

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



**March 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

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Adopt Minutes of the February 17, 2026 Regular Meeting

DISCUSSION / ACTION ITEMS

2. Quasi-judicial Hearing: Development Plan Review - 20 Hudson Ave.
3. Quasi-judicial Hearing: Development Plan Review - 5 Sailfish Ln

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, APRIL 21, 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
FEBRUARY 17, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, February 17, 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	Present
Member Neal Sigety	Present
Member Lanette Bosch Gustafson	Present
Member Jason Sutherland	Absent

Vice Chair Kaleel and Member Sutherland 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.

The following spoke: Terry Brown and Stella Kolb

Chair Ferber closed the floor for public comment.

APPROVAL OF MINUTES

1. **Adopt Minutes of January 20, 2026, Regular Meeting.**

Member de Baptiste moved to adopt the minutes of January 20, 2026; seconded by Member Sigety. Motion carried 5-0.

DISCUSSION/ACTION ITEMS

2. **Quasi-Judicial Hearing: Development Plan Review – 5311 Osprey Dr.**

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

PLANNING & ZONING COMMISSION MEETING MINUTES
FEBRUARY 17, 2026

Town Planner O'Gorman presented the application for a new single-family home at 5311 Osprey Drive. He recommended approval with conditions, including updated surveys, fencing compliance, geotechnical testing, and engineering requirements.

Town Engineer Rubio explained standard conditions, including geotechnical testing for soil permeability, exfiltration trench design meeting water management standards, and approvals from Boynton Beach and the Palm Beach County Health Department.

Zoning Official Palacios confirmed the application met town requirements for square footage and percentages.

Architect Andrea Viscovich from JSR Design Group presented the contemporary coastal design.

Chair Ferber opened the floor for public comment.

Terry Brown asked about flood elevation calculations, which were clarified as nine (9) feet finished floor elevation.

Stella Kolb praised the applicants as wonderful neighbors whose family has been in the area since the 1950s, supporting the design as fitting the neighborhood rather than being a "mega mansion."

Chair Ferber closed the floor for public comment.

Member Khairallah appreciated that the two-story house didn't look like a two-story house and congratulated the design team.

Member Sigety agreed it would fit well in the neighborhood and noted the wet lot requires raising.

Member Khairallah found the design refreshing and a great complement to the neighborhood.

Member Ferber, living nearby, agreed it would fit in well.

Member Khairallah moved to approve the quasi-judicial hearing for proposed 5311 Osprey Court, subject to staff and engineering recommendations: seconded by Member Sigety. Motion carried 5-0.

3. Discussion of 6855 N Ocean Updates (continuation)

Chair Ferber noted that this was a continuation from December, when the commission had significant comments about the application.

Steven Vernon, Spina O'Rourke & Partners, presented revised plans addressing prior commission comments, including updates to the fourth-floor balconies, window profiles, shutters, and the north elevation façade.

PLANNING & ZONING COMMISSION MEETING MINUTES
FEBRUARY 17, 2026

Member DeBaptiste asked why the south elevation was not included; Mr. Vernon stated the presentation focused on previously commented areas but agreed to provide it for review.

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown and Emmett O'Donnell

Chair Ferber closed the floor for public comment.

Member Sigety favored the larger terraces over smaller balconies but noted potential maintenance concerns with glass railings, while Chair Ferber supported the improvements.

Member DeBaptiste indicated the design was improved but requested a review of the south elevation.

Member Sigety moved to accept the revised drawings, subject to review of the south elevation to ensure no changes from what was previously provided; seconded by Member de Baptiste. Motion carried 5-0.

4. Revisions to Ordinance on Artificial Turf

Town Attorney Goddeau stated that the Town Commission directed staff to remove artificial turf restrictions due to Section 125.572 adopted by the Florida Legislature, establishing state preemption pending DEP regulations.

The board expressed concerns about removing current restrictions before the DEP regulations are finalized. Several board members supported maintaining the prohibition on artificial turf in front yards and waiting for the final state regulations before making any changes.

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown and Stella Kolb

Chair Ferber closed the floor for public comment.

Member Khairallah moved to recommend taking no action until FDEP regulations are finalized and revisiting the issue at that time; seconded by Member Gustafson. Motion carried 5-0.

COMMISSIONER COMMENTS

Chair Ferber requested a follow-up with staff on previous agenda items, including three non-conforming lots and proposed tree ordinance revisions. Town Attorney Goddeau confirmed the tree ordinance went to the Town Commission for first reading, with further changes needed for second reading.

PLANNING & ZONING COMMISSION MEETING MINUTES
FEBRUARY 17, 2026

ADJOURNMENT

ADJOURNMENT

Meeting adjourned at 10:00 a.m.

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

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

DRAFT

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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	March 17, 2025
Subject:	20 Hudson Avenue – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: 20 Hudson LLC

OWNER: 20 Hudson LLC

ADDRESS: 20 Hudson Avenue, Ocean Ridge, FL 33435

ZONING DISTRICT: RSF

REQUEST: The applicant is requesting Development Plan Review approval in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Section 63-56 for Development Plan Review and Chapter 64 Zoning, 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 7,158 square foot two-story single-family home with five (5) bedrooms, five (5) full baths, two (2) half-baths, three (3) car garage, swimming pool with no pool deck.

The application for Development Plan Review was submitted on December 24, 2025, responses to staff comments were submitted on January 26, 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

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
20 Hudson Avenue
01/04/26/Revision 02/02/26

This Plan Review Report is for the Development Plan Review to construct a new two-story home on vacant land at 20 Hudson Avenue. The proposed development includes five (5) bedrooms, five (5) full bathrooms, two half-baths, a three-car garage, a swimming pool, and a covered patio. This review references site and architectural plans prepared by VIM X Design dated 12/18/25; civil plans prepared by EnviroDesign Associates dated 12/09/25; and landscape plans prepared by VIM X Design dated 12/12/25 and survey prepared by Baseline Land Survey LLC dated 10/20/25. **This revised report is based on revisions received on 01/26/26 and recommends approval with a condition.**

PCN: 46-43-45-27-07-005-0120
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. Comments are as follows:

Section 64-1(e)(2) ~~**Background:** This code section requires a minimum of 15 percent window and door coverage and substantial articulation on all elevations of a single-family residential dwelling and an accessory building including without limitation, front, side, and rear elevations on the wall of the elevation must touch or overlap an element such as a window or door, or a significant articulation such as shutters, decorative arches, building jog, or banding. Sheet A-105 appears to show large areas that do not comply with the substantial articulation requirements.~~

~~**Comment:** Please revise Sheet A-105 and any related sheets to demonstrate compliance with the substantial articulation requirements.~~
Comment addressed.

Section 64-1(j)(2) ~~**Background:** This code section requires a 15' side setback, and although the site plan sheet A-100 shows side setbacks dimensioned at 15' 3", the site data table shows 14' 9".~~

~~**Comment:** Please revise the site data table on sheet A-100 to be consistent the setbacks as dimensioned.~~ **Comment addressed**

Section 64-44(c)

Background: This code section states that “The height of a wall or fence located in the front yard shall be measured on the street side of the wall or fence from the top of the wall or fence. The height of walls and fences located in the front yard setback shall not exceed four feet in height. The height of a wall or fence located in a side or rear yard setback shall be measured on either side of the wall or fence from the top of the wall or fence. Walls and fences located in a side or rear yard setback shall not exceed six feet in height from the lowest grade opposite such point of measurement. Where the grade elevation is different on either side of the wall or fence, and the wall or fence is within five feet of the property line, the wall or fence height may be increased, as measured from the lowest grade, by one-half of the difference in elevations, provided that such increase is constructed of lattice, open bars, or other type of nonsolid material which will permit no less than 50 percent light and 50 percent air circulation.” The site and civil plans show the fence height in the side and rear yards as 36” measured from a retaining wall but the landscape plan shows 48” measured from the retaining wall, and the height of the wall is not provided.

Comment Please revise the plans accordingly to show the walls consistently and in compliance with this code section. **Comment addressed.**

Section 64-44(d)

Background: This code section requires that no more than 50% of a wall may be within 18” of the public right-of-way and must be landscaped in accordance with Section 66. There is a wall shown on the site, landscape and civil plans although it is shown inconsistently and it is not clear that it complies with this code section.

Comment Please revise the site, landscape and civil plans to show them consistently and in compliance with this code section. **Comment addressed.**

Section 64-50(a)

Background: This code section states that “No part of an air conditioning unit, swimming pool maintenance unit and the like, or any equipment or apparatus related thereto, shall be exposed or visible from the front of the primary building structure or be placed within the front yard setback.” Although the mechanical equipment appears to comply with this requirement it is not dimensioned.

Comment Please include a note on the site plan specifying that no mechanical equipment will be visible from the front of the primary structure. **Comment addressed.**

Section 64-50(c)

Background: This code section states that “Permanent generators shall not be placed in the required front, street side or street rear yard setbacks. Permanent generators shall meet or exceed the setbacks required for accessory structures as set forth in the town’s Land Development Code. In cases where the accessory setback cannot be reasonably achieved, one permanent generator shall be allowed in a required side or rear yard provided it is set back a minimum of five feet from the property line. Additionally, permanent generators shall be placed a minimum of five feet from all windows and doors, and from any neighboring houses.” Section 64-41 requires that all accessory structures comply with the setbacks for the principal structure.

Comment: Please provide information on why the “accessory setback cannot be reasonably achieved” for the generator. **Comment addressed.**

Section 66-142 (c)

Background: This code section states that “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.” The landscape plans includes a “Miscellaneous” table notation that there is 1774 square feet of artificial turf, but provides no calculation to ensure compliance.

Comment: Please provide the calculations that demonstrate compliance with this section of the code. **The landscape is revised to provide a calculation however the rear yard calculation shows 79’ of depth where the site plan shows 76.95’ of depth. This reduces the total area calculation to 9736.5 SF and a maximum amount of turf at 25% of 2434 SF. Condition of Approval: correct the calculation and revise the landscape plan to comply with the maximum square footage at permitting.**

February 9, 2026

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE

**Re: 20 Hudson Avenue
Development Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the documents sent through Dropbox on 2-3-25.

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

1. Plans purposely do not include a pool deck or a walkway at the garage door to the east side of the yard. The total impervious area will be reviewed if or when a separate permit is submitted. The total impervious area shall not exceed 35%.
2. The right-of-way includes a drainage system due to issues with drainage on the west end of Hudson Avenue.
3. The artificial turf calculations do not meet current code as there is currently a proposed change to that section of the code. The proposed ordinance only excludes turf in the right-of-way.
4. Provide Geotechnical Report for hydraulic conductivity value and update drainage calculations as needed.
5. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing and proposed water service.
6. Approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, "All drainage features must be shown on the septic site plan and must have an approval stamp by the PBC Health Department."
7. Additional comments shall be asked at time of building permit.

Cc: Lisa Tropepe



CRAIG A. SMITH AND ASSOCIATES

ENGINEERS•SURVEYORS•UTILITY LOCATORS•GRANT SPECIALISTS

1425 E. Newport Center Dr., Deerfield Beach, FL 33442

Office: 561.314.4445 Fax: 561.791.9818

E-Mail: orubio@craigasmith.com

MEMORANDUM

To: Kelly Avery, CMC
Town Clerk

From: Al Caruso, E.I
Project Engineer

Thru: Orlando A. Rubio, PE
VP of Stormwater Engineering 

Date: February 18, 2026

Subject: Development Plan Review Comments
20 Hudson Avenue
CAS Project No. 21-2242

Cc: File

Craig A. Smith & Associates has completed the Development Plan Review process for 20 Hudson Avenue. We take no exceptions to the submitted plans, calculations and details with the understanding that the proposed roadway swale interaction with the existing Hudson Avenue drainage system be re-visited during the permit review process.

DATA CALCULATIONS FOR **NEW STRUCTURES - INCLUDE SHEET IN PACKAGE**

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

APPLICANT FILL OUT: PROPERTY ADDRESS: <u>20 HUDSON AVE</u>		ZONING DISTRICT: <u>RS1F</u>	
		APPLICANT USE	ZONING OFFICIAL USE ONLY
*TOTAL SITE AREA	Sq. Ft.	<u>17,000</u>	Sq. Ft.
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)		<u>9 FT NAVD</u>	
FINISHED FLOOR ELEVATION (NAVD)		<u>10 FT NAVD</u>	
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	PROPOSED	PROPOSED	
	Sq. Ft. %	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM <u>36</u> %)		<u>6,096</u>	<u>35.9</u>
LOT COVERAGE (MAXIMUM <u>35</u> %)		<u>4,180</u>	<u>24.6</u>
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	Sq. Ft. %	Sq. Ft.	%
*PERCENTAGE FROM TOTAL SITE AREA			
FIRST FLOOR UNDER A/C ()		<u>2,631</u>	<u>15.5</u>
SECOND FLOOR UNDER A/C ()		<u>2,455</u>	<u>14.5</u>
TOTAL UNDER A/C ()		<u>5,086</u>	<u>29.9</u>
TOTAL FLOOR AREA ()		<u>6,196</u>	<u>36.5</u>
TOTAL UNDER ROOF ()		<u>7,015</u>	<u>41.3</u>
FLAT ROOF ()		<u>916</u>	<u>05.4</u>
TOTAL ROOF ()		<u>6,103</u>	<u>35.9</u>
GARAGE ()		<u>832</u>	<u>04.9</u>
COVERED PATIO ()		<u>724</u>	<u>04.3</u>
COVERED ENTRY ()		<u>76</u>	<u>00.5</u>
COVERED BALCONY (REAR) ()		<u>—</u>	<u>—</u>
COVERED BALCONY (FRONT) ()		<u>239</u>	<u>01.4</u>
OPEN BALCONY ()		<u>674</u>	<u>04.0</u>
BUILDING FOOTPRINT ()		<u>4,180</u>	<u>24.6</u>
SEPTIC TANK & DRAINFIELD ()		<u>512</u>	<u>03.0</u>
PAVED AREA ()		<u>1,436</u>	<u>08.5</u>
SYNTHETIC TURF ()		<u>—</u>	<u>—</u>
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)		<u>7,844</u>	<u>46.1</u>
TOTAL PERVIOUS ()		<u>9,156</u>	<u>53.9</u>
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	FEET	FEET	
BUILDING HEIGHT (<u>36 MAX</u>)		<u>24' 4"</u>	
BUILDING SETBACKS:			
FRONT (<u>25' MIN</u>)		<u>25</u>	
REAR (<u>15' MIN</u>)		<u>77+</u>	
SIDE INTERIOR (<u>15' MIN</u>)		<u>15+</u>	
SIDE CORNER (<u>20' MIN</u>)		<u>—</u>	
WATERWAY (<u>25' MIN</u>)		<u>—</u>	
DRIVEWAY (<u>10' MIN</u>)		<u>16+</u>	

1st FL. 3,362 = 100%

2ND FL. 2,455 73%

Sec 64-1(i) 75% MAX

MANNY-ZONE

12-27-25



TOWN OF OCEAN RIDGE

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

Land Development Action Application

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

This application is being submitted for the property located at:

20 Hudson Ave, Ocean Ridge Fl 33435

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): 20 Hudson LLC	Name:
Address: 14545 s military trail, suite J, Unit 344 Delray Beach fl 33484	Address:
Phone: 514-707-7953	Phone:
Email: 20hudsonave@gmail.com	Email:

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

General Data

Project Name: 20 Hudson

Project Location Address: 20 Hudson Ave Ocean Ridge, FL 33435

Exact Legal Description of Property: BOYNTON BEACH PARK LOT 12 BLK 5

Property Control No: 46-43-45-27-07-005-0120

Existing Zoning: RSF - Single Family Residential (46-ocean ridge)

Proposed Zoning (if applicable to application): RSF

Existing Land Use: Vacant Land

Proposed Land Use: Single Family Residential New 2-Story Residence

First Floor Living Elevation (For CCCL Application): 10' NAVD

Total Site Area: 17,000 Sq. Ft.: 17,000 Acres: .39 acre

Flood Zone Category: AE9

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

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

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

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

Existing Bedrooms: 0 Proposed Bedrooms: 5

Existing Bathrooms: 0 Proposed Bathrooms: 5.2

Residential: Total Number of Dwelling Units: 1 Density (Units per acre): 2.56

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

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

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

Requesting a land development permit for the construction of a 2-story single-family home in the RSF zoning district.

The home features a 2-car garage and a 1-car garage with extra space for a beach vehicle and related gear.

The first floor at 10.00 NAVD includes the Owner's suite, cabana bath, great room, dining area, kitchen, pantry, powder room, and an office. The second floor consists of 4 bedrooms with four ensuite bathrooms, a laundry room, a yoga/exercise room, and a study.

The property features a covered back patio, balcony spaces, and a new pool.

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

The reason and basis for the application is to permit the construction of a new two-story private residence in compliance with the latest

applicable Florida Building Code and Town Code requirements. The new residence is designed with transitional

contemporary aesthetics featuring significant front elevation building articulation, fenestration, and cladding to warm-up the street

presence of the structure. The design features a focus on symmetry and balance in its architectural design.

The front & side mature privacy hedges, tall grasses, and palm trees are intended to blend with the greening trend of the

existing neighborhood streetscape. The proposed structure does not alter existing land use, occupancy,

or traffic patterns of Hudson Avenue. The proposed structure meets all RSF zoning design guidelines

and is intended to be harmonious with the building character and residence value of the community.

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

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

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

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

Authorized Agent (if different from Owner):	
Name:	
Company Name:	
Address:	
Phone:	Email:
Developer:	
Name: Francis Faucher	
Company Name: 20 Hudson LLC	
Address: 14545 s military trail, suite J, Unit 344 Delray Beach FL 33484	
Phone: 514-707-7953	Email: 20hudsonave@gmail.com
Planner:	
Name: n/a	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: Victor Vega Sanabria	Florida Registration No.: AR97719
Company Name: VIM X Design	
Address: 345 W 75th Place Hialeah FL 33014	
Phone: 305-424-9223	Email: vrvegas@onlinebuildingplans.com
Landscape Architect	
Name: Thomas White, PLA-ISA	Florida Registration No.:
Company Name: Land Art Planning & Design, LLC	
Address: 2600 N.E. 27th Ave. Fort Lauderdale, FL 33306	
Phone: 954-253-2265	Email: tcawhite@bellsouth.net
Engineer	
Name: Joe Pike	Florida Registration No.: P.E. #42696
Company Name: Enviro Designs	
Address: 1855 Doctor Andres Way, Suite 1 Delray Beach, FL 33445	
Phone: 561-274-6500 x 105	Email: Joe@enviro.design

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

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

Francis Faucher
Applicant Signature

Francis Faucher
Printed Name of Applicant

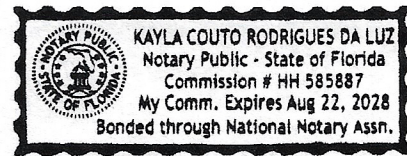
Applicant is: ☒ Owner ☐ Lessee ☐ Agent

Florida, Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 18th day of December, 20 25 who is personally known to me or has produced Passport as identification and who did (or did not) take an oath.

Kayla Couto
Notary Signature (for Applicant)
Kayla Couto Rodrigues Da Luz
Aug, 22, 2028
Commission Expiration

Seal/Stamp



Accepted For Review

Town Official: _____ Date: _____ Fee Paid: _____

Traffic concurrency letter included? ☐ Yes ☐ No

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

Approval, Conditional Approval, or Denial

☐ Zoning Review Date: _____

☐ Engineering Review Date: _____

☐ Building Review Date: _____

☐ Town Commission, Date: _____

☐ Planning & Zoning Commission, Date: _____

☐ Board of Adjustment, Date: _____

Conditions of Approval:

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

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

APPLICANT FILL OUT: PROPERTY ADDRESS: 20 Hudson Ave Ocean Ridge Fl 33435					ZONING DISTRICT: _____				
APPLICANT USE					ZONING OFFICIAL USE ONLY				
*TOTAL SITE AREA	-				Sq. Ft.				
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	-								
FINISHED FLOOR ELEVATION (NAVD)	-								
ZONING OFFICIAL USE ONLY		APPLICANT USE			ZONING REVIEW				
		EXISTING		PROPOSED					
		Sq. Ft.	%	Sq. Ft.	%				
FLOOR AREA RATIO (MAXIMUM _____ %)		-	-						
LOT COVERAGE (MAXIMUM _____ %)		-	-						
ZONING OFFICIAL USE ONLY		APPLICANT USE			ZONING REVIEW				
		EXISTING		PROPOSED		EXISTING		PROPOSED	
		Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
*PERCENTAGE FROM TOTAL SITE AREA		-	-	-	-				
FIRST FLOOR UNDER A/C (_____)		-	-	-	-				
SECOND FLOOR UNDER A/C (_____)		-	-	-	-				
TOTAL UNDER A/C (_____)		-	-	-	-				
TOTAL FLOOR AREA (_____)		-	-	-	-				
TOTAL UNDER ROOF (_____)		-	-	-	-				
FLAT ROOF (_____)		-	-	-	-				
TOTAL ROOF (_____)		-	-	-	-				
GARAGE (_____)		-	-	-	-				
COVERED PATIO (_____)		-	-	-	-				
COVERED ENTRY (_____)		-	-	-	-				
COVERED BALCONY (REAR) (_____)		-	-	-	-				
COVERED BALCONY (FRONT) (_____)		-	-	-	-				
OPEN BALCONY (_____)		-	-	-	-				
BUILDING FOOTPRINT (_____)		-	-	-	-				
SEPTIC TANK & DRAINFIELD (_____)		-	-	-	-				
PAVED AREA (_____)		-	-	-	-				
SYNTHETIC TURF (_____)		-	-	-	-				
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)		-	-	-	-				
TOTAL PERVIOUS (_____)		-	-	-	-				
ZONING OFFICIAL USE ONLY		APPLICANT USE			ZONING REVIEW				
		EXISTING		PROPOSED		EXISTING		PROPOSED	
		FEET		FEET		FEET		FEET	
BUILDING HEIGHT (_____)		-		-					
BUILDING SETBACKS:									
FRONT (_____)		-		-					
REAR (_____)		-		-					
SIDE INTERIOR (_____)		-		-					
SIDE CORNER (_____)		-		-					
WATERWAY (_____)		-		-					
DRIVEWAY (_____)		-		-					

Prepared By: _____ Date: _____

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

APPLICANT FILL OUT: PROPERTY ADDRESS: 20 Hudson Ave, Ocean Ridge FL 33435		ZONING DISTRICT: _____	
		APPLICANT USE	ZONING OFFICIAL USE ONLY
*TOTAL SITE AREA	17,000	Sq. Ft.	Sq. Ft.
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	9' NAVD		
FINISHED FLOOR ELEVATION (NAVD)	10' NAVD		
ZONING OFFICIAL USE ONLY		APPLICANT USE	ZONING REVIEW
		PROPOSED	PROPOSED
	Sq. Ft.	%	Sq. Ft. %
FLOOR AREA RATIO (MAXIMUM _____%)	6,103	35.90	
LOT COVERAGE (MAXIMUM _____%)	4,592	27.01	
ZONING OFFICIAL USE ONLY		APPLICANT USE	ZONING REVIEW
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft. %
FIRST FLOOR UNDER A/C (_____)	2,944	17.32	
SECOND FLOOR UNDER A/C (_____)	2,327	13.69	
TOTAL UNDER A/C (_____)	5,271	31.01	
TOTAL FLOOR AREA (_____)	6,103	35.90	
TOTAL UNDER ROOF (_____)	7,158	42.11	
FLAT ROOF (_____)	4,796.10	100%	
TOTAL ROOF (_____)	4,796.10	100%	
GARAGE (_____)	832	4.89	
COVERED PATIO (_____)	724	4.26	
COVERED ENTRY (_____)	92	.54	
COVERED BALCONY (REAR) (_____)	0	0	
COVERED BALCONY (FRONT) (_____)	239	1.41	
OPEN BALCONY (_____)	676	3.98	
BUILDING FOOTPRINT (_____)	4,592	27.01	
SEPTIC TANK & DRAINFIELD (_____)	512	3.01	
PAVED AREA (_____)	555	3.26	
SYNTHETIC TURF (_____)	1,774	10.4%	
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)	6,604	38.85	
TOTAL PERVIOUS (_____)	10,396	10,396	
ZONING OFFICIAL USE ONLY		APPLICANT USE	ZONING REVIEW
		FEET	FEET
BUILDING HEIGHT (_____)	24'		
BUILDING SETBACKS:			
FRONT (_____)	25'		
REAR (_____)	77'		
SIDE INTERIOR (_____)	15' 3"		
SIDE CORNER (_____)	n/a		
WATERWAY (_____)	n/a		
DRIVEWAY (_____)	17' 5"		

Prepared By: Francis Faucher

Date: 12/18/2025

Property Detail

Location Address : 20 HUDSON AVE
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-27-07-005-0120
Subdivision : BOYNTON BEACH PARK IN
Official Records Book/Page : 35962 / 1276
Sale Date : 08/20/2025
Legal Description : BOYNTON BEACH PARK LOT 12 BLK 5

Owner Information

Owner(s)	Mailing Address
20 HUDSON LLC	20 HUDSON AVE BOYNTON BEACH FL 33435 5205

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/20/2025	\$1,250,000	35962 / 01276	WARRANTY DEED	20 HUDSON LLC
12/29/2023	\$375,000	34769 / 01626	WARRANTY DEED	OCEAN RIDGE FAMILY LLC
01/01/1980	\$31,500	03278 / 00527		BUERK MARTIN E &
02/01/1977	\$14,500	02646 / 01161	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : .39
Property Use Code : 0000—VACANT
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Building Details**Structural Details**

	Structural Element for Building 1	Sketch for Building 1
Code Description	Subarea and Square Footage for Building 1 square Footage	
No data found		

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RSF	0.3898

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$529,818	\$313,966	\$350,408	\$254,843	\$65,085
Total Market Value	\$529,818	\$313,966	\$350,408	\$254,843	\$65,085

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$345,363	\$313,966	\$78,753	\$71,594	\$65,085
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$345,363	\$313,966	\$78,753	\$71,594	\$65,085

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$7,454	\$5,720	\$3,200	\$2,546	\$1,263
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$7,454	\$5,720	\$3,200	\$2,546	\$1,263

Prepared by and return to:
Jeff Levy, Esq.
Levy Closings, P.A.
1001 Yamato Rd, Suite 401
Boca Raton, FL 33431
(561) 900-7009
File Number: 1215.01

Parcel Identification No. 46-43-45-27-07-005-0120

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of August, 2025 between Ocean Ridge Family, LLC, a Florida limited liability company whose post office address is 7901 4th St N, Ste 300, Saint Petersburg, FL 33702 of the County of Pinellas, State of Florida, grantor*, and 20 Hudson LLC, a Florida limited liability company whose post office address is of the County of , State of , grantee*,

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

Lot 12, Block 5, Boynton Beach Park, according to the plat thereof as recorded in Plat Book 12, Page 42, Public Records of Palm Beach County, Florida.

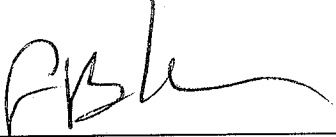
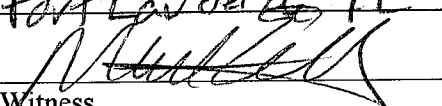
Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

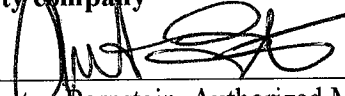
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness
Printed Name: George Pelletier
P.O. Address: 768 NE 13th Ct
Fort Lauderdale, FL 33304

Witness
Printed Name: Matthew Elmore
P.O. Address: 201 NW 25th St.
Wilton Manors, FL 33311

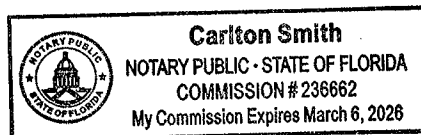
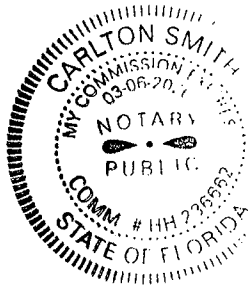
Ocean Ridge Family, LLC, a Florida limited liability company

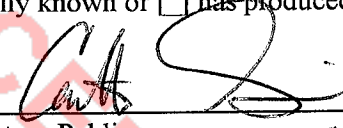
By: 
Austen Bernstein, Authorized Member

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2025 by Austen Bernstein, Authorized Member of Ocean Ridge Family, LLC, a Florida limited liability company who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: Carlton Smith
My Commission Expires: 3-6-2026

Welcome To 20 Hudson Ave



20 Hudson Ave, Ocean Ridge FL 33435

ARCHITECTURAL PRESENTATION

20 Hudson - Exterior Finish Selections



Delicate Glass Railing,
Matte Black Topper



Outdoor Ceiling Peg Lights -
A brass gold finish similar
to this style, shape and color



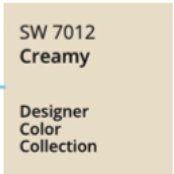
Vertical Cladding to right of
front door:
A creamy white limestone
look. Material to be decided



