED AFTER CONSTRUCTION.
8. CHANGES - ALL CHANGES SHALL BE APPROVED IN WRITING BY THE ENGINEER AND THE OWNER PRIOR TO CONSTRUCTION.
9. GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. SHOP DRAWINGS - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR PIPES STRUCTURES, FRAMES AND GRATES, ETC. TO THE ENGINEER FOR APPROVAL.
11. THE CONTRACTOR SHALL SUBMIT ALL RECORD DATA TO THE ENGINEER FOR HIS REVIEW AND APPROVAL.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHERMORE, THE CONTRACTOR IS TO COORDINATE ALL TRADES AND DISCIPLINES AS REQUIRED. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH EXISTING SITE CONDITIONS, PERFORM SUBSURFACE INVESTIGATIONS AND VERIFY EXISTING GRADES.
14. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
15. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO FIELD LOCATE AND SAFEGUARD ALL EXISTING UTILITIES, STRUCTURES, AND SURVEY MARKERS.
16. IF CONDITIONS REQUIRE WORK NOT SHOWN OR NOT VISIBLE ON PLANS, CONTRACTOR IS TO CONTACT ENGINEER PRIOR TO CONTINUING.
17. TOP OF SLAB FOR BLOWER PAD TO BE ABOVE 100Y FLOOD ELEVATION.
18. CONTRACTOR WILL BE RESPONSIBLE FOR TRIMMING OR REMOVING VEGETATION AS NECESSARY TO INSTALL SYSTEM AS DESIGNED. THE ROOTS SHALL BE REMOVED WITHIN THE VICINITY OF THE EXCAVATIONS MADE TO INSTALL BELOW GRADE IMPROVEMENTS.
19. DRAINFIELD AREA TO BE PREPARED IN ACCORDANCE WITH ALL APPLICABLE CODES AND HEALTH DEPARTMENT REGULATIONS.

