

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



**May 19, 2026 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSIONERS

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

ADMINISTRATION

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

1. Adopt Minutes of the April 21, 2026, Meeting

DISCUSSION / ACTION ITEMS

2. Quasi-judicial Hearing: Development Plan Review - 7 Harbour Dr. N (Continuation)
3. Quasi-judicial Hearing: Development Plan Review (Renewal) - 5920 N Ocean Blvd (Continuation)
4. Quasi-judicial Hearing: Site Plan Review - 6849 N Ocean Blvd

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, JUNE 16, 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
APRIL 21, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, March 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

Vice Chair Kaleel was absent with notice.

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

Member de Baptiste noted that Vice Chair Kaleel, while listed as absent, had in fact arrived after the previous meeting's call; Town Clerk Kelly Avery confirmed this correction had already been made to the prior meeting's minutes. There were no additions, deletions, or modifications to the agenda.

PUBLIC COMMENT

A brief clarification was offered regarding the proper placement of public comment within quasi-judicial application hearings.

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

APPROVAL OF MINUTES

1. Adopt Minutes of March 17, 2026, Regular Meeting.

Member de Baptiste moved to adopt the minutes of March 17, 2026, as amended; seconded by Member Sigety. Motion carried 4-0.

DISCUSSION/ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review – 5 Sailfish Ln (Continuation)

PLANNING & ZONING COMMISSION MEETING MINUTES
APRIL 21, 2026

Chair Ferber asked if any of the board members had any ex parte communications. Chair Ferber disclosed that he had visited the property by bicycle prior to the meeting. All other Commissioners stated that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner Corey O'Gorman confirmed that the only outstanding item from the prior review was the architectural elevations, and that all other aspects of the application remained compliant. The Town Engineer and Zoning Official similarly confirmed no outstanding concerns.

Architect Juan Contin presented revised elevations, describing efforts to better balance the façade, introduce more light, and incorporate natural stone, glass, and landscaping elements to create a more vibrant street presence.

Chair Ferber opened the floor for public comment.

Terry Brown of Harbour Drive South commended the Board for prompting revisions and noted the new design fits the neighborhood better.

Chair Ferber closed the floor for public comment.

The Board echoed this sentiment and acknowledged the applicant's responsiveness.

Member de Baptiste moved to approve the quasi-judicial hearing for the proposed development plan for 5 Sailfish Lane: seconded by Member Sigety. Motion carried 4-0.

3. Quasi-Judicial Hearing: Development Plan Review – 7 Harbour Dr. N

Chair Ferber asked if any of the board members had any ex parte communications. Member Sigety disclosed that he walks his dog in the vicinity of the property, and all other Commissioners stated that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O'Gorman presented the application and recommended approval with staff conditions, noting that the project complied with all Town zoning regulations.

Town Engineer Rubio confirmed that, as of the March 26 resubmittal, all engineering requirements were satisfied, with remaining conditions including coordination of a pre-construction meeting with the City of Boynton Beach and approval from the Palm Beach County Health Department.

Official Manuel Palacios confirmed that all dimensional requirements were met.

The applicant was represented by General Contractor Juan Munoz and Architect Jose Enriquez, who described the project as a concrete insulated construction system utilizing EPS foam panels with a galvanized steel frame.

Chair Ferber opened the floor for public comment.

PLANNING & ZONING COMMISSION MEETING MINUTES
APRIL 21, 2026

Terry Bown raised concerns regarding severe stormwater flooding on Harbor Drive North during heavy rainfall, specifically questioning how excess runoff from the new construction would be managed once on-site capacity is exceeded and whether a retaining wall is in place to protect adjacent properties. The applicant responded to Mr. Bown's question.

Chair Ferber closed the floor for public comment.

Town Engineer Rubio confirmed that the plans included exfiltration trenches along the northwest and southeast perimeters to capture the required one-inch rainfall volume.

Chair Ferber raised concerns regarding drainage along the western property line following the removal of the proposed berm, as well as the front elevation's stark architectural appearance.

Member Sigety noted that the requested contextual street view had not been provided.

The Board found the applicant's revised screening and drainage explanation insufficient and requested a detailed plan revision. The Board further determined that outstanding engineering and design issues must be resolved before approval.

Member de Baptiste moved to continue the development plan review for 7 Harbour Drive North, directing the applicant to return with revised plans addressing: (1) the front elevation's architectural treatment to reduce its stark appearance and better integrate with the neighborhood; (2) a clear drainage plan for the western property line demonstrating that stormwater will not shed onto the adjacent neighbor while also fully screening the AC mechanical equipment; and (3) a contextual street view showing the proposed house in relation to neighboring properties; seconded by Member Khairallah. Motion carried 4-0.

4. Quasi-Judicial Hearing: Development Plan Review – 5920 N Ocean Blvd (Renewal)

Chair Ferber opened the quasi-judicial hearing. Member Sigety disclosed that he passes the property regularly, and all other Commissioners stated that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O'Gorman provided background on the project, and staff recommended approval subject to the Board's review and the same conditions of the prior approval.

Town Engineer Rubio confirmed that the prior Town Engineer's approval conditions remained applicable and requested additional engineering details, including retention area elevations, drainage structure elevations, and a cleanout structure for future maintenance access.

Zoning Official Palacios confirmed that no dimensional calculations had changed.

The applicant, homeowner Joseph Asir, explained that project delays resulted from a change in engineers, owner-builder permitting issues, and delays in obtaining septic approval. He stated that most prior approval conditions had been addressed, although the revisions were not formally included in the renewal submission.

PLANNING & ZONING COMMISSION MEETING MINUTES
APRIL 21, 2026

The Board expressed frustration that the application was resubmitted without documentation confirming compliance with prior conditions, noting that the lack of updated plan comparisons limited their ability to evaluate the application.

Chair Ferber stated that the Board requires review of coordinated, up-to-date plan sets, including current building plans submitted for permitting, prior to approval.

Member Sigety noted inconsistencies in the window treatment shown on the eastern elevation.

Town Manager Michelle Heiser acknowledged the permitting delays, suggested retaining a general contractor to assist with permitting, and noted that compliance with approval conditions could be verified by staff without requiring another hearing.

The Board deferred the application to the May meeting to allow submission of complete, coordinated, and updated plan sets for review.

Motion Sigety moved to defer the Development Plan Review for 5920 N. Ocean Boulevard to the May 2026 meeting, contingent upon the applicant submitting a complete, coordinated set of current architectural and engineering plans with the new engineer's sign-off; seconded by Member de Baptiste. Motion carried 4-0.

5. Quasi-Judicial Hearing: Development Plan Review – 113 Island Dr S (Revision)

Chair Ferber opened the quasi-judicial hearing. Chair Ferber disclosed that he passes the property regularly and is acquainted with the owner and his family. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O’Gorman noted that although the Development Plan Review was approved in October 2024, revised architectural elevations required resubmission to the Planning and Zoning Board, with a condition that decorative balconies comply with setback projection and area limits.

Town Engineer Rubio confirmed that the civil plans approved by the prior Town Engineer remained unchanged and unaffected by the elevation revisions.

Zoning Official Palacios confirmed that there were no changes to the dimensional calculations.

Architect Richard Brumer summarized revisions reflecting a more classic, organic design, including curved parapets, decorative balconies, stucco finish, and coordinated elevation updates.

Board members expressed straightforward support for the revisions, finding the updated design an improvement over the previously approved plans.

Member Khairallah moved to approve the revised Development Plan Review for 113 Island Drive South; seconded by Member de Baptiste. Motion carried 4-0.

PLANNING & ZONING COMMISSION MEETING MINUTES
APRIL 21, 2026

COMMISSIONER COMMENTS

Chair Ferber raised whether ex parte disclosures and oaths could be consolidated at the start of meetings; the Town Attorney advised handling each quasi-judicial item separately for a clear appeal record. He also proposed developing a standardized checklist for development plan submissions to improve consistency and clarity, which received general Board support. He inquired about the proposed Boynton Inlet bridge; the Town Manager noted no formal update beyond prior limited involvement by the mayor. He requested an update on state artificial turf rules; the Town Attorney stated that final DEP rules have not yet been adopted and may still allow stricter local standards. He also raised concerns about prolonged construction at 118 Marlin Drive; staff gave a brief update and stated they would look more into it, and pending state legislation could further extend minimum permit durations.

ADJOURNMENT

ADJOURNMENT

Meeting adjourned at 11:03 a.m.

Minutes prepared by Town Clerk Avery and adopted by the Planning & Zoning Commission on May 19, 2026.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	May 19, 2026
Subject:	7 Harbour Dr N – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Juan Manuel Munoz

OWNER: Paulette and John Agolia

ADDRESS: 7 Harbour Drive North, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

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

2. BACKGROUND

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval to construct a new two-story home on a vacant lot at 7 Harbour Drive North. The proposed development includes three (3) bedrooms, three (3) full bathrooms, a two-car garage, a swimming pool, and a pool deck. The application was considered at the Planning and Zoning Board meeting of April 21 2026.