Doors/Windows/Sliders:
Paint Color: AAMA2604
Black



Garage Door & Front Door
Awning:
Composite Wood Look



Stucco:
Paint: Sherwin Williams
SW 7012 Creamy



Driveway:
2x6 light gray pavers

Small Leaf Clusias



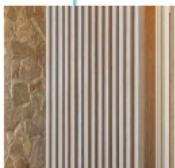
White Fountain Grass



Sylvester Palm



Bougainvillea

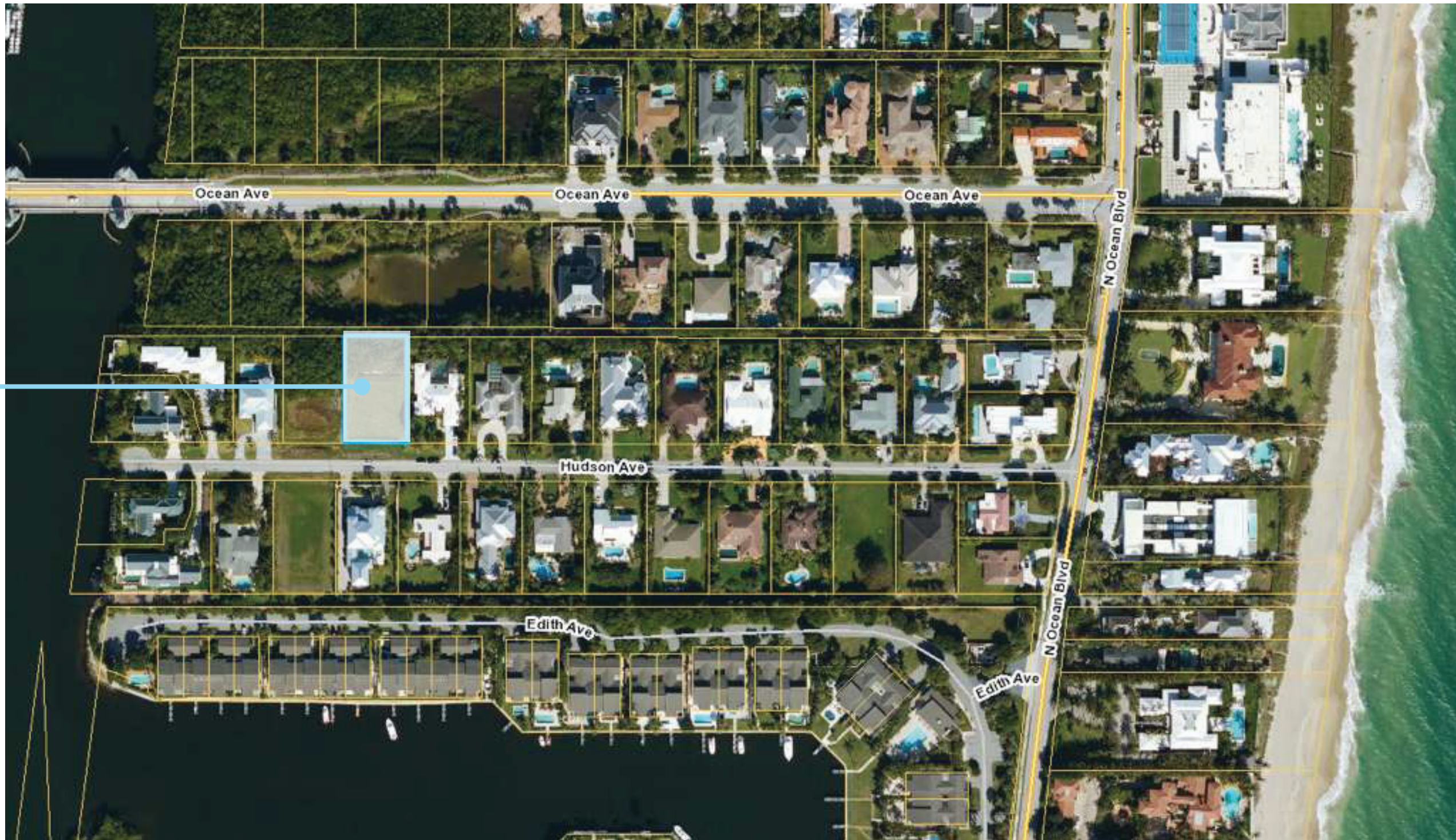


Metal Decorative Slats

20 Hudson Ave Ocean Ridge FL 33435

ARCHITECTURAL PRESENTATION

20 Hudson - Site Location



SITE LOCATION

20 Hudson Ave, Ocean Ridge FL 33435

ARCHITECTURAL PRESENTATION

20 Hudson - Neighboring Properties Page 1 of 2



SITE LOCATION



18 Hudson Ave | 16 Feet Tall



24 Hudson Ave | 26 Feet Tall



19 Hudson Ave | 29.9 Feet Tall

20 Hudson Ave Ocean Ridge FL 33435

ARCHITECTURAL PRESENTATION

20 Hudson - Neighboring Properties Page 2 of 2



SITE LOCATION



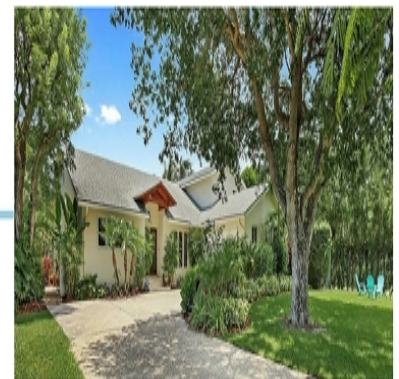
28 Hudson Ave | 29 Feet Tall



25 Hudson Ave | 27.5 Feet Tall



27 Hudson Ave | 28 Feet Tall



23 Hudson Ave | 21.8 Feet Tall

20 Hudson Ave Ocean Ridge FL 33435

ARCHITECTURAL PRESENTATION



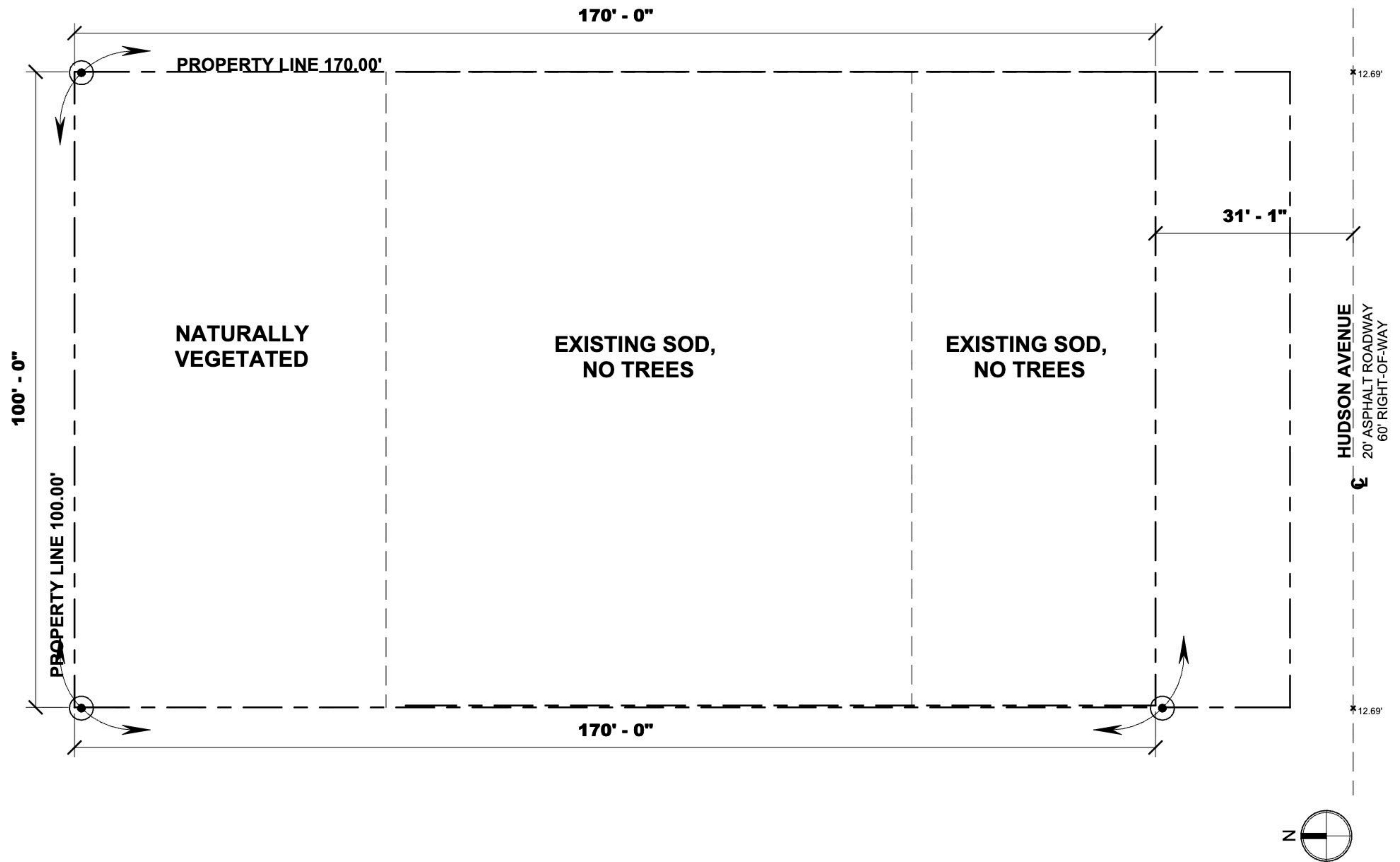
20 Hudson Ave | Streetscape

Before



After





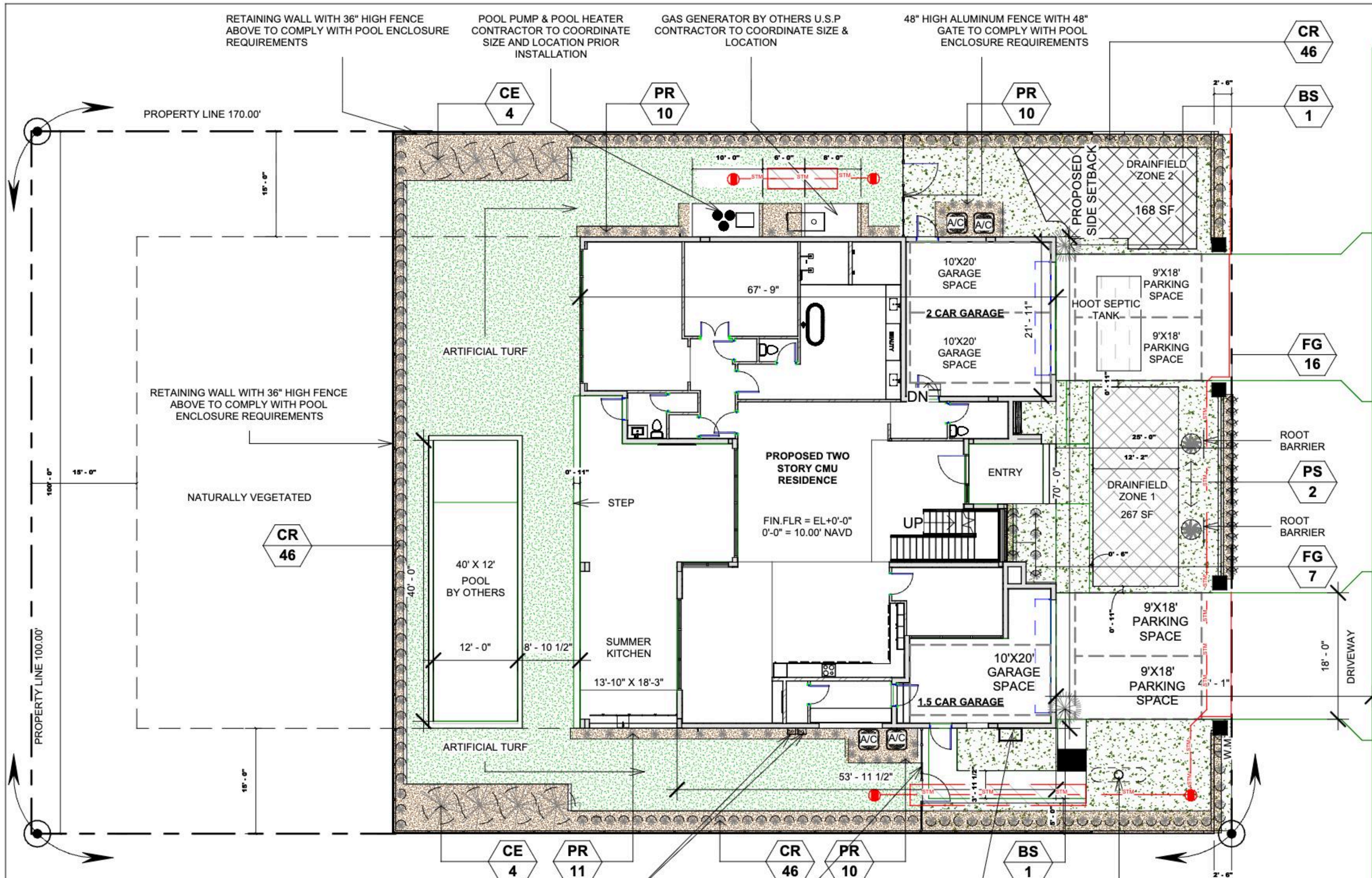
(305) 424-9223
E: info@vimxdesign.com

No.	Description	Date

EXISTING LANDSCAPE

Project number
Date
Drawn by Author
Checked by Checker

LA-1



PLANT LIST

PALM AND TREES					
PS	2	Sylvester Palm	Phoenix Sylvestrus	12' tall	As shown
CE	8	Buttonwood trees	Conocarpus erectus	12' tall	5.5' O.C.
SHRUBS					
CR	170	Clusias	Clusia Rosea	4' tall	2.5' O.C.
BS	2	Bougainvillea	Bougainvillea spp	8'	As shown
PR	41	Podocarpus	Podocarpus maki	4' tall	Plant to plant
FG	23	White Fountain grass	Pennisetum orientale	3 gallon	2'-2.5' spacing

3 LANDSCAPE PLAN PAGE 1 OF 2
LA-2 Scale: 1/16" = 1'-0"

(305)424-9223
E: info@vimxdesign.com

MISCELLANEOUS

MULCH: 2" thick SHREDDED CYPRESS MULCH, ALL PLANTING BEDS 163ft³

ARTIFICIAL TURF: 2421 SF

ZOYSIA GRASS: 1756 SF

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

PAGE 1 PAGE 2

No.	Description	Date

LANDSCAPE PLAN PAGE 1 OF 2

Project number

Date

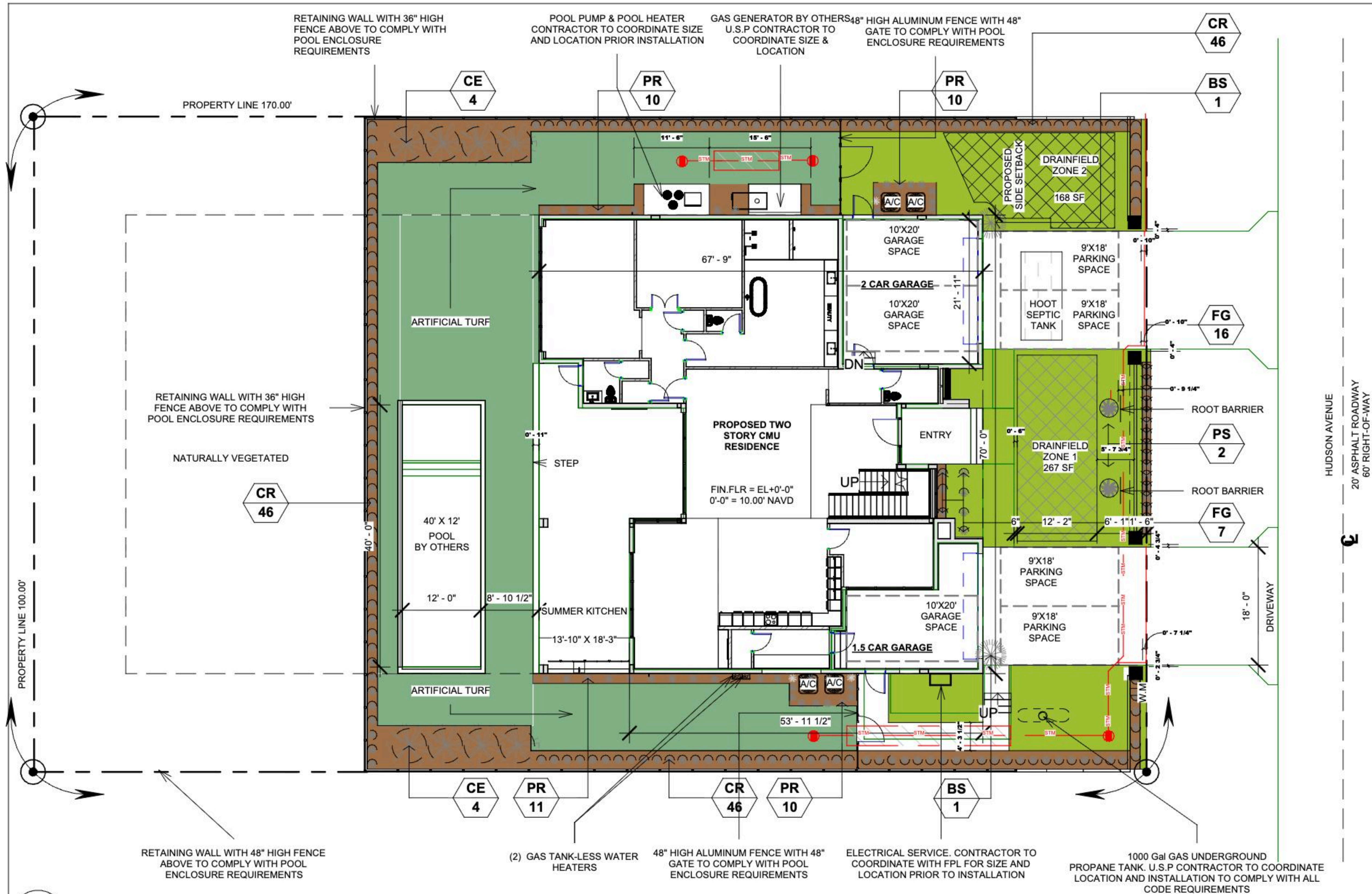
Drawn by

Checked by

Author

Checker

LA-2



ARTIFICIAL TURF CALCULATION

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.

15'-3" Side Yard * 145 Foot Total Length = 2211 SQ FT East Side
15'-3" Side Yard * 145 Foot Total Length = 2211 SQ FT West Side
70 FT * 77'-3" Foot Setback = 5,408 SQ FT Rear
Total Area For Artificial Calculation = 9,830 SQ FT

Total Allowable = 25% * 9,830 = 2,458 SQ FEET OF ARTIFICIAL TURF

Total Provided = 2,421 SQ FT OF ARTIFICIAL TURF - MEETS REQUIREMENT

1 LANDSCAPE PLAN PAGE 2 OF 2
LA-3 Scale: 1/16" = 1'-0"

GRASS TYPES AND MULCH	
MULCH: 2" THICK SHREDDED CYPRESS MULCH, ALL PLANTING BEDS 163ft³	
ARTIFICIAL TURF: 2421 SF- ONLY IN BACK AND SIDE YARD.	
ZOYSIA GRASS: 1756 SF	
IRRIGATION NOTE: CONTRACTOR SHALL PROVIDE 100% COVERAGE AND 70% OVERLAP FOR ALL NEW LANDSCAPE AREAS WITH AN AUTOMATIC CONTROLLER AND RAIN SENSOR.	
NOTE TO CONTRACTOR: ALL ARTIFICIAL TURF INSTALL SHALL MEET THE REQUIREMENTS UNDER OCEAN RIDGE TOWN CODE: Sec. 66-142. - Artificial turf/synthetic grass	

No.	Description	Date

LANDSCAPE PLAN PAGE 2 OF 2

Project number

Date

Drawn by

Checked by

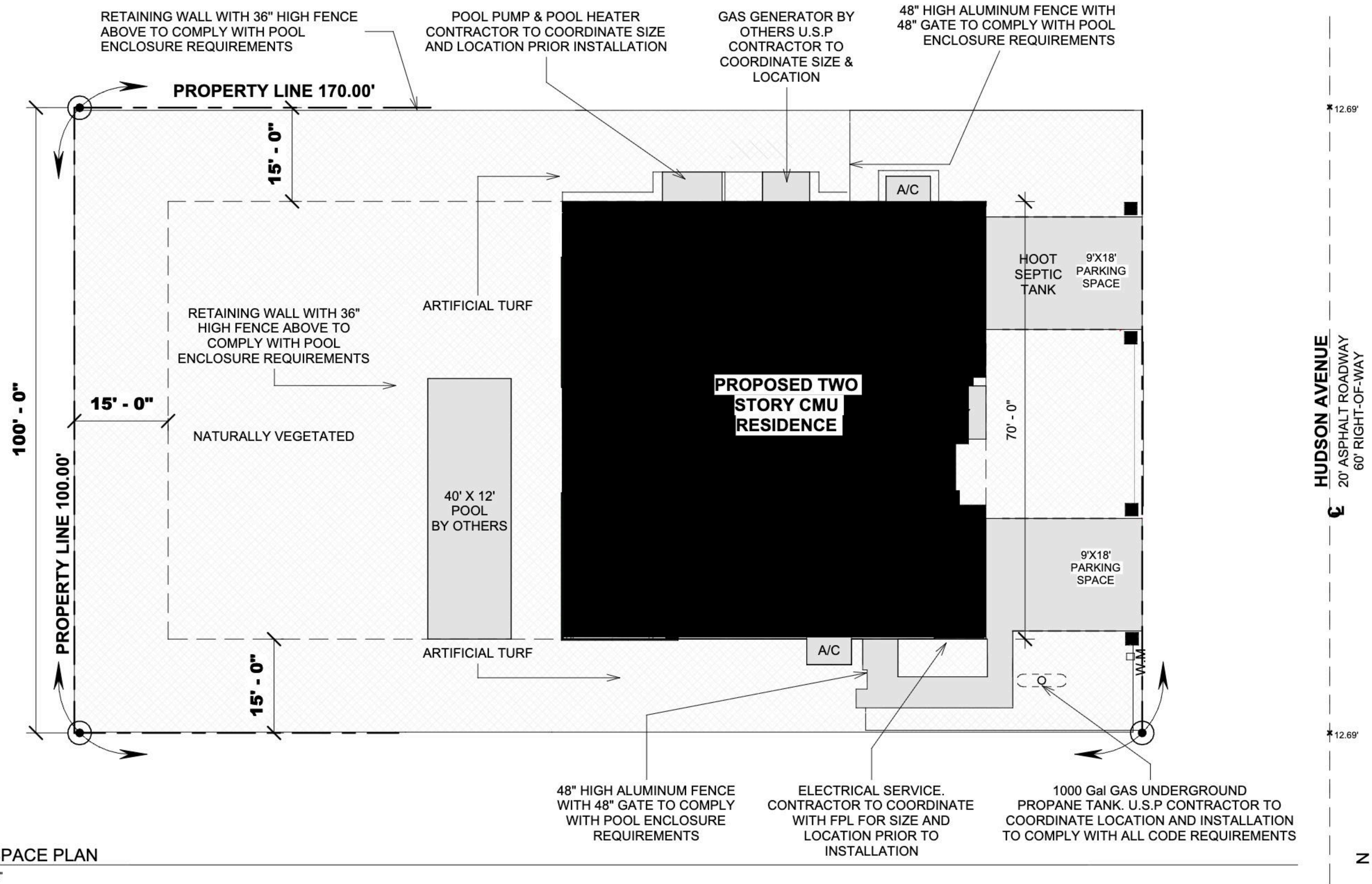
Author

Checker

LA-3

(305)424-9223

E. info@vimxdesign.com



1 GREENSPACE PLAN
LA-4 Scale: 1/16" = 1'-0"



(305)424-9223
E: info@vimxdesign.com

DATA CALCULATION GREENSPACE

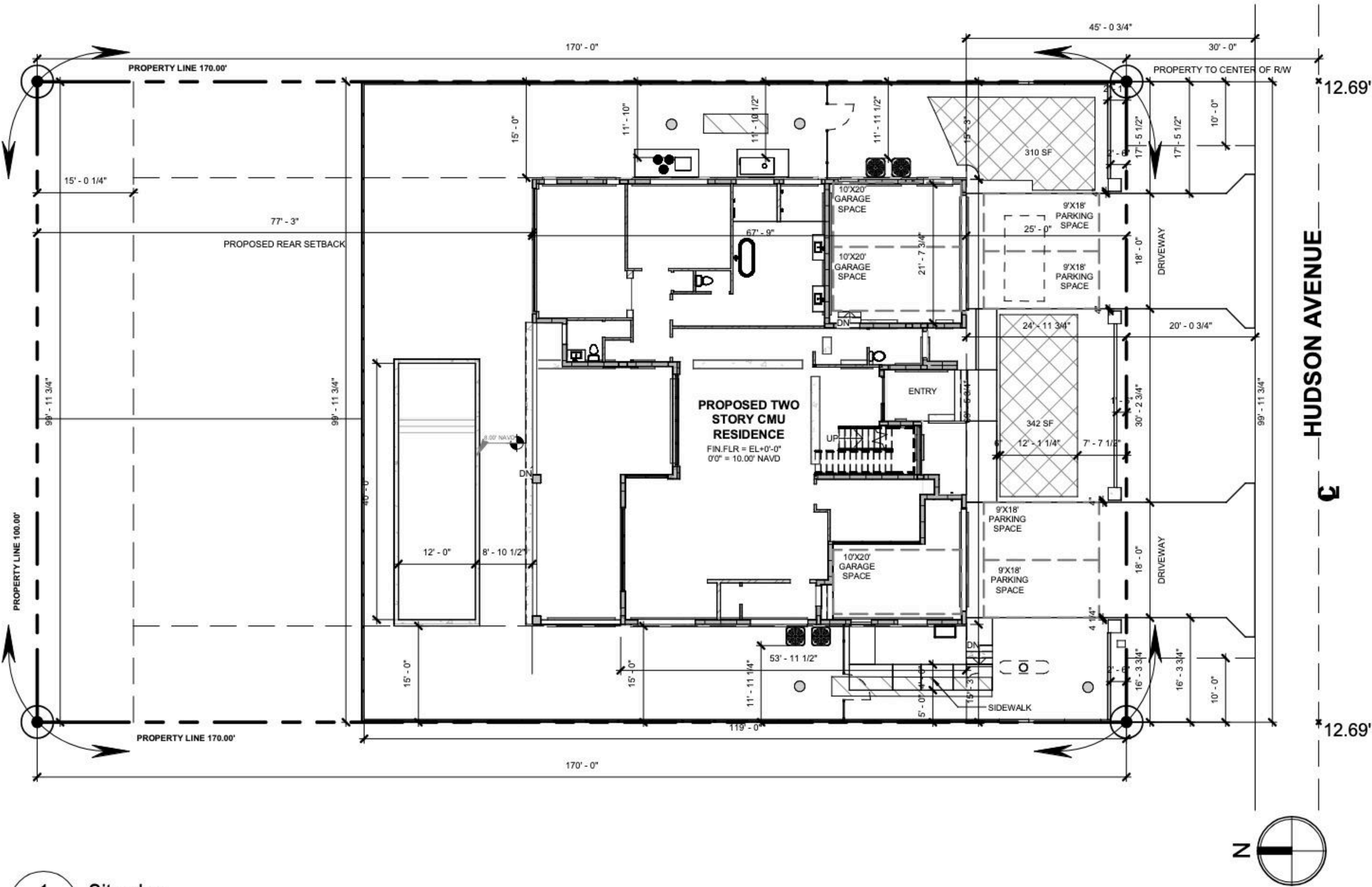
STRUCTURE = 46,3749 SF / 27% GREEN SPACE = 10,55476 SF / 62%
HARDSCAPE = 18,0775 SF / 11%

TOTAL = 17,000 SF / 100%

No.	Description	Date

GREENSPACE PLAN 11X17

Project number		LA-4
Date		
Drawn by	Author	
Checked by	Checker	
		Scale Comme indiqué



1 Site plan
A.100 Scale: 3/64" = 1'-0"

SITE NOTES

- ALL LANDSCAPE TO BE COORDINATED BETWEEN OWNER AND G.C. REFER TO LANDSCAPE DRAWINGS.
- COORDINATE LANDSCAPE FOR EQUIPMENT BUFFER. REFER TO LANDSCAPE DRAWINGS.
- FENCE/GATE AT PROPERTY LINE TO COMPLY WITH POOL BARRIER CODE REQUIREMENTS.
- G.C. TO COORDINATE ALL EQUIPMENT PADS TO BE 1 FOOT ABOVE FEMA BASE FLOOD ELEVATION + 1FOOT.
- SEPTIC SYSTEM DESIGN BY OTHERS. G.C. TO COORDINATE LOCATION WITH DRIVEWAY AND LANDSCAPE. REFER TO CIVIL DRAWINGS.
- MECHANICAL EQUIPMENT WILL NOT BE VISIBLE FROM THE FRONT OF THE PRIMARY STRUCTURE

FRONT WALL TOWN CODE STATEMENT

All walls in front setback are 48" or less with at least 50% setback more than 18 inches and have over 50% of the linear distance with landscaped plant materials as per chapter 66 article iv. There are a quantity of 4, 24" decorative columns, that exceed this height as per 64-44(g)

SIDE & REAR WALL TOWN CODE STATEMENT

All retaining walls within 5 feet of property lines are less than 6 feet in height plus 1/2 of the height of the relevant grade change in non-solid aluminum slat fencing above the wall with 50 percent light and air circulation as required under 64-44(c). All retaining walls shall be stuccoed and painted as required by 64-44(f)

EXTERIOR EQUIPMENT AND ACCESSORIES STATEMENT

As per Town Code 64-50(a) All air conditioners, pool equipment, and other accessory equipment are not contained within the front setback and not within 10 feet of the side or rear lot line. All accessory equipment and is shielded from exposure from the front of the primary building structure by way of hedges, walls, and other plantings.

GENERATOR SPACING STATEMENT:

As per Town Code 64-50(c) property generators are not contained within a front, street side, or street rear yard setback. Property generator setbacks meet or exceed all spacing requirements contained within Sec 64-50.

TOWN OF OCEAN RIDGE	
DATA CALCULATIONS FOR NEW STRUCTURES	
SITE DATA CALCULATIONS	
ZONING DISTRICT	RSF
FUTURE LAND USE DESIGNATION	RS
TOTAL SITE AREA (MIN LOT SIZE 10,000)	17,000 SF
BASE FLOOD ELEVATION (FEMA 2019)	AE 9.00' NAVD (CURRENT FEMA ELEV.)
FINISHED FLOOR ELEVATION	10' NAVD
PROPOSED ONE STORY BEAM HT	ELEV. +12'-10 1/2"
PROPOSED SECOND STORY BEAM HT (MAX ALLOWED 24')	ELEV. +24'
PROPOSED ON SITE PARKING	3 ENCLOSED PARKING 4 OPEN PARKING 7 TOTAL PROVIDED PARKING

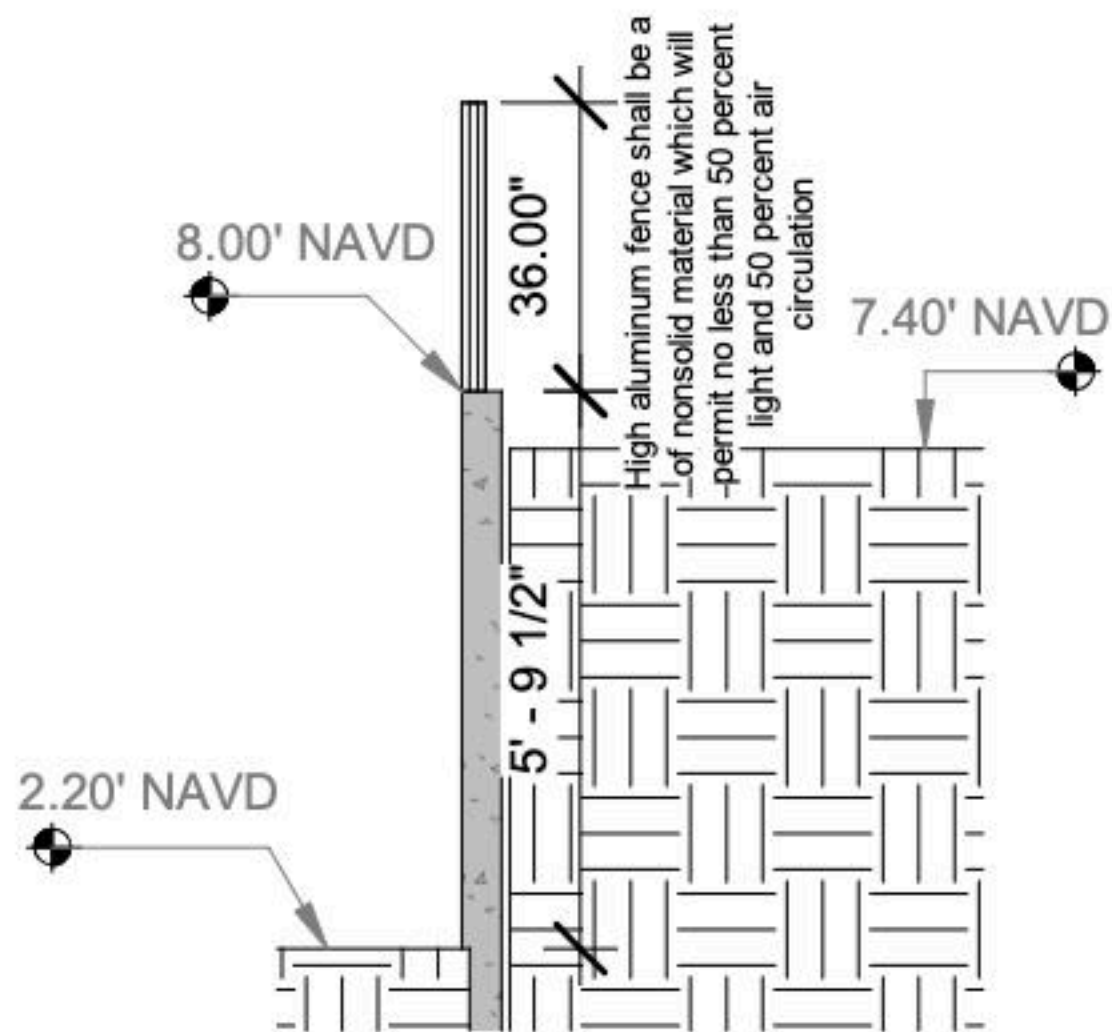
	PROPOSED	
	SQUARE FEET	PERCENTAGE
FLOOR AREA RATIO (MAXIMUM 36%)	6,103 SF	35.90%
LOT COVERAGE (MAXIMUM 35%)	4,592 SF	27.01%
AREAS INCLUDED FOR LOT COVERAGE:		
1ST FLOOR A/C AREA	2,944 SF	17.32%
GARAGE (2)	832 SF	4.89%
ROOFED PATIO	724 SF	4.26%
ROOFED ENTRY	92 SF	0.54%

AREA	SQUARE FEET	PERCENTAGE
FIRST FLOOR A/C	2,842 SF	17.32%
SECOND FLOOR A/C	2,327 SF	13.69%
FOYER		
TWO STORY AREA OVER 16' (IF > 300 S.F. THAN S.F. *2)	102 SF	0.60%
TOTAL A/C	5,271 SF	31.01%
GARAGE		
499 SF + 333 SF	832 SF	4.89%
FLOOR AREA (TOTAL)	6,103 SF	35.90%
COVERED PATIO (W/ SUMMER KITCHEN)	724 SF	4.26%
COVERED ENTRY	92 SF	0.54%
(2) COVERED BALCONY (FRONT)		
132 SF + 107 SF	239 SF	1.41%
TOTAL UNDER ROOF	7,158 SF	42.11%
OPEN SECOND FLOOR BALCONY (NO ROOF)		
Front 97 SF + Rear 579 SF	676 SF	3.98%
TOTAL ALL AREAS	7,897 SF	46.45%
BUILDING FOOTPRINT	4,592 SF	27.01%
HOOT SEPTIC TANK & DRAINFIELD	512 SF	3.01%
PAVED AREA / POOL	555 SF	3.26%
TOTAL IMPERVIOUS AREA	6,604 SF	38.85%
TOTAL PERVIOUS AREA	10,396 SF	61.15%

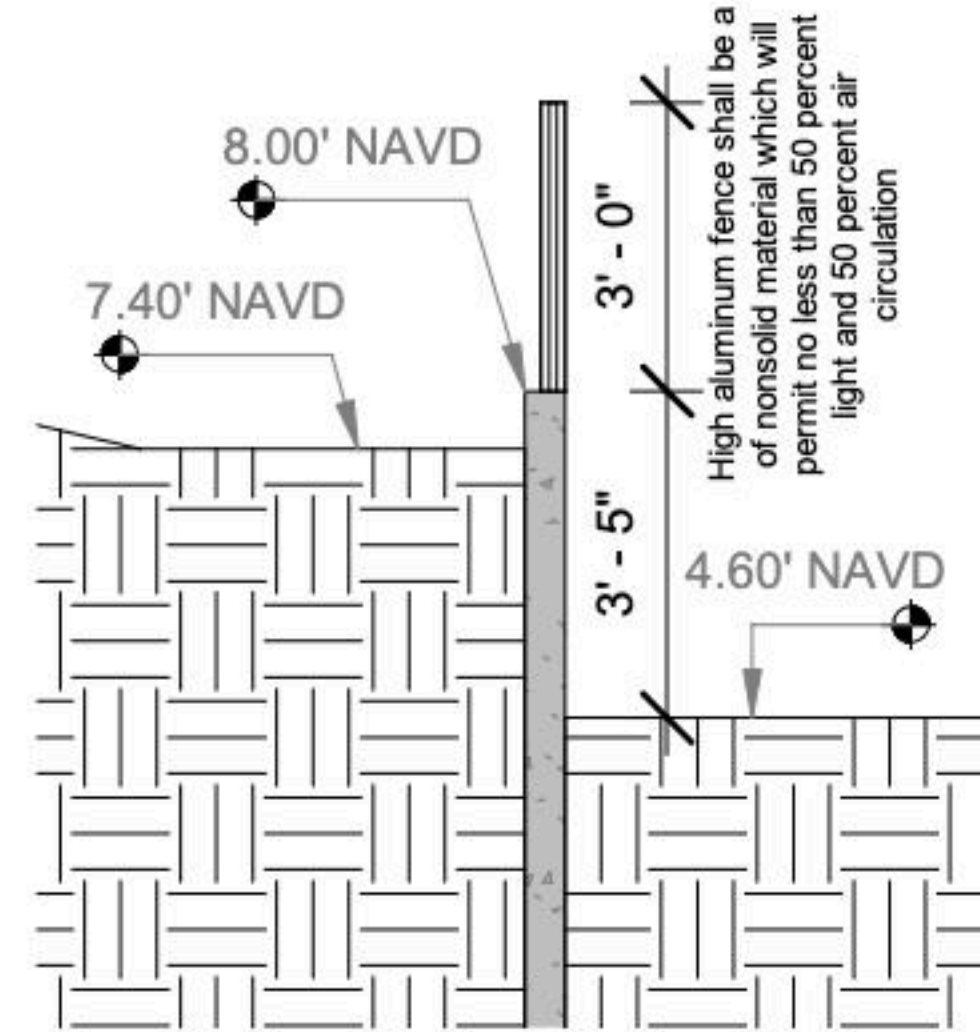
SETBACKS	REQUIRED	PROPOSED
FRONT YARD SETBACK (SOUTH)	25' - 0"	25' - 0"
REAR YARD SETBACK (NORTH)	15' - 0"	77' - 3"
EAST SIDE YARD SETBACK	15' - 0"	15' - 3"
WEST SIDE YARD SETBACK	15' - 0"	15' - 3"