CIVIL ENGINEERING
AGENT REPRESENTATION
TURNKEY SERVICES
RESOURCE MANAGEMENT

DKK&C.COM
C.O.A. # 26848
PH: 561-612-7312
FX: 561-557-6834

951 SANSBURY'S WAY, STE 206
ROYAL PALM BEACH, FL 33411

ENGINEER OF RECORD:
DEREK SCHENAVAR
PE # 63858

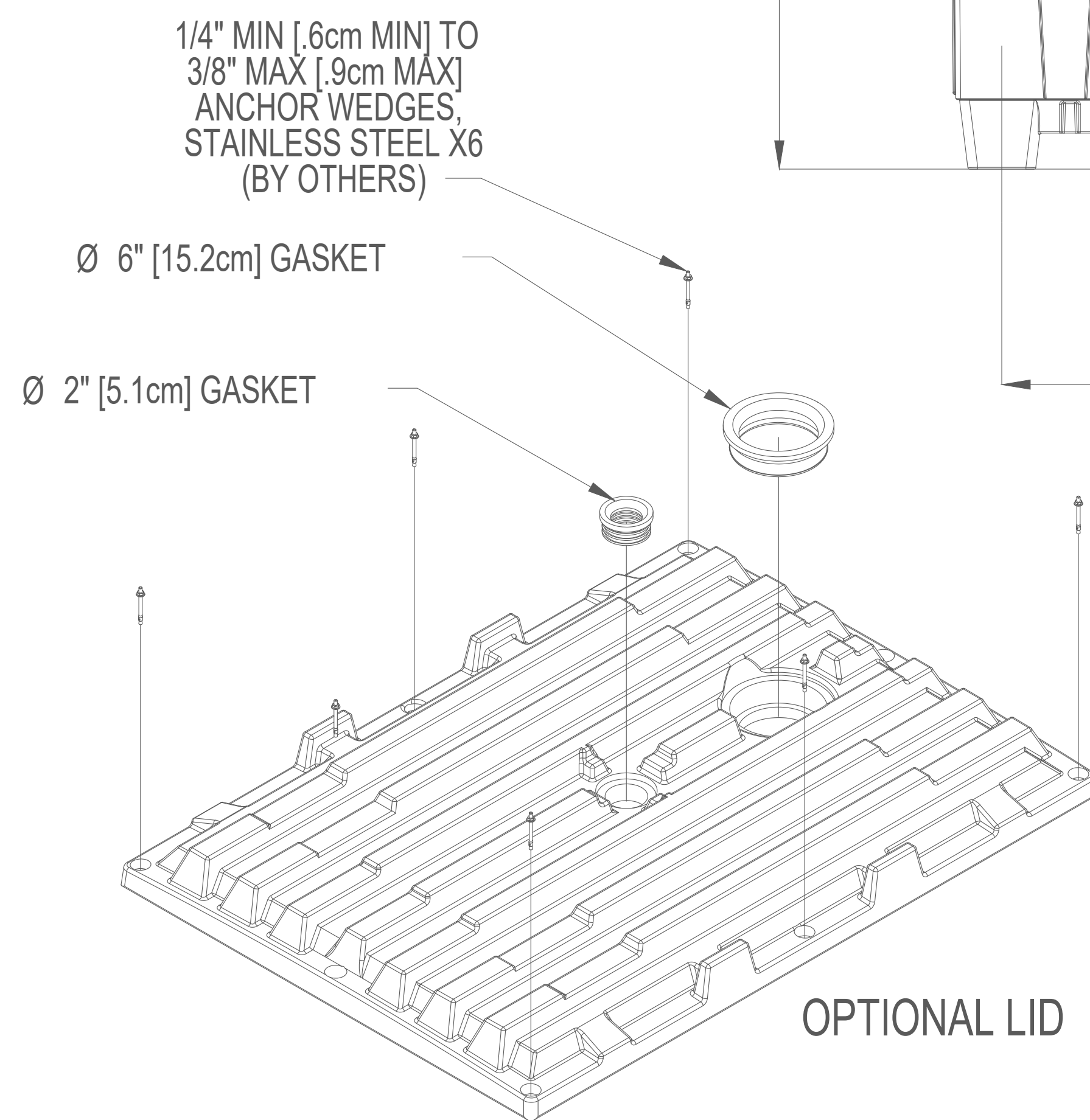
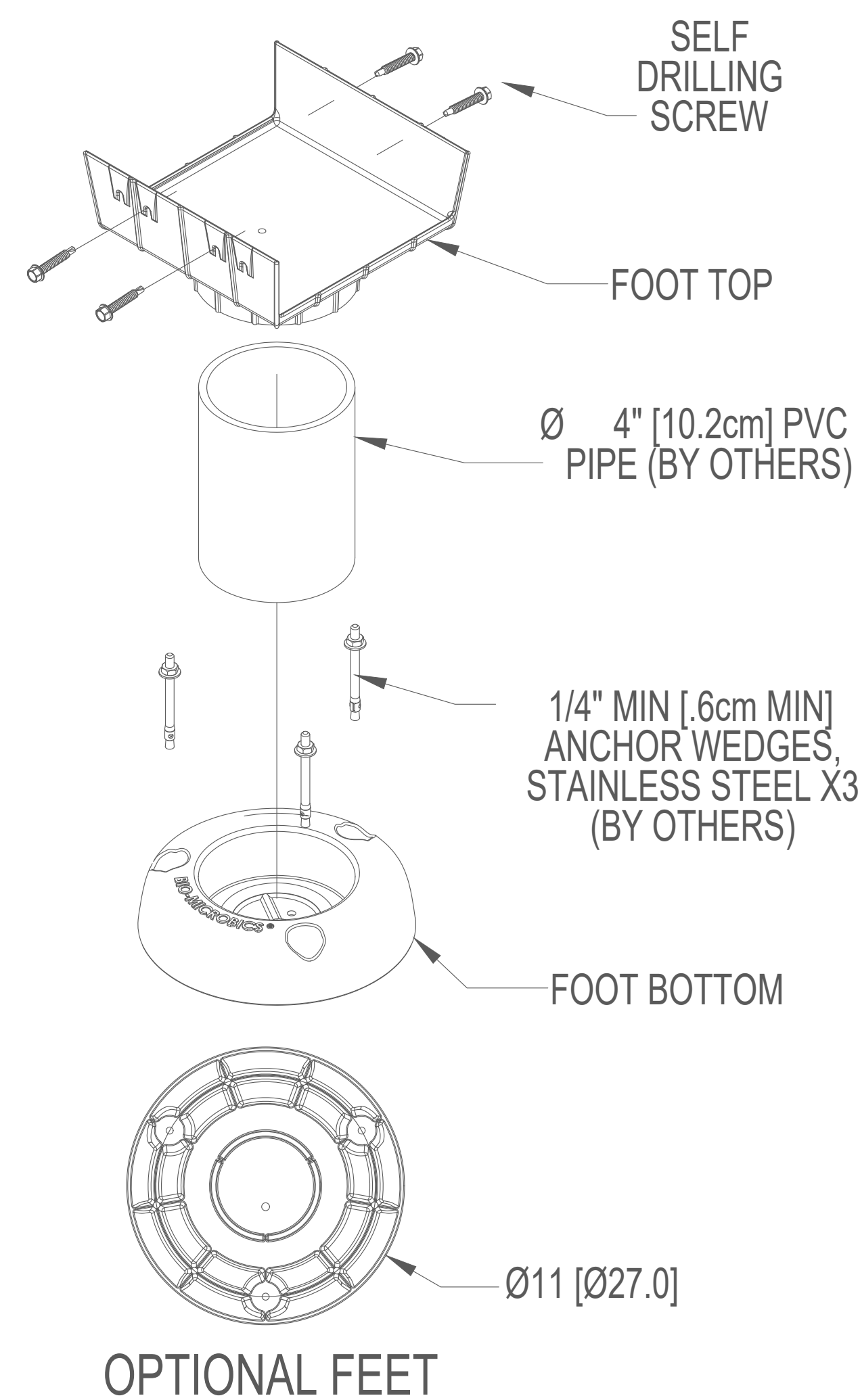
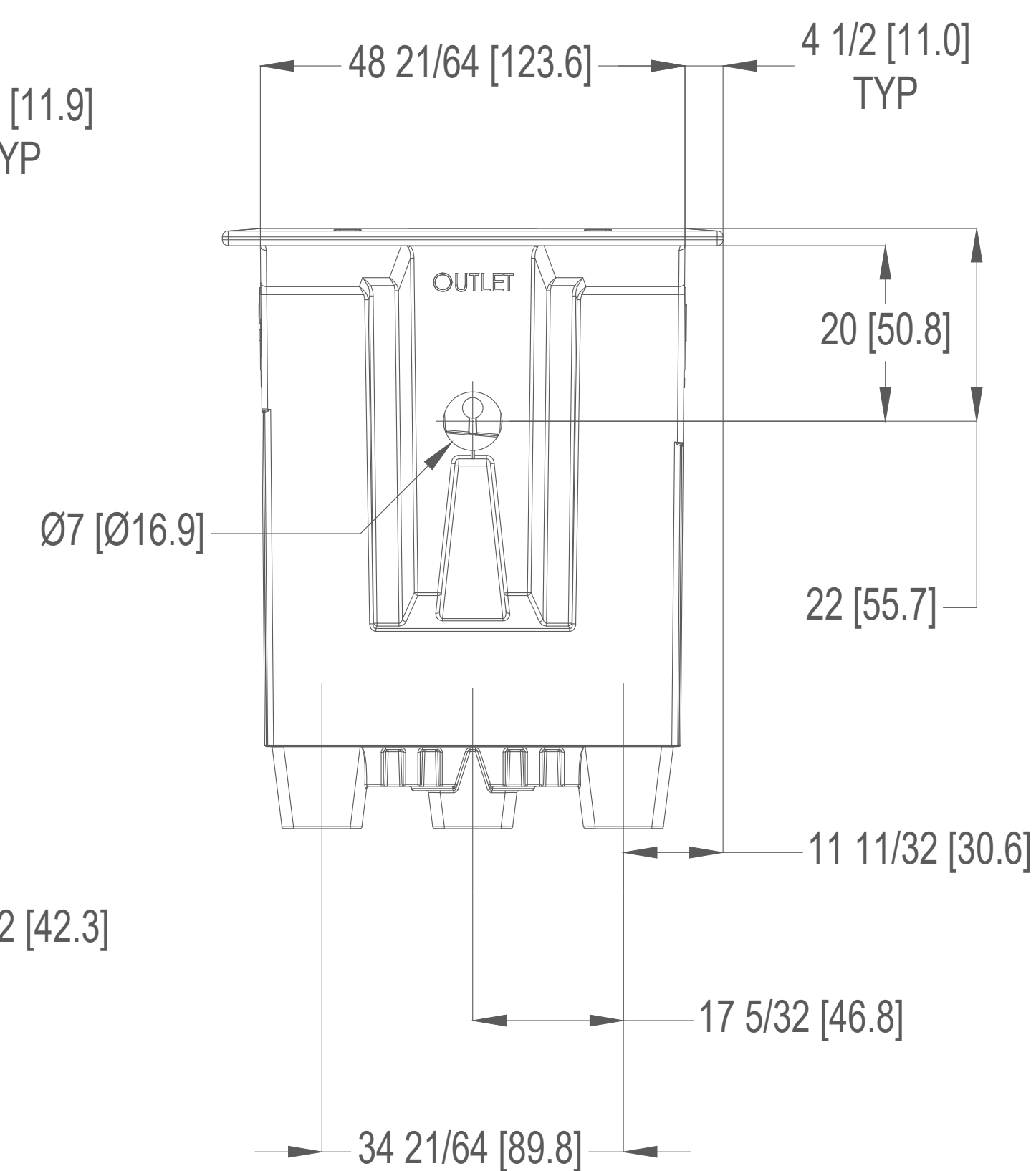
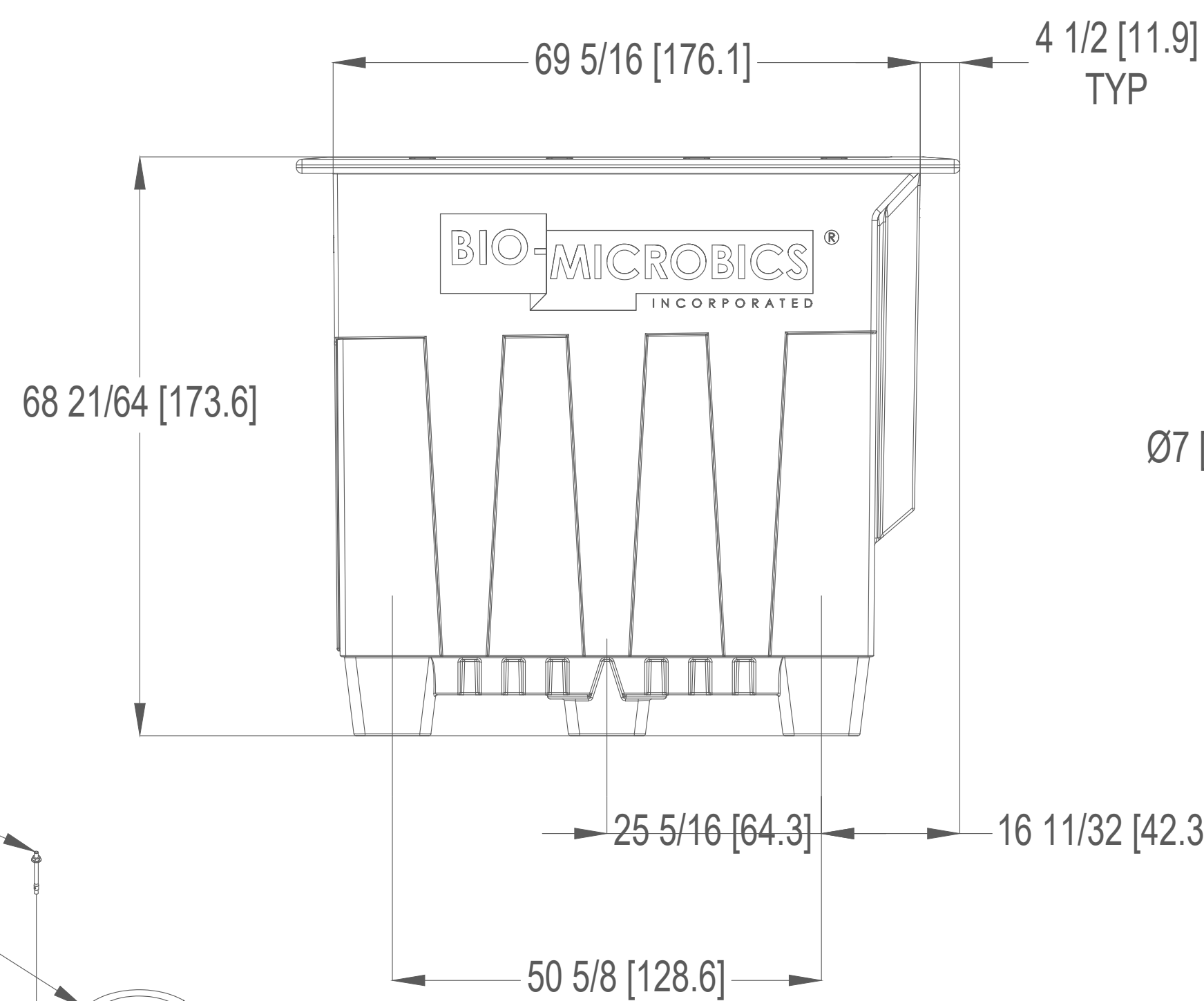
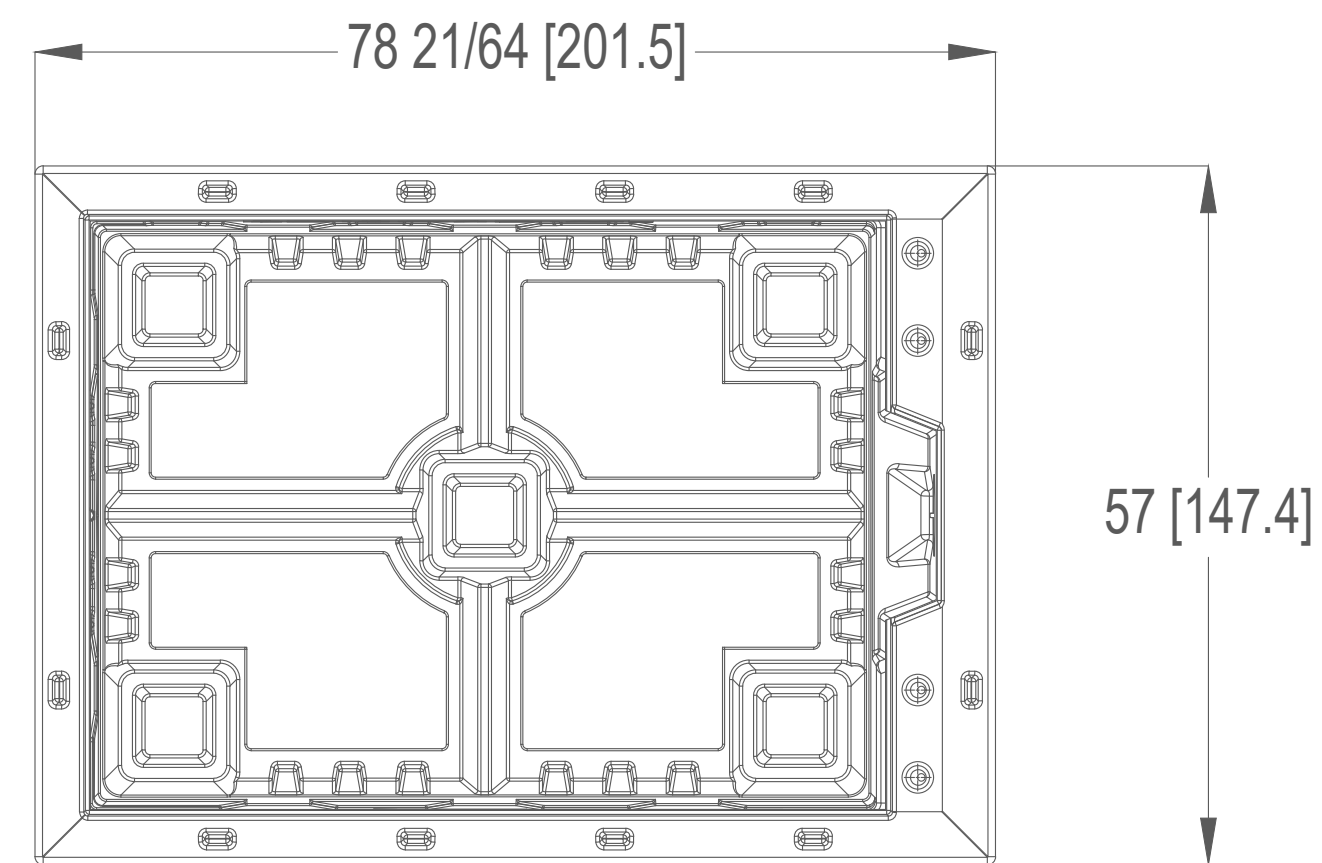
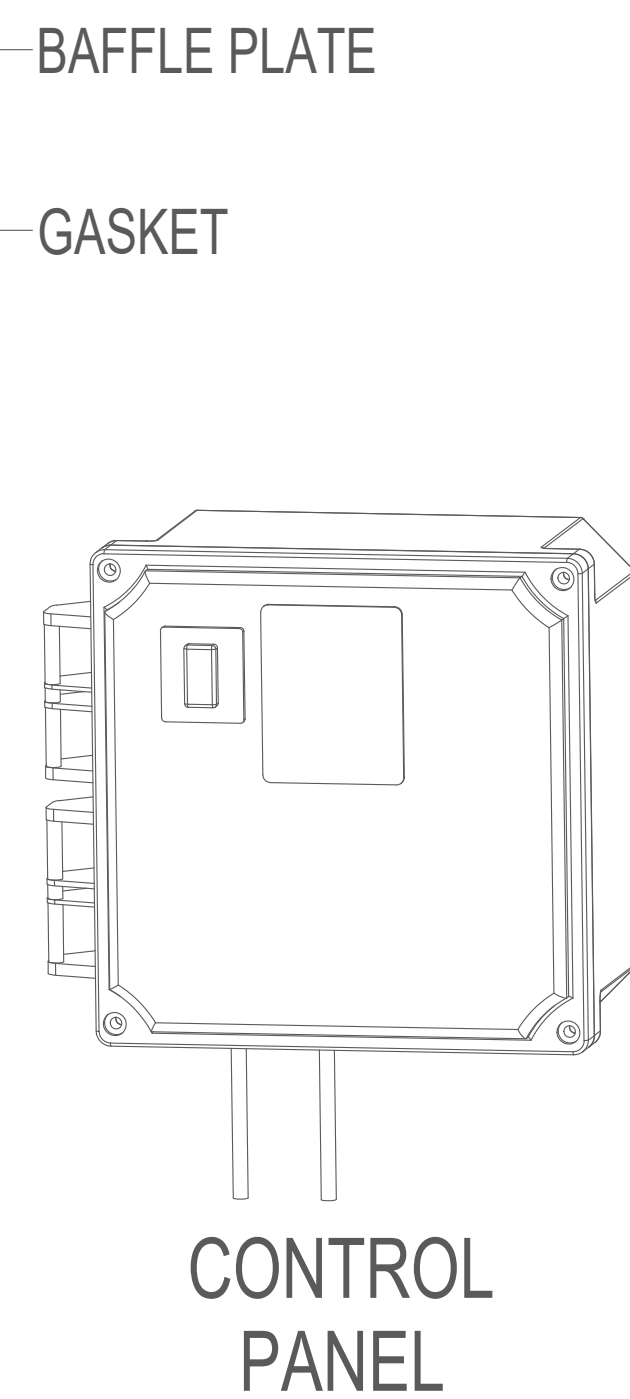
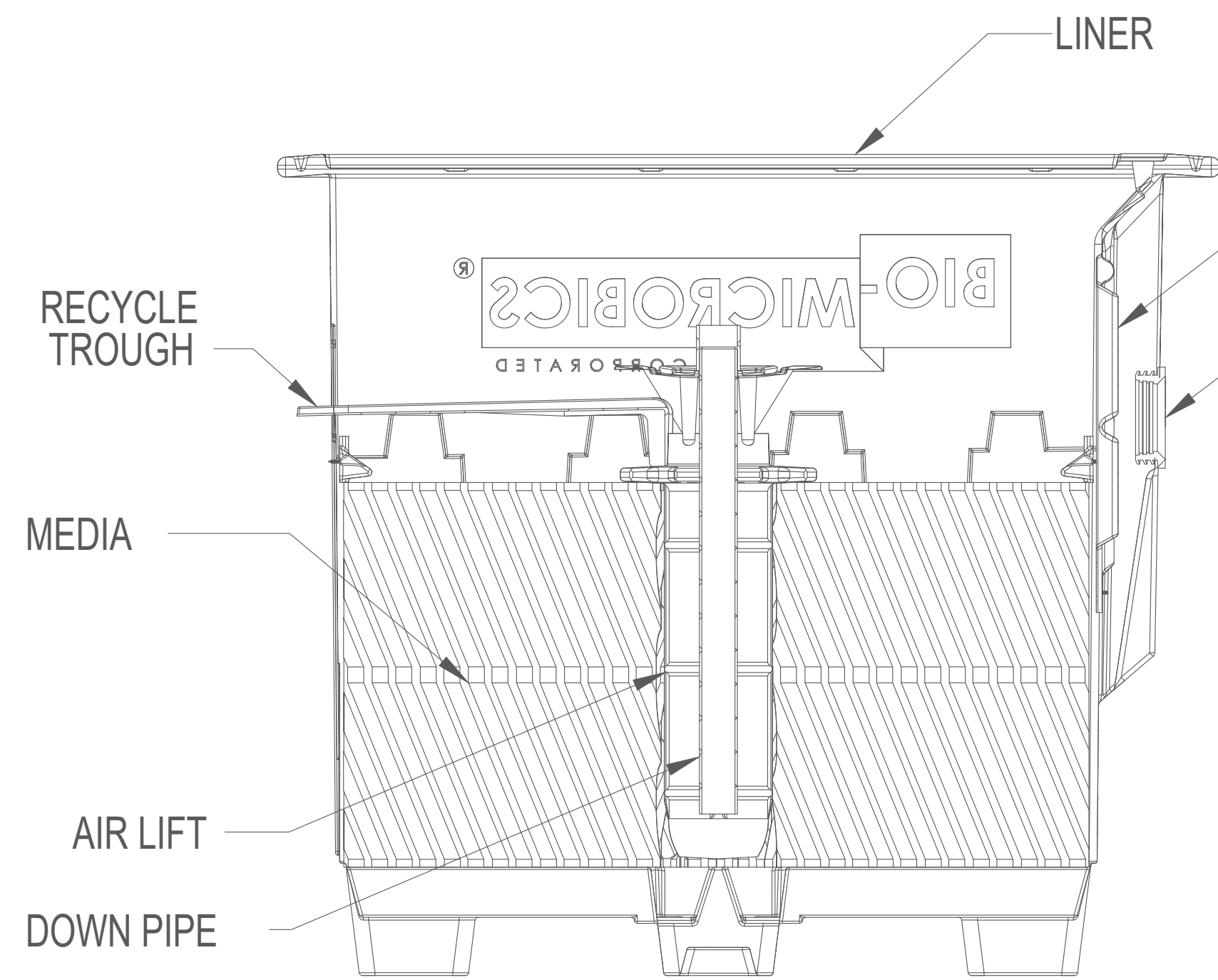
#	DATE	DESCRIPTION

ROSSMAN HENSLEY, INC

5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435

OSTDS DESIGN

DATE: 10/23/25
SCALE: AS NOTED
DRAWN BY: ALG
CHECKED BY: DHS
PROJECT #: 25-03008.01



- NOTES:**
 1. ITEMS ARE DEPICTIONS AND MAY VARY IN APPEARANCE.