Based on questions from the Board to the applicant and discussion by the Board, action on the application was continued to request that the applicant address: 1. How the drainage will work and that water will not run-off to the neighboring property to the west; 2. That the air conditioning units are adequately screened from view; 3. That the graphic be provided showing the proposed house in relationship to other homes in the neighborhood; and, 4. The applicant consider adding contrast on the building elevations to address the stark appearance. Town Staff recommends approval subject to review of the revisions by the Planning and Zoning Board in accordance with Section 63-56 for Development Plan Review.

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 that the Planning & Zoning Board consider the revisions submitted to address the concerns raised at the April 21, 2026 meeting, and approve, approve with conditions or continue the application in accordance with Section 63-56 as noted above.

7 Harbour Drive N, Ocean Ridge, FL 33435

| Custom Model for John and Paulette Agoglia |

| 4 Bedroom | 3 Bathroom | 2,540 living sq. ft. | 3,860 construction sq.ft. aprox. |

INTRODUCTION

The proposal consists of a single-family residence designed with an emphasis on functionality, efficiency, and adaptation to a coastal environment.

The design aims to balance a contemporary architectural expression with elements commonly found in the neighborhood, focusing on scale, proportions, materiality, and relationship to the landscape.

This residential project in 7 Harbour Drive North on Ocean Ridge has been designed to integrate harmoniously with the character of the surrounding neighborhood, respecting both its architectural language and environmental conditions.

Following the feedback received during the previous review, specific adjustments have been made to improve technical clarity and reinforce the project's compatibility with its context.

NEIGHBORHOOD

Through direct observation and analysis of the surrounding neighborhood, we have identified several architectural elements that are consistently present and have been incorporated into our design.

These include front porch systems that reinforce the relationship between the residence and the street, as well as the use of natural materials and textures such as stone, Concrete and wood. The proposed color palette follows the neutral tones commonly found in the area, including whites, grays, and browns.

Additionally, the design incorporates sloped concrete roof forms consistent with the Bermuda-style roofs seen throughout the neighborhood, along with a strong presence of windows on the façades to enhance natural light and indoor-outdoor connectivity. These elements ensure that the project aligns with the established architectural character of Ocean Ridge while maintaining a cohesive and contextual design approach.



 **34 HARBOUR DRIVE NORTH**



 **18 HARBOUR DRIVE NORTH**

Proposed Residential Development Overview

The proposed residence is modest in scale and thoughtfully set back within the lot to minimize its visual impact on neighboring properties. Its design incorporates elements such as a balcony, stone veneers, and retaining walls, consistent with the architectural character of the surrounding area.

The project includes careful landscaping, grading, and lighting strategies to maintain privacy between adjacent homes. It also takes advantage of the site's natural elevation changes to optimize space and ensure efficient drainage. High-quality materials and construction techniques are incorporated to provide durability and resilience against adverse weather conditions.



FRONT VIEW



REAR VIEW



RIGHT VIEW



LEFT VIEW



POOL DECK VIEW



DOCK POINT OF VIEW



SUNSET VIEW



BERMUDA ROOF VIEW

A/C EXTERIOR UNIT SCREENED WITH HEDGES

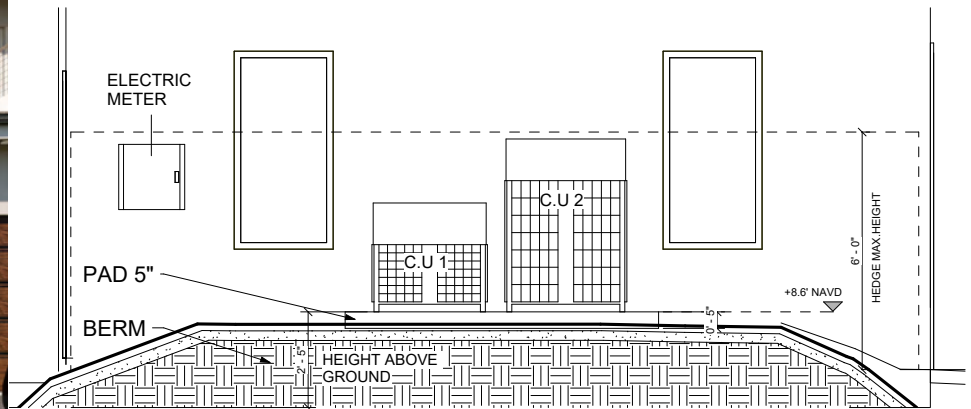
REAR SIDE



LEFT SIDE



FRONT SIDE / FROM STREET VIEW



SECTION FOR A/C UNITS

DRAINAGE PLAN

The proposed drainage system has been designed to effectively manage stormwater through a series of coordinated strategies across the site.

The system primarily operates through two main trench drains, which collect, control, and retain water within the property through appropriate drainage systems. This approach ensures that stormwater is contained on-site and does not run off toward the front of the lot, but instead is properly managed across all areas of the property.

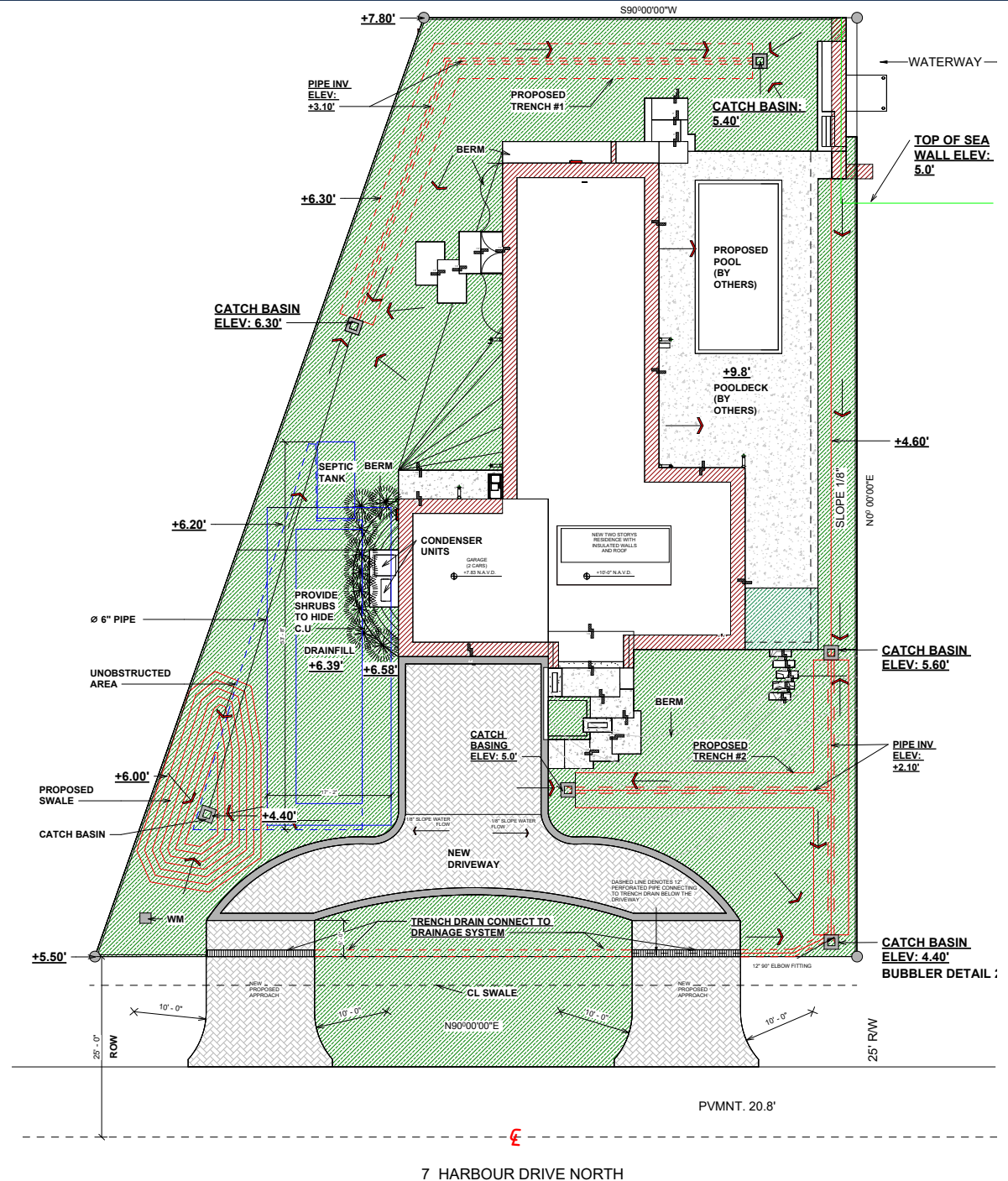
In addition, a trench drain is incorporated at the driveway to assist in capturing and evacuating surface runoff in this area, preventing water accumulation and improving overall site performance.