LEGAL DESCRIPTION	
LOT 12, BLOCK 5, BOYNTON BEACH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA	

SECOND FLOOR TO FIRST FLOOR RATIO		
	SQUARE FEET	PERCENTAGE
RATIO	2,566 SF/4,592 SF	55.88%
AREA INCLUDED IN 1ST FLOOR:		
1ST FLOOR A/C AREA	2,842 SF	16.72%
GARAGE	832 SF	4.89%
ROOFED PATIO	724 SF	4.26%
ROOFED ENTRY	92 SF	0.54%
FOYER		
TWO STORY AREA OVER 16' (MINUS 300 S.F.)	102 SF	0.60%
AREAS INCLUDED IN 2ND FLOOR:		
2ND FLOOR A/C AREA	2,327 SF	13.69%
(2) COVERED BALCONIES	239 SF	1.41%



2 RETAINING WALL Copy 1
A.100 Scale: 1/4" = 1'-0"



3 RETAINING WALL1 Copy 1
A.100 Scale: 1/4" = 1'-0"

No.	Description	Date

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LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014

Alejandro D. Gonzalez Pagan PE
Professional Engineer
PE 74126



(305)424-9223
E. info@vimxdesign.com

VIMP25-0075

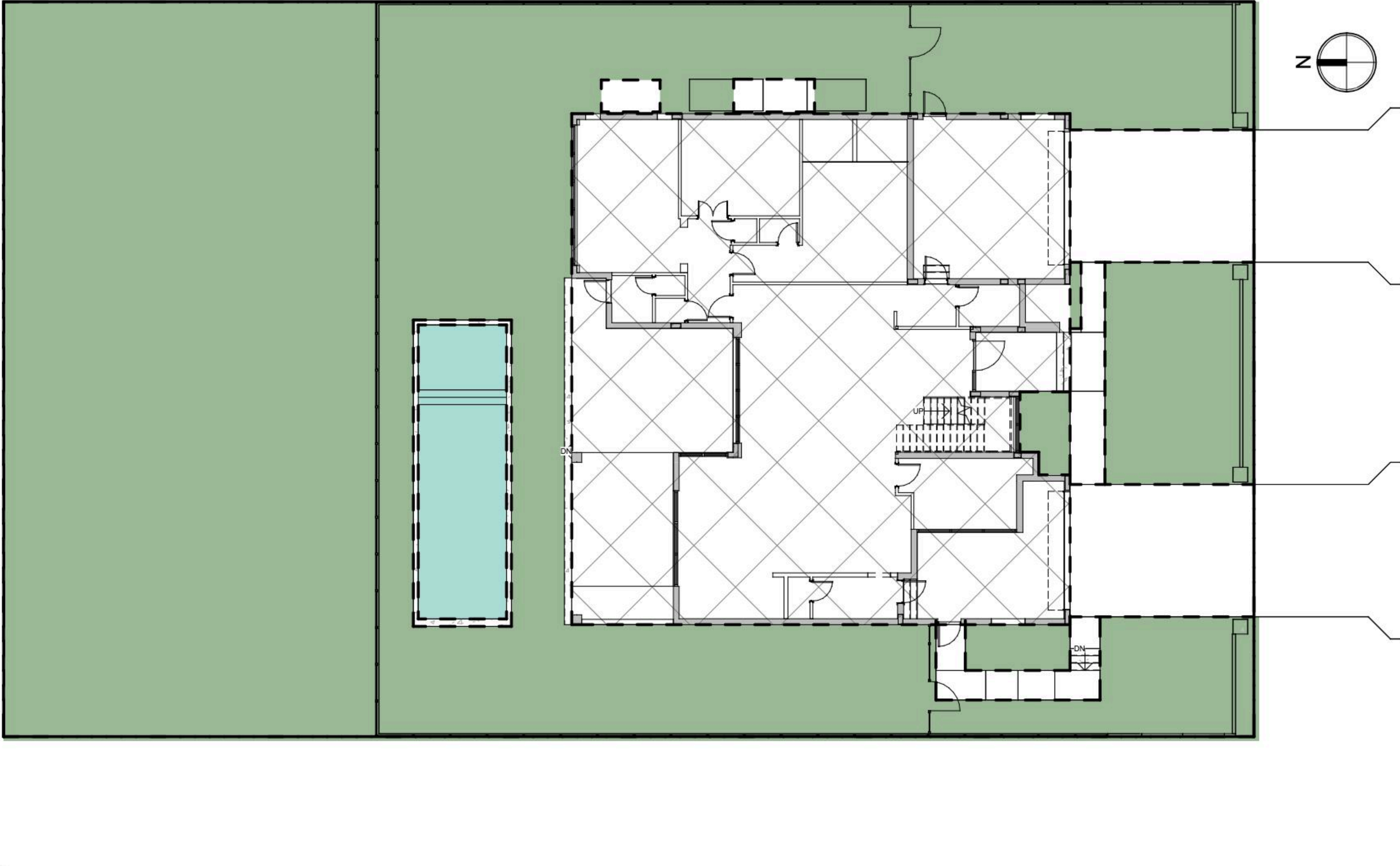
Owner: 20 Hudson LLC

Address: 20 Hudson Avenue, Ocean Ridge, FL

Sheet: SITE PLAN

SHEET NO.

A.100



1 Site Area Plan _11x17
A.101 Scale: 1/16" = 1'-0"

SITE AREA LEGEND & CALCULATIONS		
ITEMS		LEGEND
BUILDING FOOTPRINT:	4,592 SF	
PERVIOUS AREAS:	10,396 SF	
POOL AREA:	555 SF	
HARDSCAPE AREA:	1,457SF	

No.	Description	Date

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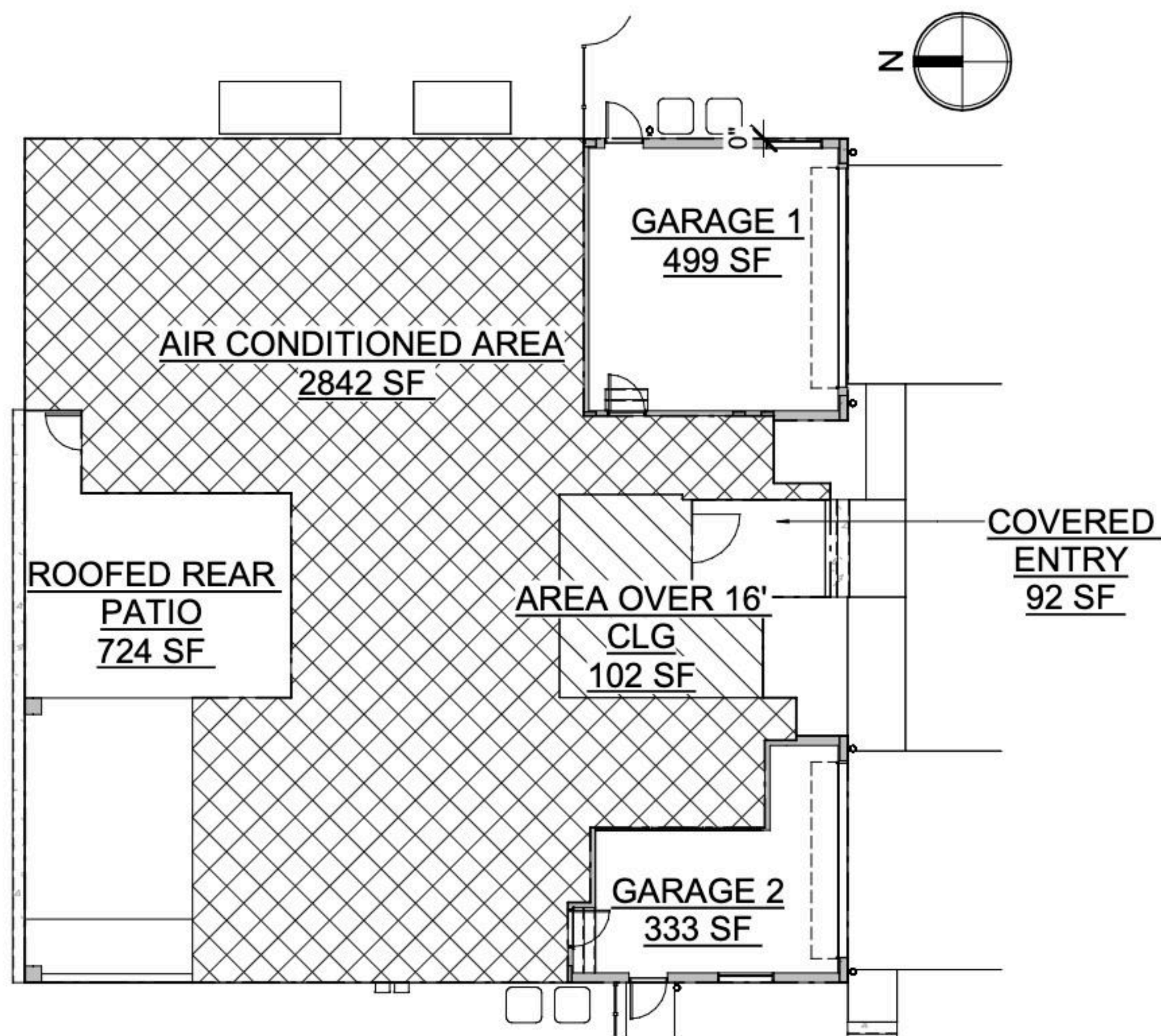


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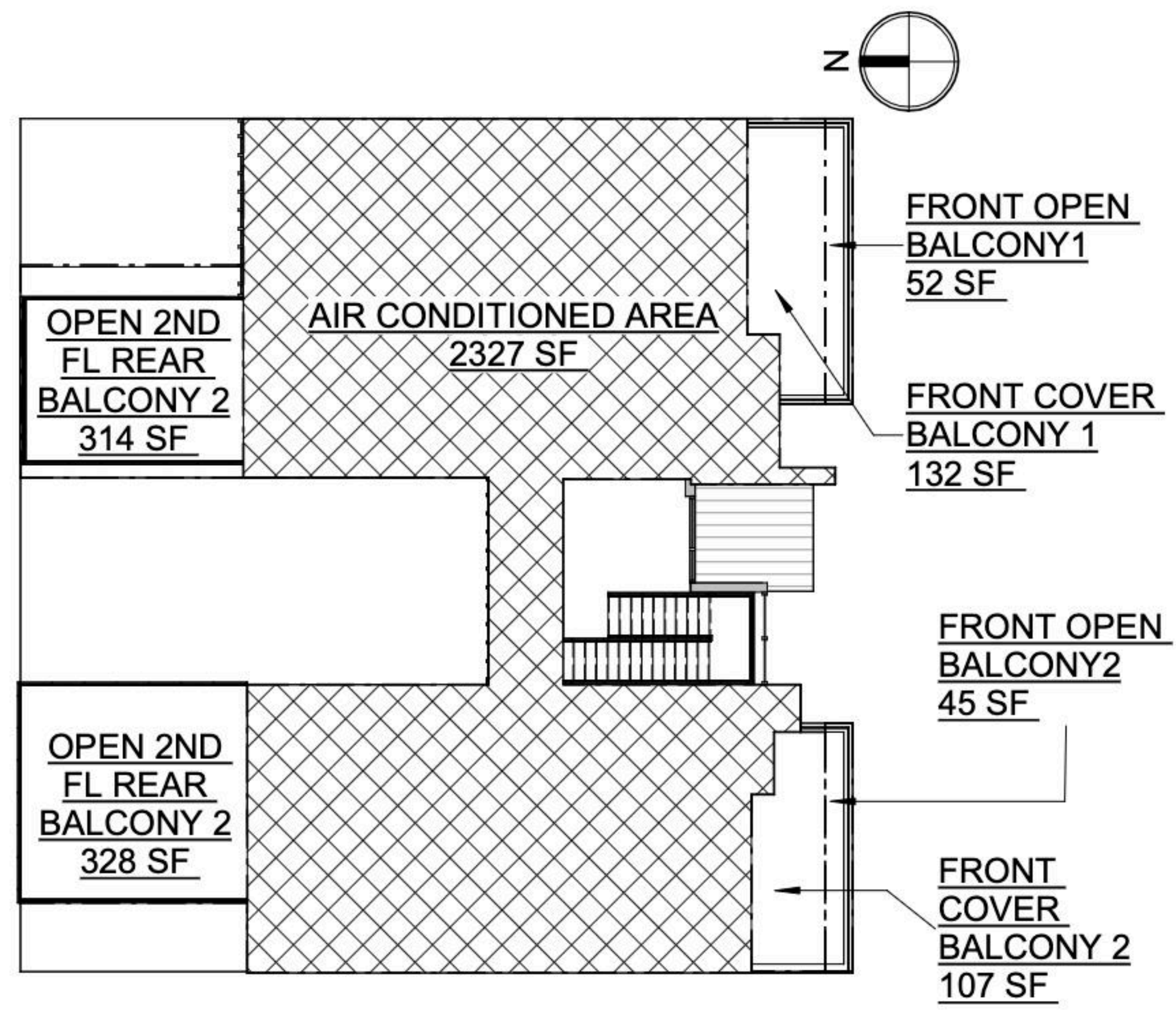
VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: SITE PLAN AREAS

SHEET NO.
A.101



1 1st Floor Copy 1
A.102 Scale: 1/16" = 1'-0"



2 2nd Floor Copy 1
A.102 Scale: 1/16" = 1'-0"

No.	Description	Date

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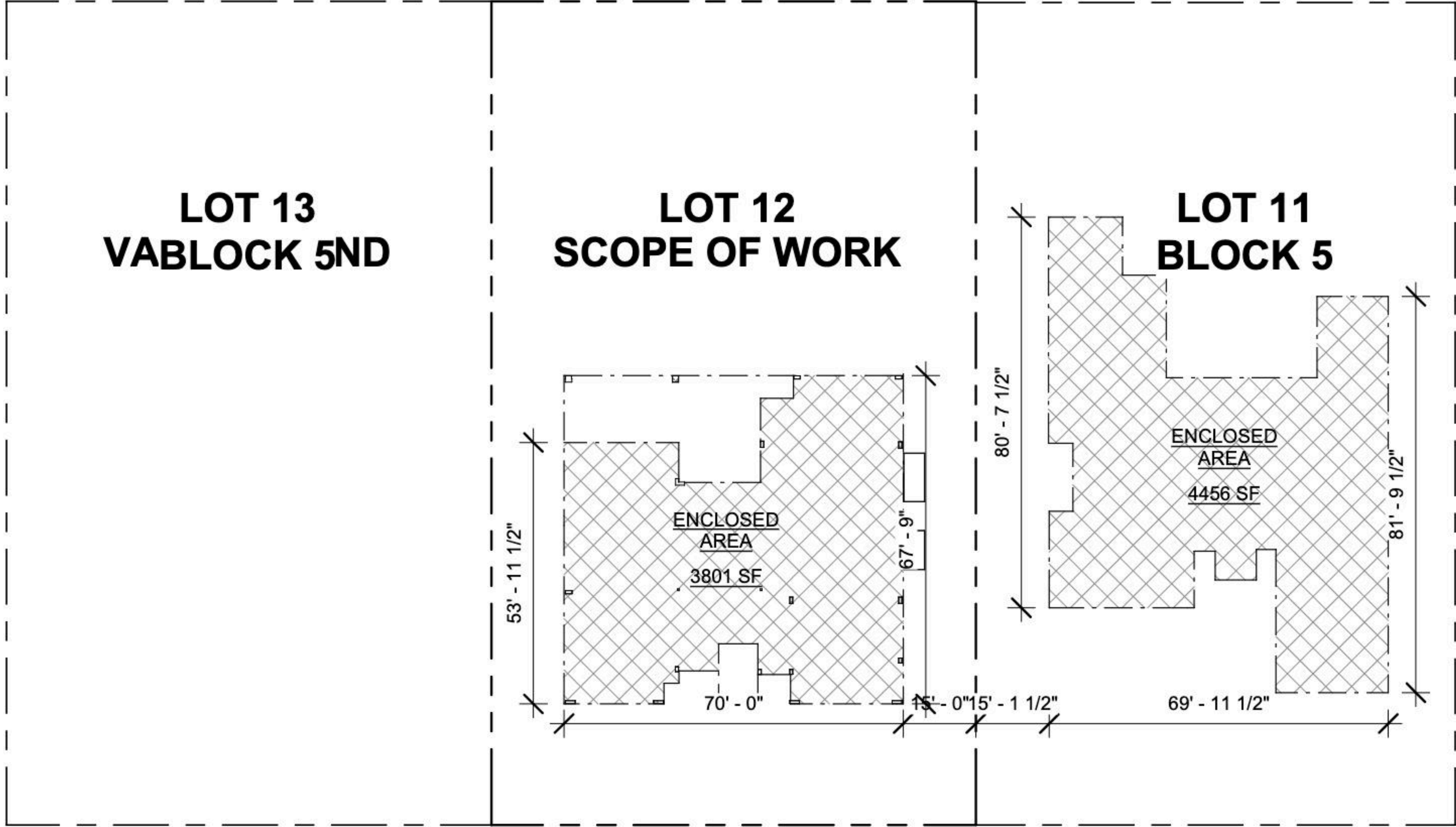


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VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: BUILDING AREA CALCULATIONS

SHEET NO.
A.102



HUDSON AVENUE



1 Site Foot Comparison Copy 1
A.103 Scale: 1" = 30'-0"

Site Legend

 ENCLOSED AREA

Enclosed Area Schedule	
Name	Area
(1) SCOPE OF WORK	
ENCLOSED AREA	3801 SF

No.	Description	Date

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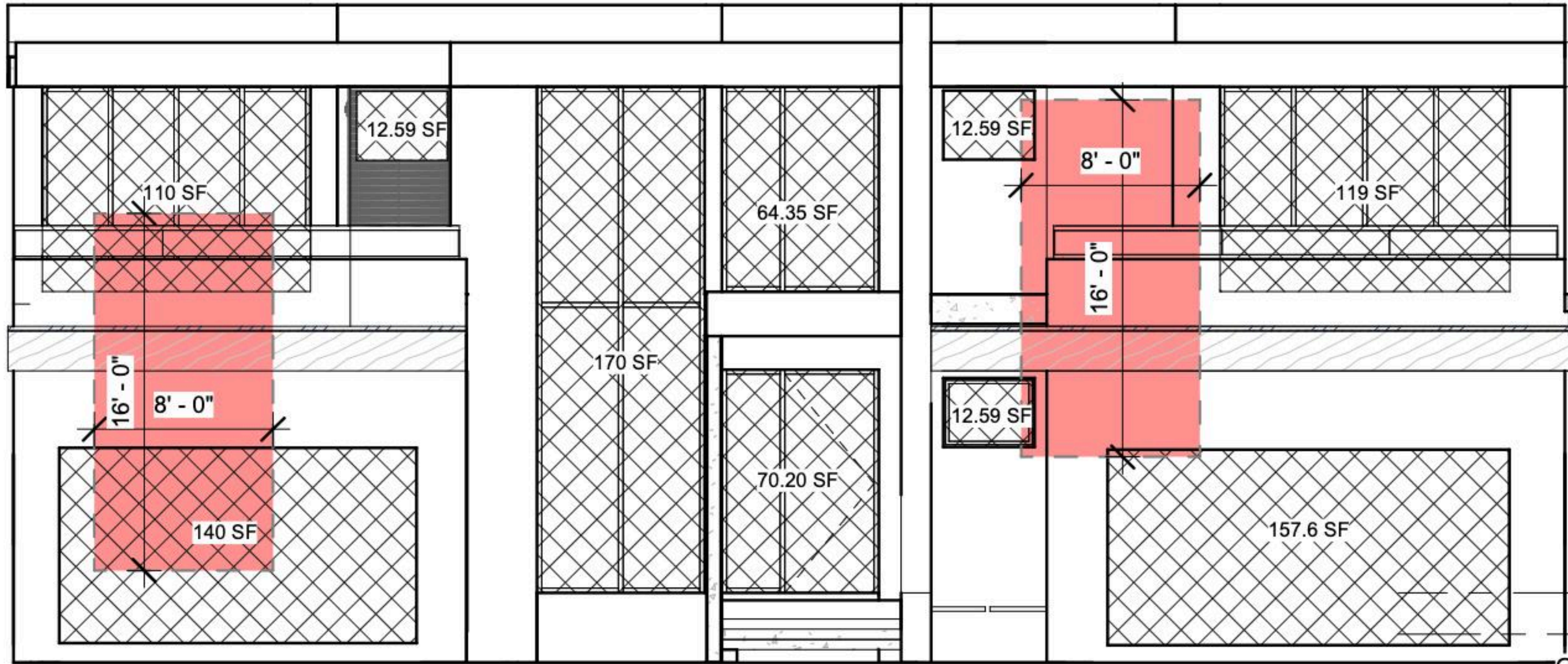


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VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: SITE FOOTPRINT COMPARISON

SHEET NO.
A.103



1st Arch
10' - 0"

Garage Level
8' - 1 13/16"

1 South
A.104 Scale: 1/8" = 1'-0"



1st Arch
10' - 0"

2 North
A.104 Scale: 1/8" = 1'-0"

No.	Description	Date

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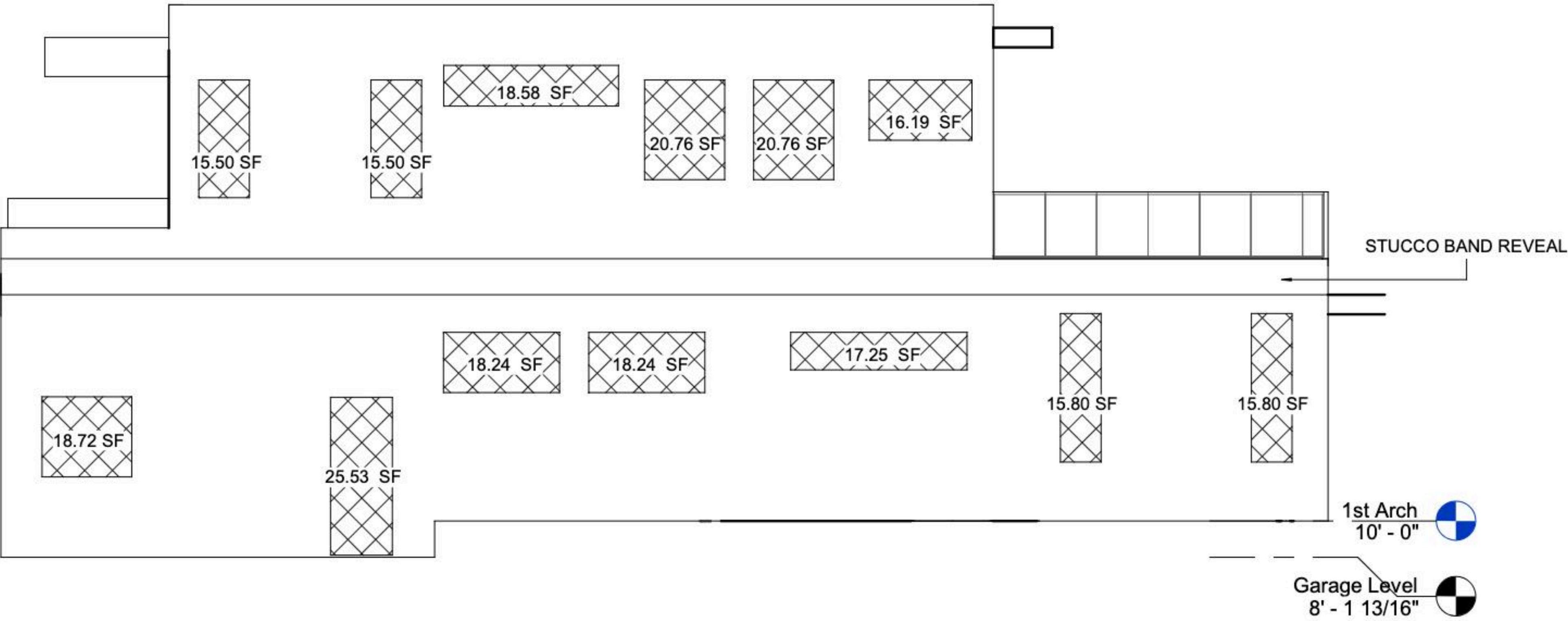
VIMP25-0075

Owner: 20 Hudson LLC

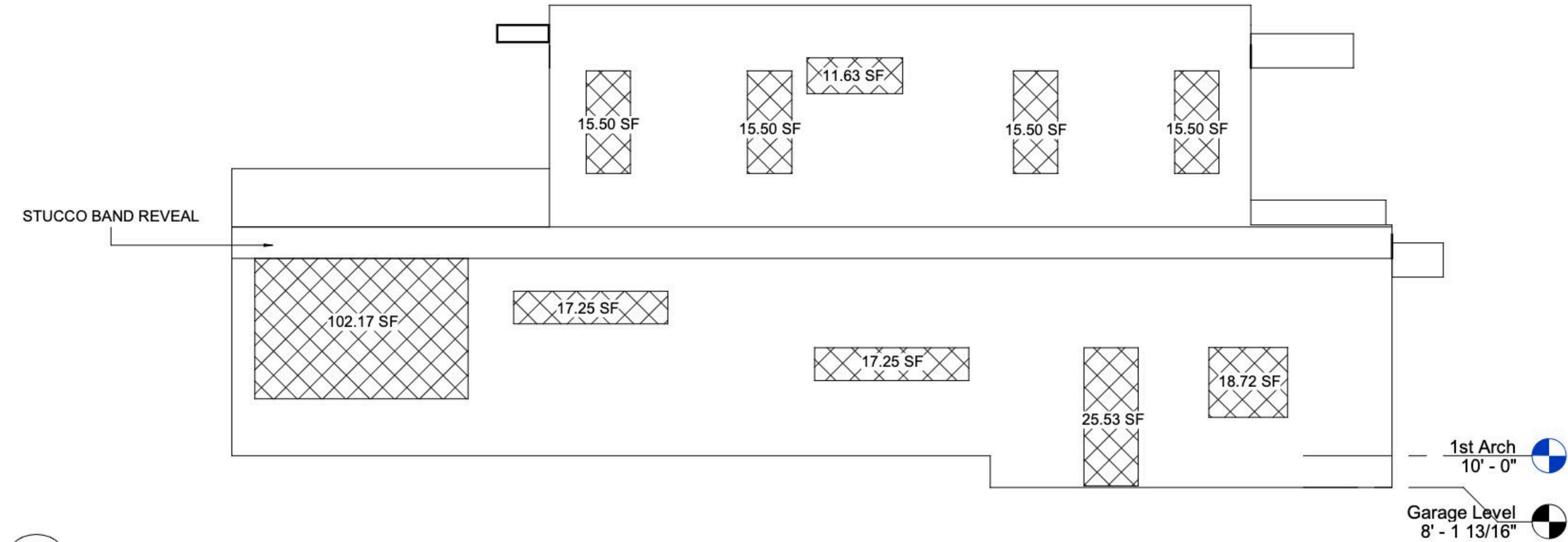
Address: 20 Hudson Avenue, Ocean Ridge, FL

Sheet: NORTH & SOUTH ELEVATIONS
OPENING RATIO

SHEET NO.
A.104



1 East
A.105 Scale: 1/8" = 1'-0"



2 West
A.105 Scale: 1/8" = 1'-0"

No.	Description	Date

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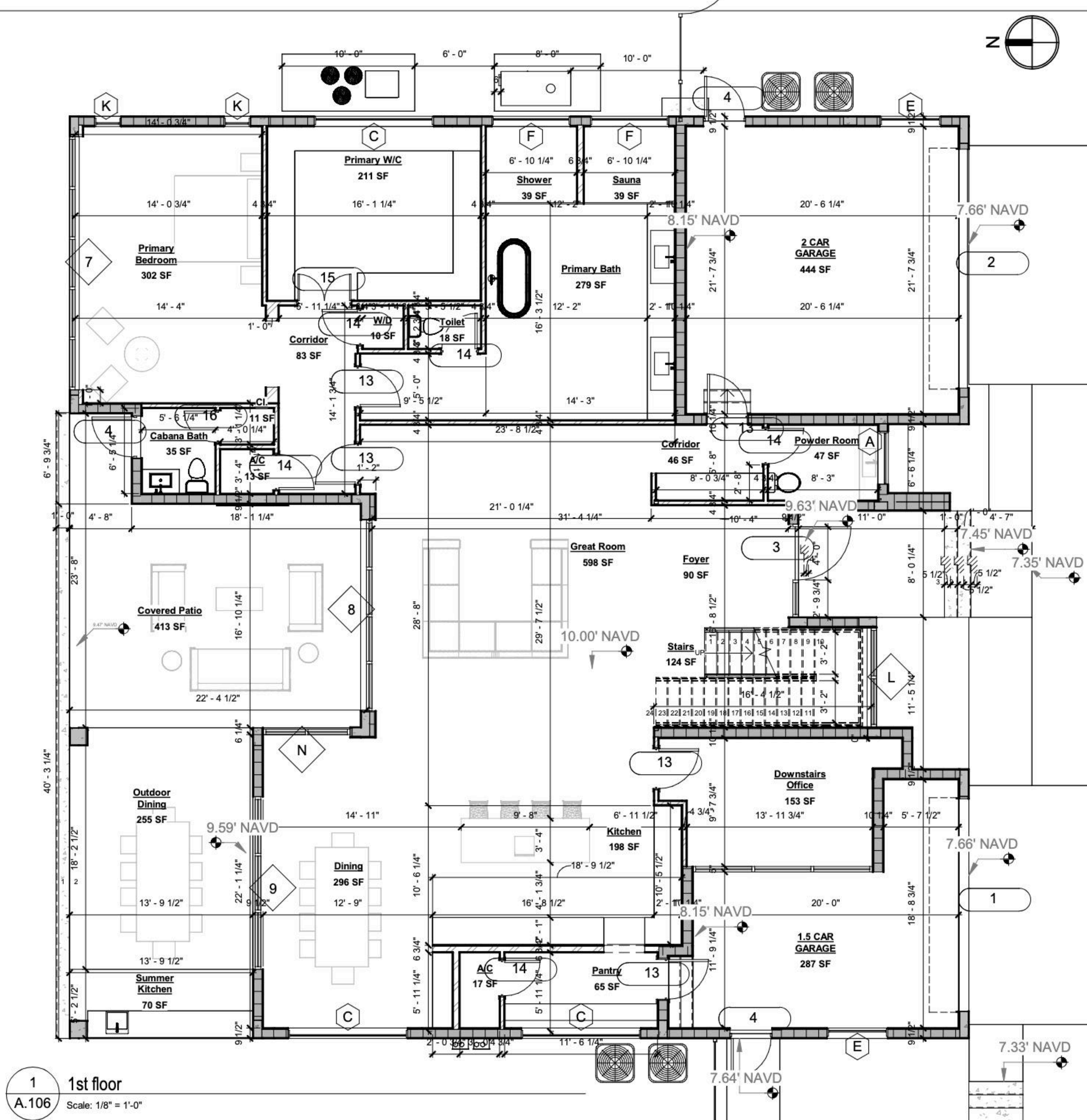
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VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: WEST & EAST ELEVATIONS
OPENING RATIO

SHEET NO.
A.105



No.	Description	Date

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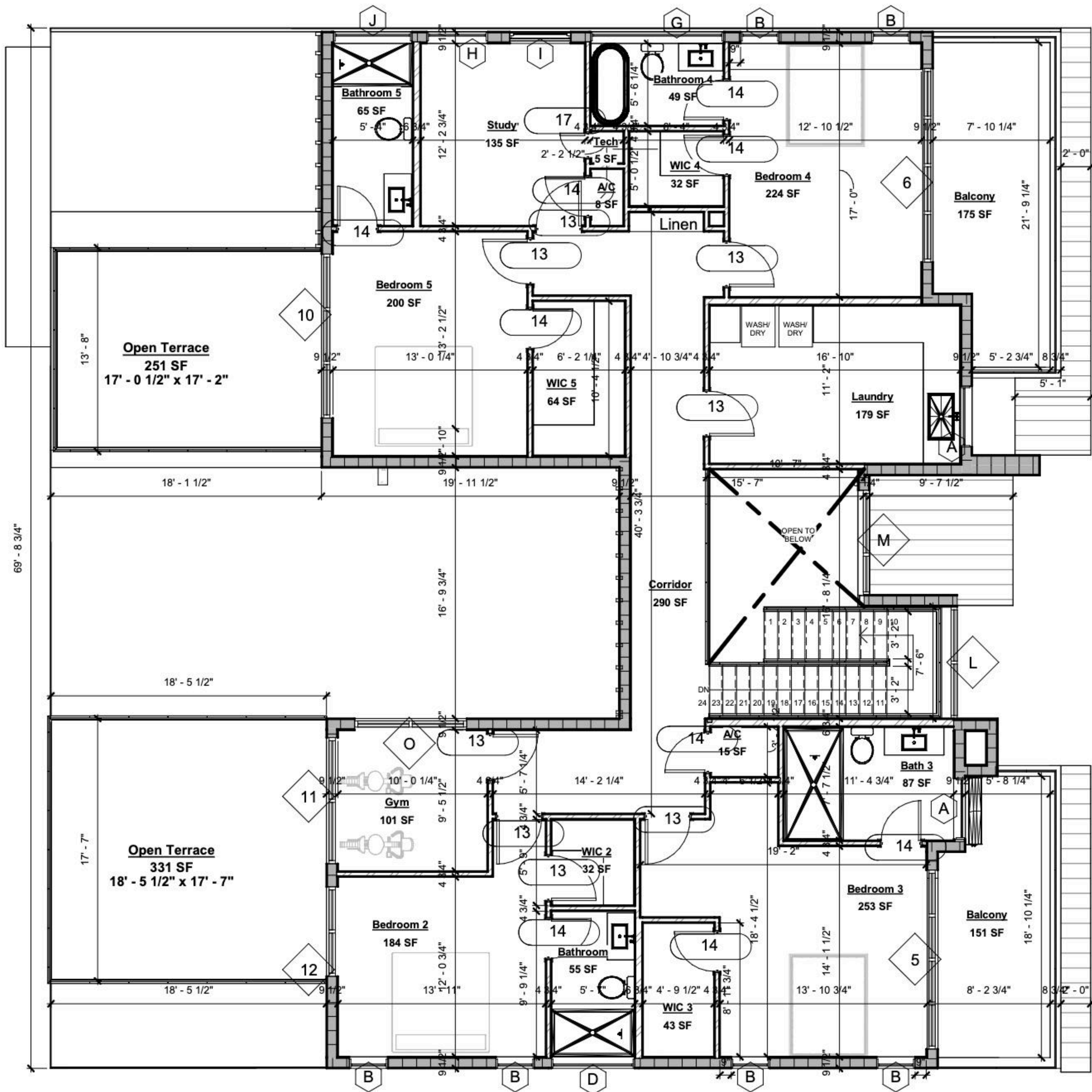
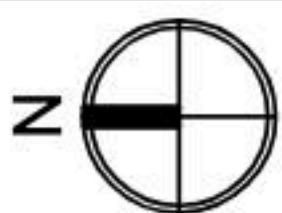