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BIOMICROBICS, INC., ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BIOMICROBICS, INC. IS PROHIBITED. DO NOT SCALE DRAWING		UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES AND TOLERANCES ARE AS FOLLOWS X° ±1° X ± .50 .XX ± .25		
SHEET 2 OF 6		DRAWN BY: ESG DATE: 6/24/2022		
SCALE: N/A		APPROVED BY: MSH APPROVED DATE: 6/24/2022		DESCRIPTION MICROFAST 0.625 UNIT DETAILS PART NUMBER 600-FINMCF0.625
				REV E

01 MICROFAST 0.625 UNIT DETAILS 2/6

SCALE: NOT TO SCALE

This item has been digitally signed and sealed by Derek H. Schenavar, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER OF RECORD:
 DEREK SCHENAVAR
 PE #: 63858

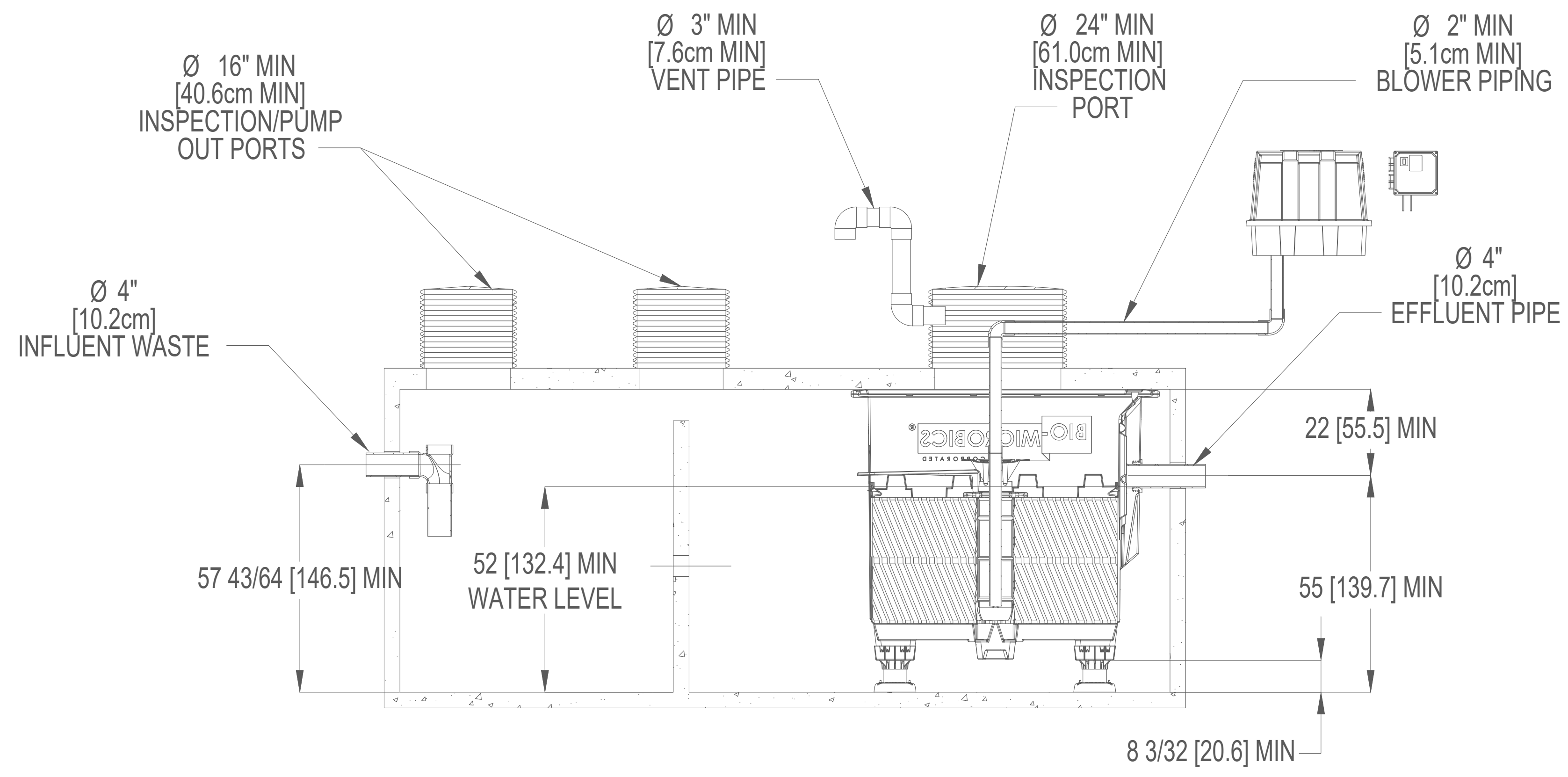
#	DATE	DESCRIPTION	REVISIONS

ROSSMAN HENSLEY, INC
 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435
 OSTDS DESIGN

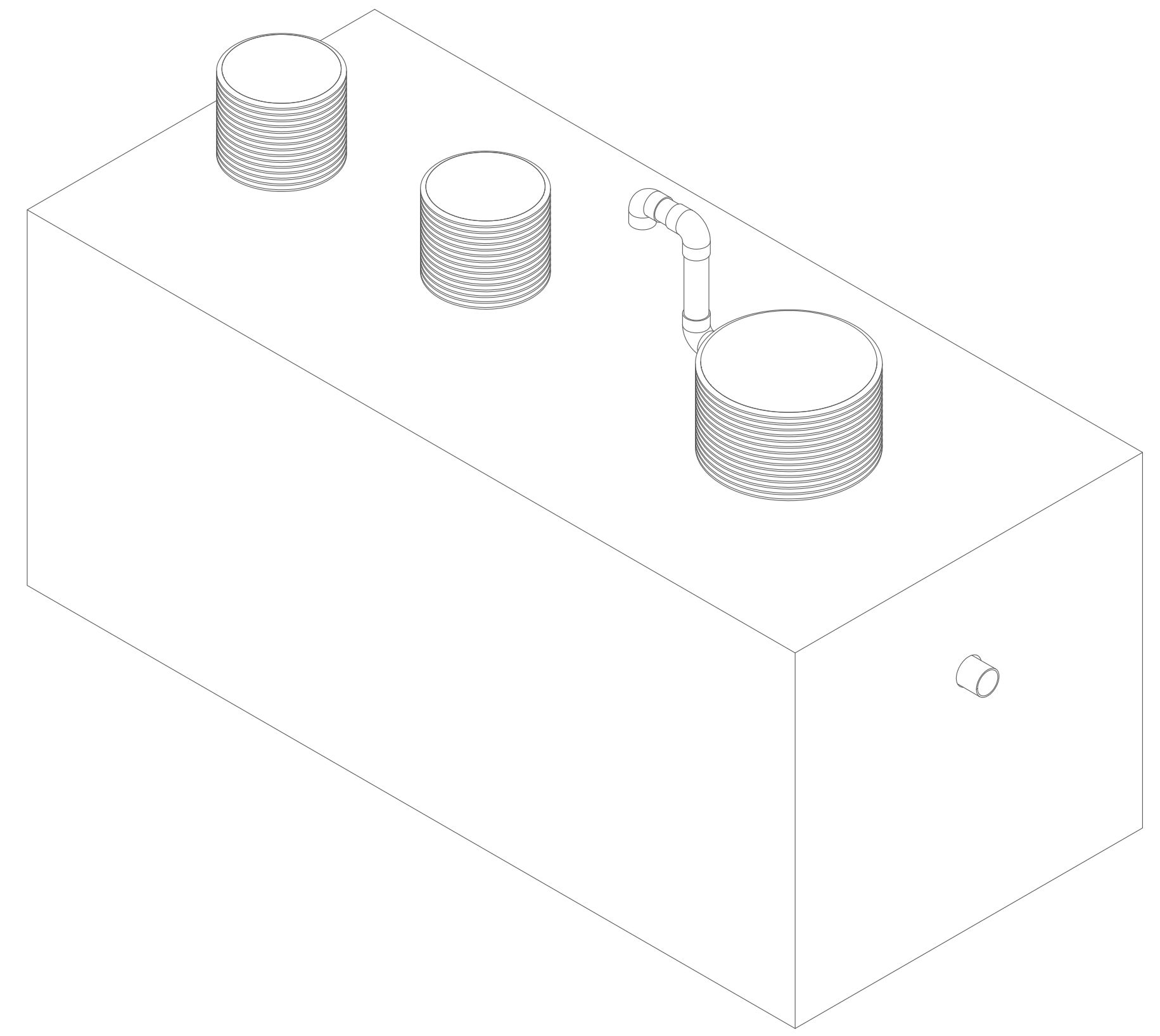
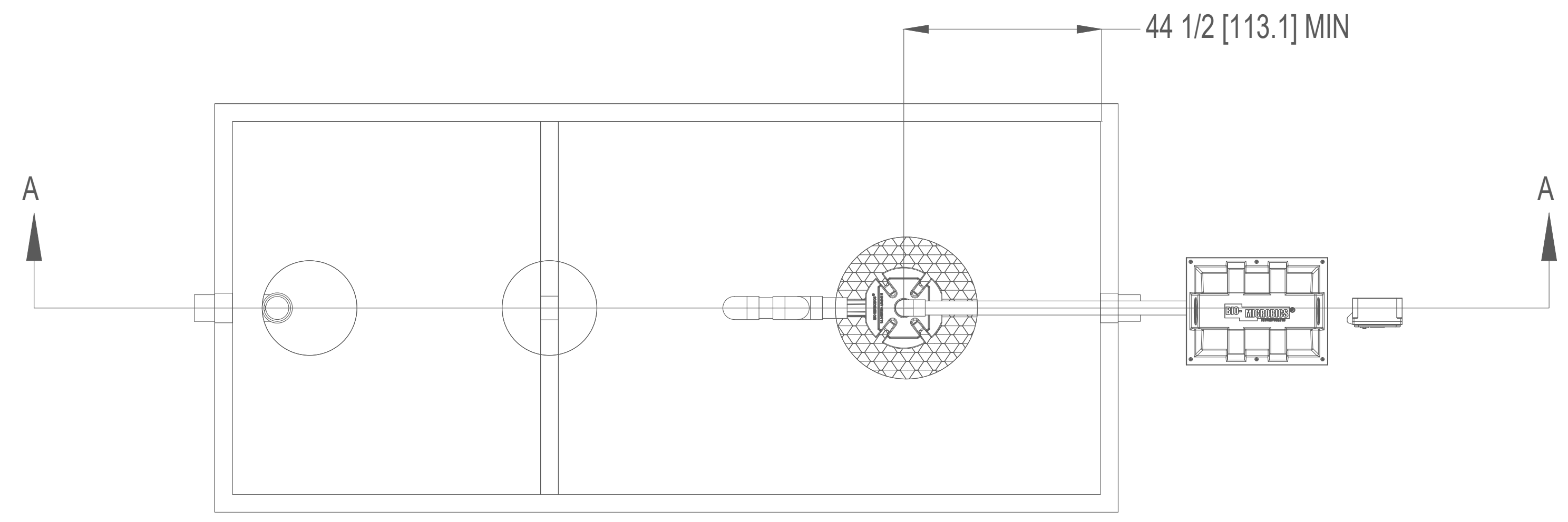
DATE: 10/23/25
 SCALE: AS NOTED
 DRAWN BY: ALG
 CHECKED BY: DHS
 PROJECT #: 25-03008.01

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I:\02_08_18\07\Projects\25-03008\ROSSMAN_HENSLEY\DWG\01020801_ROSSMAN_HENSLEY_01_MICROFAST_0625_UNIT_01.dwg 5/24/2022 4:08pm : : ALG




SECTION A-A



NOTES:

1. AIRLINE PIPING TO FAST® SHOULD NOT EXCEED 100 FT (30M) TOTAL LENGTH AND SHOULD HAVE A MAXIMUM OF 4 ELBOWS IN THE PIPING SYSTEM. FOR DISTANCES GREATER THAN 100 FT (30M) CONSULT FACTORY.
2. IF LESS THAN THE SPECIFIED MINIMUMS ARE CONSIDERED NECESSARY, CONSULT FACTORY FOR GUIDANCE.
3. SPECIALIZED TREATMENT NEEDS MAY REQUIRE SPECIFIC FEATURES TO BE INCORPORATED INTO THE DESIGN. CONSULT FACTORY FOR GUIDANCE.
4. SOME ITEMS REMOVED FOR CLARITY.
5. MINIMUM OF 2.0in [5.1cm] INVERT IS NECESSARY BETWEEN THE INLET AND OUTLET OF EACH ZONE FOR GRAVITY FLOW SYSTEMS.