Red arrows shown on the plan indicate the direction of water flow throughout the property, providing a clear representation of how stormwater is conveyed across the site.

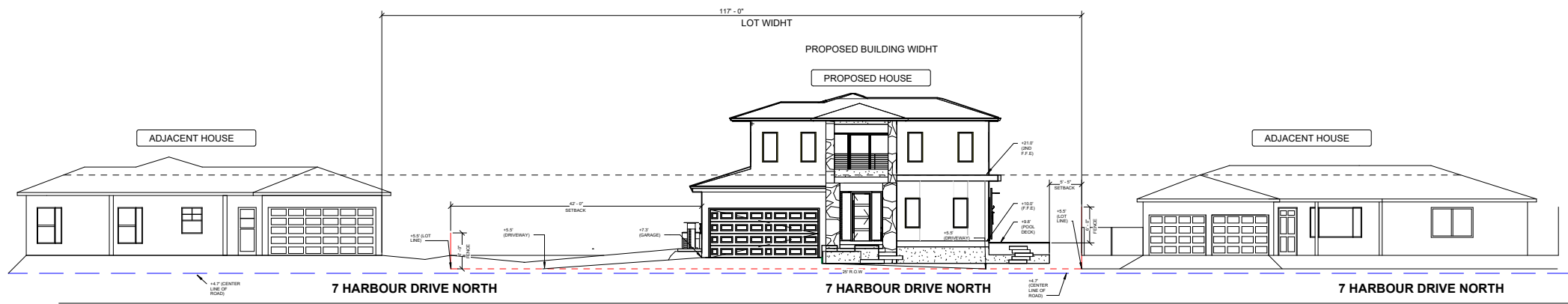
All construction details and specific configurations for the trench drains, swales, and bubblers are provided in the dedicated drainage plan drawings. These documents outline the technical requirements and installation criteria necessary for proper system functionality.

Site grading plays a critical role in the effectiveness of the drainage strategy. All elevations and slopes have been carefully designed to direct water flow as intended, ensuring that runoff is properly managed within the property.

Special consideration has been given to prevent any discharge of water onto neighboring or adjacent properties, maintaining compliance with local regulations and protecting surrounding sites.



STREETSCAPE PLAN



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

To: Planning & Zoning Board Members
From: Corey O’Gorman, Town Planner
Meeting Date: May 19, 2026
Subject: 5920 N Ocean Blvd – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Helen Asir
OWNER: Helen Asir
ADDRESS: 5920 N. Ocean Blvd, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

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

2. BACKGROUND

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a second-floor addition with a two-car garage, and the first floor adhering to the existing footprint, grandfathered setbacks and a variance granted for an addition encroaching into the side setback.

The original application was submitted in 2023 for DPR and after staff review determined that a variance was needed for an addition in the side setback area, the applicant requested the variance which was subsequently approved by the Board of Adjustment (BOA) on April 17, 2024. The Planning and Zoning Board approved the Development Plan Review on September 17, 2024, but the approval expired because the applicant had not obtained a permit within 18 months as required in Section 63-55.

This application was heard by the Planning and Zoning Board at their April 21, 2026 meeting and proposed a renewal of the prior approval by the Board that was granted on September 17, 2024 with conditions. Those conditions included that: 1. The north building elevation must be revised to be flush against the existing wall in the form of banding, stucco score lines or similar treatment rather than trim that extends beyond

the existing encroachment; 2. The balustrades on the 2nd floor flat roof and the covered entry must be revised to not exceed 32" (the column caps exceed the 2'8" shown) and are redesigned to be a solid screen of all authorized rooftop equipment; 3. The wall in the front yard setback area must be reconstructed to comply with the Town Zoning Code; and, 4. All mechanical equipment must be screened in accordance with the Town Code. After presentation by the applicant and Board discussion, the Board deferred the request so that the same plans submitted for building permit could be presented to the Board.

Upon review of the permit-set of plans submitted to the Town, it was determined that there are several issues that were not addressed and plans changed from the set approved by the Board in 2024 such that they do not comply with Town Code requirements. Those issues include: 1. The floor plan interior layout and window/door opening were revised but no calculations or graphics were provided to ensure that the design complies with the 15% window/door opening and substantial articulation requirements; 2. Revisions to the elevations increased the overall building height beyond the maximum allowable and were contrary to the condition of approval regarding the flat roof design; 3. The interior layout was revised but no calculations were provided to ensure that the design complies with the maximum FAR, or the 2nd floor to 1st floor FAR ratio of 75%; 4. The interior layout revisions included changes to the garage and it is not clear if the design complies with the required interior parking space requirements; 5. Revisions include mechanical equipment encroaching into the side yard setback on the north side of the site which is contrary to the Town Code.

Because of the lack of clarity in the plans and redesign that is contrary to the Code, staff recommends deferring this application until the design complies with all applicable codes.

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 that the Planning & Zoning Board deferring this application until the plans are redesigned to comply with applicable Town Code requirements.

**PLAN REVIEW REPORT
5920 N Ocean Boulevard
05/06/2026**

This Plan Review Report is for the Development Plan Review of the major renovation and second floor addition to the existing home at 5920 N. Ocean Boulevard. The proposal includes five (5) bedrooms, five (5) full baths and two-half baths, living room, dining room, kitchen, sunroom, gym and garage. This review references site and architectural plans prepared by M Architects dated 7/9/25, sheets A01 A02 A05 A06 A11 and A12, site plan prepared by SRI Consultants dated 8/29/24, sheet G-1.0, and landscape plan prepared by SRI Consultants dated 7/2/24, sheet A-0.2.

PCN: 46-43-45-27-08-000-0453
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.

- Survey was not included in the submittal, so the survey that was included in the building permit submittal is used for this review.
- A site plan meeting the requirements of the development plan review checklist was not provided, however site data was provided on architectural sheet A01, and is used for technical review. Please provide a site plan complying with the requirements of the checklist so that it can be included in the package for review by the Planning & Zoning Board. This will assist the board in their review.

Section 64-1(e)(1) Background: This code section requires window and door coverage minimum of 15% on all building elevations. Although it appears that the elevations comply with this requirement, there are no calculations to confirm compliance.

Comment: Please revise elevation sheets A11 and A12 to provide the calculations necessary to ensure compliance with the 15% requirement.

Section 64-1(e)(2) Background: This code section requires “substantial articulation” on all building elevations. Although it appears that most of the elevations comply with this requirement, based on scaling the drawings there is a blank space between a window and sliding glass door on the west

elevation and a blank space between windows on the 2nd floor on the south elevation which may not be in compliance.

Comment: Please show the required dimensions in these spaces to ensure compliance.

Section 64-1(f)(2) Background: This code section specifies that flat roofs are permitted in the RSF district provided that they comply with the requirements of 67-37. Section 67-37(b)(1) specifies that the maximum tie beam height for a 2-story structure is 24' and Section 67-37(b)(2) specifies that flat roofs shall be screened by a parapet which shall not extend above the top of the tie beam by more than 32". Sheets A11 and A12 show the top of tie beam at 24" which complies. However, they also show that the top of the roof deck is at 26' and the top of balustrades are at 29' 6" neither of which comply with this code section. In addition the elevations include an "overframe roof at the covered front porch" which is not dimensioned but exceeds the 29' 6" height of the balustrades and does not comply with this code section.

Comment: Please revise sheets A11 and A12, and other sheets as applicable to comply with the maximum height requirements in this code section.

Section 64-1(i) Background: This code section limits the 2nd floor area to 75% of the first floor, and specifies that "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." This section goes on to specify that "for purposes of calculating the second floor for the 75 percent requirement of this section, the second floor area will include all enclosed areas of the second floor and roofed porches and balconies, but will exclude bay windows whose sills are no lower than 12 inches from the floor, and provided the bay windows comprise 20 percent or less of any one facade and do not extend out beyond the overhang."

Comment: Please provide the legend described in the checklist calculating the first and second floors and providing the percentage 2nd floor to 1st floor space.

Section 64-1(j)(6) Background: This code section states that the maximum floor area of all finished floors under roof shall be 32 percent of the total lot area for lots

over 20,000 square feet. Floor Area is defined, as “the gross horizontal areas of all floors of all buildings on a lot, measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two buildings, including garages, carports, and porte corcheres, but not including: basements, attics (unless used as living space), unenclosed decks or patios, covered porches, balconies (covered or uncovered), or crawl spaces”.

Comment: Please provide the legend described in the checklist calculating the first and second floors and providing the calculation of total floor area.

Section 64-46

Background: This code section addresses required parking for single-family and two-family dwelling, calculating the required parking at one (1) space per bedroom or room that would qualify as a bedroom per the Florida Building Code. This code also requires a fully-enclosed garage for two (2) full sized vehicles with spaces measured at 10 x 20, and for every two bedrooms above four bedrooms, and additional garage parking space is required. This home includes five (5) bedrooms thus requiring two (2) garage spaces and three (3) exterior spaces (measured at 9 x 18).