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VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: GROUND FLOOR PLAN

SHEET NO.
A.106



1 2nd floor
A.107 Scale: 1/8" = 1'-0"

No.	Description	Date

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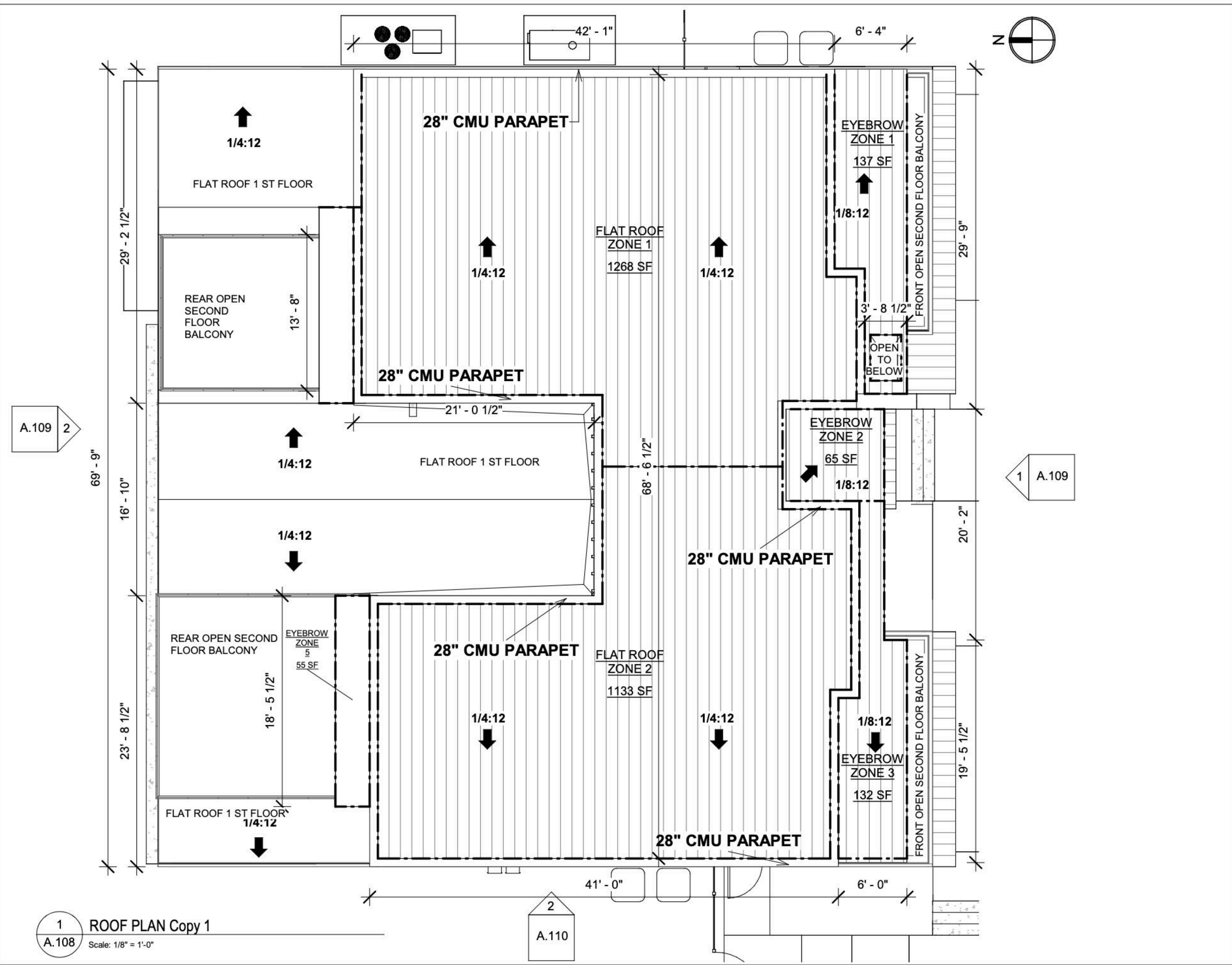


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VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: SECOND FLOOR PLAN

SHEET NO.
A.107



No.	Description	Date

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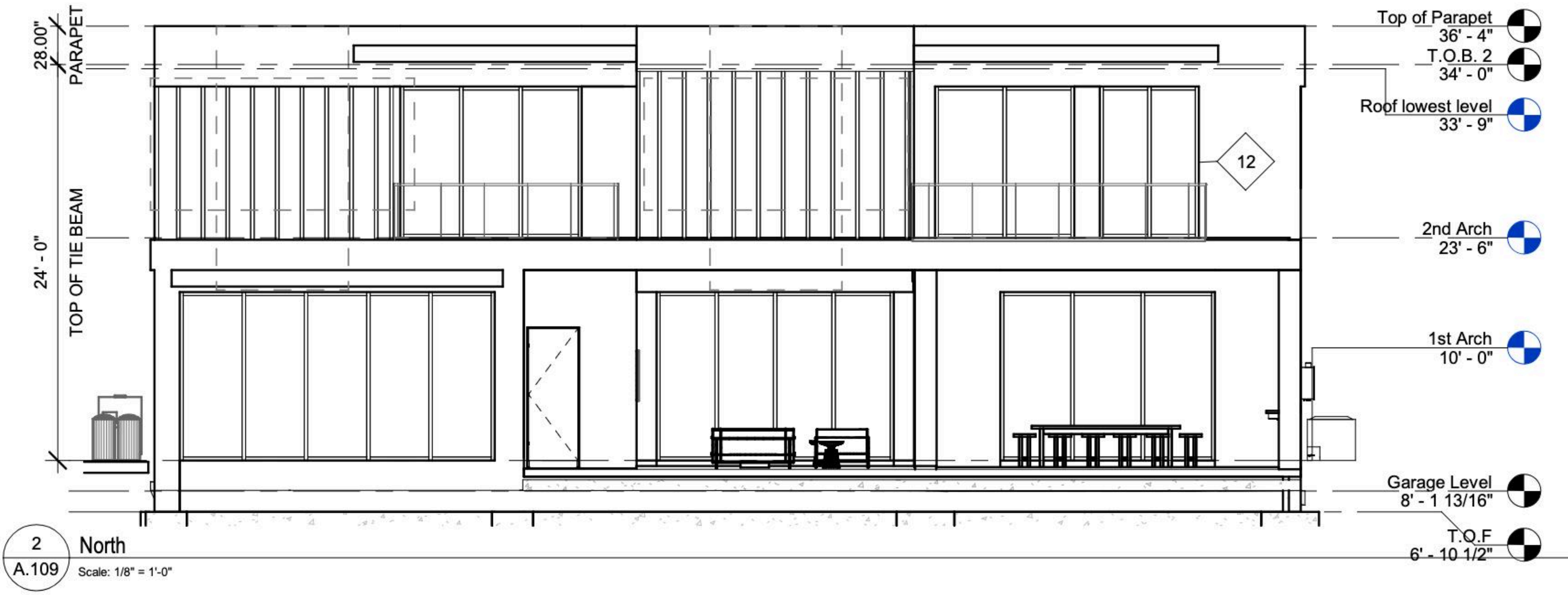
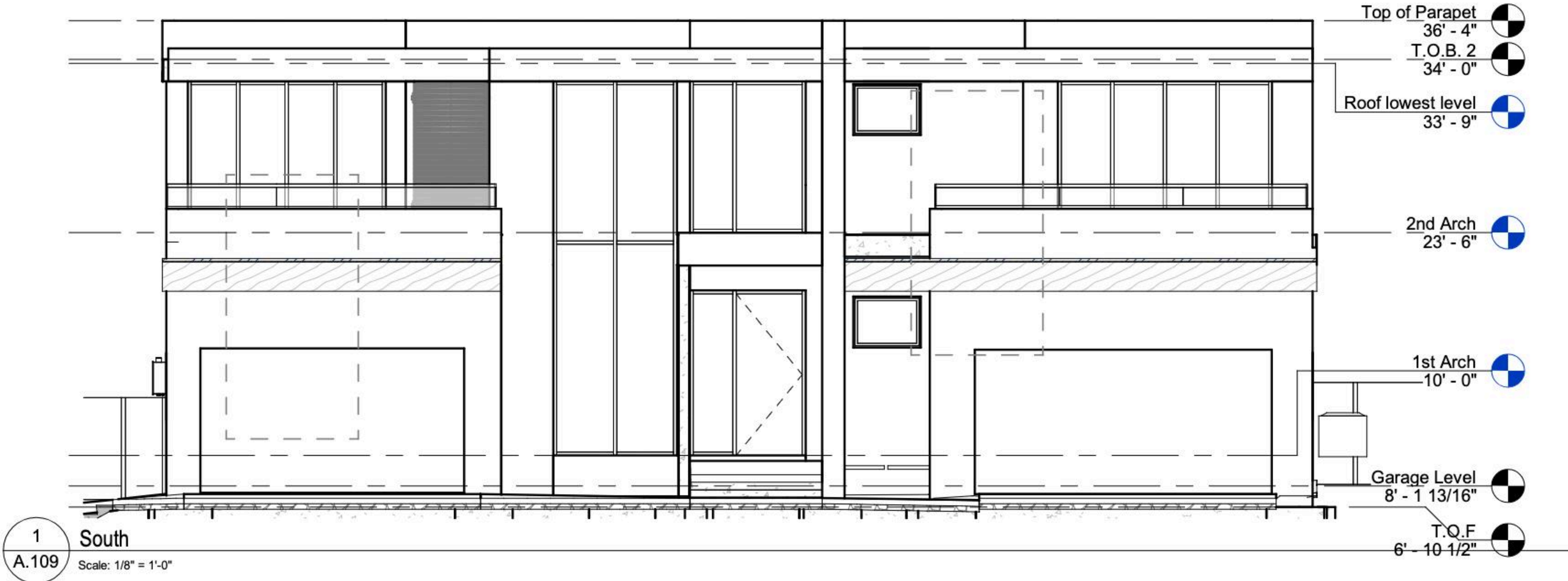


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E. info@vimxdesign.com

VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: ROOF PLAN

SHEET NO.
A.108



No.	Description	Date

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Professional Engineer
PE 74126

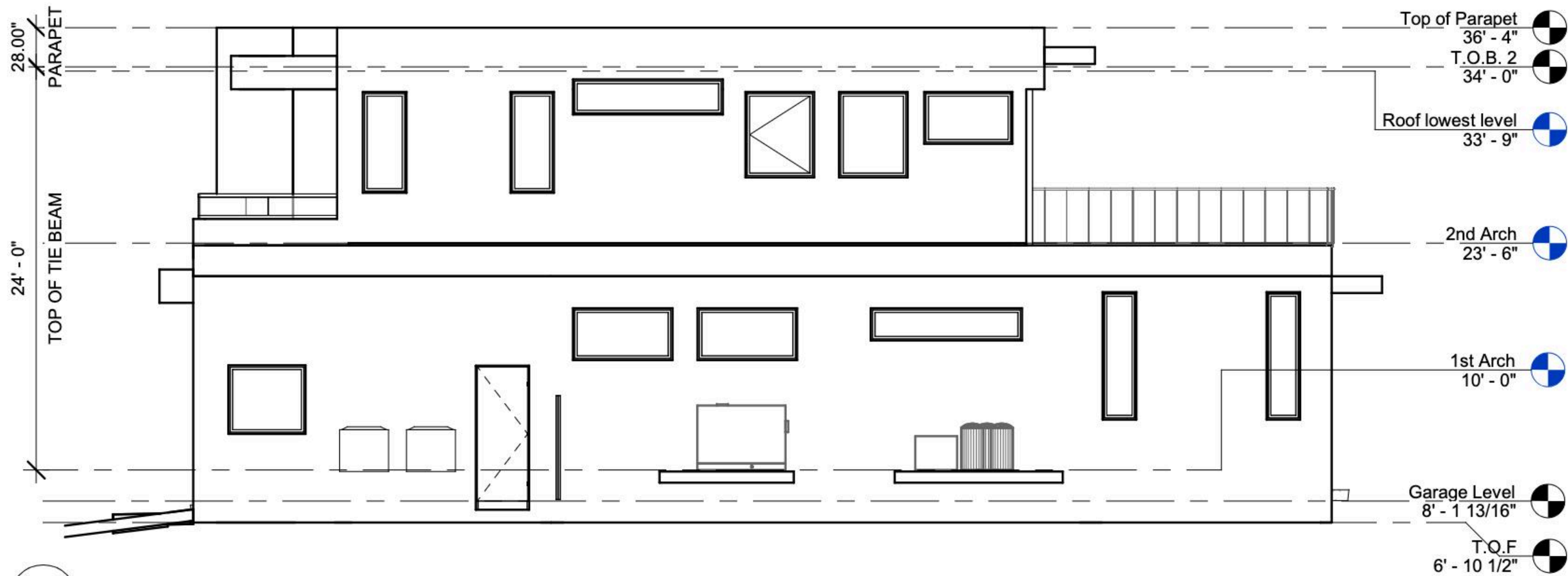


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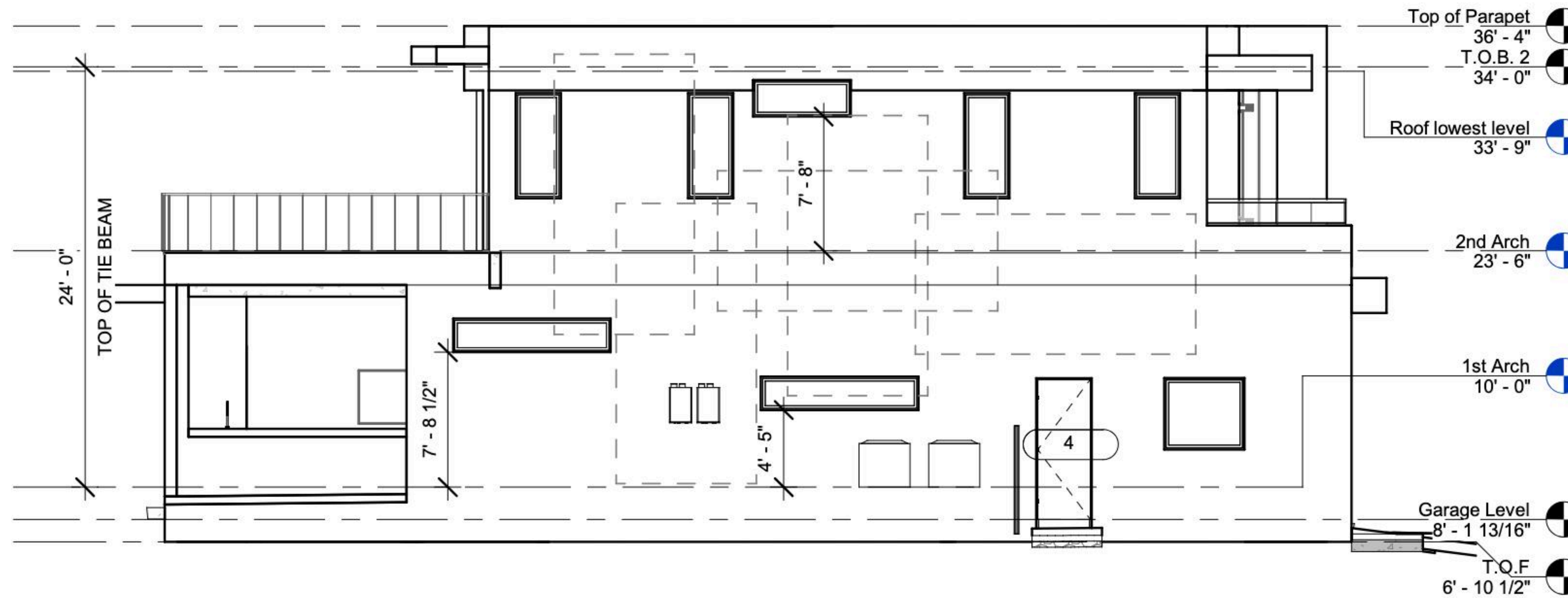
VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: ELEVATIONS

SHEET NO.
A.109



1 East
A.110 Scale: 1/8" = 1'-0"



2 West
A.110 Scale: 1/8" = 1'-0"

No.	Description	Date

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Professional Engineer
PE 74126



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VIMP25-0075

Owner: 20 Hudson LLC
Address: 20 Hudson Avenue, Ocean Ridge, FL
Sheet: ELEVATIONS

SHEET NO.
A.110

ARCHITECTURAL NARRATIVE

Date: Friday, 20 Feb 2026

Town of Ocean Ridge

Subject: 20 Hudson Avenue

Project # 25-078

To Whom It May Concern:

The architectural style of 20 Hudson Ave is a timeless transitional contemporary style that blends contemporary features with warm coastal elements.

The new residence was placed with the south-facing front elevation in parallel to the right-of-way of Hudson Avenue to blend harmoniously with the orientation of other residences along the street.

The open floor plan and ample fenestration create an inviting presence, bringing the indoor and outdoor living elements together. Strong attention was paid to building articulation, whereby the east and west second floors are further setback 6 feet from the first floor garages, which employ cantilever eyebrows that, in union, break up the volumetric composition of the front elevation.

The Hudson Avenue cul-de-sac features some of the newer homes built in the town, with six new residences erected in the past 10 years. Many of these adjacent builds feature similar coastal contemporary designs to the subject property, further contributing to neighborhood harmony at the western end of Hudson Avenue.

The height and scale are compatible with the surrounding buildings, as there are neighboring buildings with both one and two stories. We have carefully curated and simplified the use of our construction materials, wood, limestone, metal, and floral accents, which break up the smooth stucco facade. The residences' massing elements are enhanced by using these materials, creating a deliberate architectural rhythm, along with the landscaping, which uses plantings that match the character of the neighborhood.

The window and door placement proportions create a pleasant architectural tempo, providing natural light to the inside of the home while ensuring minimal concrete massing from the street view. All mechanical equipment has been strategically screened to prevent visibility from the street view and neighbors.

The proposed residence is in compliance with all of the Town's land development regulations. Please see below itemized Review Criteria Analysis for Town Code Section 63-56.

--

Review Criteria Analysis - Town Code Section 63-56.

a. Relationship of Building to Site:

1. Transition with Streetscape / Balance and Proportion:

The residence is thoughtfully situated on the site to create a visually pleasing transition from the private streetscape of Hudson Avenue into a transitional contemporary home. The design uses the articulation of its mass and materials to harmonize with the scale and rhythm of the surrounding homes.

2. Height and Scale Compatibility Onsite:

The building is a two-story volume that articulates well with the site. The second floor has been set back from the garages to move the two story mass further way from the streetscape. The massing has been thoughtfully placed to sit comfortably among neighboring residences and it maintains compatibility in overall height and scale.

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

1. Neighborhood Enhancement:

The project enhances the neighborhood by bringing a desirable, timeless transitional contemporary house to this lot. The integration of the architecture, landscape, warm cladding, and floral accents reflects the coastal lifestyle, elevating the overall character on the street.

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

The proposed residence incorporates a palette of limestone, wood, smooth stucco, roof overhangs, metal detail features and decorative awnings. These elements are consistent with the architectural styles in the Hudson Avenue cul-de-sac promoting architectural harmony through careful attention to form, material texture, and proportion.

3. Consistency with Neighborhood Character / Acknowledged Styles:

The design references timeless transitional contemporary architecture that is common to Ocean Ridge's coastal context, while providing a unique but contextual expression. Architectural tempo, lightness, and transparency align with the established visual language of the neighborhood.

4. Height and Scale Compatibility with Neighborhood:

With a main massing height comparable to nearby two-story homes, the project respects the scale of adjacent properties and avoids imposing mass at the street edge by way of a setback second story.

5. Landscape Compatibility and Enhancement:

The landscape design blends native and climate-appropriate plantings that reflect and enhance both the architecture and the adjacent neighborhood. Landscaping is provided

to provide screening and privacy from the street while softening transitions at the site edge.

(c) Building Design

1. Overall Quality and Contextual Fit:

The home emphasizes architectural quality through proportional composition, restraint, and integration of indoor-outdoor living. The use of quality materials, fenestration, and articulation contextually blends its relationship with the surrounding neighborhood.

2. Balanced Components (Roof, Windows, Doors, etc.):

Roof eyebrows, windows, doors, and other elements are proportionally scaled and aligned to maintain a visual balance. Large vertical proportioned windows enhance natural light while creating important pauses in the architectural tempo.

3. Color Palette and Neighborhood Character:

The residences' color scheme utilizes neutral tones and natural finishes that are consistent with the area's palette and architectural language. These choices reinforce the home's place within the broader neighborhood aesthetic.

4. Mechanical Equipment Screening:

All ground-level mechanical equipment has been fully screened from street and adjacent property views, using landscape buffers as appropriate.

5. Size Relative to Surrounding Development:

The size of the home is consistent with the residences surrounding the property on the west end of Hudson Avenue. Site coverage, height, and bulk remain within town guidelines.

6. Use of Preferred Design Elements for Additions or Renovations:

While this is new construction, the project incorporates and reinforces preferred architectural elements throughout with shaded terraces, ample fenestration, floral highlights, and natural cladding materials.

7. Architectural Consistency Throughout the Design:

The architectural language is consistent from front to rear, with unified detailing, opening and fenestration patterns, and consistent material use. This creates a seamless experience as one moves through and around the home.

8. Conformance with Land Development Regulations and Comprehensive Plan:

The proposed structure complies fully with all applicable land development regulations and aligns with the Town of Ocean Ridge's goals for high-quality, context-sensitive residential design.

20 Hudson - Rear Rendering



20 Hudson - Side Rendering 1 of 2



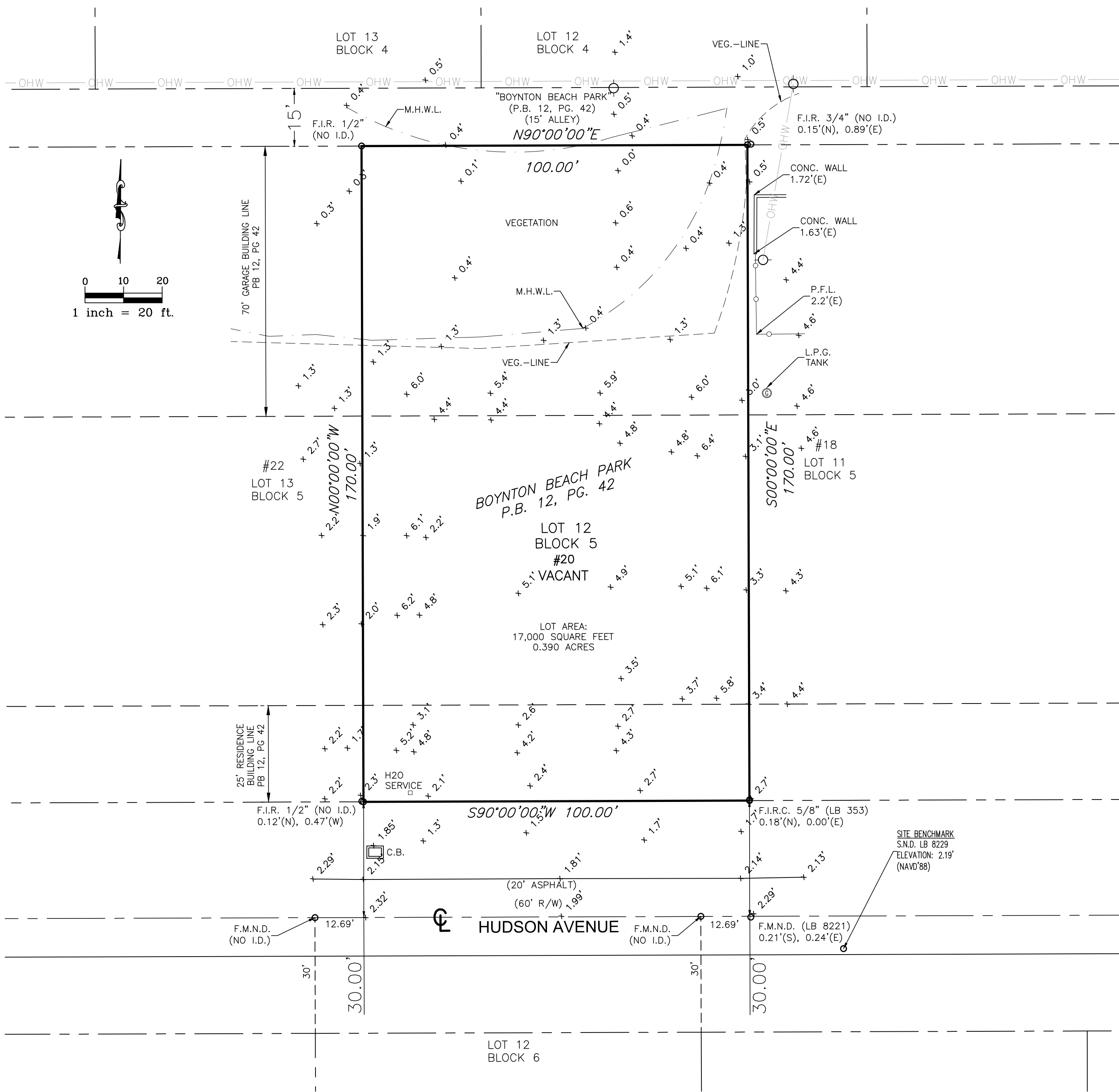
20 Hudson - Side Rendering 2 of 2



20 Hudson Ave, Ocean Ridge FL 33435

ARCHITECTURAL PRESENTATION

A.E. = ANCHOR EASEMENT
 BM = BENCHMARK
 CL = CENTERLINE
 CONC. = CONCRETE
 CBS = CONCRETE BLOCK STRUCTURE
 Δ = DELTA
 EL., ELEV. = ELEVATION
 E.M. = ELECTRICAL METER
 F.F. = FINISHED FLOOR
 F.I.R. = FOUND IRON ROD
 F.N&D. = FOUND NAIL AND DISC
 F.N&T = FOUND NAIL AND TAB
 L.B. = LICENSED SURVEY BUSINESS
 L.M.E. = LAKE MAINTENANCE EASEMENT
 L = ARC DISTANCE
 LS = LICENSED SURVEYOR
 NO I.D. = NO IDENTIFICATION
 N/A = NOT APPLICABLE
 O/L = ON LINE
 O/S = OFFSET
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCE
 P.C. = POINT OF CURVATURE
 R = RADIUS
 R/W = RIGHT OF WAY
 U.E. = UTILITY EASEMENT
 ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
 ATIMA = AS THEIR INTEREST MAY APPEAR
 NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 P.C.N. = PARCEL CONTROL NUMBER
 x 0.00' = EXISTING ELEVATION
 M.H.W.L. = MEAN HIGH WATER LINE
 SQF = SQUARE FEET



	FIRE HYDRANT		CBS. WALL
	WATER VALVE		OVERHEAD LINE (OH)
	CABLE BOX		WOOD FENCE (W.F)
	SANITARY MANHOLE		WIRE FENCE (W.F)
	CONCRETE POLE		CHAIN LINK FENCE (C.L.F)
	WOOD POLE		
	EXISTING ELEVATION		

SURVEYOR'S NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON.
LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 1215.01, POLICY NUMBER: 021-7144717, DATE OF POLICY: AUGUST 25, 2025 AT 2:20 PM, SCHEDULE B EXCEPTIONS AND ARE SHOWN HEREON.
DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 10,000 FEET).
ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

SHEET 1 OF 1

MAP OF BOUNDARY SURVEY / TOPO COMMUNITY PANEL# 125134-0793-G FLOOD ZONE: AE BASE FLOOD EL.: 9.0 DRAWN BY: N.L.R. CHECKED BY: J.E.K.		SCALE: 1" = 20' NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. Digitally signed by John E Kuhar DN: c=US, o=BASELINE LAND SURVEY LLC, dnQualifier=A01410D0000018715027A660005614B, cn=John E Kuhar Date: 2026.01.13 09:14:19 -05'00'	 Baseline Land Survey LLC 1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph.(561) 417-0700
DATE OF FIRM: 12/20/2024 BASIS OF BEARING: N R/W HUDSON AVENUE, SAID LINE HAVING AN ASSUMED BEARING OF S90°00'00"W.		ADD ELEV.: 01/12/26 PARTY CHIEF: JOHN D. SURVEY DATE: 10/20/25	Date: 01/12/2026 JOHN E. KUHAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	JOB NO.: 25-08-023 LB-8229
PROPERTY ADDRESS: (VACANT LAND) 20 HUDSON AVENUE, OCEAN RIDGE, FL. 33435				

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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	March 17, 2025
Subject:	5 Sailfish Lane – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Contin Architecture, Juan Contin

OWNER: 5 Sailfish Ln, LLC

ADDRESS: 5310 N SR 7 Ste C, Fort Lauderdale, FL 33319

ZONING DISTRICT: RMM

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, and 64-2, RMM, Medium Density Multifamily 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 2,703 square foot two-story single-family home with four (4) bedrooms, three (3) full baths, one (1) car garage, and swimming pool. Note that Section 64-44 Off-Street Parking states that “for single/two-family dwellings on existing lots less than 10,000 square feet in area, that are located in zoning districts other than RSF and RSE, only one off-street parking space shall be required”. The lot area on this site is 7,515 and as such only one (1) parking space is required for this home and with one (1) garage space and two (2) exterior spaces in the driveway the site plan complies with the Town’s parking code.

The application for Development Plan Review was submitted on January 12, 2026, responses to staff comments were submitted on January 26, 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

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
5 Sailfish Lane
01/18/2026/Revision 02/02/26

This Plan Review Report is for the Development Plan Review to construct a new two-story home. The proposed development includes demolishing the existing home and constructing a new two-story home with four (4) bedrooms, three (3) full bathrooms, a one-car garage, and a swimming pool. This review references site and architectural plans prepared by Contin Architecture and Design dated 01/09/26; civil plans prepared by TERRA Engineering Consulting dated 08/25/25; landscape plans prepared by Contin Architecture and Design dated 01/09/26; and a survey prepared by Compass Surveying dated 08/01/25. **This revised report is based on revisions received on 01/26/26 and recommends approval with conditions.**

PCN: 46-43-45-34-05-001-0080
FLU: Multi-family
Zoning: RMM

The following review is based on the checklist for development plan review, requirements of the Town of Ocean Ridge Land Development Code Section 64-2 for the RMM Zoning District, and Sections 64-1(b) through (j) regarding single-family development as applicable.

- For compliance with the LDAA Checklist, please update the survey to be abstracted to the title showing all easements and encumbrances of record, and please show calculation of the total square footage. **A title report has been provided and the information is being added to the survey. Condition of Approval: the revised survey must be provided at the time of building permitting.**
- Based on the property dimensions, the square footage of the lot should be 7515 SF. However, the data tabulation shows 7513.39, and the application shows it as 7,153.39. Please revise for consistency with the updated survey and show the correct square footage in the application, on the plans and site data table. **The site plan has been revised to show 7515 SF, but the LDAA application has not. Condition of Approval: provide a revised application showing the correct square footage prior to building permitting.**
- ~~The site plan and landscape plan both show an area of crushed stone, however the engineering plan show a perimeter grassed swale. Please revise plans for consistency and to ensure compliance with site drainage requires as needed.~~ **Comment addressed**

~~Section 64-1(e)(2) **Background:** This code section requires a minimum of 15 percent window and door coverage, and substantial articulation on all elevations of a single-family residential dwelling and an accessory building including without limitation, front, side, and rear elevations on the wall of the~~

elevation must touch or overlap an element such as a window or door, or a significant articulation such as shutters, decorative arches, building jog, or banding. Sheet A200 shows that the east and south meet the minimum requirement of 15 percent for windows and doors. However, on the west side, the percentage is 14.98 and on the north side, it is 14.96, both of which do not comply with the 15 percent minimum requirement. In addition, the West Elevation on Sheet A201 shows elevation coverage by the "8x16 Rectangle" described in this code section, however the area between the two window openings on the 2nd floor scales at approximately 20' horizontally by 15' vertically.

Comment: Please revise Sheet A200 to comply with the minimum 15% window openings and revise the West Elevation on Sheet A201 to comply with the maximum articulation requirements. **Comment addressed**

Section 64-1(i)

Background: This code section limits the 2nd floor area to 75% of the first floor. The data tabulation on sheet A000 the second floor to first floor ratio is 48.2%, with the first floor 2029 square feet and the second floor 979 square feet. However, the table on Sheet A100 the second floor to first floor ratio is 62%, with the first floor 1514 square feet and the second floor 944 square feet.

Comment: Although either calculation is consistent with the maximum code allowance, please revise the sheets for consistency, and please provide the legend and the second floor to first floor calculation as required by the checklist. **Comment Addressed**

Section 66-142(c)

Background: This code section allows artificial turf in the side or rear yard areas not to exceed 25 percent of the lot area calculated as the side or rear yard minus the area of the primary structure of the rear and side yards, and allows artificial turf in front yard between paver blocks where the area for the artificial turf does not exceed 4" in width. The landscape shows 77 SF of artificial turf limited to the area between paver blocks, however does not dimension the distance between the pavers.

Comment: Please specify the dimensions between the paver block to ensure that it does not exceed the maximum of 4". **Comment addressed**



CRAIG A. SMITH AND ASSOCIATES

ENGINEERS•SURVEYORS•UTILITY LOCATORS•GRANT SPECIALISTS

1425 E. Newport Center Dr., Deerfield Beach, FL 33442

Office: 561.314.4445 Fax: 561.791.9818

E-Mail: orubio@craigasmith.com

MEMORANDUM

To: Kelly Avery, CMC
Town Clerk

From: Al Caruso, E.I
Project Engineer

Thru: Orlando A. Rubio, PE
VP of Stormwater Engineering

Date: March 3, 2026

Subject: Development Plan Review Comments
5 Sailfish Lane
CAS Project No. 08-26-008

Cc: File



Craig A. Smith & Associates has completed the Development Plan Review process for 5 Sailfish Lane. We take no exceptions to the submitted plans, calculations and details.