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SHEET 3 OF 6		DRAWN BY: ESG DATE: 6/24/2022		
SCALE: 1:32		APPROVED BY: MSH APPROVED DATE: 6/24/2022		DESCRIPTION MICROFAST 0.625 UNIT WITH FEET PART NUMBER 600-FINMCF0.625
				REV E

01 MICROFAST 0.625 UNIT DETAILS 3/6
 SCALE: NOT TO SCALE

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ENGINEER OF RECORD:
DEREK SCHENAVAR
PE #: 63858

#	DATE	DESCRIPTION	REVISIONS

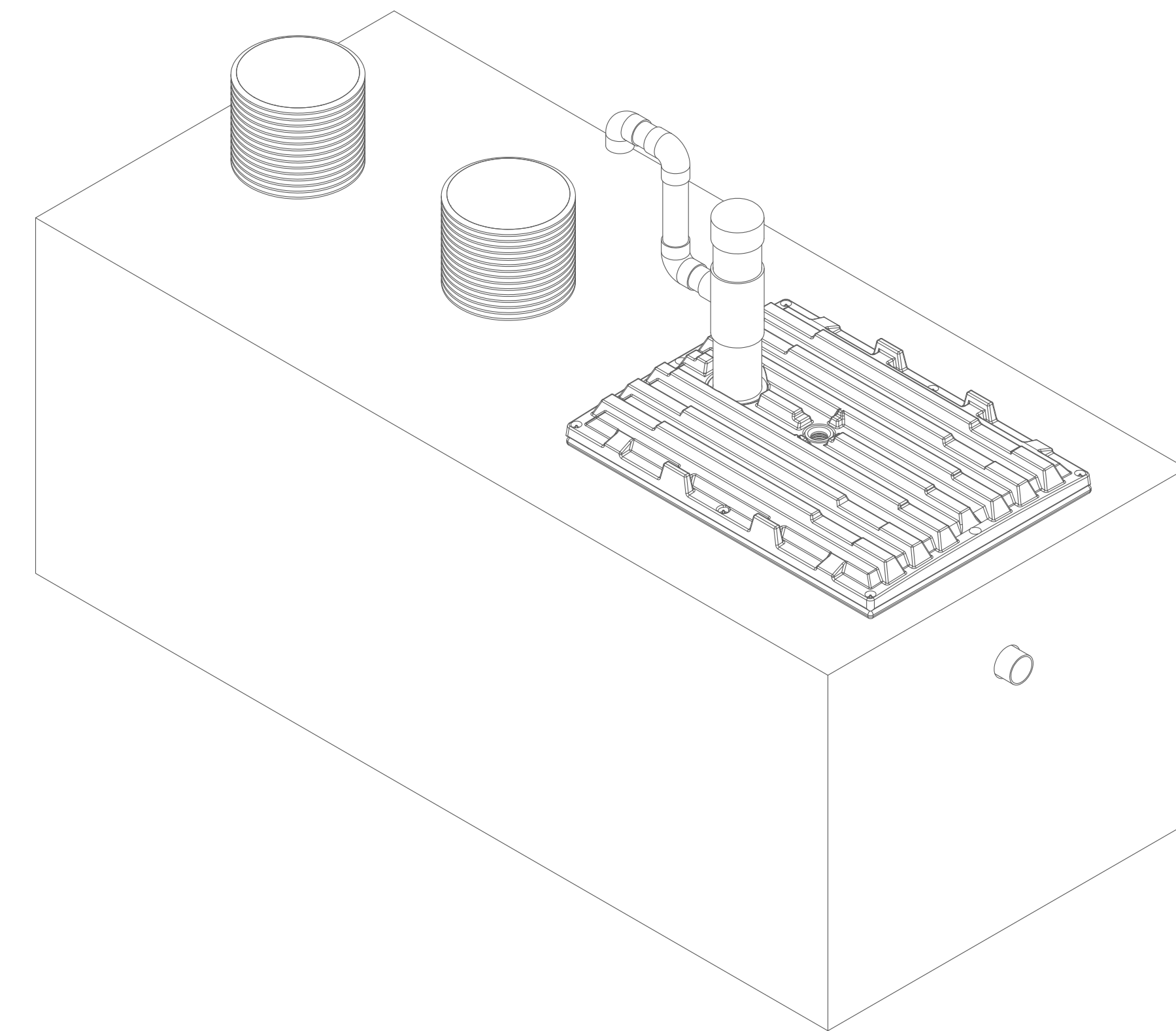
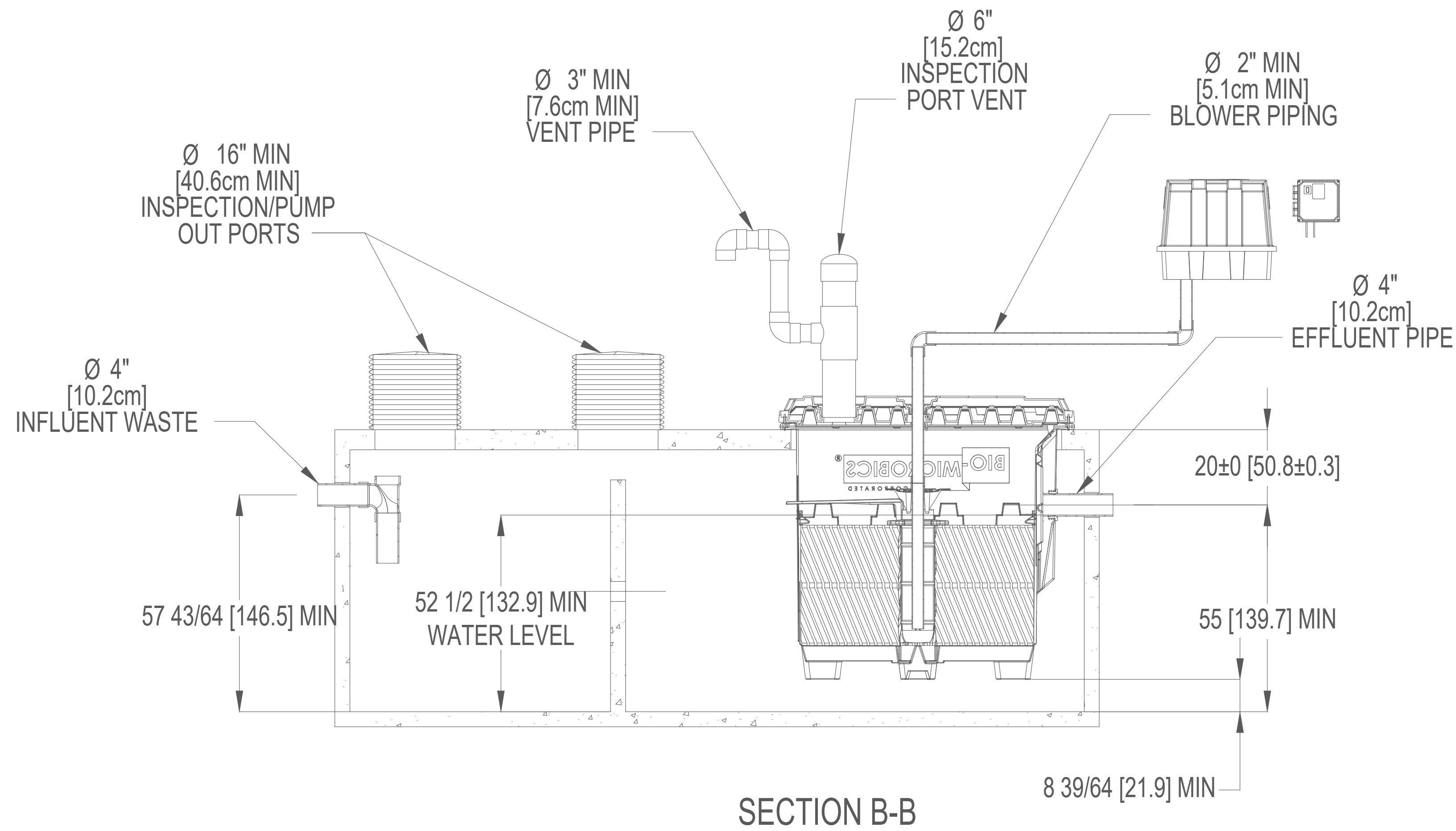
ROSSMAN HENSLEY, INC
 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435
 OSTDS DESIGN

DATE:	10/23/25
SCALE:	AS NOTED
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CHECKED BY:	DHS
PROJECT #:	25-03008.01

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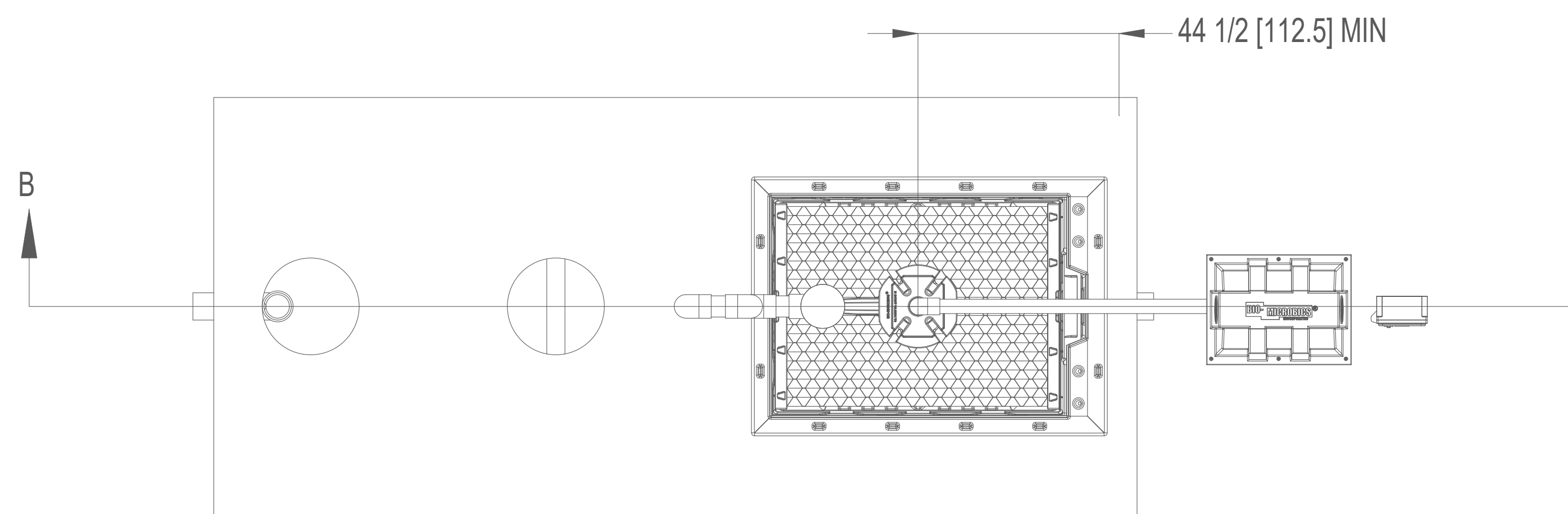


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NOTES:

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2. IF LESS THAN THE SPECIFIED MINIMUMS ARE CONSIDERED NECESSARY, CONSULT FACTORY FOR GUIDANCE.
3. SPECIALIZED TREATMENT NEEDS MAY REQUIRE SPECIFIC FEATURES TO BE INCORPORATED INTO THE DESIGN. CONSULT FACTORY FOR GUIDANCE.
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5. MINIMUM OF 2.0in [5.1cm] INVERT IS NECESSARY BETWEEN THE INLET AND OUTLET OF EACH ZONE FOR GRAVITY FLOW SYSTEMS.



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SHEET 4 OF 6		DRAWN BY: ESG DATE: 6/24/2022			DESCRIPTION MICROFAST 0.625 UNIT WITH LID
SCALE: 1:32	SIZE: B	APPROVED BY: MSH APPROVED DATE: 6/24/2022		PART NUMBER 600-FINMCF0.625	REV E

01 MICROFAST 0.625 UNIT DETAILS 4/6

SCALE: NOT TO SCALE

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ENGINEER OF RECORD:
 DEREK SCHENAVAR
 PE #: 63858

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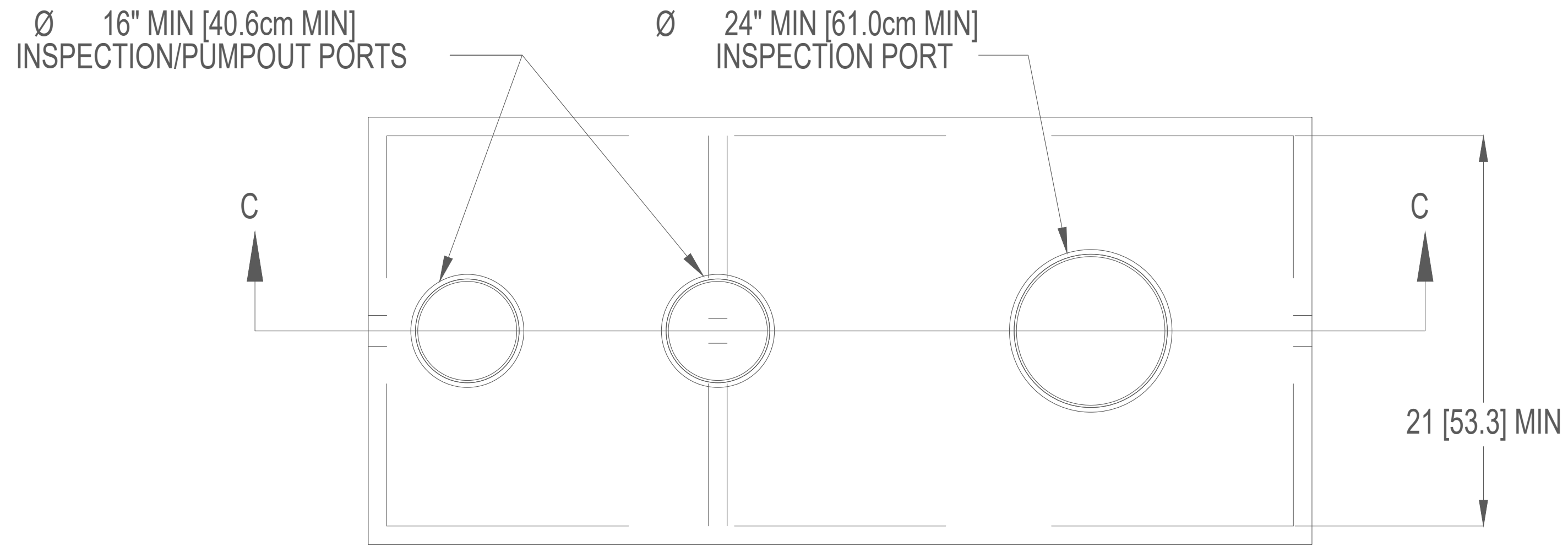
#	DATE	DESCRIPTION	REVISIONS

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 5311 OSPREY DRIVE
 OCEAN RIDGE, FL 33435
 OSTDS DESIGN