Comment: Please revise sheet A05 to show two parking spaces dimensioned at 10 x 20.

Section 64-50

Background: This code section specifies that no part of an air conditioning unit may be placed within 10' of the side or rear lot line. The proposed plans show AC units located in the side yard area near the north property line which does not comply with this requirement.

Comment: Please revise all applicable plans to show compliance with the 10' setback for mechanical equipment.

In addition to the above, the following were conditions of approval from the original approval by the Planning & Zoning Board, and to the extent that they are applicable to this set of plans, please provide revisions showing compliance.

1. The north building elevation must be revised to be flush against the existing wall in the form of banding, stucco score lines or similar treatment rather than trim that extends beyond the existing encroachment.
2. The balustrades on the 2nd floor flat roof and the covered entry must be revised to not exceed 32" (the column caps exceed the 2'8" shown) and are redesigned to be a solid screen of all authorized rooftop equipment.

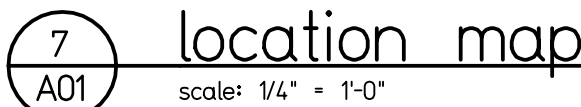
3. The wall in the front yard setback area must be reconstructed to comply with the Town Zoning Code.
4. All mechanical equipment must be screened in accordance with the Town Code.

Please note that once revisions are received additional comments may be generated if appropriate.

5/13/26

Zoning Official Comments review of 5920 N Ocean (re-submitted documents):

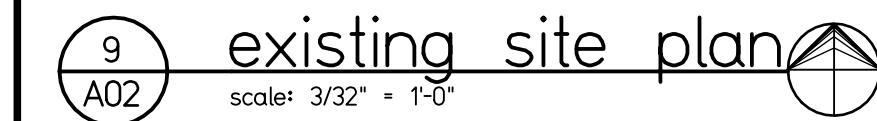
The proposed site plan shows a setback of less than the 25' required for a double frontage lot as per the Town's definition of "Double Frontage" and "Yard – Front" in Sec. 1-3.

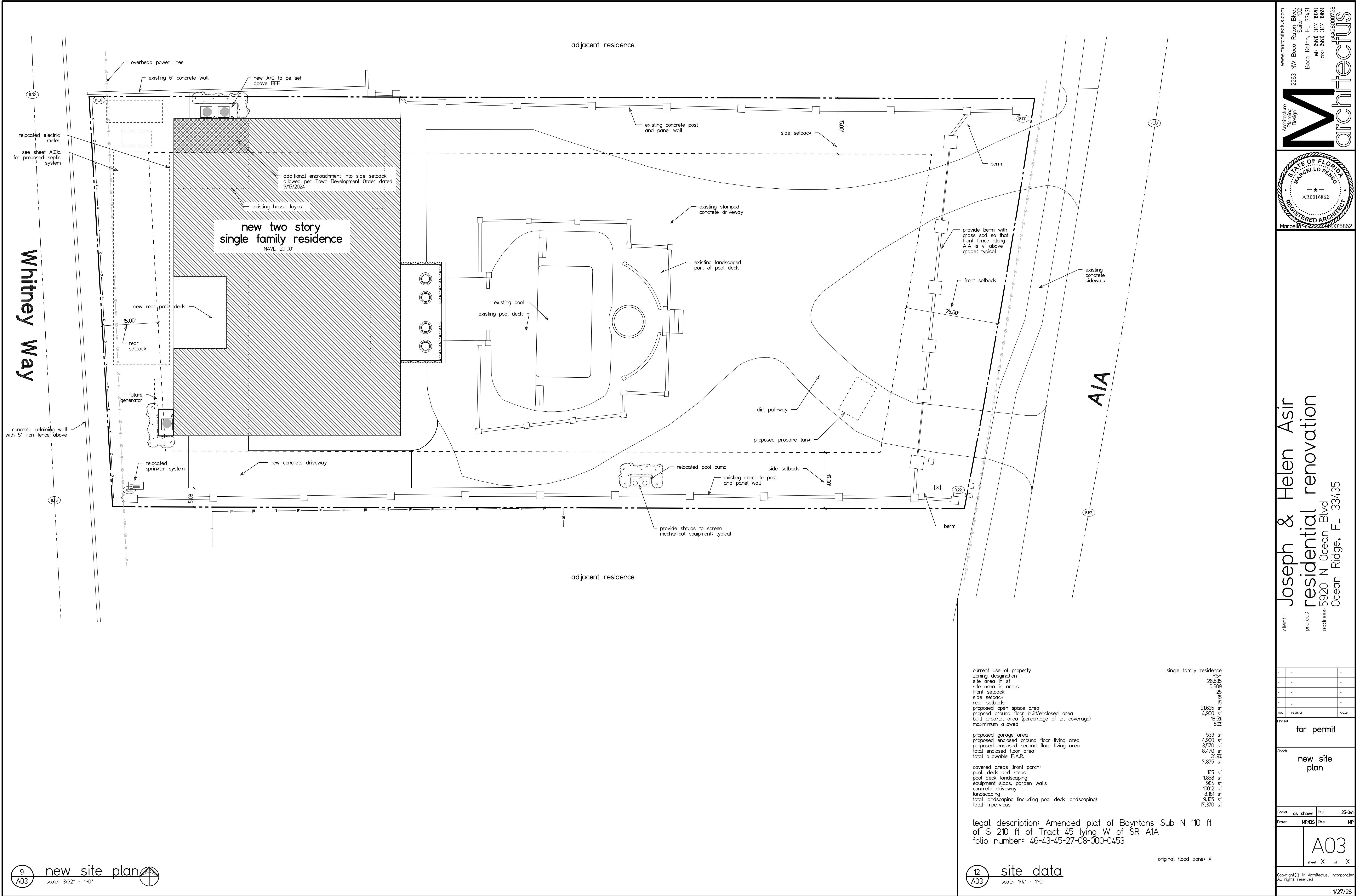


8 general notes
A01 scale: n.t.s.

original flood zone: X

7/9/25





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AR0016862

client:

project:

address:

for permit

Sheet:

new site plan

Scale:

as shown

25'-0"

Drawn:

MP/DS

1/27/26

9

A03

new site plan

scale: 3/32" = 1'-0"

12

A03

site data

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

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1/27/26

current use of property

zoning designation

site area in sf

site area in acres

front setback

side setback

rear setback

proposed open space area

proposed ground floor built/enclosed area

built area/lot area (percentage of lot coverage)

maximum allowed

proposed garage area

proposed enclosed ground floor living area

proposed enclosed second floor living area

total enclosed floor area

total allowable F.A.R.

covered areas (front porch)

pool, deck and steps

pool deck landscaping

equipment slabs, garden walls

concrete driveway

landscaping

total landscaping (including pool deck landscaping)

total impervious

single family residence

RSF

26,535

0.609

25'

15'

15'