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

APPLICANT FILL OUT: PROPERTY ADDRESS: <u>5 SAILFISH</u>		ZONING DISTRICT: <u>RMM</u>	
		APPLICANT USE	ZONING OFFICIAL USE ONLY
*TOTAL SITE AREA	Sq. Ft.	<u>7,515</u>	Sq. Ft.
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)		<u>X</u>	
FINISHED FLOOR ELEVATION (NAVD)		<u>14 FT</u>	
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	PROPOSED	PROPOSED	
	Sq. Ft. %	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM <u> </u> %)		<u>2,701</u>	<u>35.9</u>
LOT COVERAGE (MAXIMUM <u> </u> %)		<u>2,208</u>	<u>29.4</u>
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft. %	Sq. Ft.	%
FIRST FLOOR UNDER A/C (<u> </u>)		<u>1561</u>	<u>20.8</u>
SECOND FLOOR UNDER A/C (<u> </u>)		<u>922</u>	<u>13.3</u>
TOTAL UNDER A/C (<u> </u>)		<u>2483</u>	<u>33.0</u>
TOTAL FLOOR AREA (<u> </u>)		<u>2808</u>	<u>37.4</u>
TOTAL UNDER ROOF (<u> </u>)		<u>3593</u>	<u>47.8</u>
FLAT ROOF (<u> </u>)		<u>463</u>	<u>06.2</u>
TOTAL ROOF (<u> </u>)		<u>2282</u>	<u>30.4</u>
GARAGE (<u> </u>)		<u>315</u>	<u>04.2</u>
COVERED PATIO (<u> </u>)		<u>268</u>	<u>03.6</u>
COVERED ENTRY (<u> </u>)		<u>54</u>	<u>00.7</u>
COVERED BALCONY (REAR) (<u> </u>)		<u> </u>	<u> </u>
COVERED BALCONY (FRONT) (<u> </u>)		<u> </u>	<u> </u>
OPEN BALCONY (<u> </u>)		<u>463</u>	<u>06.2</u>
BUILDING FOOTPRINT (<u> </u>)		<u>2208</u>	<u>37.4</u>
SEPTIC TANK & DRAINFIELD (<u> </u>)		<u>410</u>	<u>05.5</u>
PAVED AREA (<u> </u>)		<u>1,303</u>	<u>17.3</u>
SYNTHETIC TURF (<u> </u>)		<u>77</u>	<u>01.0</u>
TOTAL IMPERVIOUS (<u> </u>) (INCLUDES SYNTHETIC TURF)		<u>3,861</u>	<u>51.4</u>
TOTAL PERVIOUS (<u> </u>)		<u>3,654</u>	<u>48.6</u>
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	FEET	FEET	
BUILDING HEIGHT (<u>36</u>)		<u>26</u>	
BUILDING SETBACKS:			
FRONT (<u>25</u>)		<u>25</u>	
REAR (<u>15</u>)		<u>15</u>	
SIDE INTERIOR (<u>15</u>)		<u>15</u>	
SIDE CORNER (<u>20</u>)		<u> </u>	
WATERWAY (<u>25</u>)		<u> </u>	
DRIVEWAY (<u>10</u>)		<u>14</u>	

1st FL. 1886 SF = 100%
 2nd FL 992 " = 50.1%
 75% 2nd FL MAX OF 1st FL.

- ZONING -
 MANNY - 1.20.26



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:

5 Sailfish Ln, Ocean Ridge, FL 33435

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): 5 Sailfish Ln LLC	Name: Contin Architecture and Design, Juan Contin
Address: 5310 N STATE RD 7C NORTH LAUDERDALE, FL 33319	Address: 826 S Federal Hwy, Lake Worth Beach, FL 33460
Phone: (561) 480-0288	Phone: 561-249-4007
Email: iacevedo@firmbuilderconstruction.com	Email: cdgplans@gmail.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 ♦
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General Data

Project Name: 5 Sailfish Lane

Project Location Address: 5 Sailfish Ln, Ocean Ridge, FL 33435

Exact Legal Description of Property: PALM BEACH SHORE ACRES BLKS A, B & Z N 90 FT OF E 83.5 FT OF W 183.5 FT OF LT 10 IN DB991P213 BLK A

Property Control No: 46-43-45- 34-05-001-0080

Existing Zoning: RMM—MEDIUM DENSITY MULTI-FAMILY

Proposed Zoning (if applicable to application): SAME AS EXISTING - RMM

Existing Land Use: SINGLE FAMILY RESIDENCE

Proposed Land Use: SAME AS EXISTING - SINGLE FAMILY RESIDENCE

First Floor Living Elevation (For CCCL Application): 14.0' N.A.V.D.

Total Site Area: _____ Sq. Ft.: 7,153.39 Acres: 0.17

Flood Zone Category: X

Existing Comprehensive Plan Designation (if applicable to application): _____

Proposed Comprehensive Plan Designation (if applicable to application): _____

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

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

Existing Bedrooms: 2 Proposed Bedrooms: 4

Existing Bathrooms: 1 Proposed Bathrooms: 3

Residential: Total Number of Dwelling Units: 1 Density (Units per acre): 6 Du/acre

Commercial: Total Square Footage: _____ Number of Buildings: _____



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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.)

Per Sec. 63-56, Requesting a Development plan review for the proposed single-family structure since as it is a new development or construction that increases the size of the current structure by more than 50 percent or where such renovation construction, as classified as substantial improvements per the Florida Building Code, costs more than 50 percent of the existing structure.

Refer to development/construction/site plans attached to this application for review and approval by Planning and Zoning Staff/Board.

The owner intends to demolish the existing single family 1-story house (1,268 SF) and propose a new 2-story residence (+/-2,700 SF) with 4 bedrooms/3bathrooms, and a swimming pool (10' x 34'-9") in the rear. The existing Finish Floor Elevation is going to be matched for the new house at 14.0 NAVD. The garage and patios will have a lower elevation of 13.5'.

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 single family residence being proposed follows the planning and zoning guidelines, in terms of the building area, height, setbacks, ratio of 1st to 2nd floor, facade glazing areas

& articulation. The design also complies with the pool and equipment setback requirements. Site data table has been filed out to the best of our knowledge and

complies with all code requirements. The architectural style is a minimal modern style with a juxtaposition between the front and back. To allow the diffused north light, the rear facade

consists of larger windows that look out to the pool and garden. While the front is mostly private but mainly accents the large entry glass feature. There are upper terraces that look out on both sides (north and south).

This project will only increase the property values of this area as it will replace the currently abandoned residence. The building size is moderate and it aims to attract a younger

family looking for a new modern house that accommodates. It follows the goals of the Town's Comprehensive Plan to convert this area to mainly single family properties.

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

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

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



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: Juan Contin	
Company Name: Contin Architecture and Design	
Address: 826 S Federal Hwy, Lake Worth Beach, FL 33460	
Phone: 561-249-4007	Email: CDGPLANS@GMAIL.COM
Developer:	
Name: IANQUER A ACEVEDO,	
Company Name: 5 SAILFISH LN LLC	
Address: 500 SW 62ND AVE, PLANTATION, FL 33317	
Phone: (561) 480-0288	Email: iacevedo@firmbuilderconstruction.com
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: Juan Contin	Florida Registration No.: #AR94935
Company Name: Contin Architecture and Design	
Address: 826 S Federal Hwy, Lake Worth Beach, FL 33460	
Phone: 561-249-4007	Email: CDGPLANS@GMAIL.COM
Landscape Architect	
Name: Juan Contin	Florida Registration No.: #AR94935
Company Name: Contin Architecture and Design	
Address: 826 S Federal Hwy, Lake Worth Beach, FL 33460	
Phone: 561-249-4007	Email: CDGPLANS@GMAIL.COM
Engineer	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:



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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.

[Signature]
Applicant Signature

JUAN CONTIN
Printed Name of Applicant
Contin Architecture & Design

Applicant is: ☐ Owner ☐ Lessee ☒ Agent

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 9th day of January, 2026 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

[Signature]
Notary Signature (for Applicant)

11/15/29
Commission Expiration

Seal/Stamp
Kevin Fernandez
Comm.: HH 708078
Expires: Nov. 15, 2029
Notary Public - State of Florida



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

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

Prepared By: _____ Date: _____

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

APPLICANT FILL OUT: PROPERTY ADDRESS:		ZONING DISTRICT: _____	
	APPLICANT USE	ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	7,513.39 Sq. Ft.	Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	N/A		
FINISHED FLOOR ELEVATION (NAVD)	14'		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW
	PROPOSED		PROPOSED
	Sq. Ft.	%	Sq. Ft. %
FLOOR AREA RATIO (MAXIMUM %)	2,703	35.9	
LOT COVERAGE (MAXIMUM %)	2,150	28.6	
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft. %
FIRST FLOOR UNDER A/C ()	1,514	20	
SECOND FLOOR UNDER A/C ()	944	12	
TOTAL UNDER A/C ()	2,458	33	
TOTAL FLOOR AREA ()	2,703	35.9	
TOTAL UNDER ROOF ()	2,150	28.6	
FLAT ROOF ()	314	4	
TOTAL ROOF ()			
GARAGE ()	314	4	
COVERED PATIO ()	287	4	
COVERED ENTRY ()	35	0.5	
COVERED BALCONY (REAR) ()	N/A		
COVERED BALCONY (FRONT) ()	N/A		
OPEN BALCONY ()	433	5.7	
BUILDING FOOTPRINT ()	2,150	28.6	
SEPTIC TANK & DRAINFIELD ()	410	6	

**TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT**

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PAVED AREA ()	1,303	17		
SYNTHETIC TURF ()	77 SF Driveway 1%	1		
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	1,410	18.8		
TOTAL PERVIOUS ()	3,953	52.6		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	FEET		FEET	
BUILDING HEIGHT ()	26'			
BUILDING SETBACKS:				
FRONT ()	25'			
REAR ()	15'			
SIDE INTERIOR ()	15'			
SIDE CORNER ()	N/A			
WATERWAY ()	N/A			
DRIVEWAY ()	24' Width			

Prepared By: _____ Date: _____

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

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

Read the instructions carefully!!



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

Affidavit to Appoint Agent

Please check one of the following:

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

- He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description)
5 Sailfish Ln, Ocean Ridge, FL 33435
PALM BEACH SHORE ACRES BLKS A, B & Z N 90 FT OF E 83.5 FT OF W 183.5 FT OF LT 10 IN DB991P213 BLK A
- He/She desires to submit a Development Plan Review application to the Town of Ocean Ridge, Florida.
- He/She has appointed Contin Architecture & Design, Juan Contin to act as agent in his/her behalf to accomplish the above.
- 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 8th of January, 2026.

Signature of Property Owner

Janguer Acaredo, 5 Sailfish Ln LLC, MGR

Property Owner Printed Name

Notary Public Signature

Kevin Fernandez

Notary Printed Name

My Commission Expires 11/15/29

(SEAL)



Kevin Fernandez
 Comm.: HH 708078
 Expires: Nov. 15, 2029
 Notary Public - State of Florida

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

Property Information

Owner Name : REMAIN CALM LLC
Parcel Control Number : 46-43-45-34-05-001-0080
Location Address : 5 SAILFISH LN

Structural Details

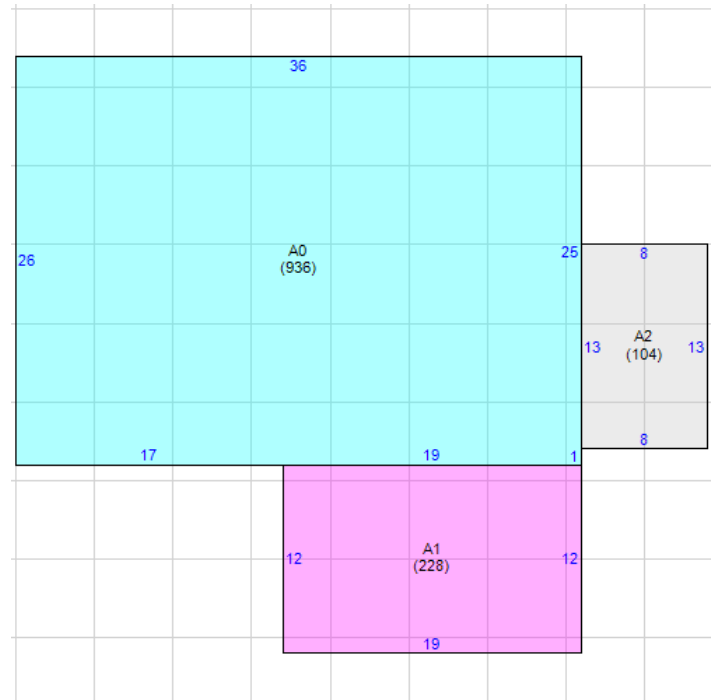
Structural Element for Building 1

Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	1952
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	1
Half Baths	0
Roof Structure	WOOD TRUSS
Roof Cover	WOOD SHAKES
Interior Wall 1	PLYWOOD PNL.
Interior Wall 2	DRYWALL
Floor Type 1	TERAZZO MONOLITHIC
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
UCP Unfinished Carport	228
FOP Finished Open Porch	104
BAS Base Area	936
Total Square Footage	1268
Area Under Air	936

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RMM	0.1719

Prepared by and return to:
Natalie Zagury Esq.
Zagury Scott PA
11601 Biscayne Blvd., #310
Miami Shores, FL 33181
(305) 428-3823

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of July, 2025 between **Remain Calm LLC, a Florida Limited Liability Company** whose post office address is **3118 Pierson Dr, Delray Beach, FL 33483**, grantor, and **5 Sailfish Ln LLC, a Florida Limited Liability Company** whose post office address is **6518 W Atlantic Boulevard, Margate, FL 33063**, grantee:

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

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

All of the Parcel of Land in the Town of Ocean Ridge, Palm Beach County, Florida, more particularly described as: Beginning at a Point on the North Line of Lot 10, Block "A", of Palm Beach Shore Acres, according to the plat thereof, as recorded in Plat Book 7, Page 15, of the Public Records of Palm Beach County, Florida, which point is 100 feet East of the East Right of Way Line of State Road A1A; Thence Easterly along the North line of said Lot 10 to a point which is 83.5 feet East of the Point of Beginning; Thence Southerly 90 Degrees a distance of 90 feet to a Point which is 10 feet North of the South line of said Lot 10; Thence Westerly 90 Degrees and Parallel with the South line of said Lot 10, a distance of 83.5 feet to a Point; Thence Northerly 90 Degrees to the Point of Beginning.

Parcel Number: 46-43-45-34-05-001-0080

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: PAUL B MOYE
P.O. Address: 1606 LANTANA
Thompsons Station TN 37179

Remain Calm LLC, a Florida Limited Liability Company

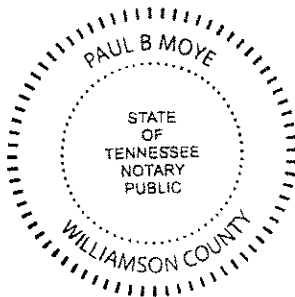
By: [Signature]
Curtis A. Brown, Sole Member

[Signature]
Witness
Printed Name: DEBBIE A. BROWN
P.O. Address: 1601 SE ATLANTIC DR.
LANHAM, FL 33410

State of ~~Florida~~ Tennessee
County of WILLIAMSON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2025 by Curtis A. Brown, Sole Member of Remain Calm LLC who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: PAUL B MOYE
My Commission Expires: 1-22-2029



826 S. FEDERAL HWY,
LAKE WORTH BEACH, FL 33460
561 249 4007

Town of Ocean Ridge

Address: 5 Sailfish Ln, Boynton Beach, FL 33435

Date: 3/3/2026

Narrative

Proposed Architectural Style: Contemporary Minimal Style

Sec. 63-56. - Development plan review.

(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.

The new proposed driveway provides ample space for users to pull-in and out, compared to the existing driveway location on site that in close proximity to the road intersection. This driveway width is balanced with the west side of the building, creating a sense of balance and proportion.

2. The height and scale of each building should be compatible with its site and other buildings onsite.

There are no other buildings on the subject property. The adjacent property on the west has a 2-story portion of the building that looks over onto the subject site. Towards the SE corner of the site is a property with a full 2-story home. The scale of the building matches the general size of neighboring properties.

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

1. Buildings and site should be designed to enhance the surrounding neighborhood.

The existing building is currently abandoned, and this new proposed modern house will increase property values for the area and enhance the look of neighborhood with new landscaping and façade.

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.

The building demonstrates a high level of visual harmony.

- ***Style & Form:** The structure uses a contemporary minimalist style with clean rectilinear forms and strong vertical lines.*
- ***Texture:** Smooth wall surfaces contrast with the perforated brown screen volume, adding controlled variation without disrupting the architectural language.*
- ***Mass & Lines:** The main massing is simple and cubic, complemented by a tall vertical entrance frame that emphasizes the entry. All lines are clean, consistent, and modern.*
- ***Materials & Colors:** Light neutral façade materials pair well with the warm brown accent and the natural green landscaping. The palette is cohesive and contemporary.*

3. Buildings and site should be consistent with the established neighborhood character or within acknowledged architectural styles.

Based on typical modern residential contexts, this structure follows a contemporary architectural style that is widely recognized. The design is consistent with modern neighborhoods emphasizing clean geometry, integrated landscaping, and minimalist detailing. The neighborhood is currently predominantly traditional, but can be considered transitioning with new projects arising. This residence would present a contrasting but still coherent contemporary style.

4. The height and scale of the proposed structure(s) should be compatible with the surrounding neighborhood.

The building is a two-story structure with moderate massing. The height is not excessive or imposing. The scale is balanced with a single-car driveway and landscaped buffer, reducing horizontal bulk. Vertical elements, such as the tall entrance frame and trees, help soften the transition of height. The property to the west has a 2-story portion that currently looks over the subject site. The property on the south-east corner also has 2-story portion.

5. The landscaping should enhance and be compatible with the surrounding neighborhood while providing harmony to the architectural style.

The landscape design is clearly integrated into the architecture.

- *Tropical and lush plantings reinforce the contemporary style.*
- *Trees soften the façade and add shade, while low shrubs and grasses tie the structure into the ground plane.*
- *The paved driveway with grass joints complements the modern aesthetic and minimizes visual mass.*

c. Building design:

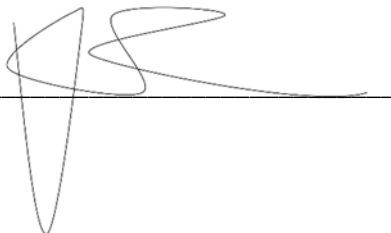
1. Evaluation of a project should be based on quality of its design and relationship to surroundings.
The design is cohesive, refined, and sensitive to the site. The strong entry gesture and clean massing give the building a high-quality architectural presence.

2. Components such as roofs, windows, doors, eaves, and parapets should have balanced proportions in relationship to one another.
The façade uses consistent vertical proportions. The tall entrance frame aligns well with window openings. The parapet is clean and uniform, typical of modern flat-roof designs. Openings and solid masses are well-balanced
3. Colors should be harmonious and representative of the architectural style of the building and generally within the character of the neighborhood.
A neutral light façade is paired with a single warm-toned accent volume. The color scheme is minimalist, modern, and coherent.
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.
Fencing and vegetation is used on the east of the building to screen the A/C equipment on grade.
5. Buildings should be of a size as to be in harmony with permanent neighboring development or within acknowledged architectural styles.
The structure's footprint and height are within typical ranges for modern single-family homes. The massing steps and landscaping reduce visual heaviness.
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.
Not Applicable.
7. The architectural style and elements of proposed additions and renovations shall be consistent with the other portions of the building.
Not Applicable.
8. All proposed structures shall be consistent with the town's land development regulations and the goals, objectives and policies of the comprehensive plan.
Project follows land development regulations & goals after receiving planning approval. The project follows the objectives and policies of the comprehensive plan of Ocean Ridge.

Should you have additional questions please feel free to contact us at 561-249-4007.

Best Regards,

Juan C. Contin AIA

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

SINGLE FAMILY RESIDENCE

5 SAILFISH LANE,

Boynton Beach, FL 33435



MICRO - LOCATION

ABBREVIATIONS

AB	ANCHOR BOLT	FD	FLOOR DRAIN	#	NUMBER	T & G	TONGUE & GROOVE
ABV	ABOVE	FIN	FINISH	NOM	NOMINAL	TEL	TELEPHONE
A/C	AIR CONDITIONING	FX	FIXTURE	NTS	NOT TO SCALE	TEMP	TEMPORARY
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	OA	OVERALL OUTSIDE AIR	THK	THICK-THICKNESS
ALUM	ALUMINUM	FLUOR	FLUORESCENT	OC	ON CENTER	T.O.	TOP OF
APPROX	APPROXIMATE	FTG	FOOTING	OPC	OPENING	TYP	TYPICAL
ARCH	ARCHITECTURAL/ARCHITECT	FURR	FURRING	OPP	OPPOSITE	UGND	UNDERGROUND
BD	BOARD	GA	GAGE, GAUGE	ORIG	ORIGINAL	UL	UNDERWRITERS LAB.
BLDG	BUILDING	GALV	GALVANIZED	PART	PARTITION	VERT	VERTICAL
BLK	BLOCK	GL	GLASS	PL	PLATE	W/	WITH
BOTT	BOTTOM	GR	GRADE	PLAS	PLASTER	WC	WATER CLOSET
B.O.	BOTTOM OF	GYP	GYPSPUM	PLYWD	PLYWOOD	WH	WATER HEATER
BRG	BEARING	HB	HOSE BIBB	PNL	PANEL	WM	WIRE MESH
BTN	BETWEEN	HERT	HORIZONTAL	PNT	PAINT	W/O	WITHOUT
CAB	CABINET	HCP	HANDICAP	POL	POLISHED	WP	WATERPROOF
CLG	CEILING	HDW	HARDWARE	PREFAB	PREFABRICATED	WS	WEATHER STRIPPING
CEM	CEMENT	HGT	HEIGHT	PROJ	PROJECT	WWF	WELDED WIRE FABRIC
CLG	CEILING	HM	HOLLOW METAL	PSF	POUNDS PER SQUARE FOOT		
CL	CLOSET	HR	HOUR	PSI	POUNDS PER SQUARE INCH		
CLR	CLEAR	HVAC	HEATING/VENTILATING/	PRTR	PRESSURE TREATED		
COL	COLUMN		AIR CONDITIONING	PTD	PAINTED		
CONC	CONCRETE	IN	INCANDESCENT	INCH	INCH		
CONSTR	CONSTRUCTION	INCAND	INCLUDE	QTY	QUANTITY		
CONTR	CONTINUOUS	INFO	INFORMATION	REF	REFRIGERATOR		
CONTR	CONTRACTOR	INSUL	INSULATE-INSULATION	RECD	REQUIRED		
CT	CERAMIC TILE	INT	INTERIOR	REINF	REINFORCE-REINFORCING		
CTR	CENTER	KIT	KITCHEN	RET	RETURN		
DEG	() DEGREE	LAM	LAMINATED	REV	REVERSE, REVISION		
DEPT	DEPARTMENT	LAV	LAVATORY	RGD	ROOM		
DET	DETAIL	LB	POUND	RM	ROUGH OPENING		
DF	DRINKING FOUNTAIN	LIN	LINEAR	RO	SCHEDULE		
DIA	DIAMETER	LL	LIVE LOAD	SD	SOAP DISPENSER		
DIM	DIMENSION	LT	LIGHT	SEP	SEPARATE		
DN	DOWN	LVR	LOUVER	SECT	SECTION		
DR	DOOR	MATL	MATERIAL				
DWG	DRAWING	MAX	MAXIMUM	SHT	SHEET		
EA	EACH	MECH	MECHANICAL	SIM	SIMILAR		
ELEC	ELEVATION	MEMB	MEMBRANE	SPEC	SPECIFICATION		
EQ	ELECTRICAL-ELECTRIC	MTL	METAL				
EQ	EQUAL	MFC	METAL FURRING CHANNEL	SO	SQUARE		
EQPT	EQUIPMENT	MFR	MANUFACTURER	STD	STANDARD		
EQUIV	EQUIVALENT	MIN	MINIMUM	STL	STEEL		
EW	EACH WAY	MIR	MIRROR	STOR	STORAGE		
EMB	EMBEDDED	MISC	MISCELLANEOUS	SUB	SUBSTITUTE		
EXIST	EXISTING	MO	MASONRY OPENING	SURF	SURFACE		
EXT	EXTERIOR-EXTERNAL	MR	MOISTURE RESISTANT	SUSP	SUSPEND-SUSPENDED		
		NAT	NATURAL	SYS	SYSTEM		
		NIC	NOT IN CONTRACT				

SCOPE OF WORK

THE SCOPE OF WORK INVOLVES THE DEMOLITION OF THE CURRENT RESIDENCE AND NEW PROPOSED 2-STORY SINGLE FAMILY RESIDENCE, WITH POOL IN REAR.

TYPE IIIB CONSTRUCTION

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION. INCLUDING BUT NOT LIMITED TO:

- FLORIDA BUILDING CODE: 2023 8TH EDITION
- FBC, MECHANICAL: 2023 8TH EDITION
- FBC, PLUMBING: 2023 8TH EDITION
- NFPA NATIONAL ELECTRICAL CODE, 2023 EDITION
- FLORIDA FIRE PREVENTION CODE (FFPC) : 8TH EDITION (NFPA 1 and NFPA 101)

PROJECT TEAM

ARCHITECT

CONTIN ARCHITECTURE AND DESIGN
826 S FEDERAL HWY LAKE WORTH FL
(561) 249 - 4007

LANDSCAPE

CONTIN ARCHITECTURE AND DESIGN
826 S FEDERAL HWY LAKE WORTH FL
(561) 249 - 4007

CIVIL

TERRA ENGINEERING AND CONSULTING
7700 N KENDALL DR, SUITE 706
MIAMI FL 33156
(786) 830-3551

SEPTIC

RED BAY ENGINEERING
8721 SW 27 ST, DAVIE, FL 33328
(954) 643-3763

Sheet List - Development Review

Sheet Number	Sheet Name	Discipline Order
101	Index Sheet.	1-GENERAL
200	Survey.	1-GENERAL
LP101	Planting Plan.	3-LANDSCAPE
LP102	Existing Planting Plan.	3-LANDSCAPE
A000	Site Plan.	5-ARCHITECTURAL
A002	Site Details.	5-ARCHITECTURAL
A100	Floor Plans.	5-ARCHITECTURAL
A101	Roof Plan.	5-ARCHITECTURAL
A200	Elevations.	5-ARCHITECTURAL
A201	Elevations Diagram.	5-ARCHITECTURAL
A202	Door and Window Schedule.	5-ARCHITECTURAL

GENERAL NOTES:

These drawings have a local state and federal copyright **Juan Contin**, Architect. and are property of the They are not to be used on other projects or extension of this project except by written agreements with **Juan Contin**, Architect. No design changes which alter the intent of the drawings or specifications are. to be made without obtaining written permission from **Juan Contin**, Architect.

CONTIN
ARCHITECTURE + DESIGN

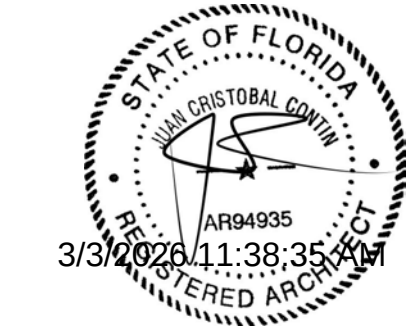
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/3/2026 11:38:35 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

△	
△	
△	
△	
△	

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Index Sheet.

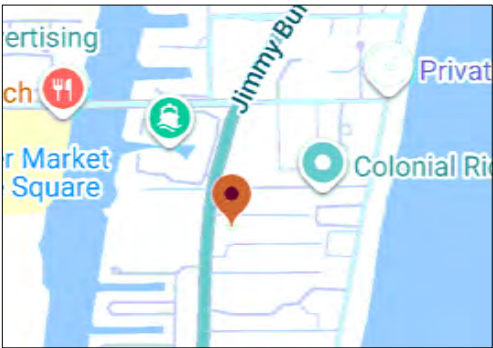
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DRAWING NUMBER:

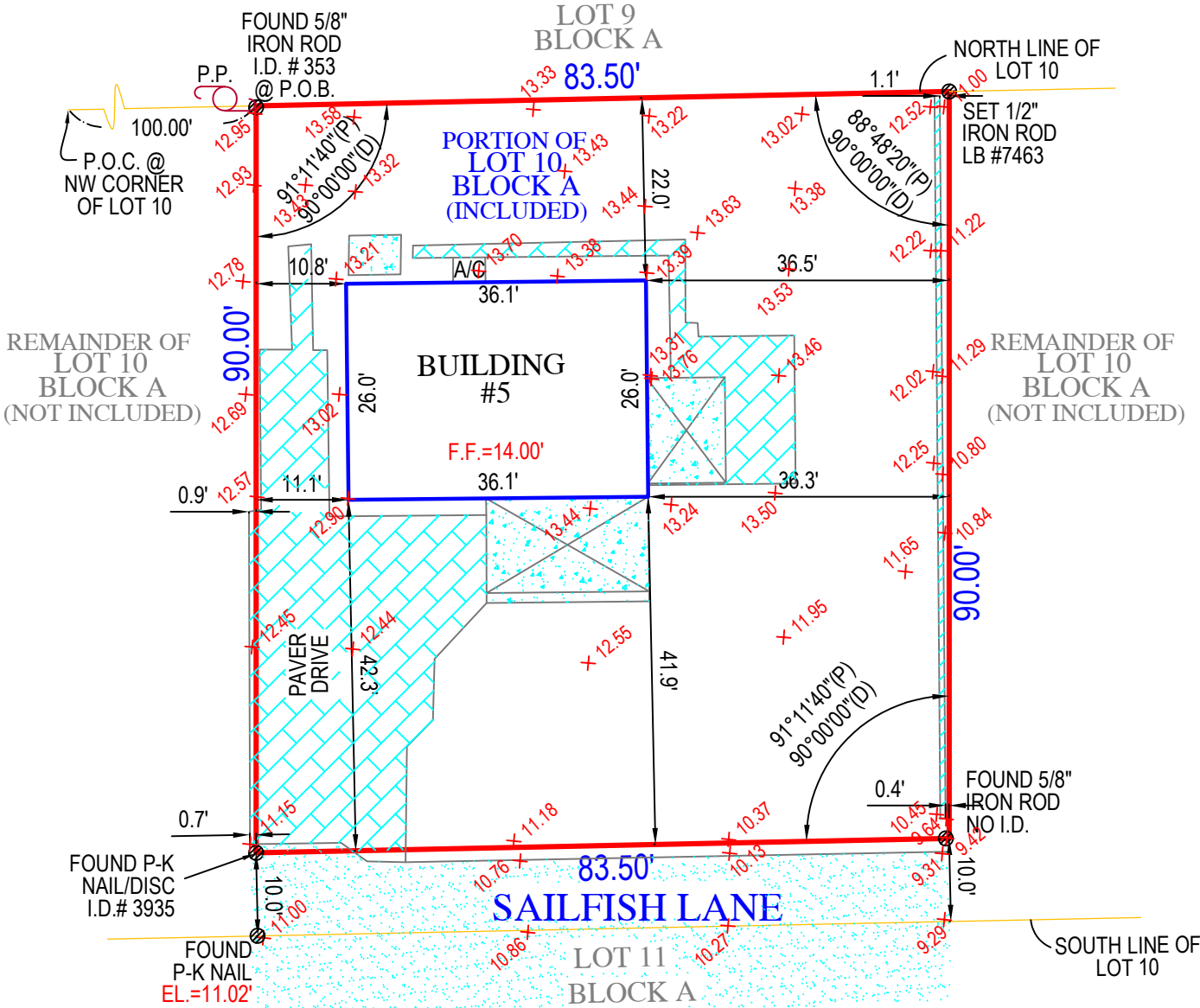
101

LEGAL DESCRIPTION

ALL OF THE PARCEL OF LAND IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 10, BLOCK A, OF PALM BEACH SHORE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH POINT IS 100 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 10 TO A POINT WHICH IS 83.5 FEET EAST OF THE POINT OF BEGINNING; THENCE SOUTHERLY 90 DEGREES A DISTANCE OF 90 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10; THENCE WESTERLY 90 DEGREES AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 83.5 FEET TO A POINT; THENCE NORTHERLY 90 DEGREES TO THE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE



I have reviewed CATIC TITLE INSURANCE COMPANY'S
COMMITMENT FOR TITLE INSURANCE
Policy Number: OP05536626
Dated: July 25, 2025 @ 2:05 pm
All policy and title search items have been abstracted
and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
4	P.B. 7	15	PLAT OF P.B.S.A.	SHOWN HEREON
5	833	44	N OCEAN RIGHT OF WAY	DOES NOT AFFECT
6	3978	1956	EROSION CONTROL LINES	DOES NOT AFFECT
7	1315	394	TERMS & CONDITIONS	NOT PLOTTABLE
8	TARGET 646404		BOUNDARY SURVEY	SHOWN HEREON
9	35902	581	MORTGAGE	NOT PLOTTABLE

LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK. PARKER KYLON NAIL
- R. RADIUS
- R/W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C. CENTERLINE
- &#. AND NUMBER
- Δ. DELTA OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE



FLOOD ZONE: X
COMMUNITY NUMBER: 125152
PANEL: 12009C0205
SUFFIX: H
FIRM DATE: 01/29/2021
BASE FLOOD ELEVATION: 1

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SURVEY #: 646404

DATE OF FIELD WORK: 08/01/2025
DATE OF MAP: 08/13/2025
REVISIONS:
1. TITLE REVIEW: 02-03-2026

(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

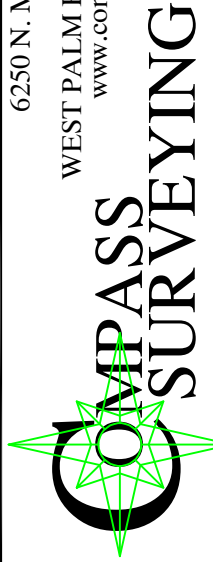
- NOTES:
- LEGAL DESCRIPTION PROVIDE BY CLIENT
 - SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

ORIGATION BENCHMARK
NATIONAL GEODETIC SURVEY
BENCHMARK "T 315"
N.A.V.D. ELEVATION = 14.05'