DATE:	10/23/25
SCALE:	AS NOTED
DRAWN BY:	ALG
CHECKED BY:	DHS
PROJECT #:	25-03008.01

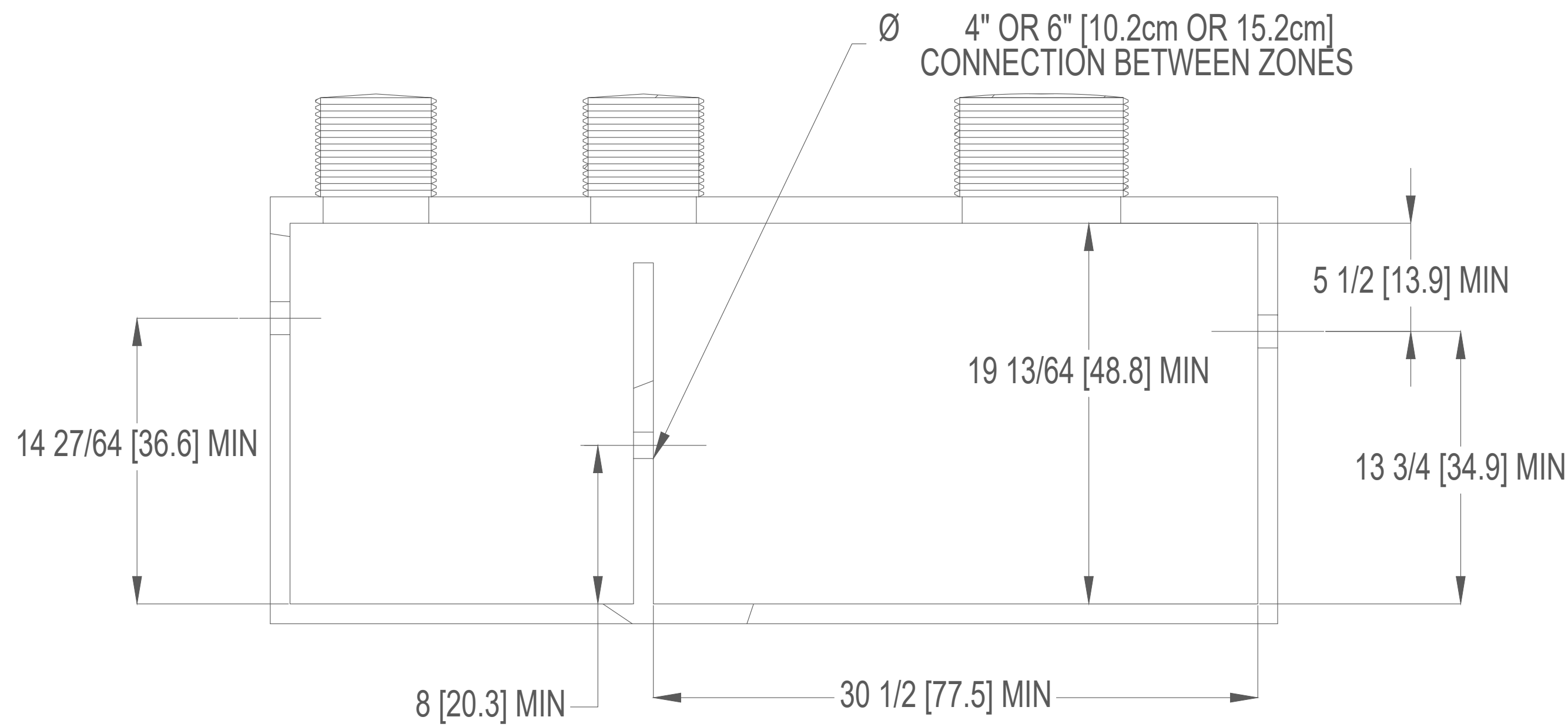
SD-7

FOOT MOUNT INSTALL



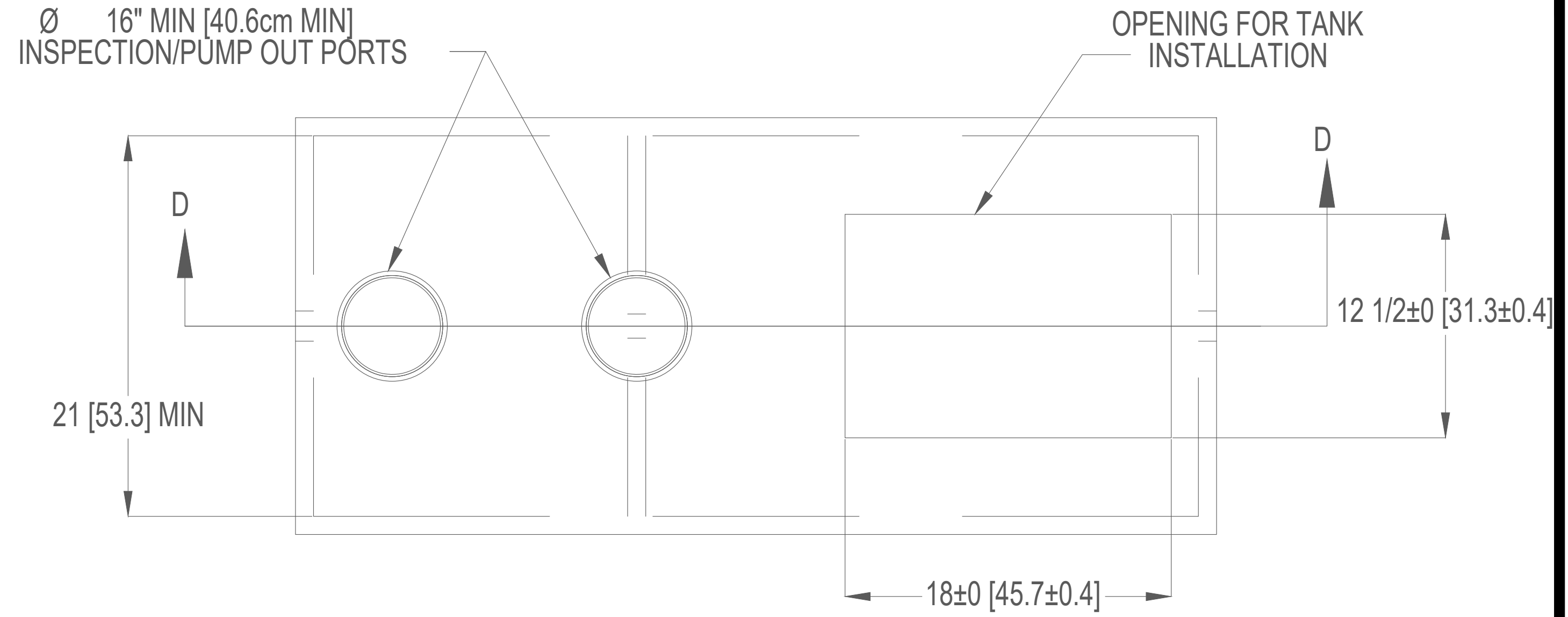
SETTLING ZONE
375 GALLON MIN (1420 L MIN)

TREATMENT ZONE
540 GALLON MIN (2044 L MIN)



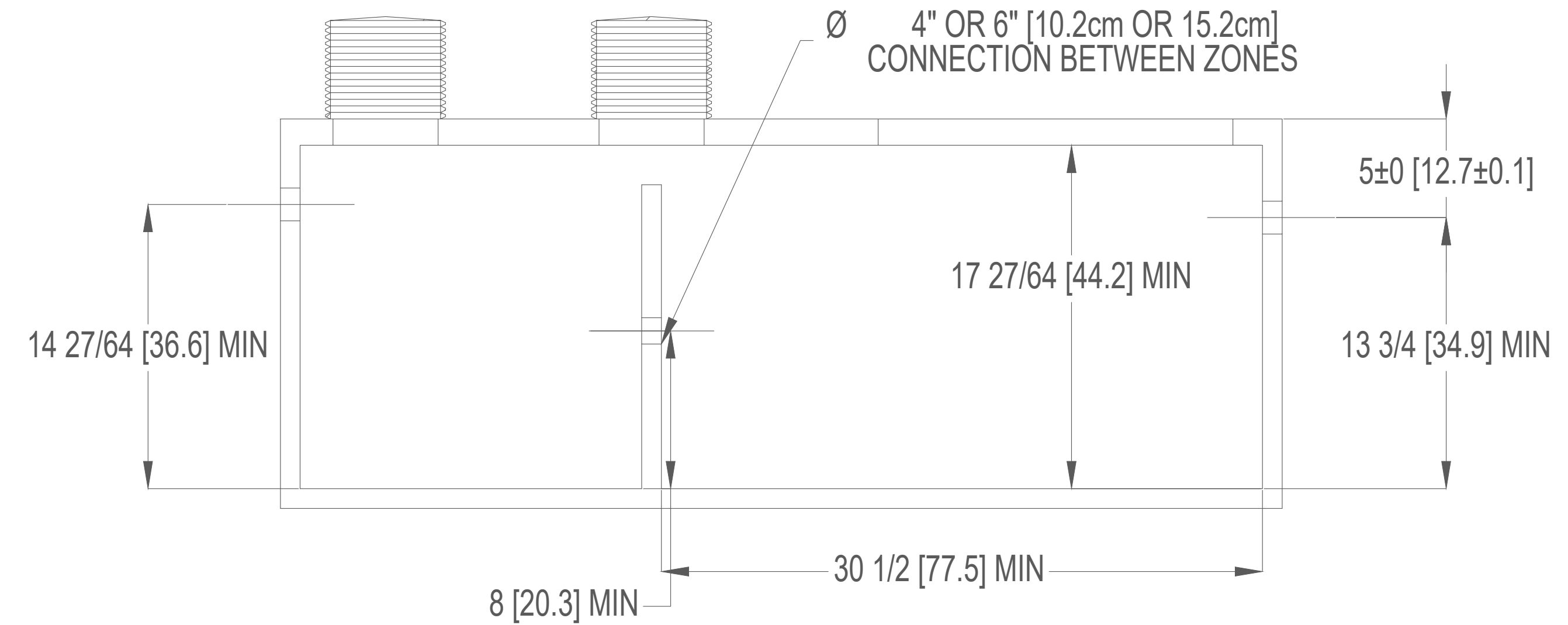
SECTION C-C

LID MOUNT INSTALL



SETTLING ZONE
375 GALLON MIN (1420 L MIN)

TREATMENT ZONE
540 GALLON MIN (2044 L MIN)



SECTION D-D

NOTES:

1. MINIMUM DIMENSIONS DO NOT DETERMINE OVERALL TANK CAPACITY.
2. INSPECTION/PUMPOUT PORT LOCATIONS MAY VARY DEPENDING ON TANK CONSTRUCTION.
3. ALL APPURTENANCES TO FAST® (E.G. TANKS, ACCESS PORTS, ELECTRICAL, ETC.) MUST CONFORM TO ALL APPLICABLE COUNTY, STATE, PROVINCE, AND LOCAL PLUMBING AND ELECTRICAL CODES.
4. PUMP OUT ACCESS SHALL BE ADEQUATE TO THOROUGHLY CLEAN OUT BOTH ZONES.
5. IF LESS THAN THE SPECIFIED MINIMUMS ARE CONSIDERED NECESSARY, CONSULT FACTORY FOR GUIDANCE.
6. SPECIALIZED TREATMENT NEEDS MAY REQUIRE SPECIFIC FEATURES TO BE INCORPORATED INTO THE DESIGN. CONSULT FACTORY FOR GUIDANCE.
7. MINIMUM OF 2.0in [5.1cm] INVERT IS NECESSARY BETWEEN THE INLET AND OUTLET OF EACH ZONE FOR GRAVITY FLOW SYSTEMS.
8. TANK VOLUMES MAY VARY BY APPLICATION AND JURISDICTION.
9. MICROFAST UNITS CAN GO INTO OTHER THAN SHOWN TYPES OF TANKS, NON RECTANGULAR, PLASTIC, ETC.
10. TANKS OF VARYING SHAPE AND MATERIAL CAN BE USED WITHIN SPECIFIED MINIMUMS.
11. TANK SET UP MAY BE DIFFERENT THAN SHOWN, I.E., SEPARATE SETTLING AND TREATMENT TANKS.

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SHEET 5 OF 6 SCALE: 1:32		DRAWN BY: ESG DATE: 6/24/2022 APPROVED BY: MSH APPROVED DATE: 6/24/2022		DESCRIPTION TANK DETAIL DIMENSIONS PART NUMBER 600-FINMCF0.625	
SIZE: B		REV E			

01 MICROFAST 0.625 UNIT DETAILS 5/6

SCALE: NOT TO SCALE

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ENGINEER OF RECORD:
DEREK SCHENAVAR
PE # 63858

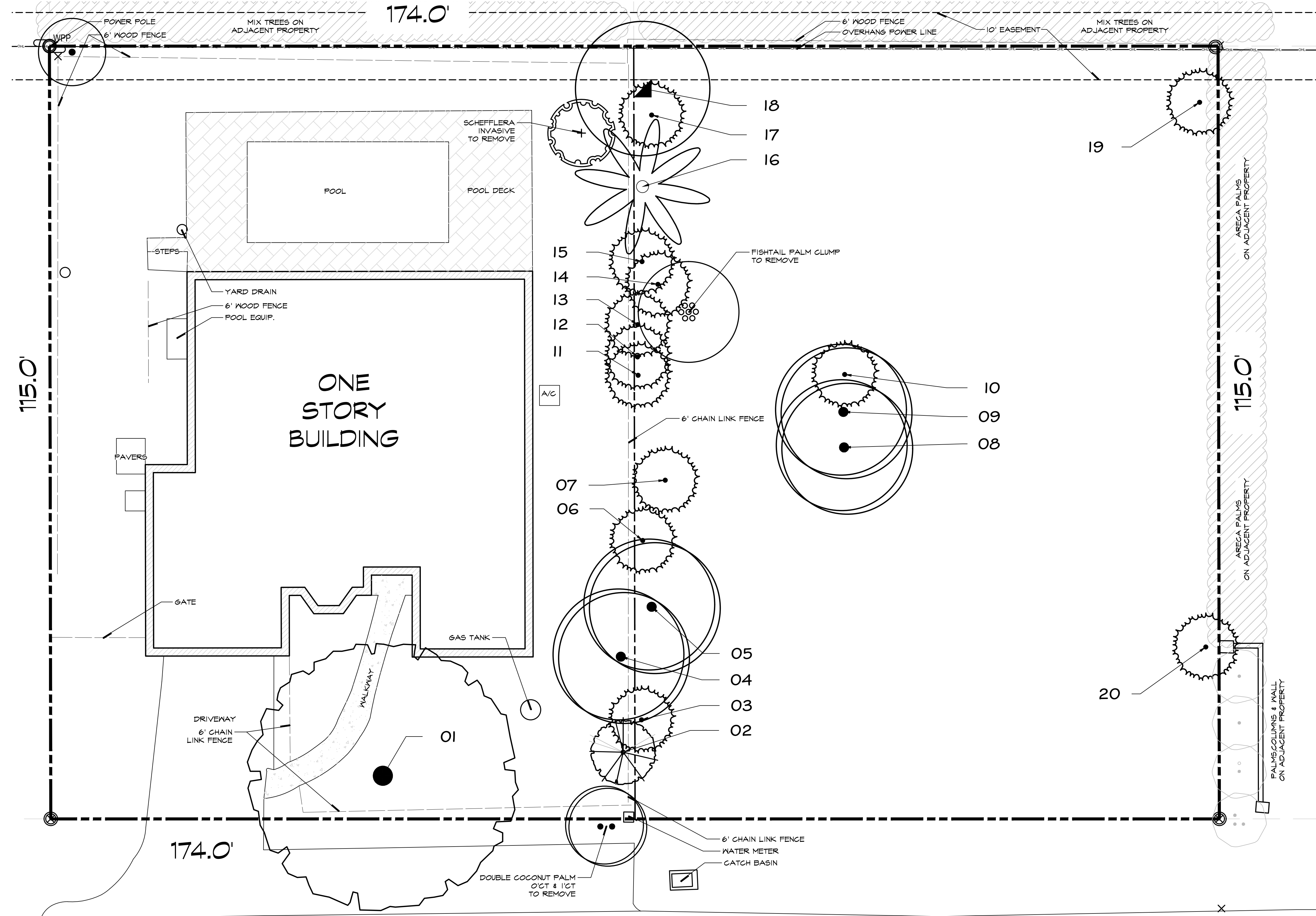
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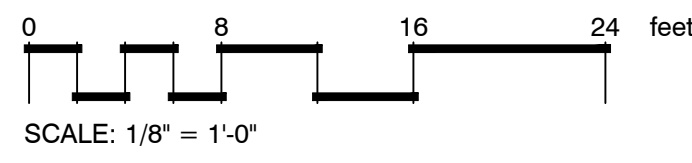
ROSSMAN HENSLEY, INC
5311 OSPREY DRIVE
OCEAN RIDGE, FL 33435
OSTDS DESIGN