21,635 sf

4,900 sf

18.5%

50%

533 sf

4,900 sf

3,570 sf

8,470 sf

31.9%

7,875 sf

165 sf

1,858 sf

964 sf

10,012 sf

8,181 sf

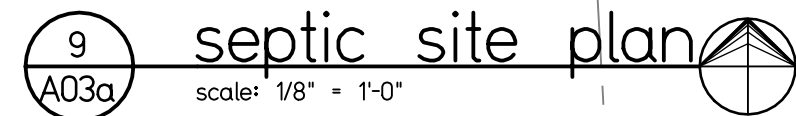
9,165 sf

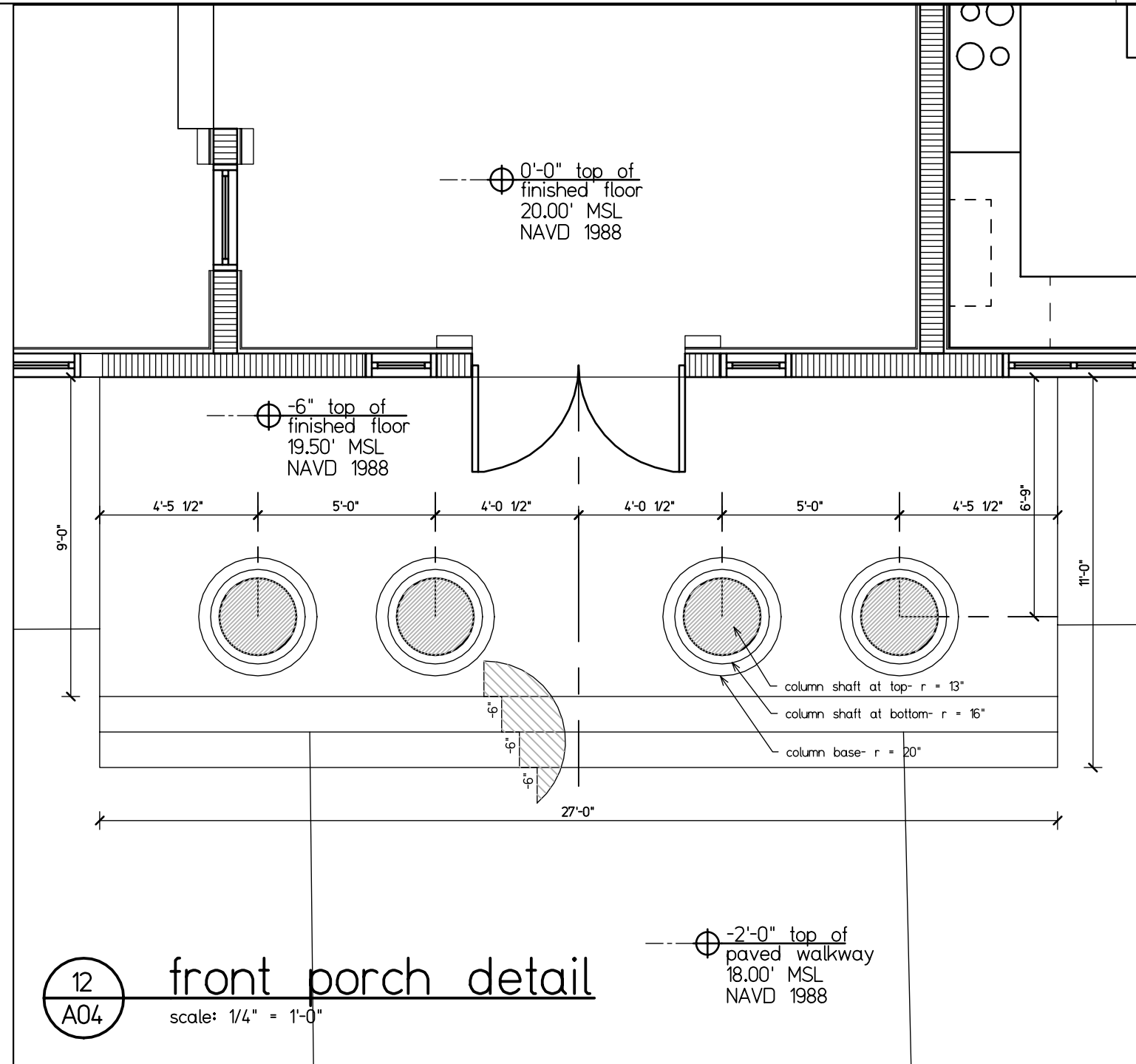
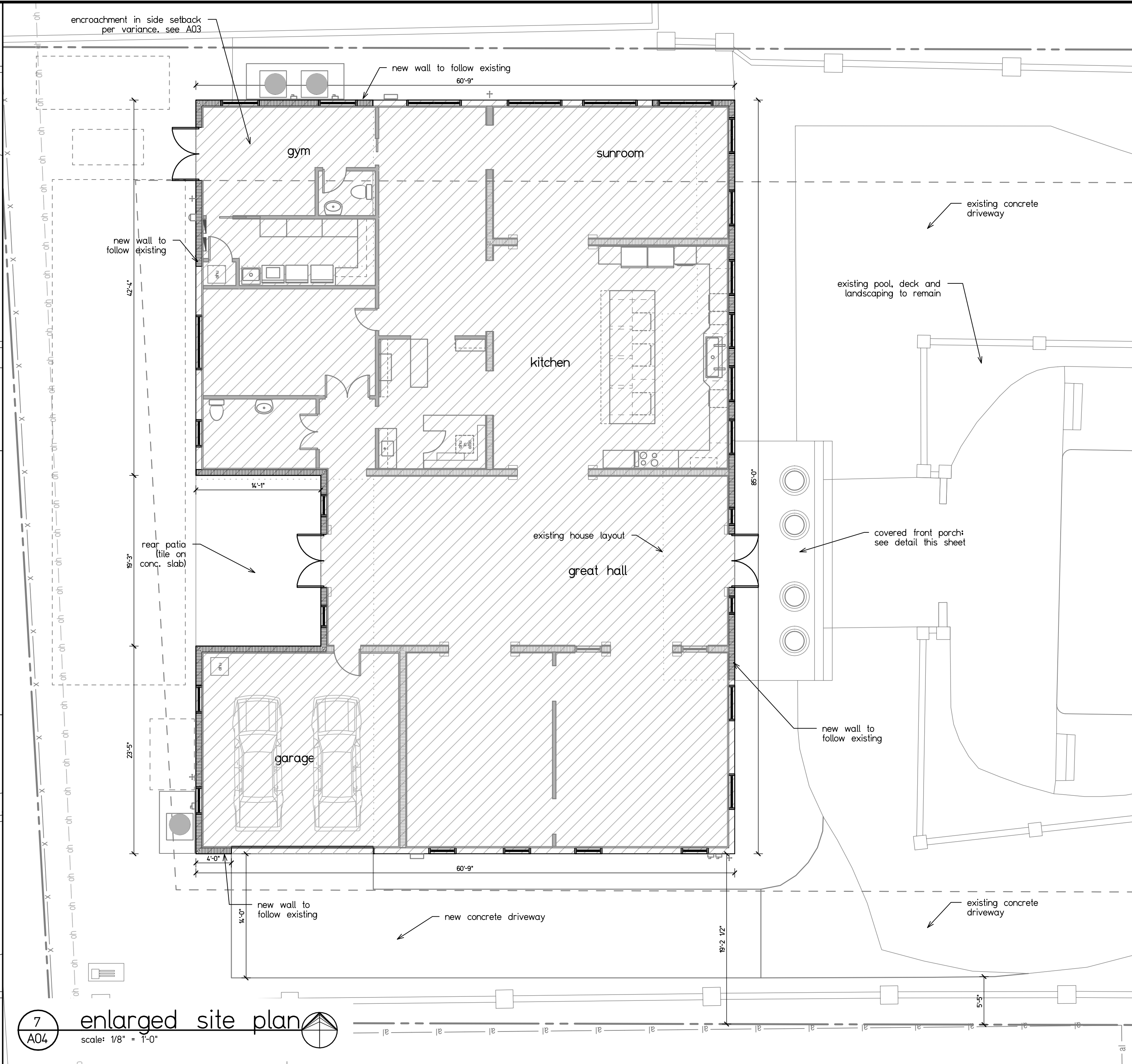
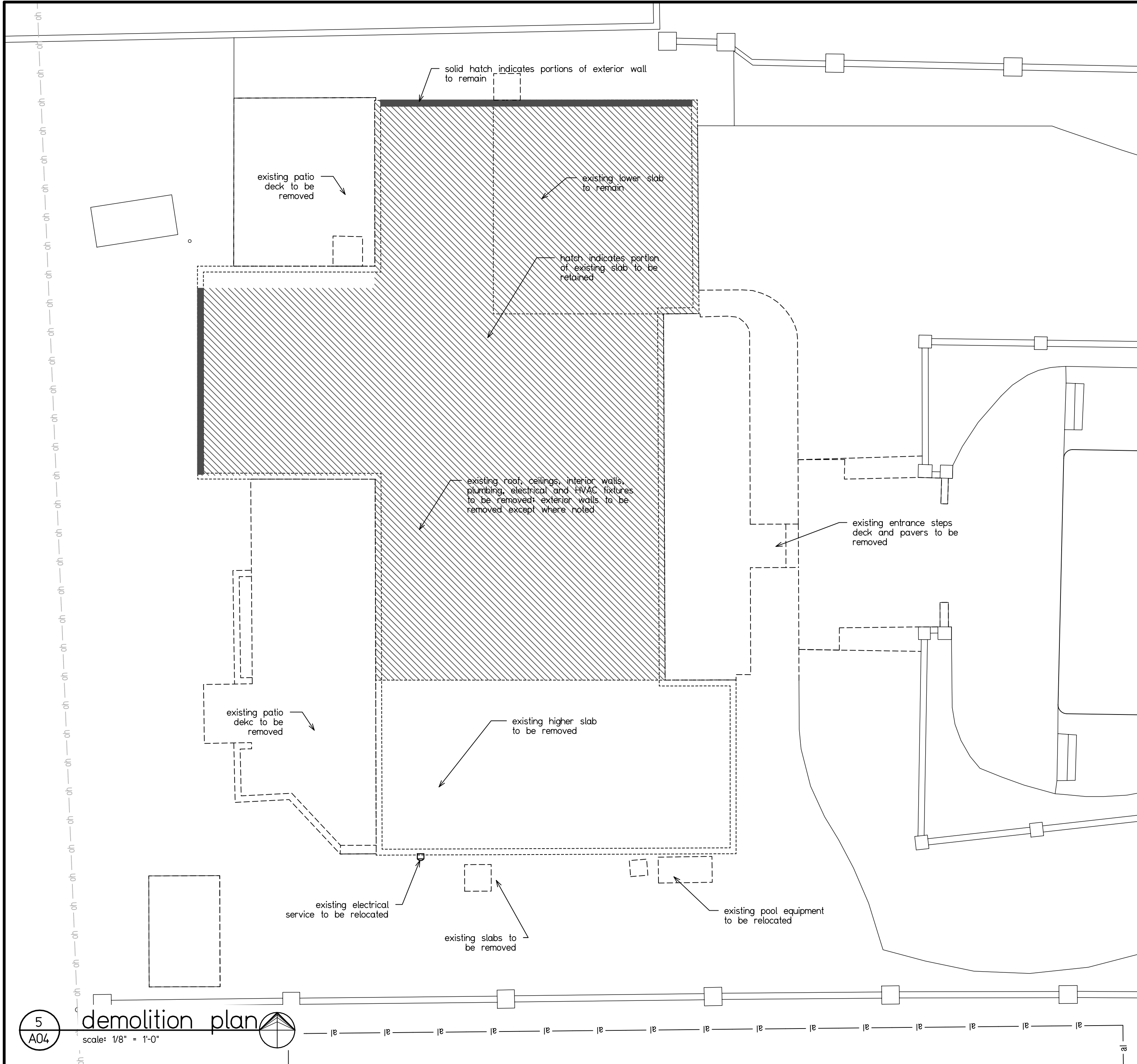
17,370 sf