BOUNDARY AND TOPOGRAPHIC SURVEY OF
5 SAILFISH LANE
BOYNTON BEACH, FL 33435
PREPARED FOR
IANQUER ACEVEDO

Project	C-704571	Sheet	
Date	08/01/2025		
Scale	1"=20'	1 OF 1	

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

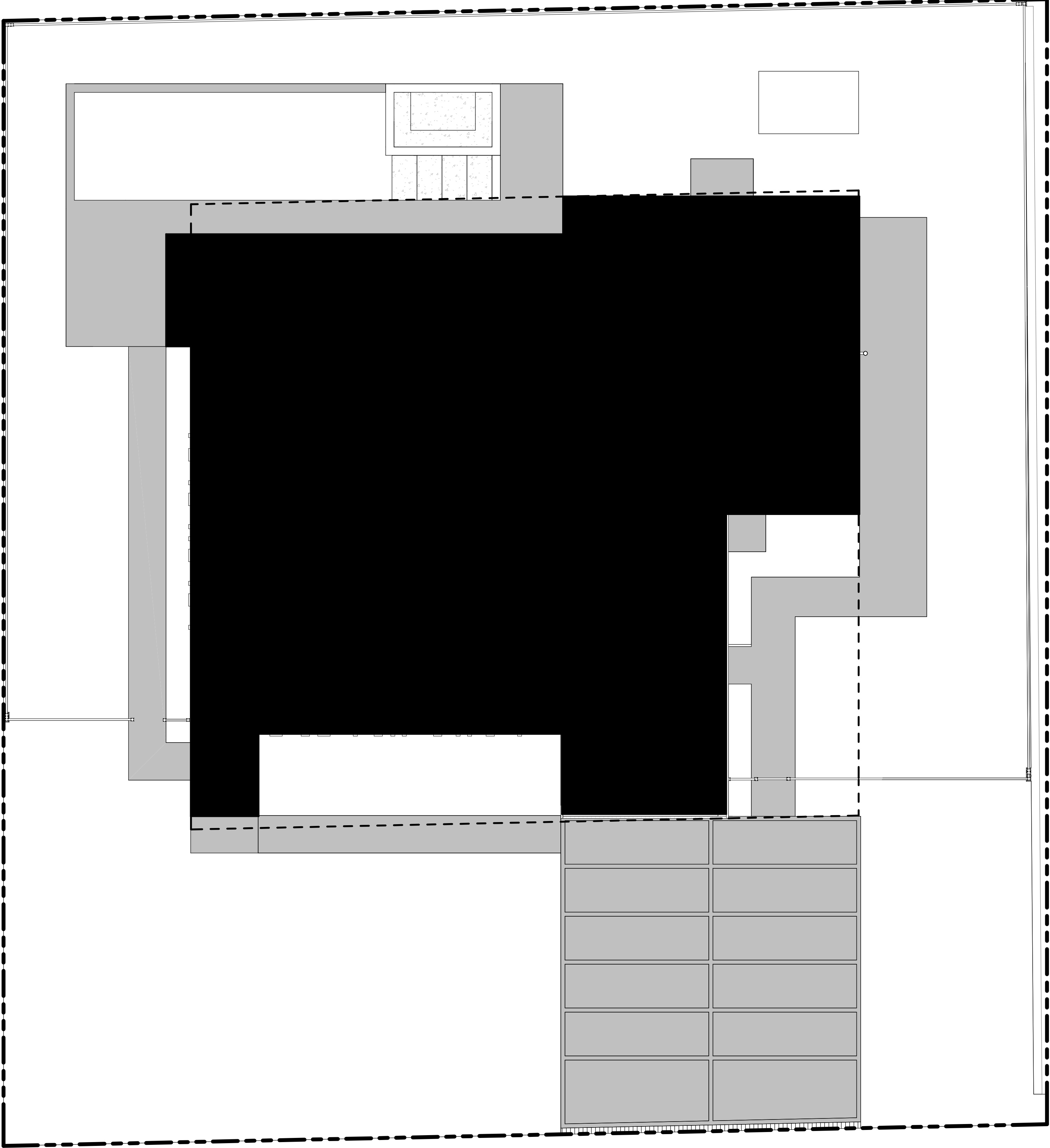


LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

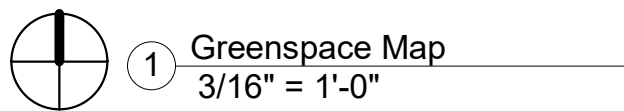
SITE DATA CALCULATIONS				
ZONING DISTRICT		RMM (Medium Density Multiple-Family Residential District).		
FUTURE LAND USE DESIGNATION		MF (Multiple-Family Residential - up to 10 du/acre)		
TOTAL SITE AREA		7,515 SF		
BASE FLOOD ELEVATION (NAVD) (SOURCE: THE FLOOD INSURANCE STUDY)		N/A NATIONAL GEODETIC SURVEY BENCHMARK "T 315"		
		REQUIRED	PROPOSED	
FINISHED FLOOR ELEVATION (NAVD)		EXISTING FFE 14.0'	14.0'	
LOT AREA		7,500 SF	7,515 SF	
LOT DEPTH		100 FT	90'-0" (EXISTING)	
LOT WIDTH		50 FT	83'-6" (EXISTING)	
POOL SETBACKS		5'-0" FROM SIDE/REAR/FRONT PL	5'-0" FROM SIDE/REAR PL	
		5'-0" FROM PRIMARY BLDG	5'-0" FROM PRIMARY BLDG	
POOL EQUIPMENT SETBACKS		10'-0" FROM SIDE/REAR PL	11'-0" FROM REAR PL	
MECH. EQUIPMENT SETBACKS		10'-0" FROM SIDE/REAR PL	22'-6" FROM SIDE PL	
HEIGHT OF 1ST FLOOR TO TIE BEAM		12'-0"	12'-0"	
HEIGHT OF 2ND FLOOR TO TOP OF ROOF		24'-0"	24'-0"	
FIRST FLOOR AREA		N/A	1,514 SF	
SECOND FLOOR AREA		N/A	944 SF	
SECOND FLOOR TO FIRST FLOOR RATIO(%)		75%	62%	
OFF-STREET PARKING REQUIREMENTS		1	1 (GARAGE - INTERIOR)	
		FOR SINGLE DWELLINGS ON EXISTING LOTS LESS THAN 10,000 SQUARE FEET IN AREA... ONLY ONE OFF-STREET PARKING SPACE SHALL BE REQUIRED (Sec. 64-46.(a))	2 (DRIVEWAY - EXTERIOR)	
* SITE DATA CALCULATIONS BASED ON : Ocean Ridge -Sub Part B - Chp 64, Chp 1, Sec. 64-2 - RMM medium density multiple-family residential district. + Ordinance No. 2025-02		PROPOSED		
		SQUARE FEET (SF)		PERCENTAGE (%)
		2,703 SF* not including stairs		36.0%
Floor Area Ratio (.36 Max. = 2,705 SF)		2,160.9 SF		28.7%
Lot Coverage (40% Max. = 3,006 SF)				
PERCENTAGE (%) FROM TOTAL SITE AREA		SQUARE FEET (SF)		PERCENTAGE (%)
FIRST FLOOR UNDER A/C		1,514 SF		20.1%
SECOND FLOOR UNDER A/C		944 SF		12.6%
TOTAL UNDER A/C		2,458 SF		32.7%
TOTAL FLOOR AREA		2,703 SF		36.0%
TOTAL UNDER ROOF		2,160.9 SF		28.7%
FLAT ROOF		1,840 SF		24.5%
GARAGE		314 SF		4.2%
COVERED PATIO		287 SF		3.8%
COVERED ENTRY		35 SF		0.5%
COVERED BALCONY (REAR)		N/A		N/A
COVERED BALCONY (FRONT)		N/A		N/A
OPEN BALCONY		433 SF		5.8%
TOTAL FLOOR AREA		2,703 SF		36.0%
BUILDING FOOTPRINT		2,160.9 SF		28.7%
SEPTIC TANK & DRAINFIELD		410 SF		5.5%
PAVED AREA		1,364 SF		18.2%
SYNTHETIC TURF		79 SF DRIVEWAY 0 SF SIDE/REAR		1.1%
TOTAL IMPERVIOUS (INCLUDES SYNTHETIC TURF) - 40% MAX (3,005 SF)		1,404 SF		18.7%
TOTAL PERVIOUS		3,950 SF		52.6%
Building Height (Max. = 36'-0")		26'-0"		
Setbacks	Front (Min. = 25'-0")	South	25'-0"	
	Rear (Min. = 15'-0")	North	15'-0"	
	Side Interior (Min. = 15'-0")	East	15'-0"	
		West	15'-0"	
	Side Corner (Min. = 15'-0")	N/A		
	Waterway	N/A		
	Driveway	24' Width		

Legal Description:

ALL OF THE PARCEL OF LAND IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 10, BLOCK A, OF PALM BEACH SHORE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH POINT IS 100 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 10 TO A POINT WHICH IS 83.5 FEET EAST OF THE POINT OF BEGINNING; THENCE SOUTHERLY 90 DEGREES A DISTANCE OF 90 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10; THENCE WESTERLY 90 DEGREES AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 83.5 FEET TO A POINT; THENCE NORTHERLY 90 DEGREES TO THE POINT OF BEGINNING.



SAILFISH LANE



"ALLOWABLE BUILDING SQUARE FOOTAGE COMPUTATION" CODE EXCERPT BELOW ORDINANCE NO. 2025-02
(7) Single-family development regulations. Except as otherwise provided in this section, each single-family dwelling and its customary private accessory uses, including garage, swimming pool and tennis court constructed in the RMM district shall be subject to the property development regulations set forth in sections 64-1 (b) through 64-1 (f) herein, except the minimum floor area shall be 1,600 square feet.

IMPERMEABLE SURFACE BREAKDOWN

BUILDING FOOTPRINT	2,161 SF
DRIVEWAY	519 SF
SYNTHETIC TURF (DRIVEWAY)	79 SF
SEPTIC TANK SYSTEM	40 SF
WALKWAYS + PATIO + EQUIP. PADS + ETC.	766 SF
TOTAL	3,565 SF

PERMEABLE SURFACE BREAKDOWN

SOD/LANDSCAPING	3,581 SF
CRUSHED STONE	89 SF
POOL	280 SF
TOTAL	3,950 SF

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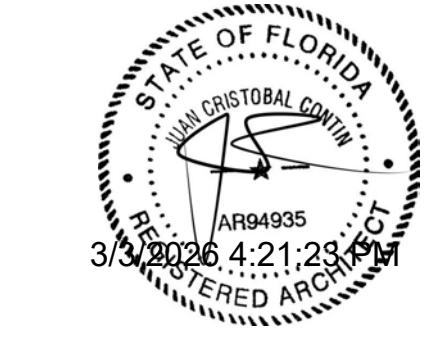
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/3/2026 4:21:23 PM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

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SCALE/NORTH POINT:

AS SHOWN

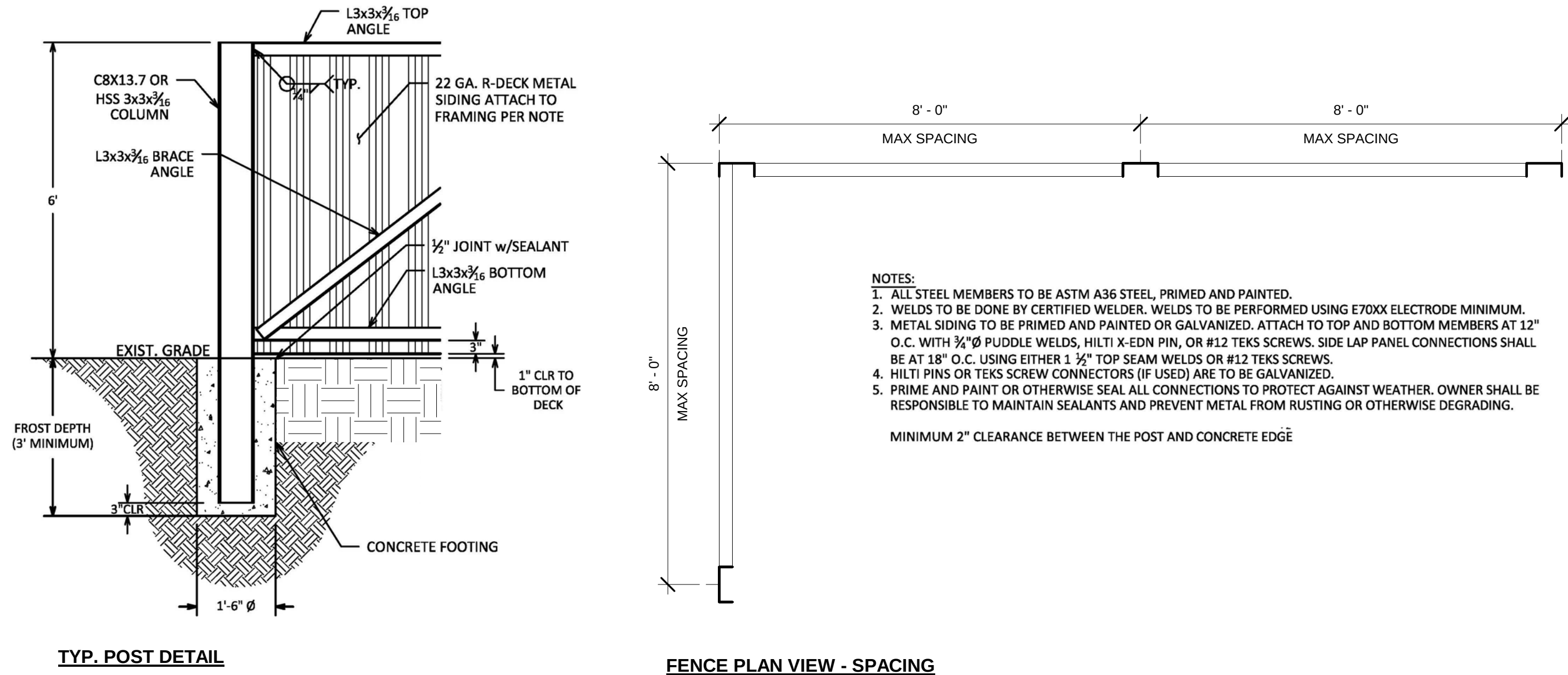
DRAWING TITLE

Greenspace Map

DRAWING STATUS:

DRAWING NUMBER:

A003



1 Metal Fence Detail
1/2" = 1'-0"

TOWN OF OCEAN RIDGE - FENCE REQUIREMENTS

- The height of a wall or fence located in the front yard shall be measured on the street side of the wall or fence from the top of the wall or fence.
- The height of a wall or fence located in a side or rear yard setback shall be measured on either side of the wall or fence from the top of the wall or fence.
- Walls and fences located in a side or rear yard setback shall be measured from the lowest grade opposite such point of measurement. Where the grade elevation is different on either side of the wall or fence, and the wall or fence is within five feet of the property line, the wall or fence height may be increased, as measured from the lowest grade, by one-half of the difference in elevations, provided that such increase is constructed of lattice, open bars, or other type of nonsolid material which will permit no less than 50 percent light and 50 percent air circulation.
- Except as may otherwise be provided for in this Code, there shall be no maximum height for hedges.

POOL FENCE REQUIREMENTS:
PER FBC RESIDENTIAL : R4501.17 Residential swimming barrier requirement.

- The top of the barrier (fence) shall be at least 48 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier which faces away from the swimming pool.
- The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier as herein described below. One end of a removable child barrier shall not be removable without the aid of tools. Openings in any barrier shall not allow passage of a 4-inch-diameter sphere.
- Where the barrier (fence) is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches in width.
- Where the barrier (fence) is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches in width.
- Maximum mesh size for chain link fences shall be a 2 1/4-inch square unless the fence is provided with slats fastened at the top or bottom which reduce the openings to no more than 1 3/4 inches
- Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1 3/4 inches
- Access gates shall be self-closing and shall comply with the requirements of the barrier listed above and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than 1/2 inch within 18 inches of the release mechanism.

- NOTES:
- Any flat roof areas, excluding decks and porches, shall be screened entirely by a parapet**, which shall not extend above the top of the tie beam by more than three feet. This parapet shall extend around the flat roof area and shall screen all flat roof elements. Where a parapet is used to conceal a pitched roof, the top of the parapet shall not extend above the top of the tie beam by more than three feet.
 - A flat roof usable area shall not exceed 15 percent of the total floor area.** A flat roof usable area shall be limited to a maximum height of 14 feet from the finished floor. No balconies shall be attached to, connected to, or adjoin a flat roof usable area. Except for temporary external access necessary for maintenance, repairs, and emergencies, access to the flat roof usable area must be internal to the dwelling or building. The construction and/or installation of any non-temporary external access to the flat roof usable area is prohibited.
 - In addition, for two-story buildings, wherever a base flood elevation (BFE) is dictated by the FEMA National Flood Insurance Program maps requiring the finished floor elevation to be above seven feet NAVD, for every foot above seven feet NAVD there shall be a corresponding decrease of one foot in the maximum building height.
 - Floor area calculations.
(1)When calculating total floor area, the first floor area under ceilings which are 16 feet or higher shall count as double. The first 300 square feet thereof, however, shall be counted as one floor to allow for limited vaulted spaces. The second floor area shall not exceed 75 percent of the first floor
(2)For purposes of calculating the 75 percent requirement of this section, **the first floor area will include those portions of a structure utilized in establishing the maximum finished floor elevation described in section 67-32(a)(3) including roofed porches**, but excluding bay windows, and which share at least one wall with the remainder of the habitable structure.
(3)For purposes of calculating the second floor for the 75 percent requirement of this section, the second floor area will include all enclosed areas of the second floor and roofed porches and balconies, but will exclude bay windows whose sills are no lower than 12 inches from the floor, and provided the bay windows comprise 20 percent or less of any one facade and do not extend out beyond the overhang.

- Sec. 64-42. - Swimming pools.
- Swimming pool as accessory use. Any swimming pool operated by a residential homeowners' association or condominium association, or by the resident of a single-family dwelling, shall be considered as an accessory use to a principal use and shall exist on the same lot.
 - Setbacks. If the swimming pool is located at or below finished grade, it is permitted in any front yard, interior and corner side yard and rear yard, provided that in no case shall it be closer than five feet from any side, rear or front property line, provided it is not enclosed and provided that it is not closer than five feet to the primary building.
 - Lot coverage. Swimming pools located at finished grade shall not be considered as lot coverage.
 - Drainage. If a patio is provided adjacent to or surrounding the swimming pool, it shall be designed so as to be self-draining away from the pool.
 - Lighting. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties and streets, shining only on the subject pool site.
 - Performance standards. The operation of these facilities shall conform to all rules and regulations of all governmental agencies having appropriate jurisdiction over swimming pools

- Sec. 64-52. - Height and yard exceptions.
- (b)Yards (1)Projections. The roof overhang may project onto the required yard area (setback area) no more than three feet. This provision shall not apply to any other projection or overhang into the required yard area.

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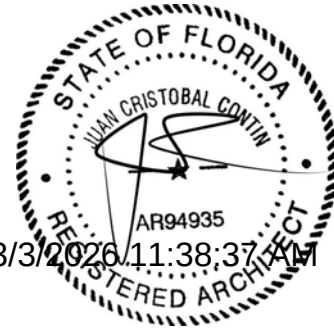
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

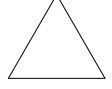
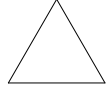
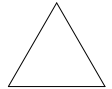
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REVISIONS:



SCALE/NORTH POINT:

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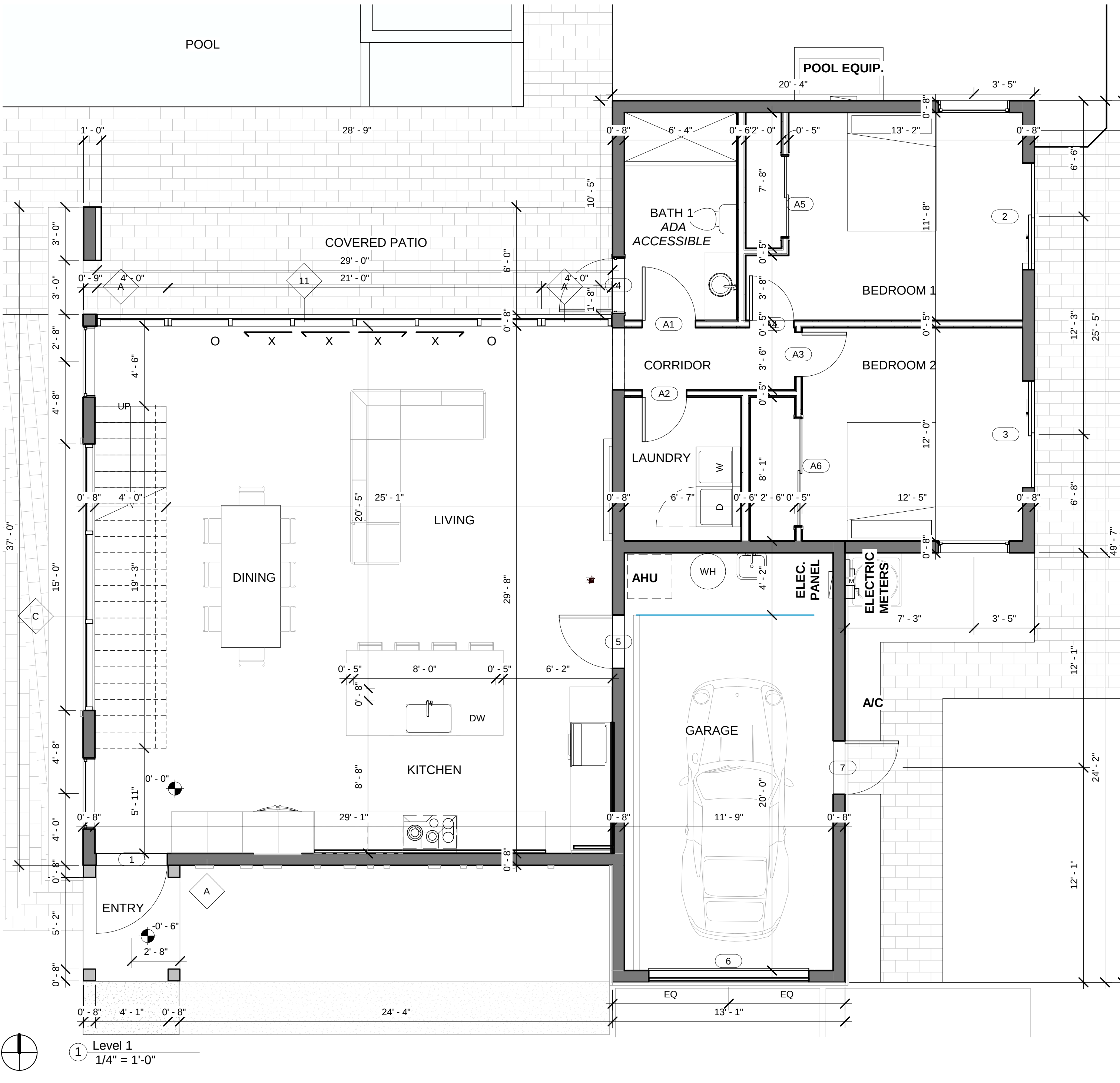
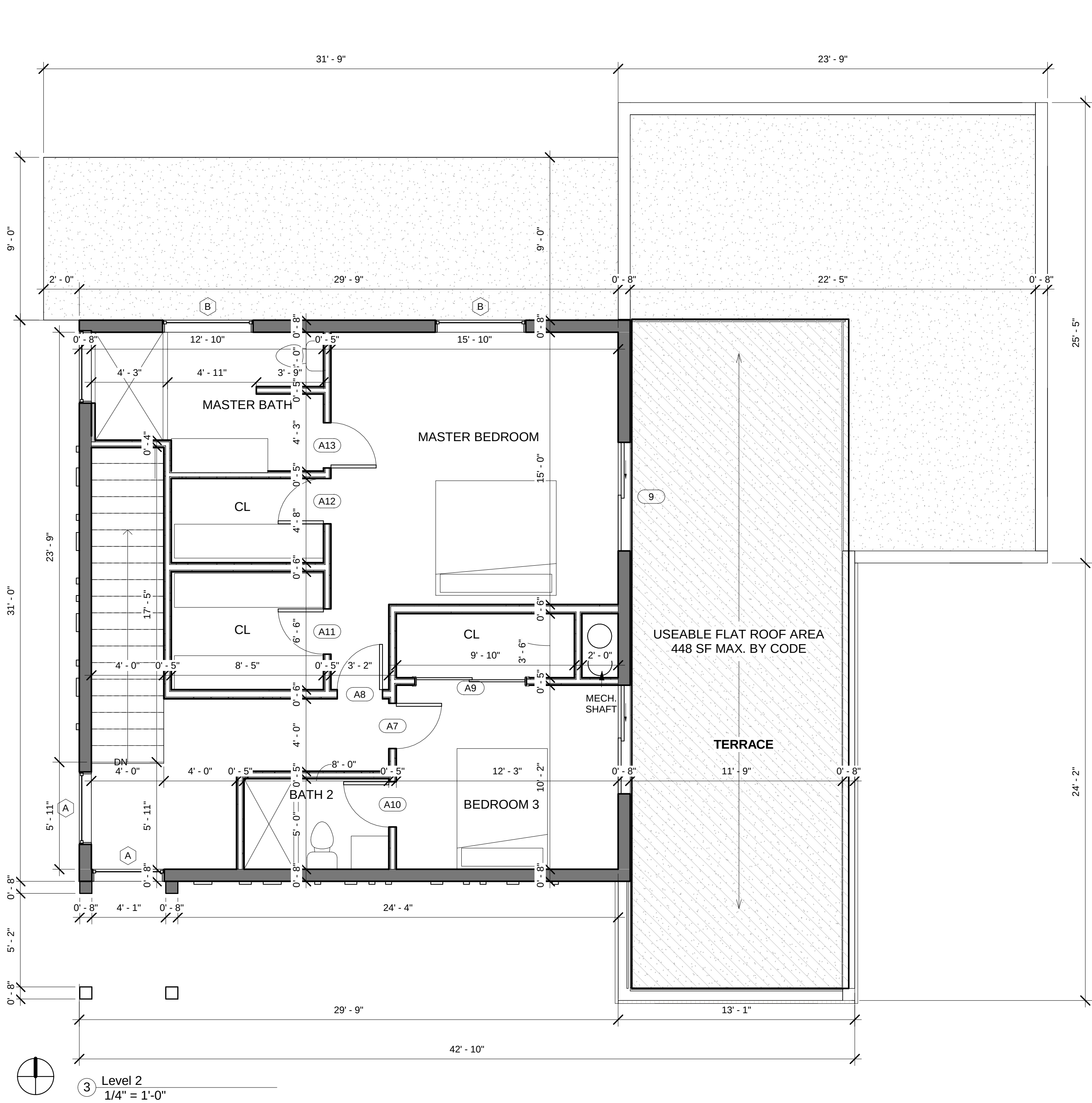
DRAWING TITLE

Site Details.

DRAWING STATUS:

DRAWING NUMBER:

A002



Level 1 - Room Areas	
Name	Area
Under Air 1st Floor	1514 SF
Covered Porch (Rear)	287 SF
Covered Porch (Front)	35 SF

Level 2 - Room Areas	
Name	Area
Under Air 2nd Floor	944 SF

Area Schedule (FAR)	
Name	Area
Level 1	1445 SF
Level 2	944 SF
Garage	314 SF
	2703 SF

WALL TYPES					
WALL TYPE CATEGORY	WALL TYPE	INDICATION FLOOR PLANS	DETAIL	DESCRIPTION	FIRE RATING / U.L. NO.
STUD "S"	S1			ONE LAYER OF 5/8" GYP. BD. ON EA. SIDE OF 3 5/8" METAL STUDS	U419
GLASS "G"	G1			STOREFRONT GLAZING - REFER TO SHEET A400 FOR SIZE	
CMU "M"	M1			8" C.M.U. W/ ONE LAYER 5/8" GYP. BD. ON 7/8" FURRING CHANNELS ON INTERIOR SIDE	U905
1. USE 5/8" TOUGHROCK® MOLD-GUARD™ GYPSUM BOARD FOR ALL WET WALLS (INCLUDING BATHROOM WALL/CEILING, KITCHEN BACKPLASH) INSTALL PER MANUF. INSTRUCTIONS					
2. PROVIDE ACOUSTICAL SEALANT AT ALL WALLS WITH SOUND ATTENUATION BLANKETS.					
3. ALL STUDS SHALL BE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE. ALL FURRING CHANNELS SHALL BE SPACED AT 24" O.C. UNLESS NOTED OTHERWISE.					
4. WHERE TWO LAYERS OF GYPSUM BOARD OCCUR IN A NON-RATED WALL ASSEMBLY, TAPE AND FINISH SECOND LAYER ONLY.					
5. PROVIDE CONSTRUCTION IN ACCORDANCE WITH THE UL DESIGN NUMBER INDICATED.					
6. WHERE CHASE, PILASTER, AND COLUMN ENCLOSURES OCCUR, GYPSUM BOARD MAY BE OMITTED ON CONCEALED SIDE UNLESS REQUIRED FOR FIRE RATING.					
7. WHERE GYPSUM BOARD ABUTS CMU CONSTRUCTION, PROVIDE CONTINUOUS J-MOLD AND SEALANT AT JOINT.					

NOTE: ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL (**DOORS 2, 3 & 9**) SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET. ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

OR

ALL DOORS (**DOOR 4**) PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

	REQUIRED	PROVIDED
FIRST FLOOR AREA	N/A	1,514 SF
SECOND FLOOR AREA	N/A	944 SF
SECOND FLOOR TO FIRST FLOOR RATIO(%)	75%	62%

FIRST FLOOR AREA

LEVEL 1	1,514 SF
GARAGE	314 SF
ROOFED PORCH (REAR)	287 SF
ROOFED PORCH (FRONT)	35 SF

2,150 SF

SECOND FLOOR AREA

LEVEL 2	944 SF
---------	--------

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CONTIN
ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

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ISSUED: ISSUED

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REVISIONS:

SCALE/NORTH POINT:

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DRAWING TITLE

Floor Plans.

DRAWING STATUS:

DRAWING NUMBER:

A100

ROOF AND DECK SCHEDULE			
ROOF	NOA	COLOR	
ETERNA-SIL SERIES SILICONE ROOFING CEMENTS, ADHESIVES, AND COATINGS	22-0808.06	WHITE	
NOTES: - INSTALL SECONDARY WATER PROTECTION ON THE ROOF (PER FGBC CERTIFICATION REQUIREMENT) - FIRE RESISTANT ROOF COVERING OR SUB-ROOF: INSTALL ROOFING SUCH AS METAL, CONCRETE, FIBER CEMENT OR TILE. ASPHALT SHINGLES MAY BE USED IF THEY HAVE A CLASS A FIRE RATING. FIRE RESISTANT SUB ROOF SUCH AS CONCRETE OR METAL DECKING ALSO COMPLY. (PER FGBC CERTIFICATION REQUIREMENT) - ROOF SHALL BE INSTALLED BY A LICENSER ROOFER AS PER APPROVED & VALID MIAMI DADE NOA, THE BUILDING CODE LATEST EDITION & THE MANUFACTURER'S INSTRUCTION & SPECIFICATION. - R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: - EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4.1. - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. - AT WALL AND ROOF INTERSECTIONS. - AT BUILT-IN GUTTERS.			