DATE: 10/23/25
SCALE: AS NOTED
DRAWN BY: ALG
CHECKED BY: DHS
PROJECT #: 25-03008.01

SD-8



A GENERAL LAYOUT
scale 1/8" = 1'-0"



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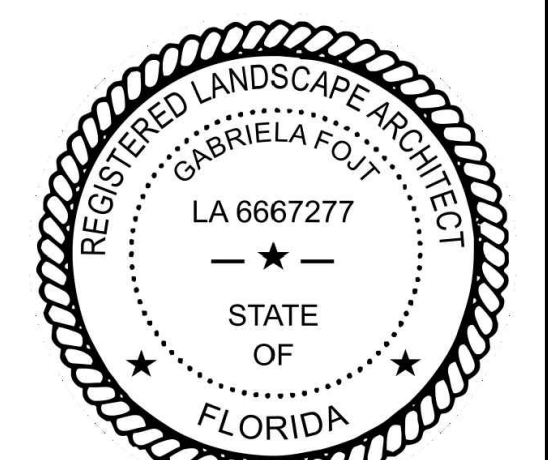
NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES								
01	Bucida buceras	Black Olive	24"	40' OA	40'	Poor		REMOVE
02	Mangifera indica	Mango	3"	12' OA	10'	Fair		REMOVE
03	Sabal palmetto	Cabbage Palmetto	N/A	15' CT	10'	Poor		REMOVE
04	Cocos nucifera	Coconut Palm	N/A	7' CT	20'	Fair		REMOVE
05	Cocos nucifera	Coconut Palm	N/A	40' CT	20'	Poor		REMOVE
06	Sabal palmetto	Cabbage Palmetto	N/A	12' CT	10'	Poor		REMOVE
07	Sabal palmetto	Cabbage Palmetto	N/A	11' CT	10'	Poor	with Strangler Fig	REMOVE
08	Cocos nucifera	Coconut Palm	N/A	40' CT	20'	Poor		REMOVE
09	Cocos nucifera	Coconut Palm	N/A	4' CT	20'	Poor		REMOVE
10	Sabal palmetto	Cabbage Palmetto	N/A	18' CT	10'	Poor		REMOVE
11	Sabal palmetto	Cabbage Palmetto	N/A	15' CT	10'	Poor		REMOVE
12	Sabal palmetto	Cabbage Palmetto	N/A	18' CT	10'	Fair		REMOVE
13	Sabal palmetto	Cabbage Palmetto	N/A	18' CT	10'	Fair		REMOVE
14	Sabal palmetto	Cabbage Palmetto	N/A	6' CT	10'	Poor		REMOVE
15	Sabal palmetto	Cabbage Palmetto	N/A	15' CT	10'	Poor		REMOVE

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES								
16	Roystonea regia	Royal Palm	N/A	40' CT	20'	Fair		REMOVE
17	Sabal palmetto	Cabbage Palmetto	N/A	22' CT	10'	Fair		REMOVE
18	Unknown	Unknown	4"	25' OA	20'			REMOVE
19	Sabal palmetto	Cabbage Palmetto	N/A	18' CT	10'	Fair		REMOVE
20	Sabal palmetto	Cabbage Palmetto	N/A	18' CT	10'	Fair		REMOVE

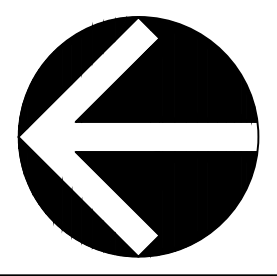


Gabriela Fojt

The Mirror of Paradise

Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE	1/8" = 1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	12.11.2025
REVISIONS	

5311 OSPREY DRIVE
OCEAN RIDGE
Florida

REMOVAL PLAN & EXISTING TREES CHART

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bb	2	Bauhinia x blakeana	Hong Kong Orchid Tree	min.12' OA, 2" dbh, matched	AS SHOWN	NO	HIGH
	Cu	1	Coccoloba uvifera	Sea Grape	16'-18' OA, multitrunk, with character	AS SHOWN	YES	HIGH
	Cs	2	Conocarpus erectus f. sericeus	Silver Buttonwood	12' OA, 2" dbh, std, matched	AS SHOWN	YES	HIGH
	Dc	7	Dypsis cabadae	Cabada Palm	8'-10' OA, full	AS SHOWN	NO	MODERATE
	Lj	2	Ligustrum japonicum	Japanese Privet	10' OA matched	AS SHOWN	NO	HIGH
	Pr	3	Plumeria rubra	Red Frangipani	7'-8' OA, matched	AS SHOWN	NO	HIGH
	Pa	3	Polyalthia longifolia	Indian Mast Tree	12'-16' OA-SEE PLAN	AS SHOWN	NO	HIGH
	Pe	4	Ptychosperma elegans	Alexander Palm	10' CT, singl, matched	AS SHOWN	NO	HIGH
	Ss	8	Sabal palmetto	Cabbage Palmetto	6'-10' CT, booted	AS SHOWN	YES	HIGH
	Tr	3	Thrinax radiata	Florida Thatch Palm	5'-6' CT, singl	AS SHOWN	YES	HIGH
	Tu	3	Tibouchina urvelliana	Purple Glory Tree	6'-8' OA, std, matched	AS SHOWN	NO	HIGH
SHRUBS								
	Ca	15	Callicarpa americana	American Beautyberry	3 gal ftb	AS SHOWN	YES	HIGH
	Cs4	122	Clusia guttifera	Small Leaf Clusia	3'-4' OA, ftb	30" OC	NO	HIGH
	Cs2	35	Clusia guttifera	Small Leaf Clusia	5'-6' OA, ftb	36" OC	NO	HIGH
	Cs3	3	Conocarpus erectus f. sericeus	Silver Buttonwood	6'-7' OA, bush, ftb	AS SHOWN	YES	HIGH
	Nc	2	Nerium oleander 'Calypso'	Calypso Oleander	4'-5' OA, multi	AS SHOWN	NO	HIGH
	Pm	7	Podocarpus macrophyllus	Yew Podocarpus	3'-4' OA, full	18" OC	NO	HIGH
	Sc	13	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3'x3', full	AS SHOWN	YES	HIGH
SHRUB AREAS								
	Bh	78	Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	3 gal, ftb	18" OC	NO	HIGH
	El	260	Ernodea littoralis	Golden Creeper	3 gal	18" OC	YES	HIGH
	Eb	50	Evolvulus glomeratus 'Blue-My-Mind'	Bluedaze	1 gal	18" OC	NO	HIGH
	Fg	61	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	18" OC	NO	HIGH
	Hl	104	Hymenocallis latifolia	Spider Lily	3 gal	24" OC	YES	HIGH
	Mc	103	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	30" OC	YES	HIGH
	Pb	83	Philodendron x 'Burlie Marx'	Burlie Marx Philodendron	3 gal, full	24" OC	NO	MODERATE
	Px	25	Philodendron x 'Xanadu'	Xanadu Philodendron	1 gal	18" OC	NO	MODERATE
	Td	93	Tripsacum floridanum	Florida Gamagrass	3 gal	30" OC	YES	HIGH
	Us	63	Uniola paniculata	Sea Oats	4" pots	12" OC	YES	HIGH
GROUND COVERS								
	Ss2	6,091 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

- NOTES:
- SOD, MULCH & ROOT BARRIER AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

LANDSCAPE CODE REQUIREMENTS SINGLE RESIDENTIAL

Code requirement	Required	Proposed	Provided
Min. 1 tree/each 2,500 sq.ft of total lot coverage (20,010 sf/2,500=8)	8 trees	2 Bauhinia, 2 Ligustrum, 2 Silver Buttonwood, 3 Indian Mast, 8 Sabal palms	(+8) provided
1 of required trees to be 15' from front prop.line as street tree	1	(+1)	1 provided
Min. 6 shrubs/each 2,500 sq.ft of lot coverage	48 shrubs	(+48) shrubs	(+48) provided
Min. 50% of provided plants to be native (1066 x .5=533)	533	601	601 (56%) provided

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

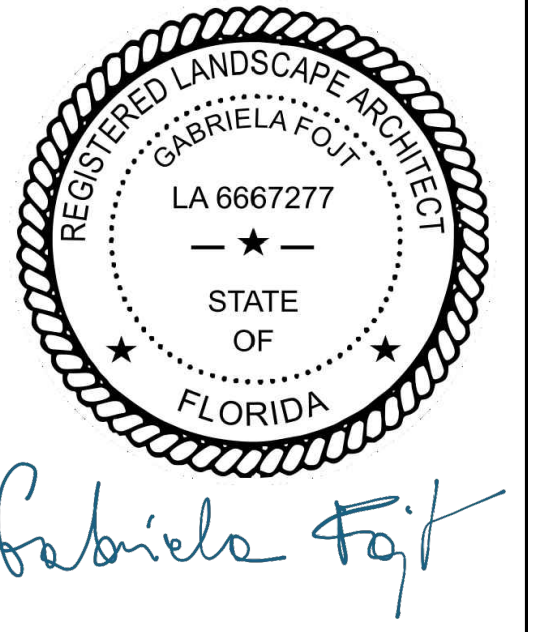
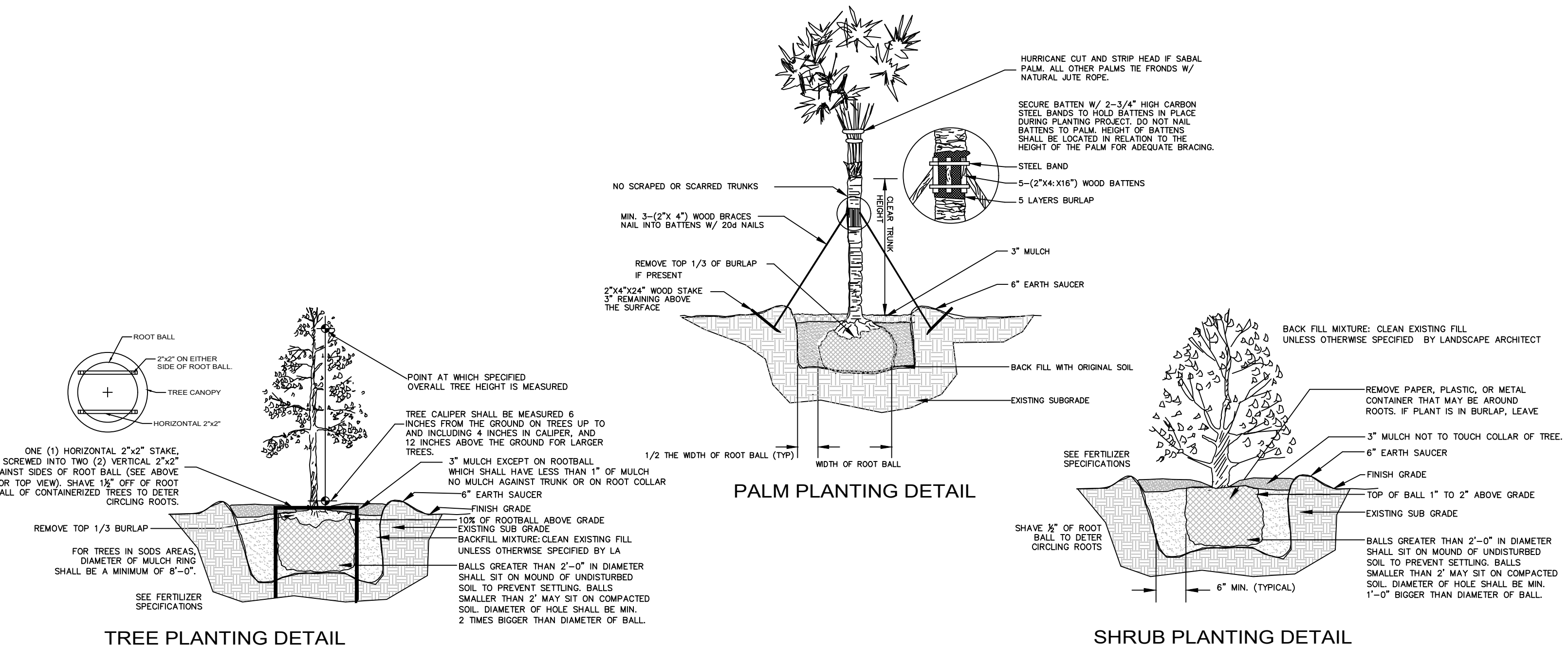
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