legal description: Amended plat of Boyntons Sub N 110 ft of S 210 ft of Tract 45 lying W of SR A1A

folio number: 46-43-45-27-08-000-0453

original flood zone: X





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Marcello Pino AR0016862

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project: residential renovation
address: 5920 N Ocean Blvd
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no.	revision	date
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for permit

Sheet: demolition and enlarged site plan

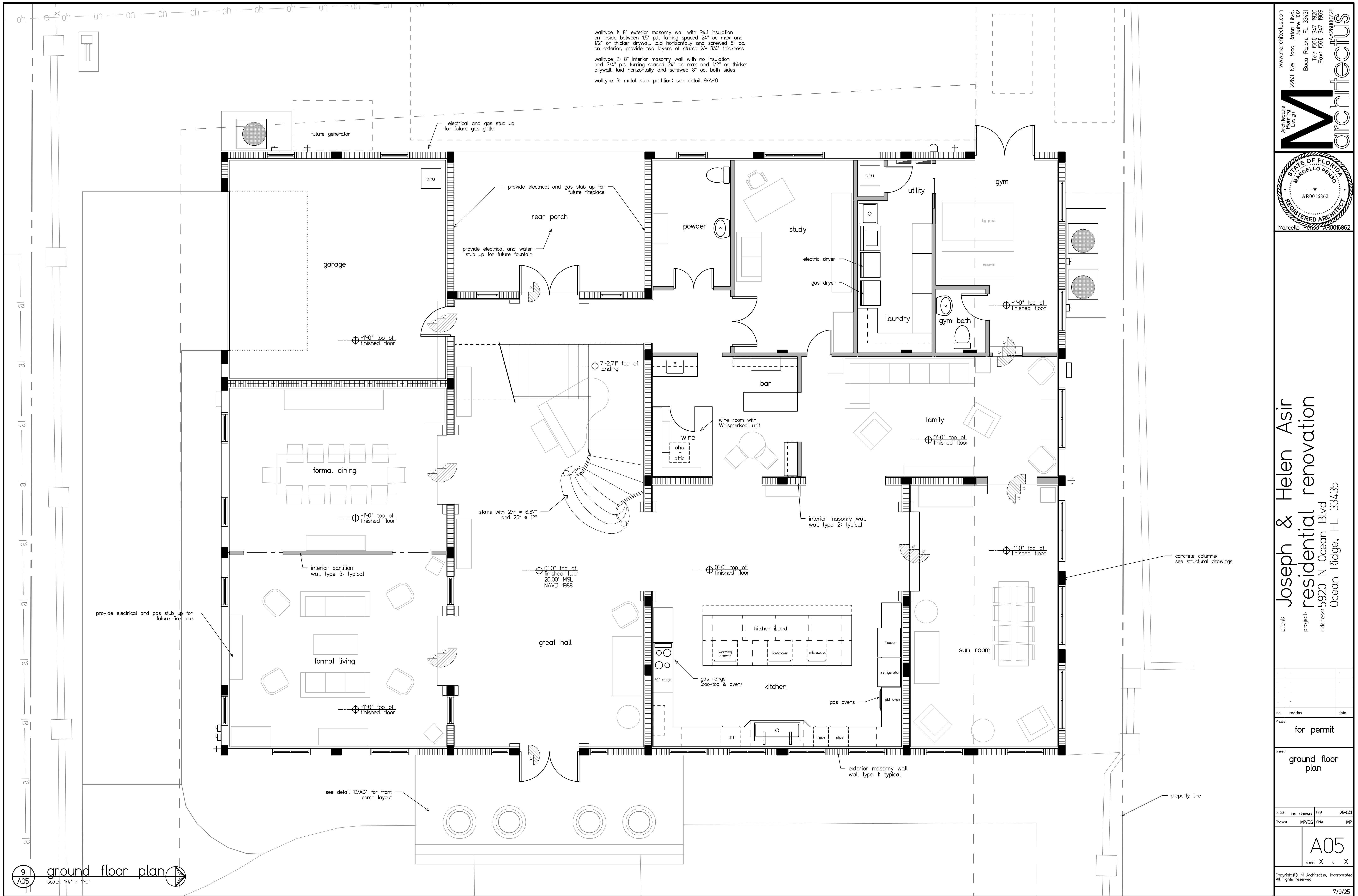
Scale: as shown (in) 25'-0"

Drawn: MP/DS (in) MP

A04
sheet X of X

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walltype 1: 8" exterior masonry wall with R4.1 insulation on inside between 15" p.t. furring spaced 24" oc max and 1/2" or thicker drywall, laid horizontally and screwed 8" oc. on exterior, provide two layers of stucco 3/4" 3/4" thickness

walltype 2: 8" interior masonry wall with no insulation and 3/4" p.t. furring spaced 24" oc max and 1/2" or thicker drywall, laid horizontally and screwed 8" oc, both sides

walltype 3: metal stud partition: see detail 9/A-10

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Sheet: ground floor plan

Scale:	as shown	in J	25'-0"
Drawn:	MP/DS	date:	MP

A05
sheet X of X

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handrail mounted 34" to 38" above tread nosing; anchorage to resist 200lb concentrated force in any direction

minimum clearance to wall (FBCR 3117.8)

type 1 circular handrail with 1.75" diameter- provide shop drawing of code compliant cross section for approval, having some graspability of a circular cross section of 1.25" to 2" in diameter (FBCR R3117.8.3); railing to be paintgrade

1 1/2"

5 stair handrail detail

scale: 1" = 1"

guardrails can be 36" high max in R-3 occupancies

handrail at 34" to 38" above leading edge of tread

construction to resist 200 lb concentrated load in any direction

handrail extensions not required for R-3 occupancies

where used, balusters must be spaced 4" max oc

if bottom rail is provided it should be no higher than 2" above leading edge of tread; bottom rail is not required for R-3 occupancies

9 typical railing detail

scale: 1" = 1'-0"

walltype 1: 8" exterior masonry wall with R4.1 insulation on inside between 15" p.i., furring spaced 24" oc max and 1/2" or thicker drywall, laid horizontally and screwed 8" oc, on exterior, provide two layers of stucco 3/4" thickness

walltype 2: 8" interior masonry wall with no insulation and 3/4" p.i., furring spaced 24" oc max and 1/2" or thicker drywall, laid horizontally and screwed 8" oc, both sides