Rainfall rates, in inches per hour, are based on a storm of 1-hour duration and a 100-year return period.										
4.7										
Total square footage one drain can handle based on hourly rainfall rate.										
Leader / Pipe Size (in.)	Hourly Rainfall (in.)									
	1	1.5	2	2.5	3	4	5	6	7	8
Total Sq. Ft. Covered Per Drain										
2	2,880	1,920	1,440	1,150	960	720	575	480	410	360
3	8,800	5,860	4,400	3,520	2,930	2,200	1,760	1,470	1,260	1,100
4	18,400	12,700	9,200	7,360	6,130	4,600	3,680	3,070	2,630	2,300
5	34,600	23,050	17,300	13,840	11,530	8,650	6,920	5,765	4,945	4,325
6	54,000	36,000	27,000	21,600	18,000	13,500	10,800	9,000	7,715	6,750
8	116,000	77,400	58,000	46,400	38,660	29,000	23,200	19,315	16,570	14,500

TABLE 1106.2 STORM DRAIN PIPE SIZING					
PIPE SIZE (inches)	VERTICAL DRAIN	CAPACITY (gpm)			
		SLOPE OF HORIZONTAL DRAIN			
		1/8 inch per foot	1/4 inch per foot	1/2 inch per foot	3/4 inch per foot
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,548	5,018	7,093

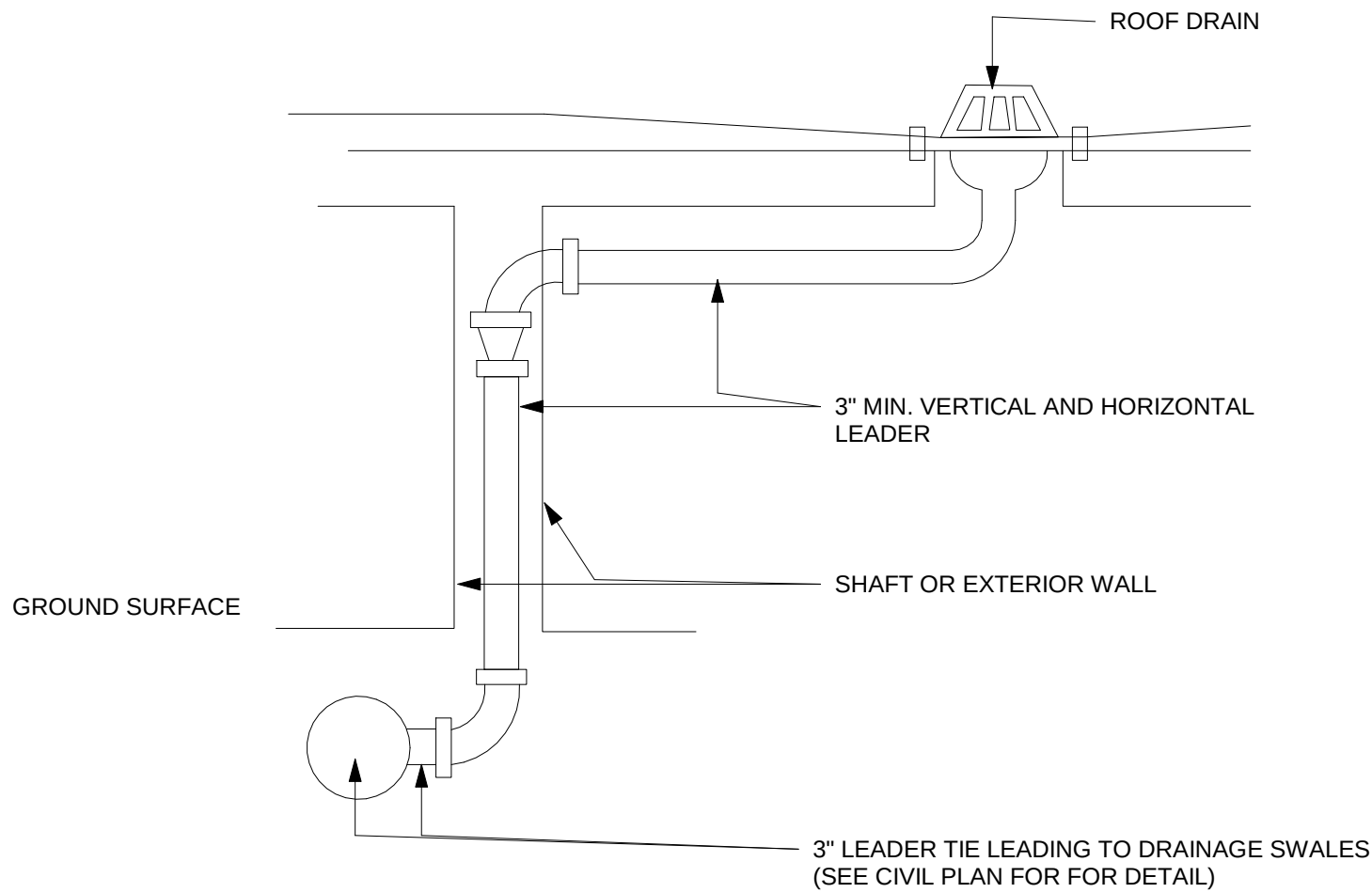
MAIN ROOF DRAINAGE CALCULATION

GPM = Sq. Ft x .0468
= 1533 SF x 0.0468

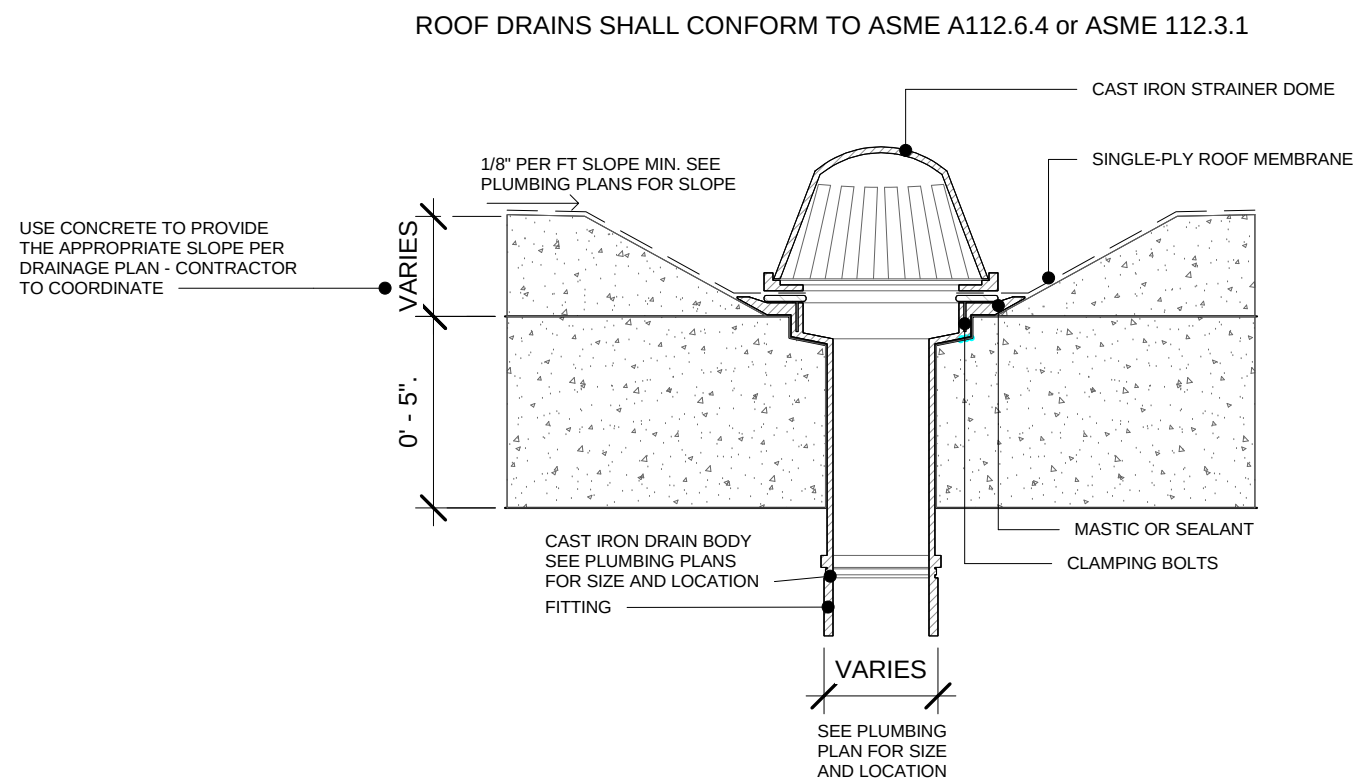
GPM = 72

PER TABLE 1106.2, (1) 3" PIPE WILL BE NECESSARY FOR 72 GPM.

PROVIDED: (2) 3" DRAIN WITH CONNECTED TO (2) 3" VERTICAL LEADERS



④ roof leader detail
1" = 1'-0"



⑤ roof drainage detail
1 1/2" = 1'-0"

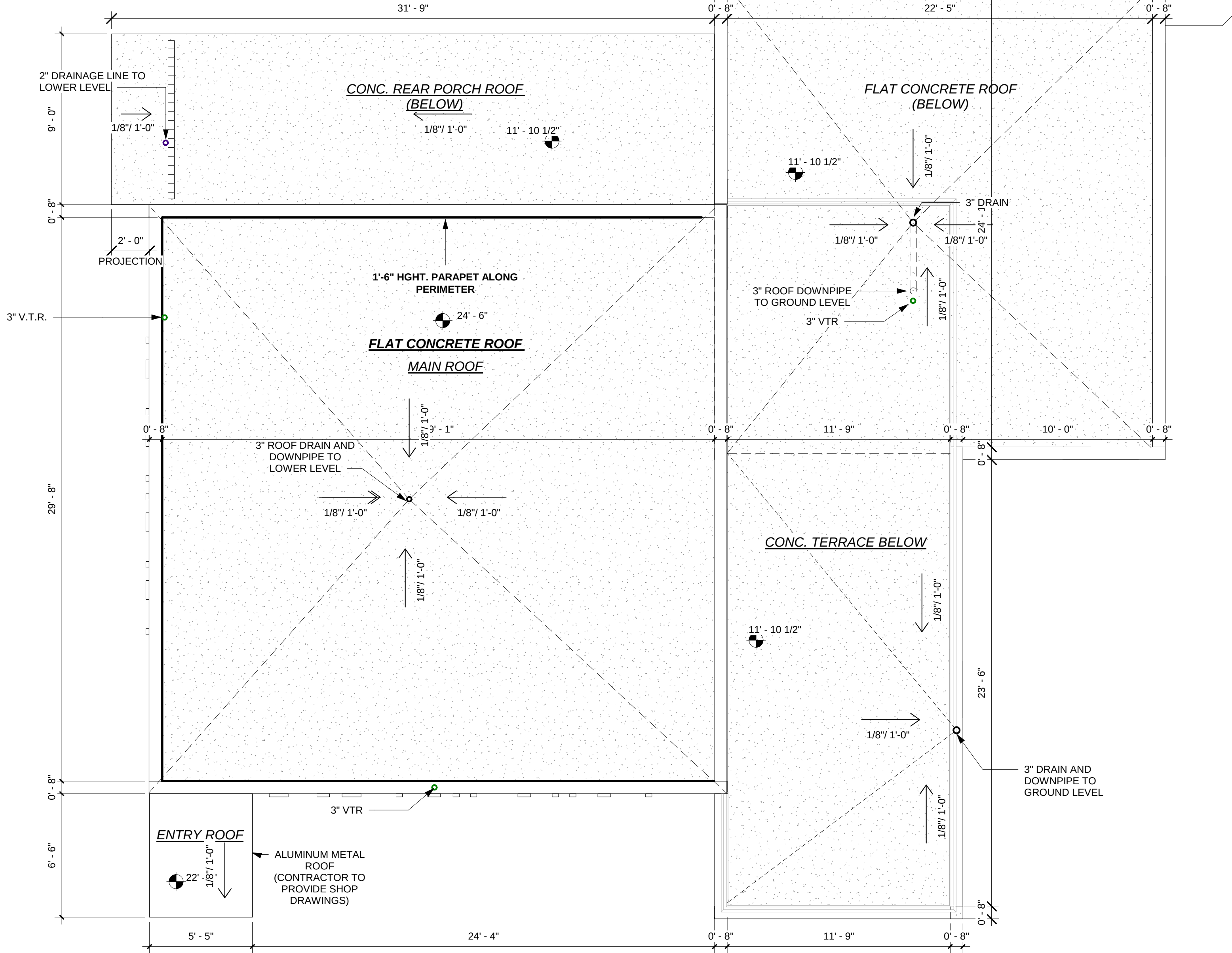
REAR PORCH ROOF - DRAINAGE CALCULATION:

GPM = Sq. Ft x .0468
= 285 SF x 0.0468

GPM = 13.34

PER TABLE 1106.2, (1) 2" PIPE WILL BE NECESSARY FOR 13.4 GPM.

PROVIDED: (1) 2" DRAIN CONNECTED 2" VERTICAL LEADER



① Roof Plan
1/4" = 1'-0"

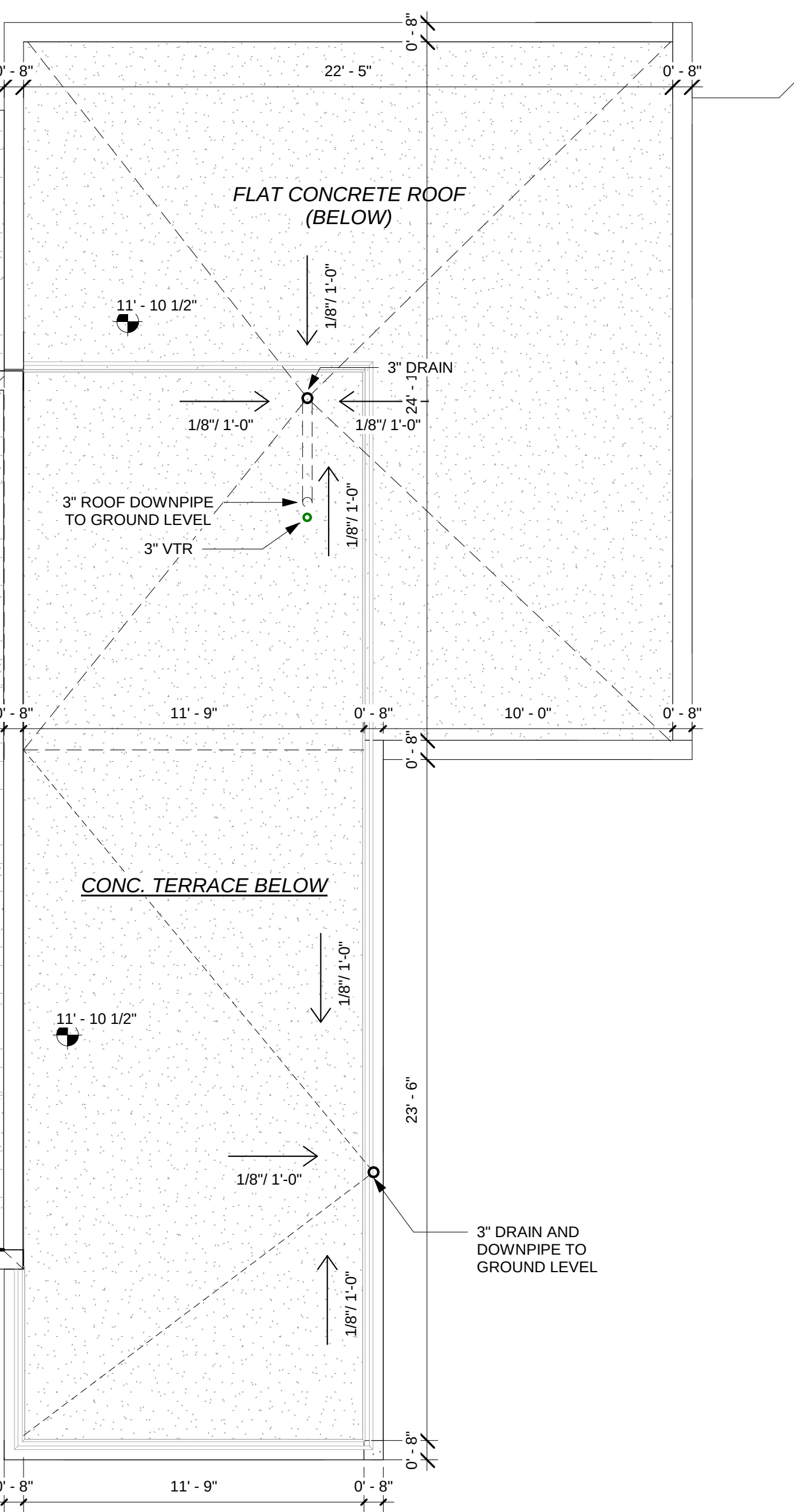
FLAT CONCRETE ROOF - DRAINAGE CALCULATION:

GPM = Sq. Ft x .0468
= 540 SF x 0.0468

GPM = 25.27

PER TABLE 1106.2, (1) 2" PIPE WILL BE NECESSARY FOR 25.27 GPM.

PROVIDED: (1) 3" DRAIN CONNECTED 3" HORIZONTAL-TO-VERTICAL LEADER



FRONT TERRACE DRAINAGE CALCULATION:

GPM = Sq. Ft x .0468
= 284 SF x 0.0468

GPM = 13.29

PER TABLE 1106.2, (1) 3" PIPE WILL BE NECESSARY FOR 24 GPM.

PROVIDED: (1) 3" DRAIN CONNECTED TO 3" VERTICAL LEADER

MAX. USEABLE FLAT ROOF AREA

15% of Total Floor Area (2,990 SF) = 448 SF

2nd Floor - Useable Flat Roof Area	
Name	Area
2nd Floor Useable Flat Roof Area	433 SF
	433 SF

ROOF AREA CALCULATIONS

100% FLAT ROOF (2,282 SF)

0% SLOPED (0 SF)

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SCALE/NORTH POINT:

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DRAWING TITLE

Roof Plan.

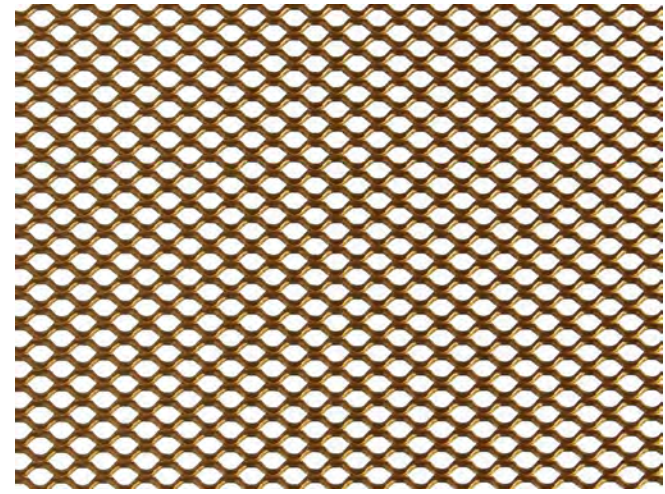
DRAWING STATUS:

DRAWING NUMBER:

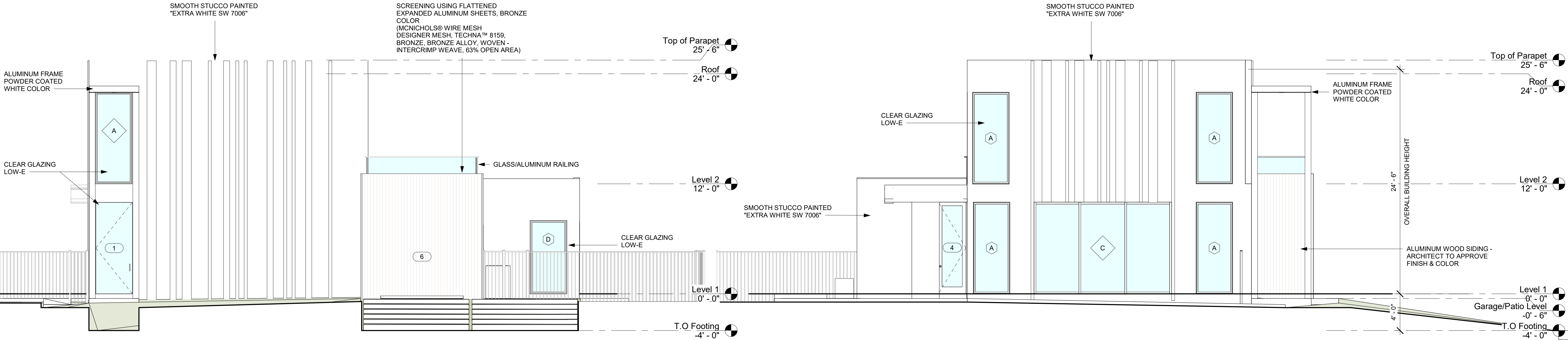
A101

SW 7006
Extra White

EXT. PAINT COLOR
SHERWIN WILLIAMS
SW 7006 EXTRA WHITE



SCREENING USING FLATTENED
EXPANDED ALUMINUM SHEETS, BRONZE
COLOR
(MCNICHOLS® WIRE MESH
DESIGNER MESH, TECHNATM 8159,
BRONZE, BRONZE ALLOY, WOVEN -
INTERCRIMP WEAVE, 63% OPEN AREA)

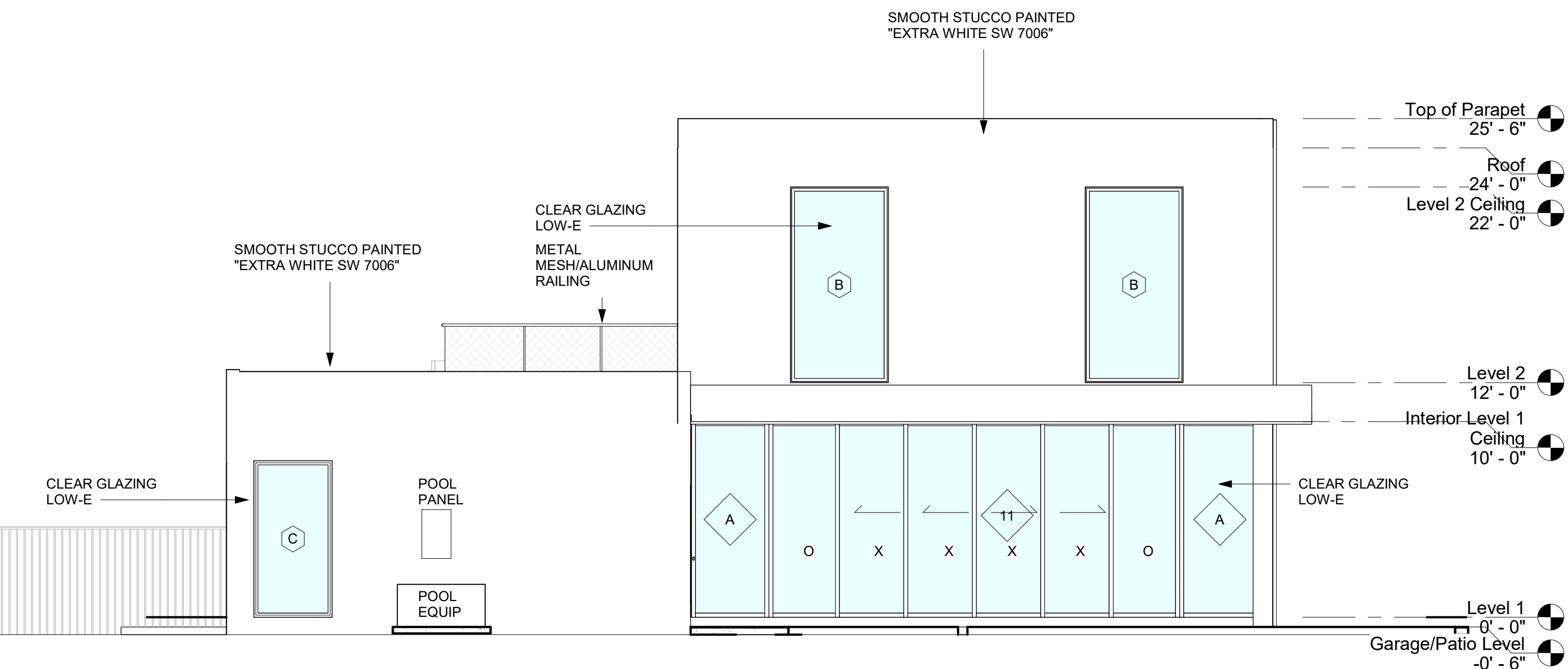


① South
3/16" = 1'-0"

TOTAL ELEVATION AREA : 1,083 SF (100%)
PROPOSED AREA : **184 SF (16.99%)**
WINDOW/DOOR REQUIREMENT : 163 SF (15%)

③ West
3/16" = 1'-0"

TOTAL ELEVATION AREA : 1,048 SF (100%)
PROPOSED AREA : **338 SF (32.25%)**
WINDOW/DOOR REQUIREMENT : 157 SF (15%)



④ North
3/16" = 1'-0"

TOTAL ELEVATION AREA : 1,076 SF (100%)
PROPOSED AREA : **420 SF (39.03%)**
WINDOW/DOOR REQUIREMENT : 161 SF (15%)

② East
3/16" = 1'-0"

TOTAL ELEVATION AREA : 1,043 SF (100%)
PROPOSED AREA : **207 SF (19.85%)**
WINDOW/DOOR REQUIREMENT : 157 SF (15%)

WINDOW AND DOOR COVERAGE CALCULATIONS PER FIGURE 64-1

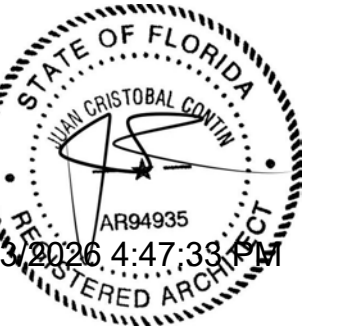
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CONTIN
ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/3/2026 4:47:33 PM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

1 1/21/2026

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

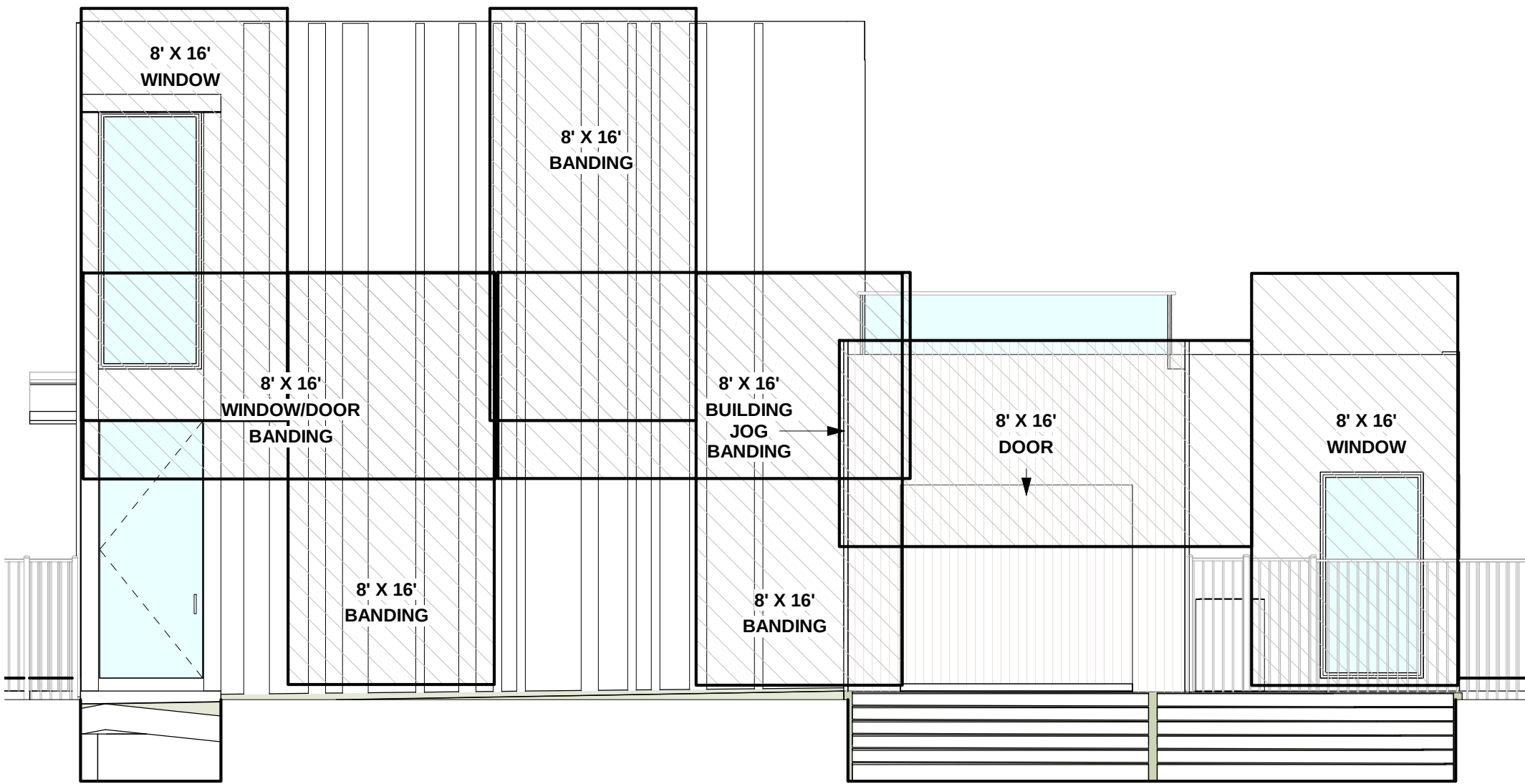
Elevations.

DRAWING STATUS:

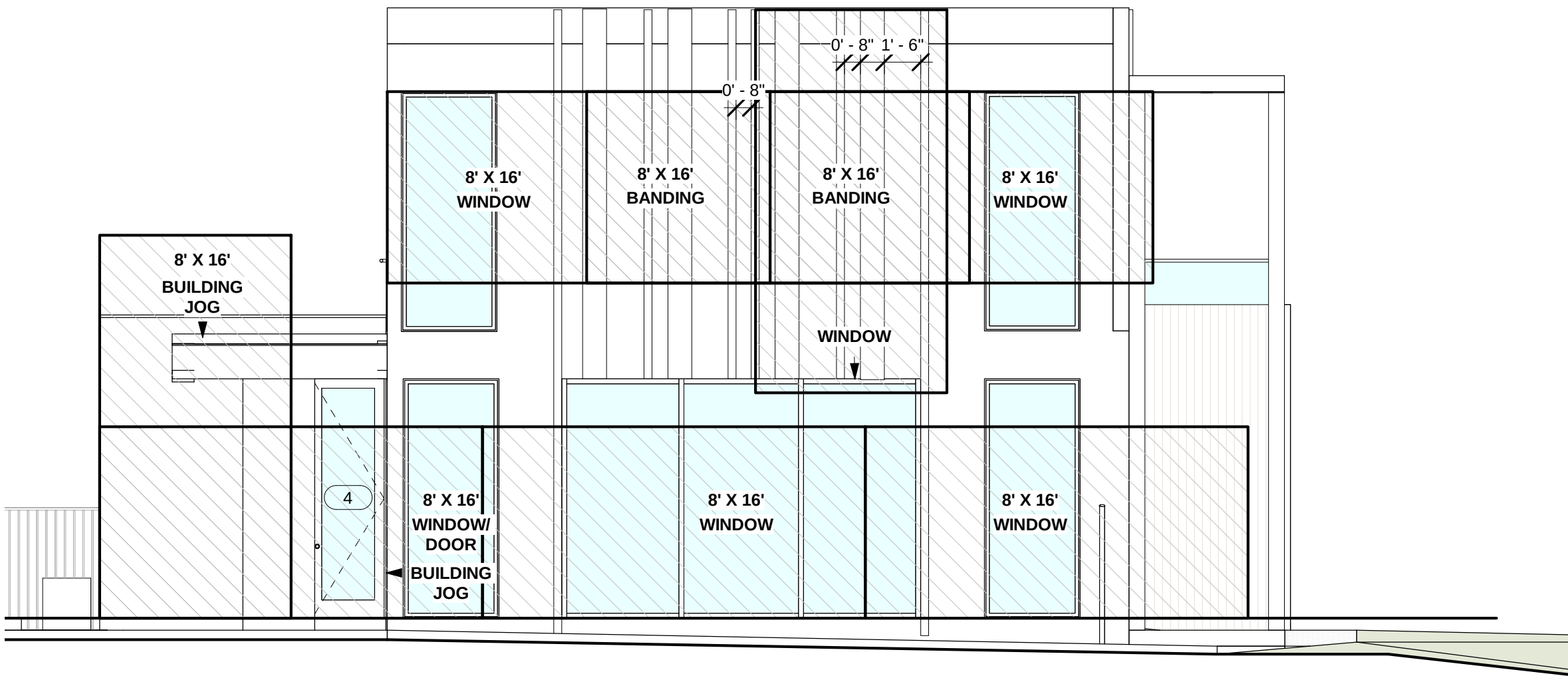
DRAWING NUMBER:

A200

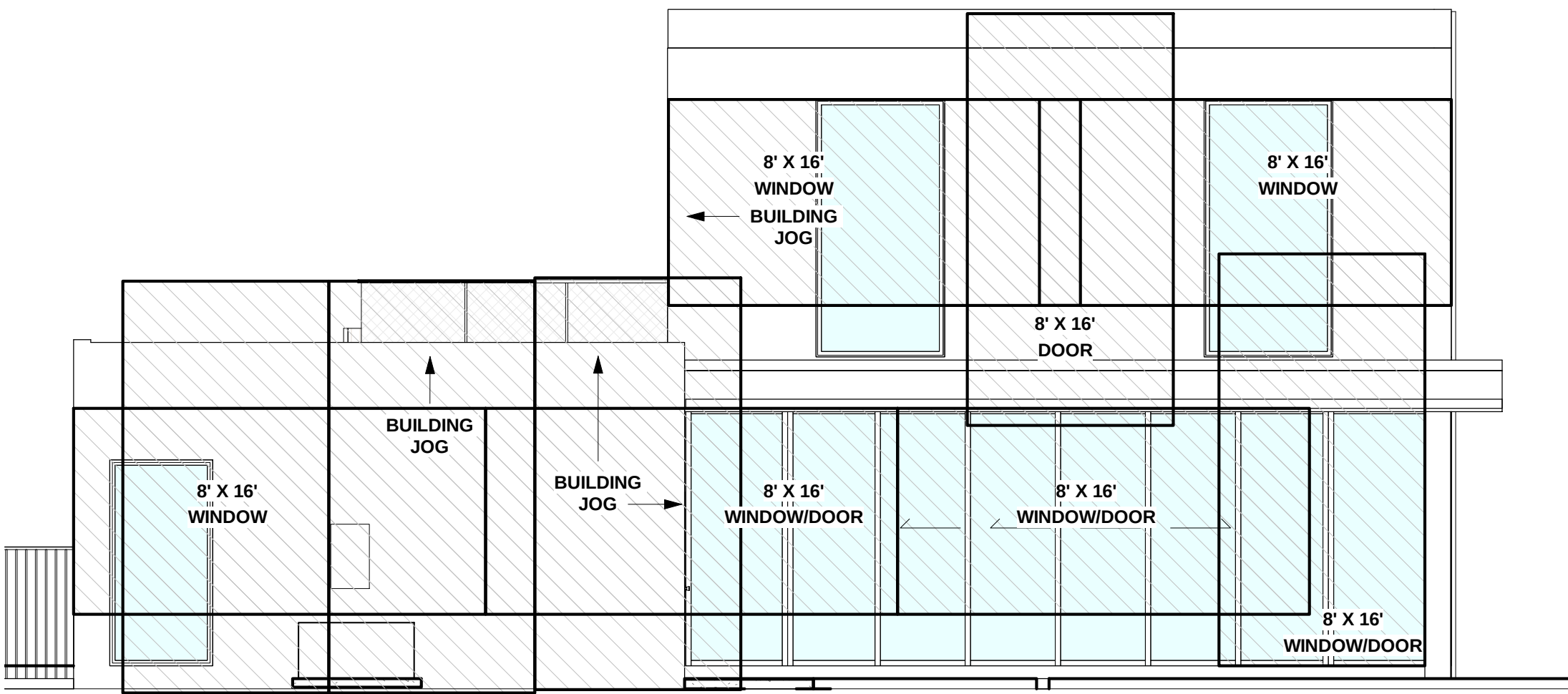
BUILDING ARTICULATION DIAGRAMS PER FIGURE 64-2



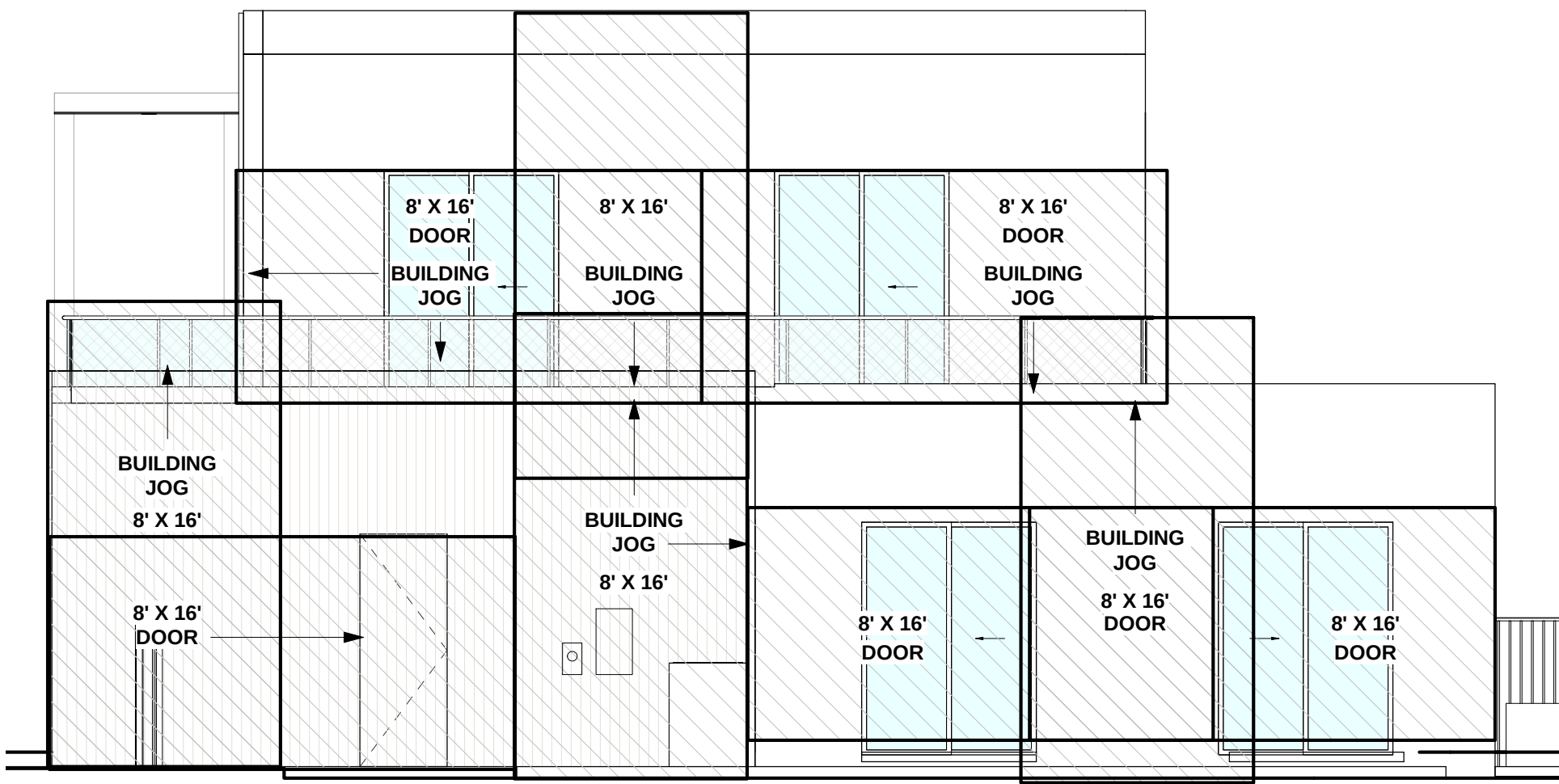
③ South - Solid Wall Diagram
3/16" = 1'-0"