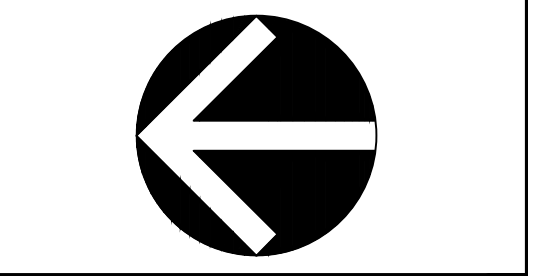
ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise
 Gabriela Fojt
 LA 6667277
 ISA FL-10207A

2300 E Oakland Park Blvd
 Suite 208
 Fort Lauderdale
 FL 33306
 c. (954) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	12.11.2025
REVISIONS	

5311 OSPREY DRIVE
OCEAN RIDGE
Florida
PLANT SCHEDULE, CODE CHART, NOTES & DETAILS

OCEAN CLUB

6855 N. OCEAN BLVD.
OCEAN RIDGE, FL, 33435

PROJECT RECAP
02.17.2026

TABLE OF CONTENT

SPINA O'ROURKE + PARTNERS MET WITH THE TOWN OF OCEAN RIDGE TO GO OVER THE LATEST APPROVED BUILDING DESIGN WITH A COUPLE OF COMMENTARY ITEMS:

4TH FLOOR BALCONIES _____ DESCRIPTION

WINDOW PROFILES & SHUTTERS _____ DESCRIPTION

NORTH ELEVATION FACADE _____ DESCRIPTION

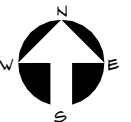
4TH FLOOR BALCONY & STUDY



BEFORE



AFTER





BEFORE



AFTER

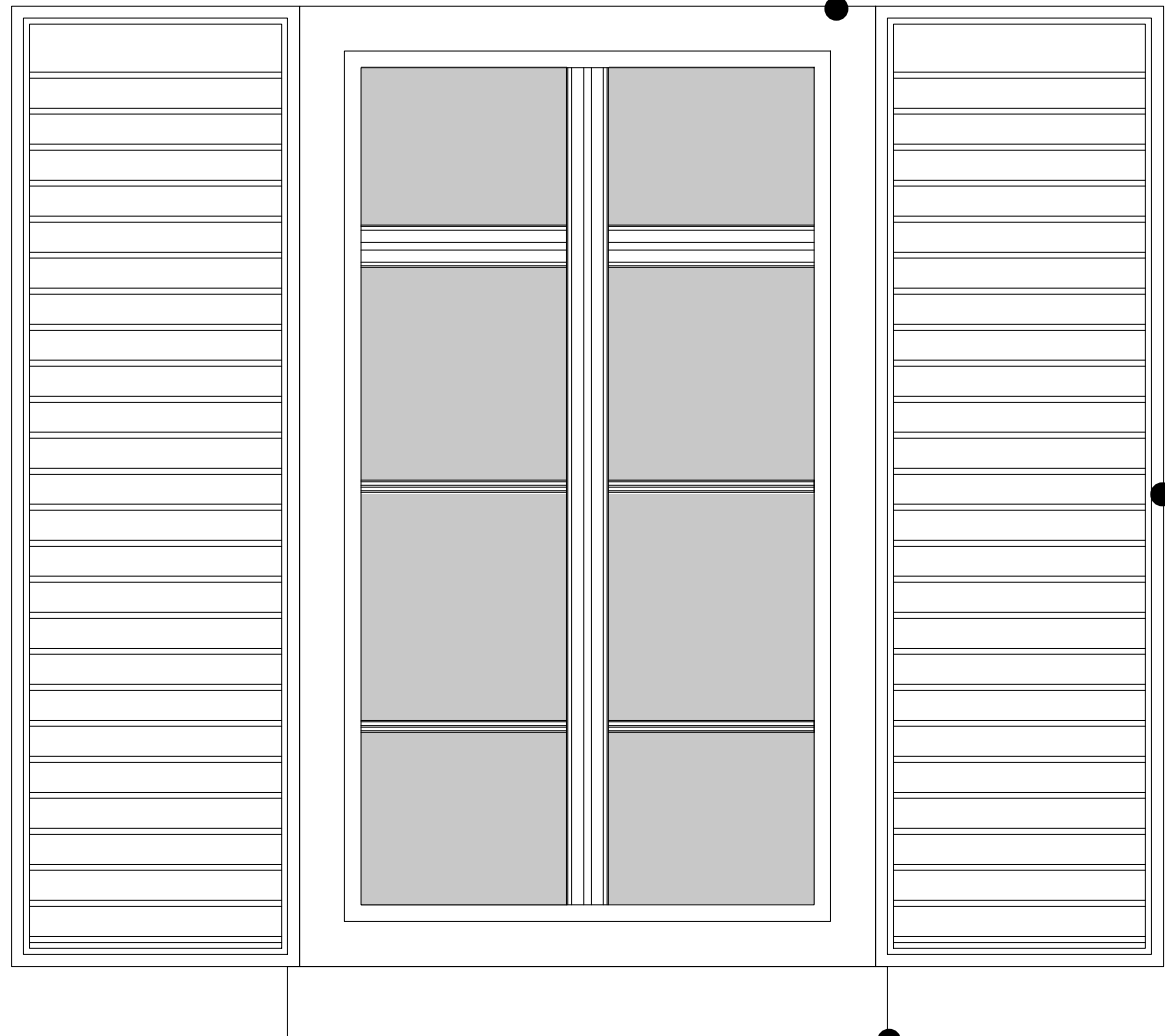


BEFORE



AFTER

WINDOW PROFILES & SHUTTERS



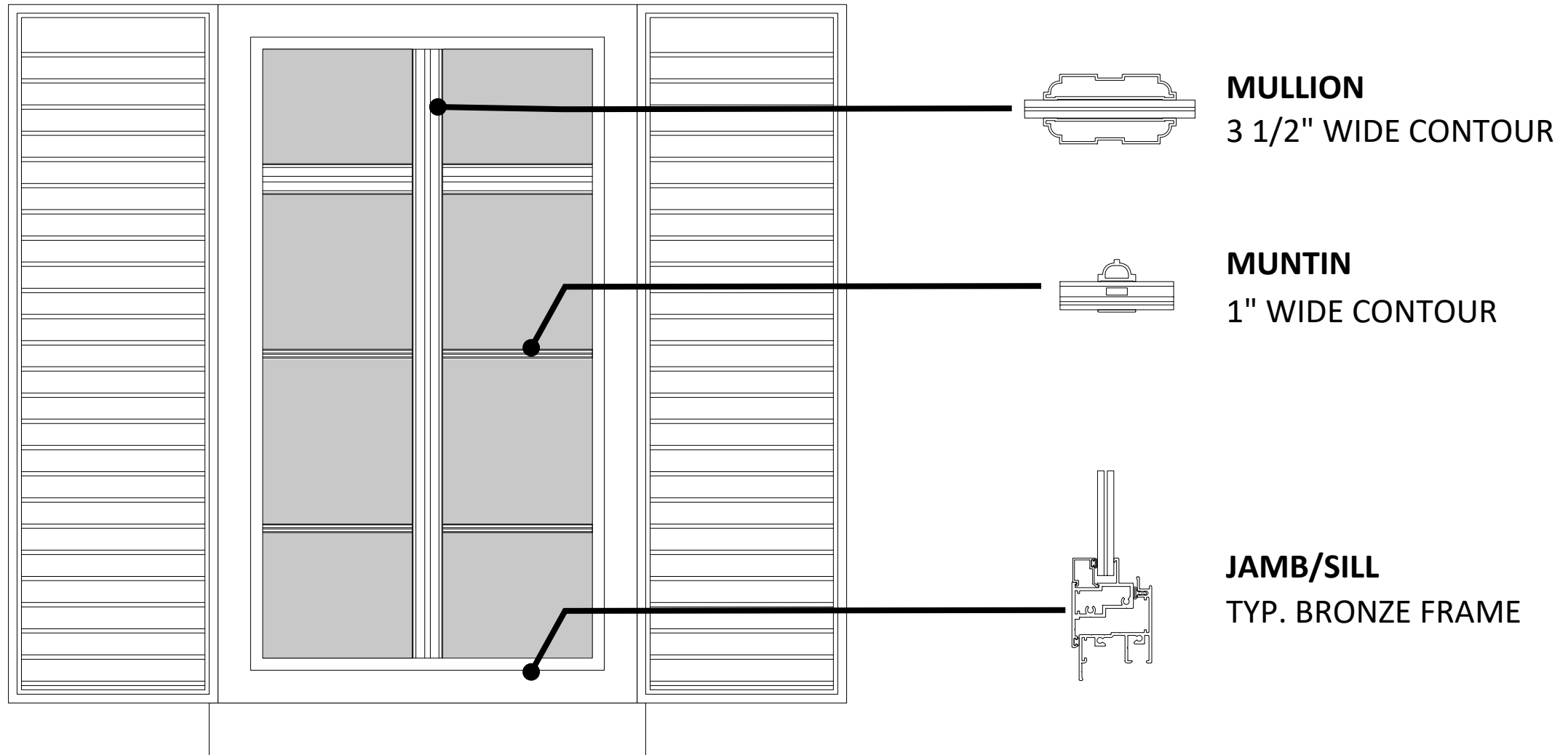
GLAZING
 IMPACT GLAZING WITH
 BRONZE FRAME AND GRAY
 TINTED GLASS
 (CODE REQUIREMENT OF
 TURTLE SHADING
 COEFFICIENT)