walltype 3: metal stud partitions see detail 9/A-10

10 second floor plan

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

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Sheet: second floor plan

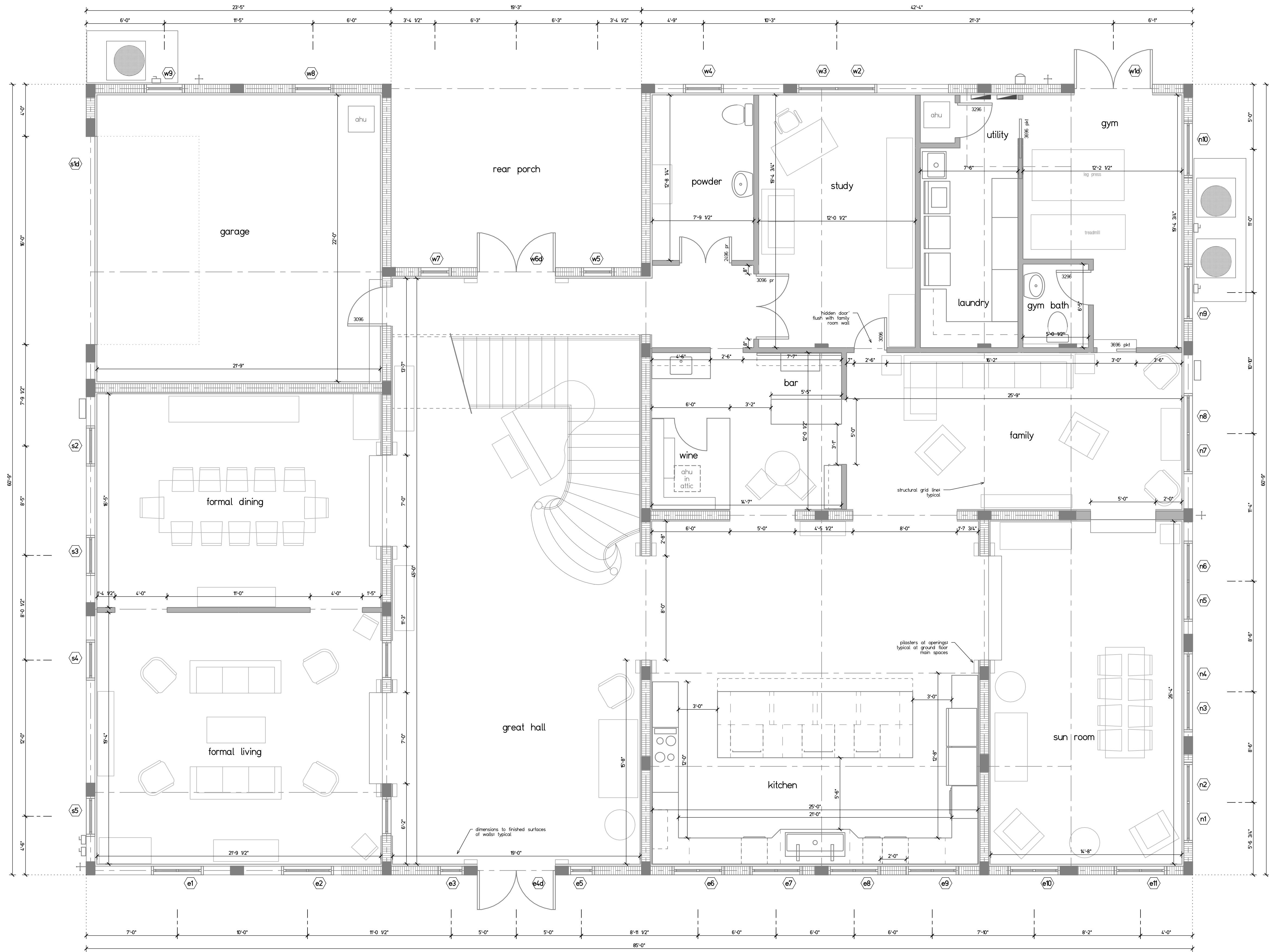
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Drawn:	MP/DS	check:	MP

A06

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9 ground floor layout plan
A07 scale: 1/4" = 1'-0"

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for permit

Sheet:
ground floor
layout plan

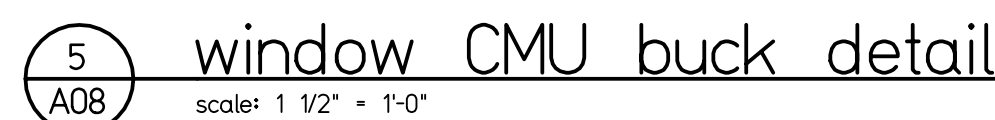
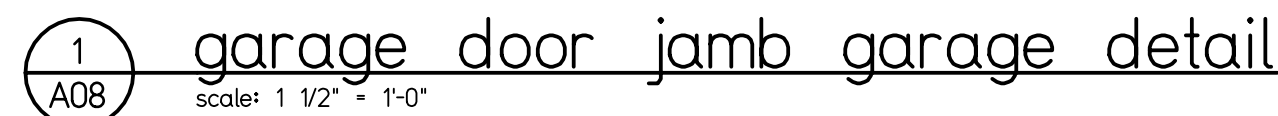
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Drawn:	MP/DS	Check:	MP

A07

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Phase1
for permit

Sheet: second floor layout plan

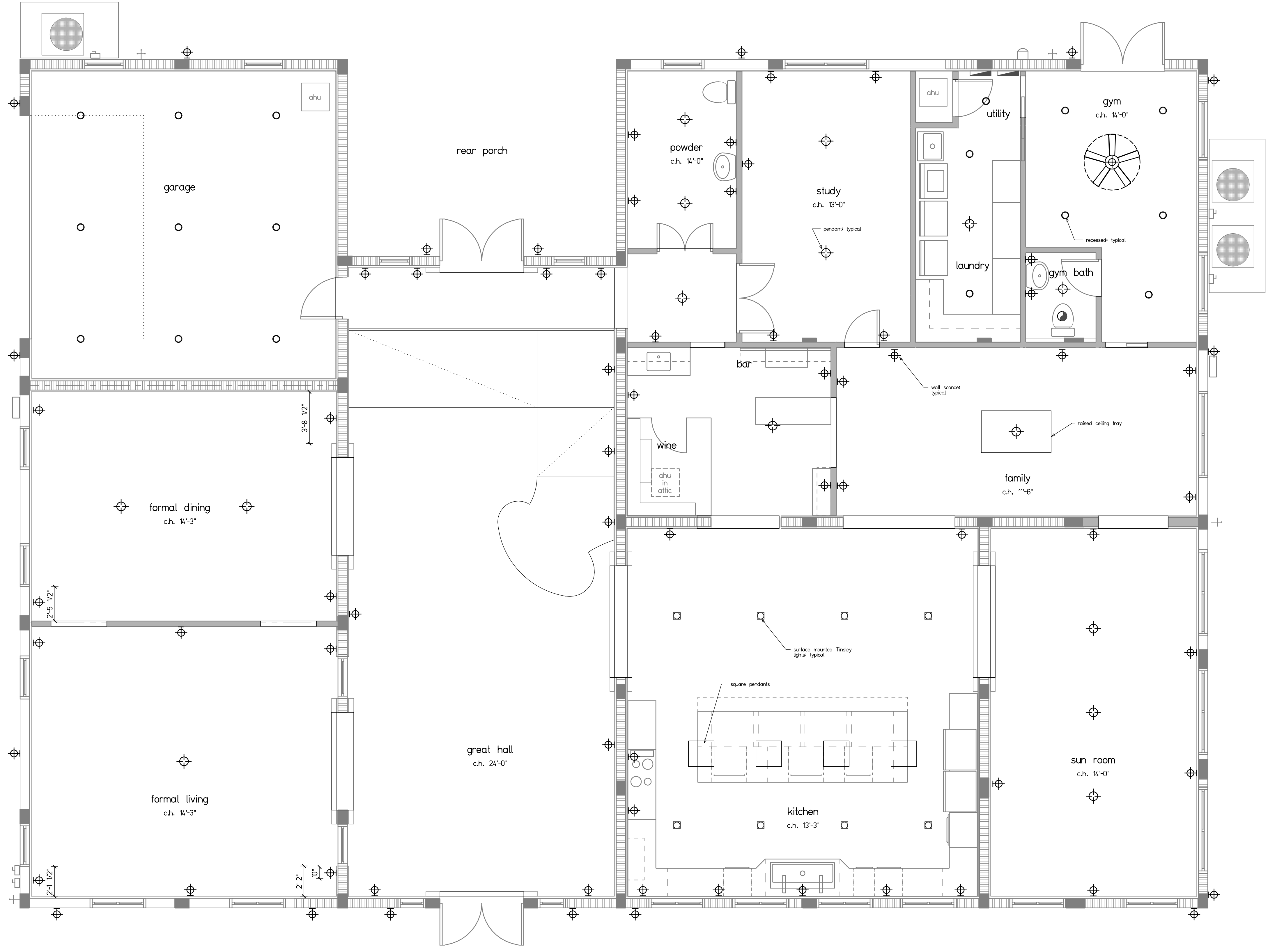
Scale: as shown	Prj: 25-041
Drawn: MR/DS	Chk: MR