④ West - Solid Wall Diagram
3/16" = 1'-0"



② North - Solid Wall Diagram
3/16" = 1'-0"



① East - Solid Wall Diagram
3/16" = 1'-0"

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CONTIN
ARCHITECTURE + DESIGN

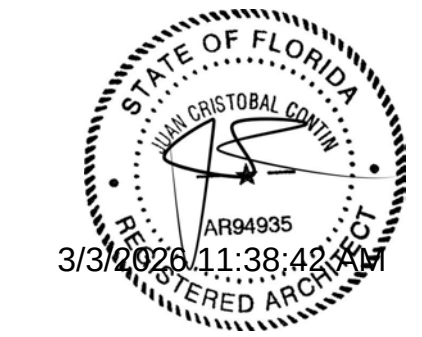
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/3/2026 11:38:42 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

1 1/21/2026



SCALE/NORTH POINT:

AS SHOWN

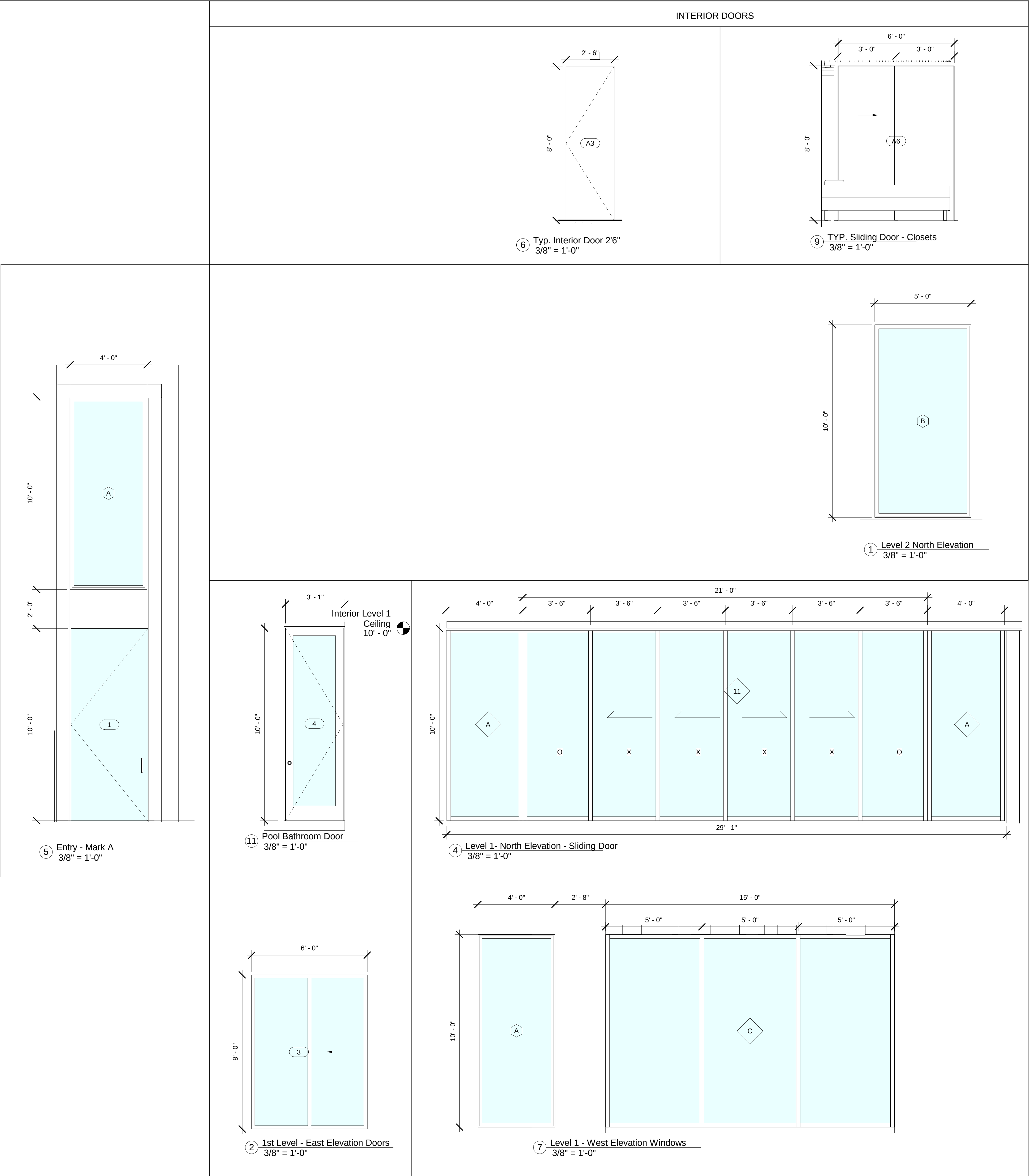
DRAWING TITLE

Elevations Diagram.

DRAWING STATUS:

DRAWING NUMBER:

A201



Interior Door Schedule			
Mark	Width	Height	Description
A1	3' - 0"	8' - 0"	Hollow Core - Simple Swing
A2	2' - 6"	6' - 8"	
A3	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A4	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A5	4' - 6"	8' - 0"	Double Sliding Panel - Oak Finish - Owner to Approve
A6	6' - 0"	8' - 0"	Double Sliding Panel - Oak Finish - Owner to Approve
A7	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A8	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A9	6' - 0"	8' - 0"	Double Sliding Panel - Oak Finish - Owner to Approve
A10	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A11	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A12	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A13	2' - 6"	8' - 0"	Hollow Core - Simple Swing

Exterior Door Schedule			
Mark	Width	Height	Description
1	4' - 0"	10' - 0"	Glass Swing Door
2	6' - 0"	8' - 0"	Sliding Glass Door
3	6' - 0"	8' - 0"	Sliding Glass Door
4	3' - 0"	10' - 0"	Glass Swing Door
5	3' - 0"	8' - 0"	Hollow Core - Simple Swing
6	9' - 0"	8' - 0"	Custom Garage Rolling Door - Refer to Details
7	3' - 0"	8' - 0"	Hollow Core - Simple Swing
9	6' - 0"	8' - 0"	Sliding Glass Door
15	6' - 0"	8' - 0"	Sliding Glass Door
10	21' - 0"	10' - 0"	6-Panel Sliding Door

Window Schedule				
Mark	Width	Height	Description	Count
A	4' - 0"	10' - 0"	Fixed	5
B	5' - 0"	10' - 0"	Fixed	2
C	4' - 0"	8' - 0"	Fixed	1
D	4' - 0"	8' - 0"	Fixed	1

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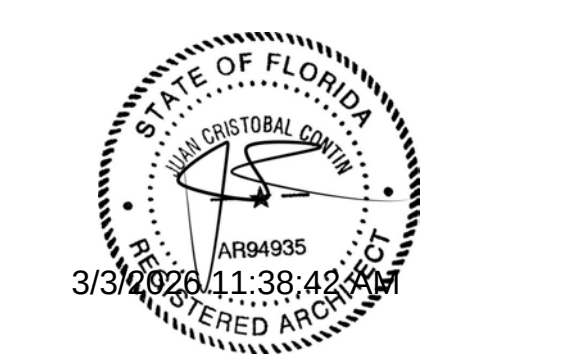
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

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Boynton Beach, FL 33435

DATE: 3/3/2026 11:38:42 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

- REVISIONS:
- -
 -
 -
 -

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Door and Window Schedule.

DRAWING STATUS:

DRAWING NUMBER:

A202

Plant List

KEY	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	TYPE	TYP. HEIGHT	CANOPY/ SPREAD	WATERING NEEDS	STATUS	REMARKS
LOW WATER USE										
QV	3	Quercus Virginiana	Live Oak	YES	TREE	60'	40'	LOW	NEW	12' O.A HT MIN. x 12-14' spr./ full,dense/ min 6" cal/ 6" c.t.
CR	4	Clusia rosea	Pitch Apple	YES	TREE	25'	20'	LOW	NEW	
SP	6	Sabal palmetto	Cabbage Palm	YES	PALM	40'	N/A	LOW	NEW	BOOTED - MIN. 14' OA
CI	129	Chrysobalanus icaco	Cocoplum	YES	SHRUB	10'	5'	LOW	NEW	
BG	3	Bougainvillea glabra	Bougainvillea	NO	SHRUB	8'	N/A	LOW	NEW	
MODERATE WATER USE										
CIR	46	Chrysobalanus icaco 'Red Tip	Red Tip Cocoplum	YES	SHRUB	4'	N/A	MEDIUM	NEW	#1 12-24" hgt. x 24" spr./ 24" o.c.
NB	12	Nephrolepis biserrata	Giant Sword Fern	YES	GRASS	4'	N/A	MEDIUM	NEW	
CT	3	Cordyline terminalis	Ti Plant	NO	SHRUB	5'	N/A	MEDIUM	NEW	
HIGH WATER USE										
OR	30	Osmunda regalis	Royal Fern	YES	GRASS	5'	N/A	HIGH	NEW	
	234	TOTAL NUMBER OF PLANTS PROPOSED								
	231 or 99%	TOTAL NUMBER OF NATIVE PLANTS PROPOSED								
EXISTING PLANTS TO REMAIN							EXISTING CANOPY			
	4	Adonidia merrillii	Christmas Palm	NO	PALM		12x12	MEDIUM	EXISTING	
	1	Dypsis lutescens	Areca Palm	NO	PALM		14x14	LOW	EXISTING	
	1	Frangipani spp	Plumeria	NO	TREE		20x20	LOW	EXISTING	

TOTAL LOT AREA = 7,513 SF

TREE REQUIREMENT

1 TREE PER 2,500 SF = 3 TREES REQUIRED
(12 ft minimum height)

(1) DESIGNATED STREET TREE OF THE
REQUIRED TREES
(located within 15 feet of the front property line)

2 OAK TREES PROPOSED (12' MIN. HEIGHT)

(1 DESIGNATED STREET TREE PROPOSED)

1 PLUMERIA TREE TO REMAIN

6 PITCH APPLE TREES PROPOSED

9 TREES PROPOSED IN TOTAL

SHRUB REQUIREMENT

6 SHRUBS PER 2,500 SF = 18 SHRUBS REQUIRED

181 SHRUBS PROROSOD

NATIVE PLANTS REQUIREMENT

50% MINIMUM

234 or 99% NATIVE PLANT PROPOSED

SEPTIC SYSTEM SPECIFICATIONS

PROPOSED FUJI CLEAN USA 500 GALLON ATU,
APPROVAL #70-154-CE5-C3,
500 GALLON AEROBIC TREATMENT UNIT REQUIRED
PROPOSED 540 SF DRAINFIELD, 500 SF REQUIRED
DRAINFIELD MATERIAL: ADS MPS-9
DRAINFIELD CONFIGURATION: Bed

SITE PLAN LEGEND

	766 SF	TRAVERTINE PAVERS
	79 SF	ARTIFICIAL TURF (DRIVEWAY)
	89 SF	STONES OR MULCH
	3,581 SF	BAHIA SOD
	280 SF	POOL

(d)Minimum tree coverage requirements.

(1)In connection with the clearing of any lot for new construction, each lot except as otherwise provided, shall have a minimum of one tree and six shrubs for each 2,500 square feet of total lot area, or portion thereof. If the lot contains an insufficient number of existing trees to meet this requirement, new or replacement trees shall be provided. Trees shall be installed at a minimum of 12 feet in height. One of the required trees shall be located within 15 feet of the front property line as the designated street tree.

(2)Cross sectional tree area may be used as replacement criteria in lieu of a designated tree size, provided the following requirements are met:

a.The minimum tree requirements described above are met; and
b.The total cross sectional area provided shall equal or exceed the sum of the cross-sectional area of a replacement stock multiplied by the minimum number of replacement stock required.

Sec. 66-119. - Installation; maintenance; removal; plant material.

(a)Installation. All landscaping shall be installed in a sound workmanlike manner and according to accepted planting procedures, with the quality of plant materials adhering to standards provided for in this section. All elements of landscaping, exclusive of plant material, shall be installed so as to meet all other applicable ordinances and code requirements of the town. All landscaped areas shall be inspected by the administrative official, and no certificates of occupancy and use shall be issued unless the landscaping has been inspected and meets the requirements of this land development code.
(b)Maintenance. All property owners or their agents shall be responsible for the maintenance of all landscaping thereon, which shall be maintained in a good condition to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. Dead, dying or defoliated hedges or trees are not allowed and must be removed. Any landscaping infected by any exotic pests including but not limited to whitefly (Singhiella simplex (Singh) (Hemiptera: Aleyrodidae)) must be removed provided however that property owners shall be permitted to treat infected plantings if treatment is sought within 30 days of any town notice. If treatment does not successfully result in the eradication of the infestation as evidenced through re-growth of viable plant material within 60 days of application then the infected plantings must be removed. All landscaped areas shall be provided with a readily available water supply with at least one outlet located within 50 feet of all plant material to be maintained. An approved irrigation system may be substituted for such outlets.
(c)Plant materials:

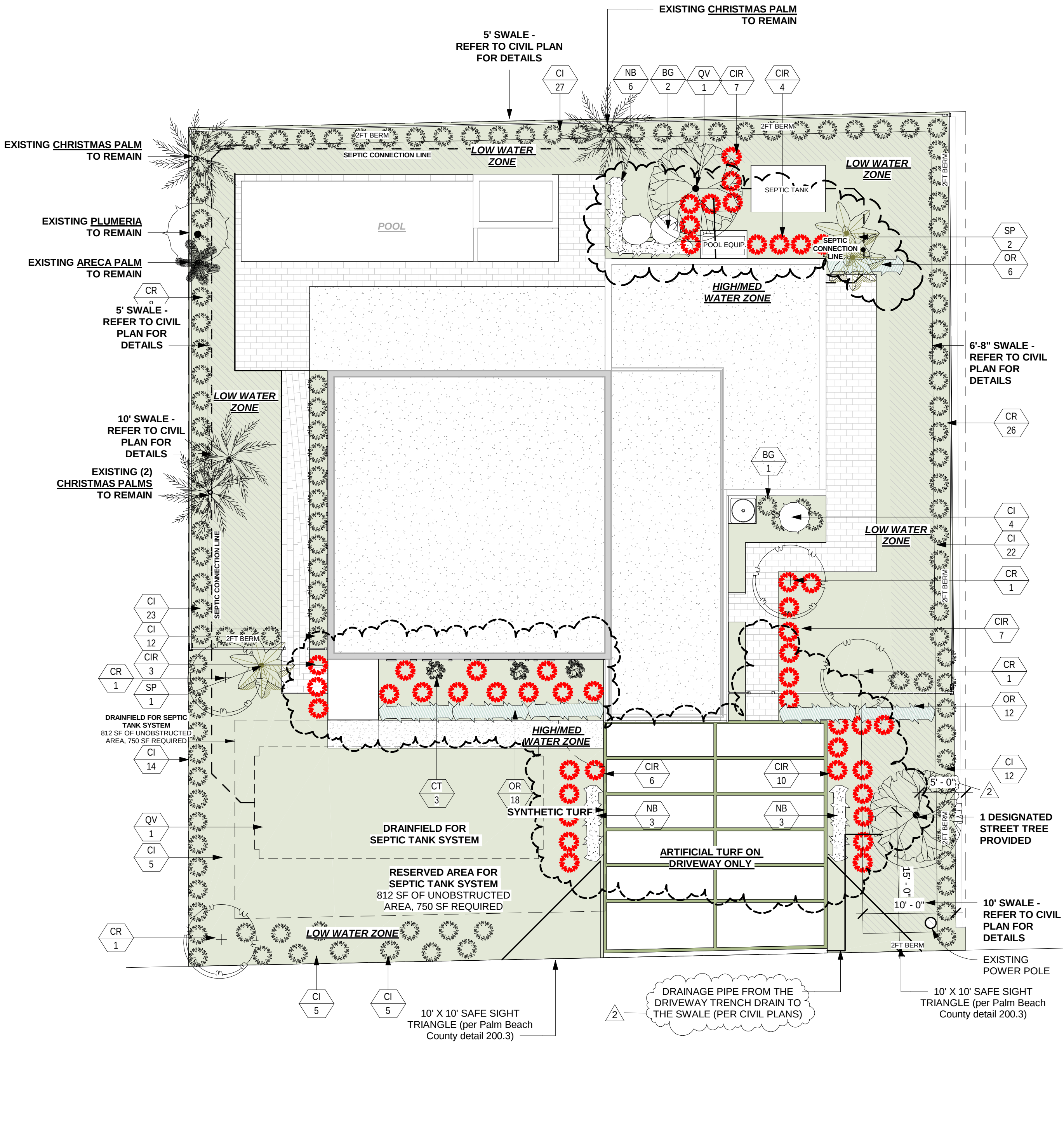
(1)Quality. Plant materials used in conformance with the provisions of this division shall conform to the standards for Florida No. 1 or better as given in Grades and Standards for Nursery Plants, part I, 1963, and part II, of the state department of agriculture, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in bags with state department of agriculture tags attached indicating the seed grower's compliance with the town's quality control program.
(2)Trees.
a. Trees shall be species having an average mature spread of crown in the canopy of greater than 15 feet and having trunks which can be maintained in a clear condition over five feet of clear wood. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the trees so as to create the equivalent of a 15-foot crown spread. Palms shall be considered trees and exempt from the 15-foot crown spread requirement. Tree species shall be a minimum of eight feet overall height immediately after planting.
b. Trees with roots known to cause damage to public roadways or other public works facilities shall not be planted closer than 12 feet to such public improvements, unless the tree root system is completely contained within a barrier for which the minimum interior dimensions shall be five feet square and five feet deep, and for which the container construction requirements shall be four-inch-thick concrete, reinforced with no. 6 road mesh (six x six x six) or an equivalent approved by the administrative official.
(3)Shrubs and hedges. Shrubs and hedges shall be a minimum of 18 inches in height when measured immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting.
(4)Vines. Vines shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.
(5)Ground cover. Ground covers, either vegetative or nonliving, used in whole or in part, shall present a finished appearance and reasonably complete coverage within three months after planting; however, when slow-maturing ground covers are used they shall be mulched.
(6)Lawn grass. Grass areas shall be planted in species normally grown as permanent lawns in the town. Grass areas may be sodded, plugged, sprigged or seeded, except that solid sod or other acceptable erosion control measures shall be used in swales or other areas subject to erosion. In areas where other than solid sod or grass seed is used between the months of October and March, nursery grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.

Sec. 66-141. - Water efficient landscape code.

(a)Intent and standards. This water efficient landscape code establishes minimum standards for the development, irrigation, and maintenance of landscaped areas and requires specific water conservation measures, including the preservation of natural vegetation, where applicable.
(b)Applicability. No site plan approval, construction permit or other development order shall be issued for new construction of a single-family or multifamily structure, or the "substantial improvement" of an existing single-family or multifamily structure, as defined in section 1-3 of the land development code, unless the water-efficiency actions included within the landscape plan comply with the provisions hereof, or unless exempted from these provisions. No certificate of completion, use, or use and occupancy shall be issued until the requirements of this division are met.
(c)Four-foot landscape minimum. A minimum four-foot-wide area around the perimeter of the "footprint" of new construction shall receive landscape treatment, as provided herein.
(d)Definitions. Technical terms used herein shall be as defined in the model xeriscape code promulgated by the South Florida Water Management District.
(e)Water efficient landscape standards; established.
(1)Planning and design. Site plans shall identify all vegetated areas, including those to be preserved. Installed trees and plant materials shall be grouped together into zones according to water use needs. Installed trees and vegetation shall be located to accommodate their mature size on the site. Unless the tree or other plant material is approved by the respective utility, no trees or other plant materials shall be located or planted in such a manner as to interfere with the use of recorded easements, power or other utility lines or facilities, or the use and maintenance of public rights of way. The water use zones shall correlate to the water use zone designations of plants listed in the Xeriscape Plant Guide II, published by the South Florida Water Management District. Impervious surfaces and materials within landscaped areas shall be limited to borders, sidewalks, step-stones, swimming pools, decks, spas, and other similar features. In no event shall all impervious materials on the lot exceed 40 percent of the total lot area, not including the "footprint" of the house.
(2)Appropriate plant selection. All landscaped areas shall include plant materials, which are noninvasive and native to the area, as listed in the Xeriscape Plant Guide II, previously cited. A minimum of 50 percent native plants shall be used within the landscaped area. Plants prohibited in section 66-151 of this land development code or which are prohibited elsewhere by this land development code, shall not be incorporated in a landscape plan for any reason, except educational purposes, at the request of a governmental agency.
(3)Turf areas. Turf shall be treated as a major planned element of the landscape plan. The use of drought resistant grass types, including experimental varieties, is permitted.
(4)Efficient irrigation.
a. If required to support plant life, an irrigation system shall be designed to correlate with the organization of plants into zones. The water use zones shall be shown on the landscape plan. Irrigation shall be required as follows: High water use zone shall be provided with central automatic irrigation systems. Moderate water use zones shall be provided with a readily available water supply, such as a hose bib, within 25 feet. Low water use zones shall be provided with a readily available water supply, such as a hose bib, within 50 feet.
b. Reclaimed nonpotable water may be used for irrigation, if an acceptable source is approved by the town commission.
c. Moisture sensor and rain shutoff switch equipment shall be required on automatic irrigation systems. The equipment shall consist of an automatic mechanical or electronic sensing device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

WATER USE ZONES:

- HIGH OR OASIS (REGULAR WATERING)
- MODERATE OR DROUGHT-TOLERANT (OCCASIONAL WATERING)
- LOW OR NATURAL (RAINFALL WATERING)



1 Site Landscape
1/8" = 1'-0"

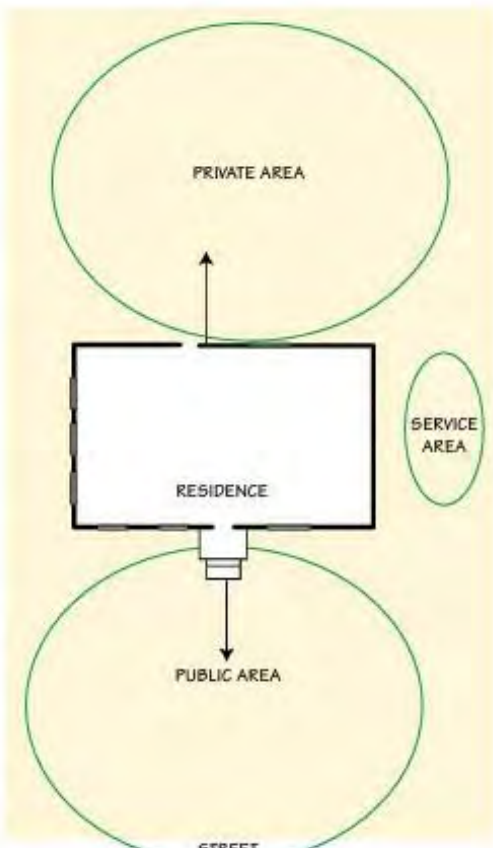


Figure 1 The basic use area of a typical residential lot

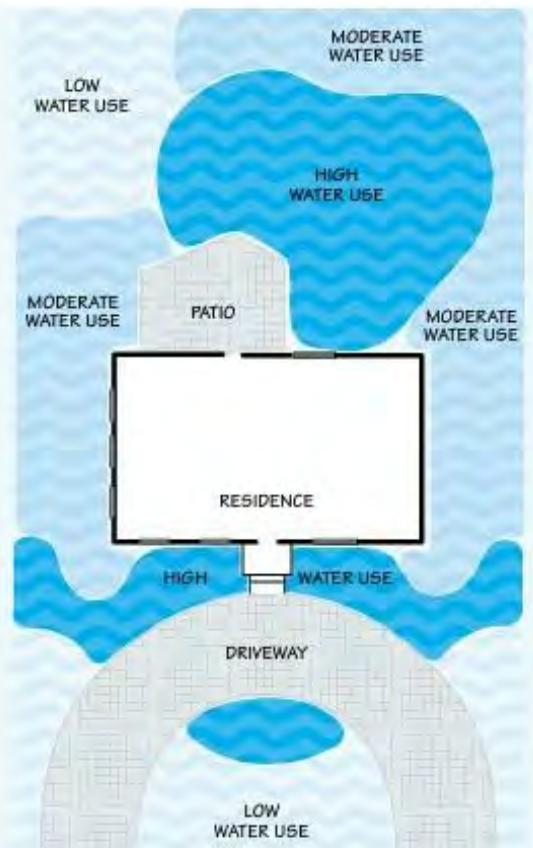


Figure 2 Diagram of water use zones of property

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CONTIN
ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/3/2026 11:41:13 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

1 1/23/2026

2 2/20/2026

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Planting Plan.

DRAWING STATUS:

DRAWING NUMBER:

LP101

EXISTING PLANTS TO BE REMOVED

LABEL	BOTANICAL NAME	COMMON NAME	DIAMETER (DBH)	HEIGHT	REASONING
1	FRANGIPANI	PLUMERIA	8"		TREE LIES IN PROPOSED DRIVEWAY AREA
2	BEAUCARNEA RECURVATA	PONYTAIL PALM		10'	TREE LIES IN PROPOSED DRIVEWAY AREA
3	DYPsis LUTESCENS	ARECA PALM		8'	TREE LIES IN PROPOSED BUILDING AREA
4	ROYSTONEA REGIA	ROYAL PALM		17'	TREE LIES IN PROPOSED BUILDING AREA
5	ROYSTONEA REGIA	ROYAL PALM		8'	TREE LIES IN PROPOSED BUILDING AREA
6	FICUS AUREA	STRANGLER FIG	22"	20'	POOR CONDITION 30% - PER ARBORIST REPORT

EXISTING PLANTS TO REMAIN

TREE			
KEY	QTY.	BOTANICAL NAME	COMMON NAME
	1	FRANGIPANI SPP	PLUMERIA

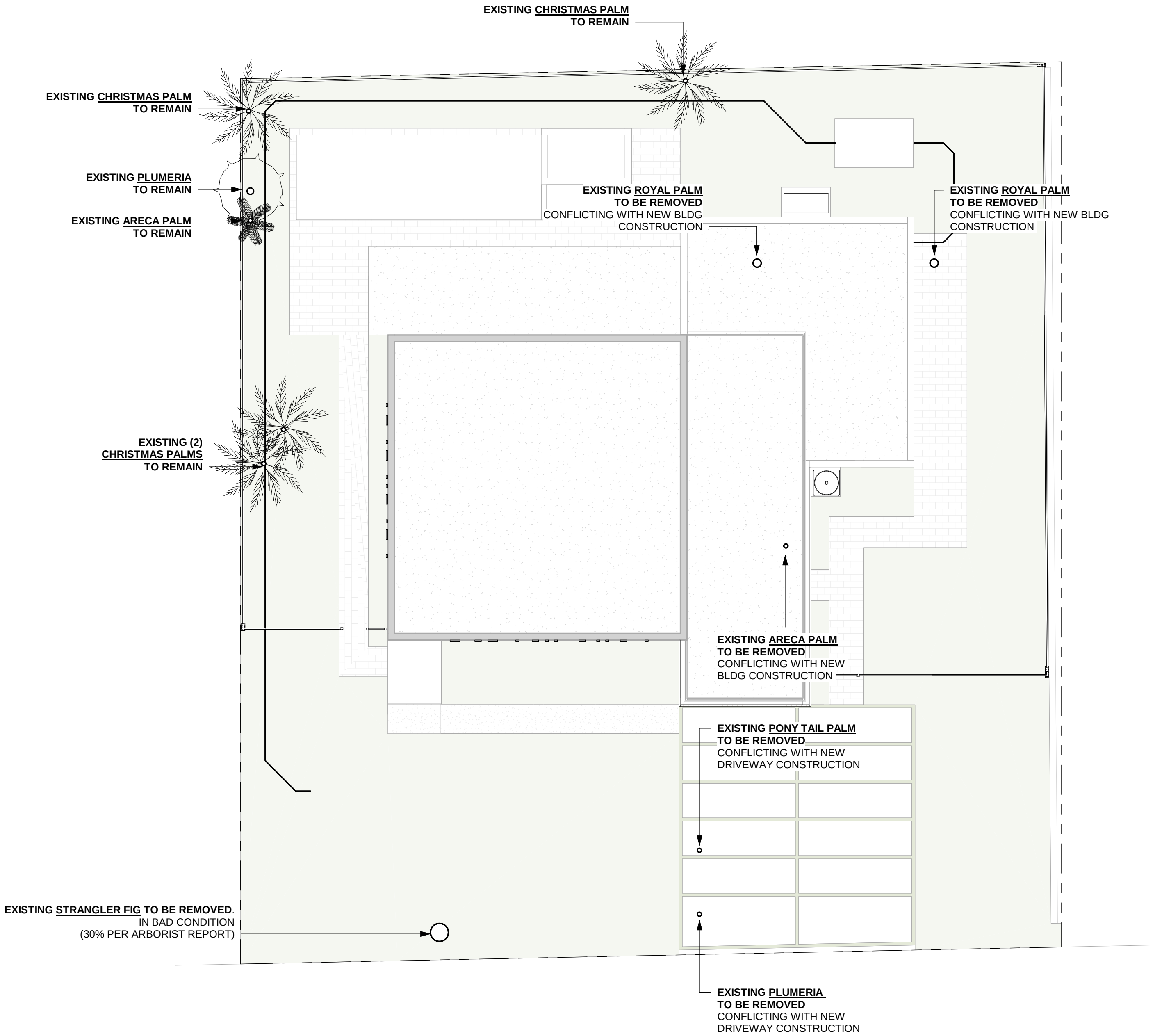
PALM			
	4	ADONIDIA MERRILLII	CHRISTMAS PALM
	1	DYPsis LUTESCENS	ARECA PALM

(d)Minimum tree coverage requirements.

(1)In connection with the clearing of any lot for new construction, each lot except as otherwise provided, shall have a minimum of one tree and six shrubs for each 2,500 square feet of total lot area, or portion thereof. If the lot contains an insufficient number of existing trees to meet this requirement, new or replacement trees shall be provided. Trees shall be installed at a minimum of 12 feet in height. One of the required trees shall be located within 15 feet of the front property line as the designated street tree.

(2)Cross sectional tree area may be used as replacement criteria in lieu of a designated tree size, provided the following requirements are met:a.The minimum tree requirements described above are met; andb.The total cross sectional area provided shall equal or exceed the sum of the cross-sectional area of a replacement stock multiplied by the minimum number of replacement stock required.

① Planting Mitigation
1/8" = 1'-0"



Site Landscape - Existing Planting/Mitigation
Plan
② 1/8" = 1'-0"

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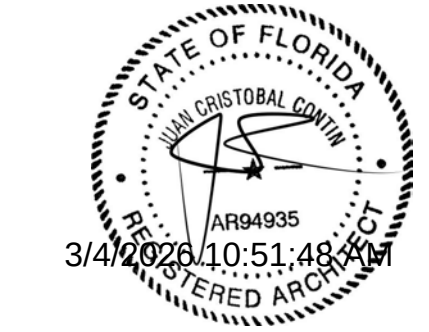
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/4/2026 10:51:48 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Existing Planting Plan.

DRAWING STATUS:

DRAWING NUMBER:

LP102



















5 SAILFISH LANE

BOYNTON BEACH, FL

SITE PHOTOS





5 SAILFISH LN



5 SAILFISH LN

5 SAILFISH LN



PROPERTY TO THE EAST



PROPERTY TO THE WEST



PROPERTY TO THE WEST



PROPERTY TO THE SOUTH



PROPERTY TO THE SOUTH-WEST



PROPERTY TO THE SOUTH-WEST



ENTRY TO SAILFISH LANE



PROPERTY TO THE SOUTH-EAST