BERMUDA SHUTTERS
 BLUE ALUMINUM LOUVER
 SHUTTERS

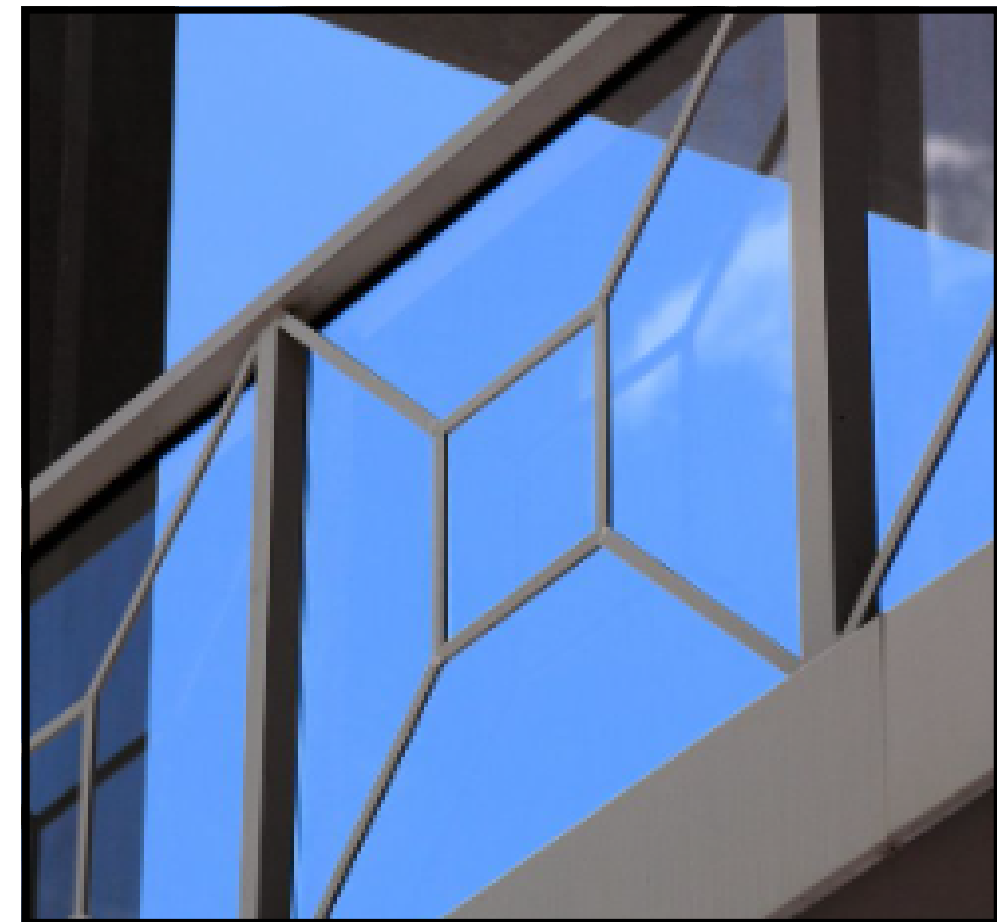


WINDOW SILL FINISH
 SMOOTH WHITE PULLED
 STUCCO FINISH





BEFORE



RAILING

DECORATIVE METAL RAILING WITH GLASS



AFTER



RAILING

FRAMELESS GLASS RAILING

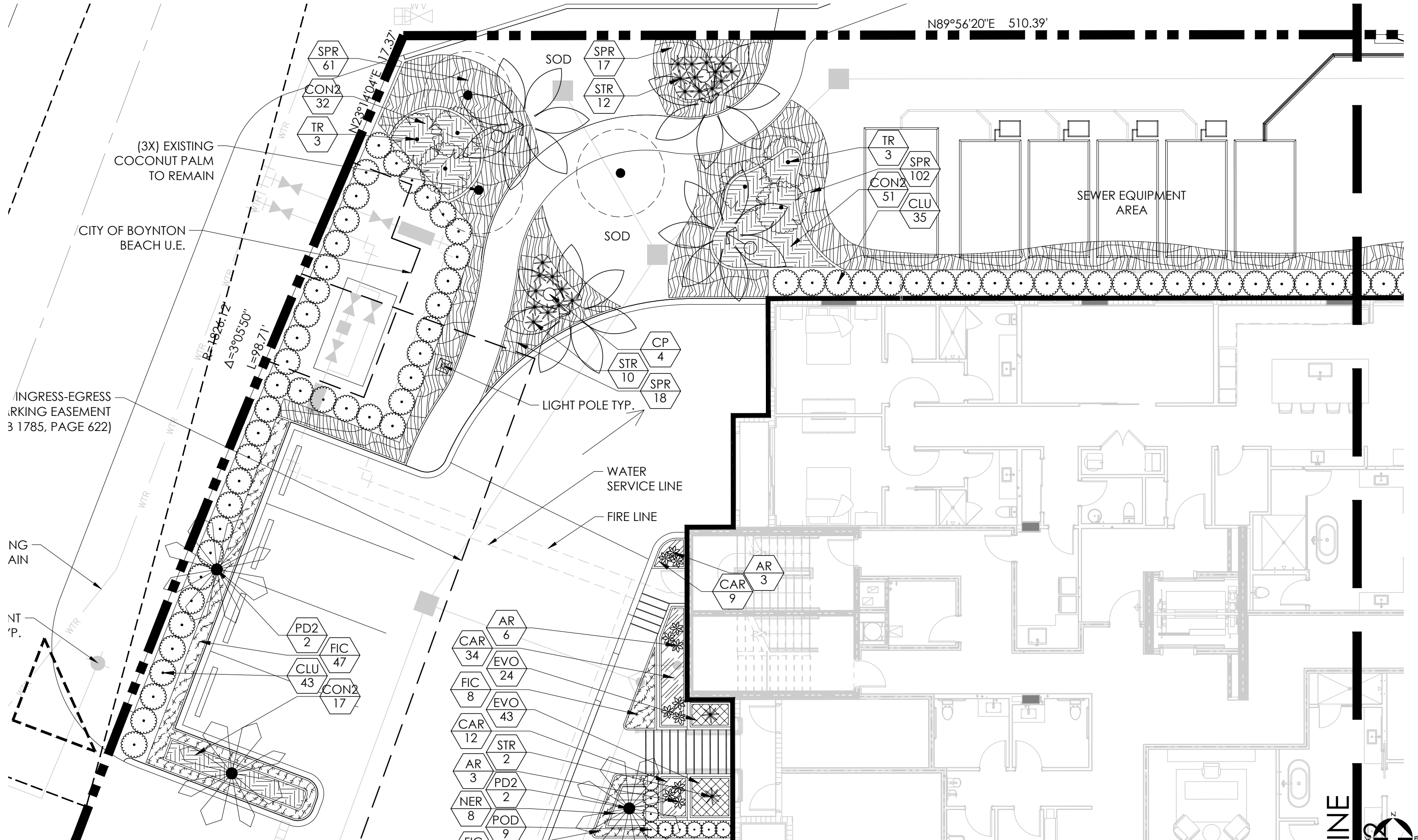
NORTH ELEVATION FACADE



BEFORE



AFTER



N89°56'20"E 510.39'

(3X) EXISTING COCONUT PALM TO REMAIN

CITY OF BOYNTON BEACH U.E.

INGRESS-EGRESS PARKING EASEMENT 3 1785, PAGE 622)

LIGHT POLE TYP.

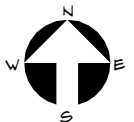
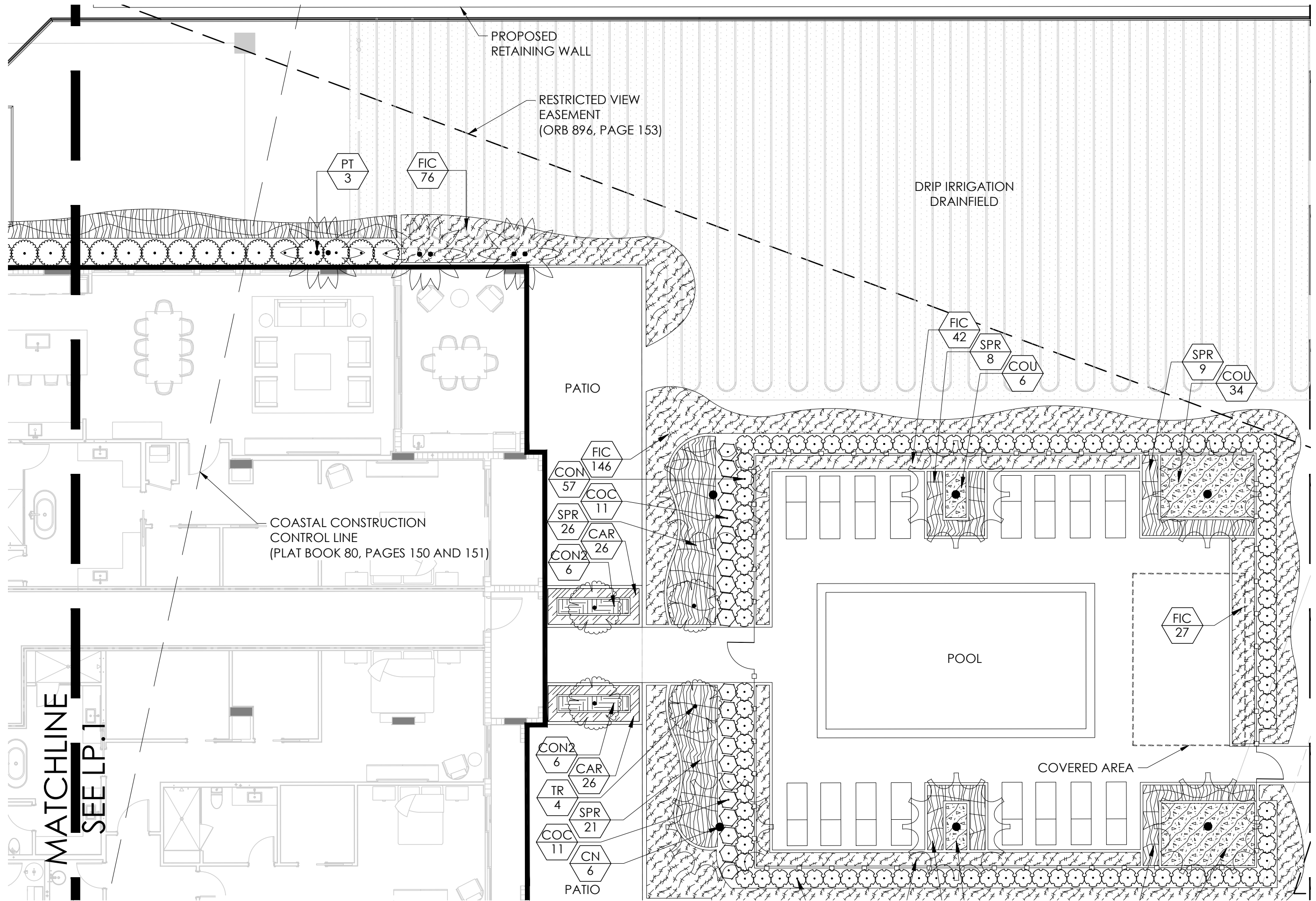
WATER SERVICE LINE

FIRE LINE

SEWER EQUIPMENT AREA

LINE





OVERALL DESIGN









THANK YOU

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

Subject: Revisions to Ordinance on Artificial Turf

As you may be aware, section 125.572, Florida Statutes, which the Legislature passed in 2025, requires the Florida Department of Environmental Protection (FDEP) to adopt minimum standards for the installation of synthetic turf **on single-family residential properties of 1 acre or less in size**. Specifically, subsection 125.572(3), states:

- (3) Upon the Department of Environmental Protection adopting rules pursuant to subsection (4), a local government may not:
 - (a) Adopt or enforce any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.
 - (b) Adopt or enforce any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.

At this time, FDEP has not adopted such minimum standards. There is a currently a proposed rule, which is making its way through the formal rule adoption process for State agencies. A copy of the FDEP proposed rule is attached.

At its February 2, 2026 meeting, the Town Commission directed staff to remove the front yard and percentage limitations in the “locations allowed” in the Town’s existing ordinance on artificial turf, Section 66-142. The “locations allowed” limitations in Section 66-142 currently provide:

- (c) *Locations allowed.* Artificial turf/synthetic grass shall be allowed in rear and side yards, but not to exceed 25 percent of the total lot area (this area is defined as the total parcel area defined as a side or rear yard minus the area of the primary structure) of the rear and side yards. Artificial turf/synthetic grass shall not be allowed in any front yard areas or in any area visible from the public right-of-way (regardless of whether it is in the rear or side yard), unless it is placed in between paver blocks or similar items in a manner where the area for the artificial turf

does not exceed four inches in width, provided that the synthetic turf area does not exceed 50 percent of the total area using the paver blocks. Screening, as approved by the building official, may be used in order to comply with the visibility requirement, further any turf/synthetic grass placed in between paver blocks shall not count toward the 25 percent maximum amount allowed. No artificial turf shall be installed in the public right-of-way.

Since the Commission's directed revisions are within the Town's Land Development Code, the proposed revisions are being brought before the Planning and Zoning Commission for its review and recommendation to the Town Commission.

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

Suggested Motion:

Respectfully,
Christy Goddeau, Town Attorney

THE FULL TEXT OF THE PROPOSED FDEP RULE IS:

62-308.100 Synthetic Turf.

(1) Scope.

(a) Pursuant to s. 125.572, F.S., this rule only establishes minimum standards for the installation of synthetic turf, as defined by section 125.572(1), F.S., on single-family residential properties of 1 acre or less in size. This rule does not establish nor require any new department-issued permit or authorization for the installation of synthetic turf, nor does it prohibit any local government ordinance, resolution, order, rule or policy that regulates synthetic turf provided it complies with s. 125.572, F.S., and this rule. A local government is prohibited from adopting or enforcing any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the standards adopted under this rule.

(b) Nothing in this rule prohibits a local government from restricting the installation of synthetic turf on rights-of-way owned or giving legal right or control to an entity other than the residential property owner.

(2) Material type.

(a) Synthetic turf, including backing material and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances.

(b) Synthetic turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

(c) Infill material, if used, shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (2)(a) and (2)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (2)(a) and (2)(b). Installation shall be designed to prevent washing away of any infill material off the residential property.

(d) Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this rule. Subgrade materials shall be washed prior to installation to prevent fines from binding.

(3) Color. No local government may prohibit the use of green synthetic turf.

(4) Permeability.

(a) Synthetic turf must be permeable and affixed to permeable backing with a pervious subgrade. A local government may establish a quantifiable standard of a maximum of 10 inches per hour for all layers.

(b) Synthetic turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.

(c) Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.

(5) Stormwater management.

(a) Installation of synthetic turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.

(b) Installation of synthetic turf must not alter the permitted stormwater management system as designed and shall not be installed within a swale, ditch, stormwater pond, or a stormwater pond's littoral zone.

(6) Potable water conservation.

(a) In-ground irrigation systems cannot be used to irrigate synthetic turf areas.

(b) If any in-ground system is already installed, a local government may require that irrigation heads be removed and pipe capped.

(7) Water quality.

(a) Synthetic turf shall not cause or contribute to violations of state water quality standards.

(b) Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for synthetic turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, synthetic turf shall be installed no closer than 10 feet from a natural or man-made waterbody as measured from the applicable ordinary or mean high water line except where

there is a physical barrier between the synthetic turf and the waterbody (such as, but not limited to, a seawall or bulkhead).

(8) Proximity to trees and other vegetation.

(a) Installation of synthetic turf cannot compromise the health of nearby trees, including damage to tree roots, other than those identified as a noxious weed as defined in Chapter 581, F.S., .

(b) Synthetic turf shall not be installed inside tree drip lines, whether on the property or adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

(9) Other factors impacting environmental conditions of adjacent properties.

(a) Synthetic turf shall be installed according to manufacturer's specifications.

(b) Synthetic turf shall be anchored at all edges and seams that, at a minimum, will withstand the effects of wind or flooding.

(c) If installed, synthetic turf must provide for access to the septic tank for routine pumpout.

(d) If installed, synthetic turf shall be installed landward of any dune system and shall not be used to replace any existing dune vegetation.

Rulemaking Authority 125.572 FS. Law Implemented 125.572 FS. History—New xx-xx-xxxx.

NAME OF PERSON ORIGINATING PROPOSED RULE: Angela Knecht

NAME OF AGENCY HEAD WHO APPROVED THE PROPOSED RULE: Alexis Lambert

DATE PROPOSED RULE APPROVED BY AGENCY HEAD: January 8, 2026

DATE NOTICE OF PROPOSED RULE DEVELOPMENT PUBLISHED IN FAR: July 22, 2025

Sec. 66-142. Artificial turf/synthetic grass.

(a) *Minimum material standards.* All artificial turf also referred to as synthetic grass or synthetic turf, shall comply with the following minimum standards:

- (1) Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color, as approved by the town building official, and shall have a minimum pile height of one and one-half inches, unless otherwise approved by the town building official, and shall have a minimum tufted weight of 56 ounces per square yard.
- (2) Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.
- (3) All artificial turf shall have a minimum eight-year manufacturer's warranty that protects against color fading and a decrease in pile height.
- (4) Artificial turf shall be lead free.
- (5) All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any U.S. landfill station (Total Content Leach Protocol (TCLP) test).
- (6) The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.

(b) *Installation, maintenance and repair.*

- (1) All artificial turf shall at a minimum, be installed according to the manufacturer's specifications.
- (2) All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
- (3) All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
- (4) If artificial turf is planned to be installed immediately adjacent to a seawall, the artificial turf shall be pinned or staked behind the seawall. No artificial turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
- (5) Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
- (6) Artificial turf shall be visually level, with the grain pointing in a single direction.
- (7) An appropriate barrier device (e.g., concrete mow strip, bender board, brick pavers, river rock, landscaping) is required to separate artificial turf from soil and live vegetation.
- (8) Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.

(9) All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.

(10) All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be done with like for like materials from the same manufacturer, if possible, and done so in a manner that results in a repair that blends in with the existing artificial turf.

(11) An owner or applicant shall obtain a duly-authorized building permit from the town's building department prior to the installation of any artificial turf.

(12) The town or other public entity or utility company may remove artificial turf at any time and for any reason, including but not limited to, in order to provide underground access for utility work. The property owner shall bear and pay any and all costs to replace or reinstall the artificial turf.

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

(d) *Existing artificial turf.* For those properties where artificial turf is currently installed that is not in compliance with this section, when the existing artificial turf is replaced or repaired, in an amount exceeding 50 percent, then compliance with this section shall be required. Further, all existing artificial turf, not in compliance with this section, must be replaced within ten years of the adoption of this ordinance [from which this section derives].

(e) *Pervious area.* Artificial turf shall be considered as 100-percent pervious area.

(Ord. No. 2019-15, § 4, 3-2-2020)