DATE	11/15/2011	TIME	11:00
BY		BY	

A08
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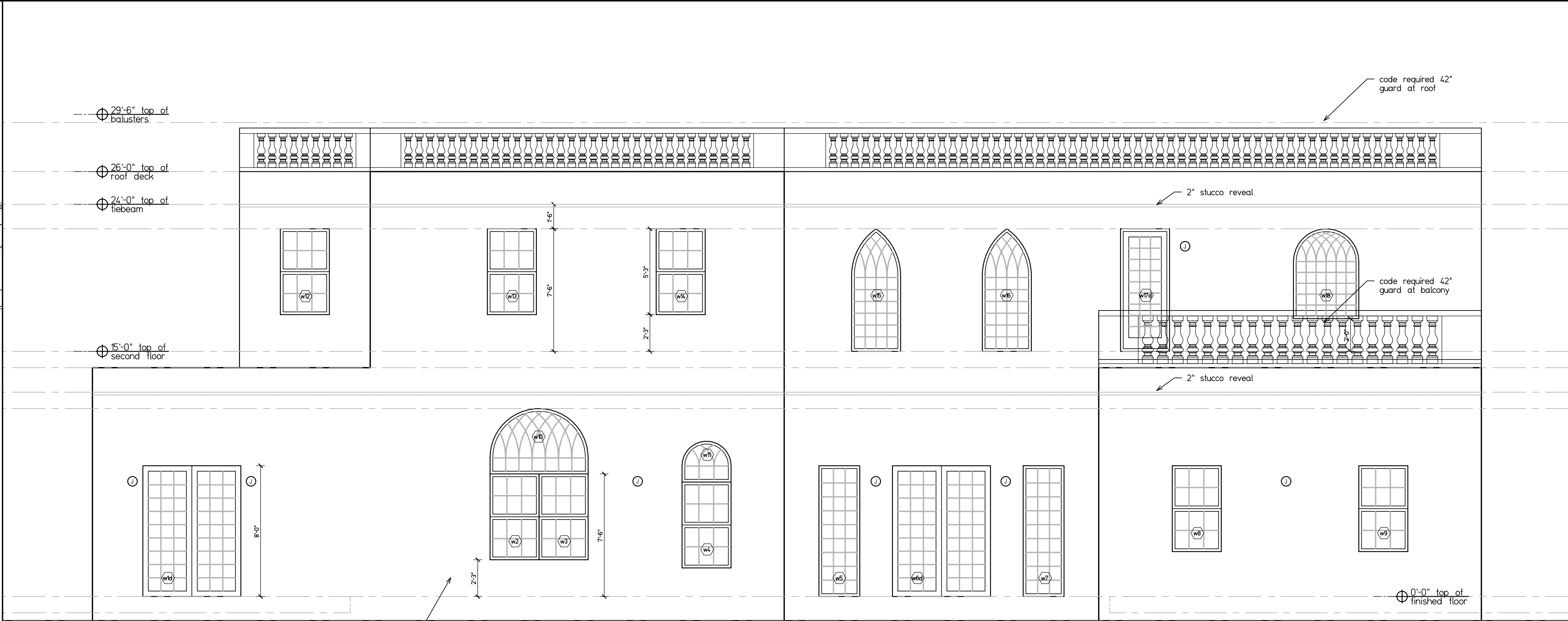
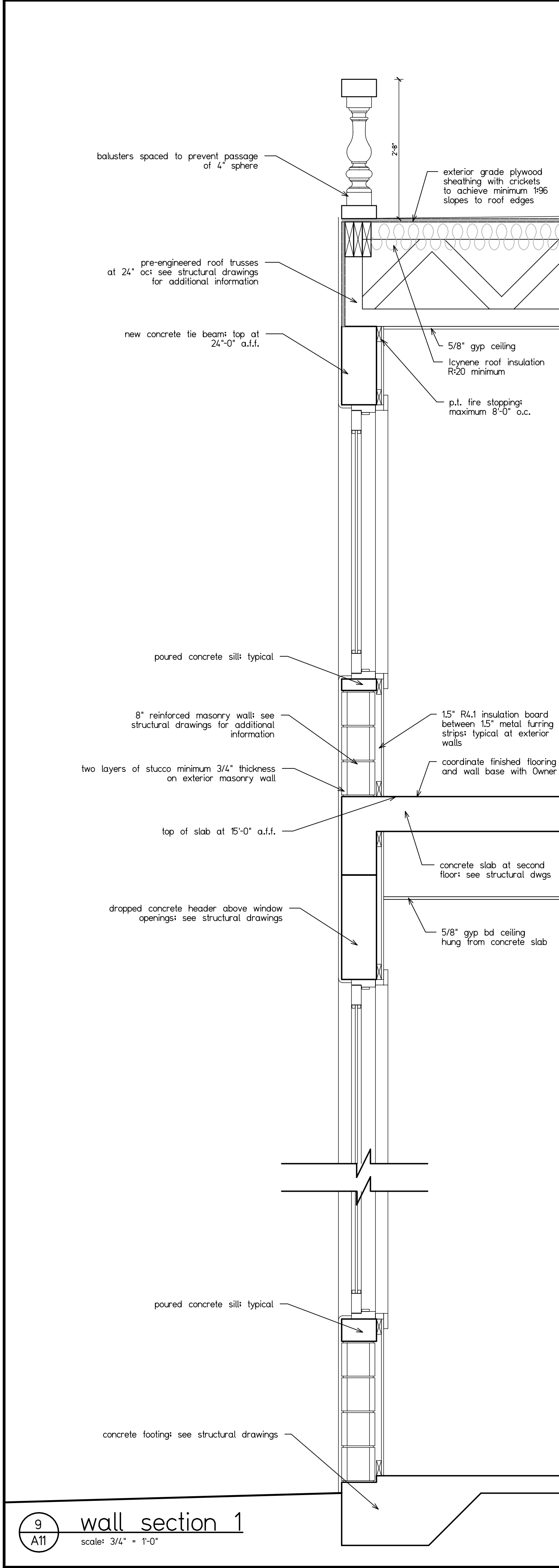
for permit

Sheet: ground floor ceiling plan

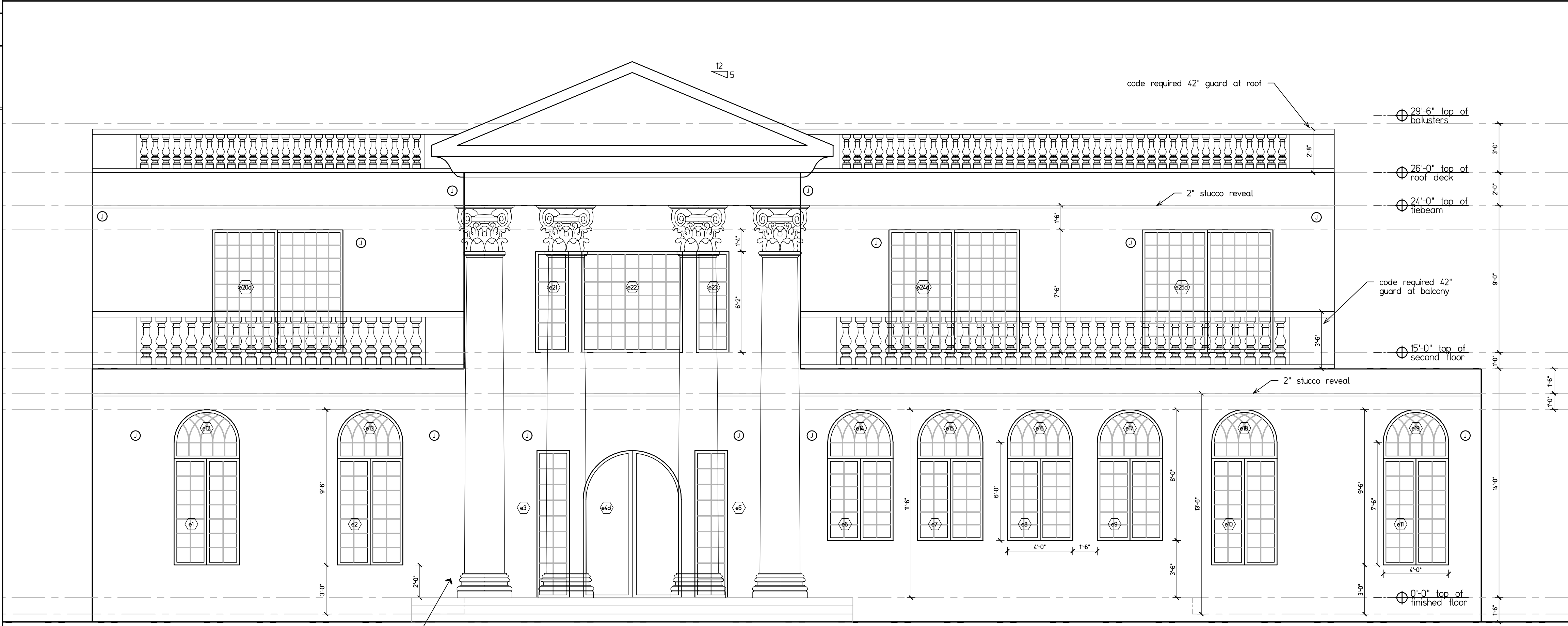
Scale:	as shown	in: 1	25'-0"
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A09
sheet X of X

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2 west elevation
scale: 1/4" = 1'-0"
opening to surface ratio:
363 sf/2230 sf = 16%



10 east elevation
scale: 1/4" = 1'-0"
opening to surface ratio:
592 sf/2230 sf = 26.5%

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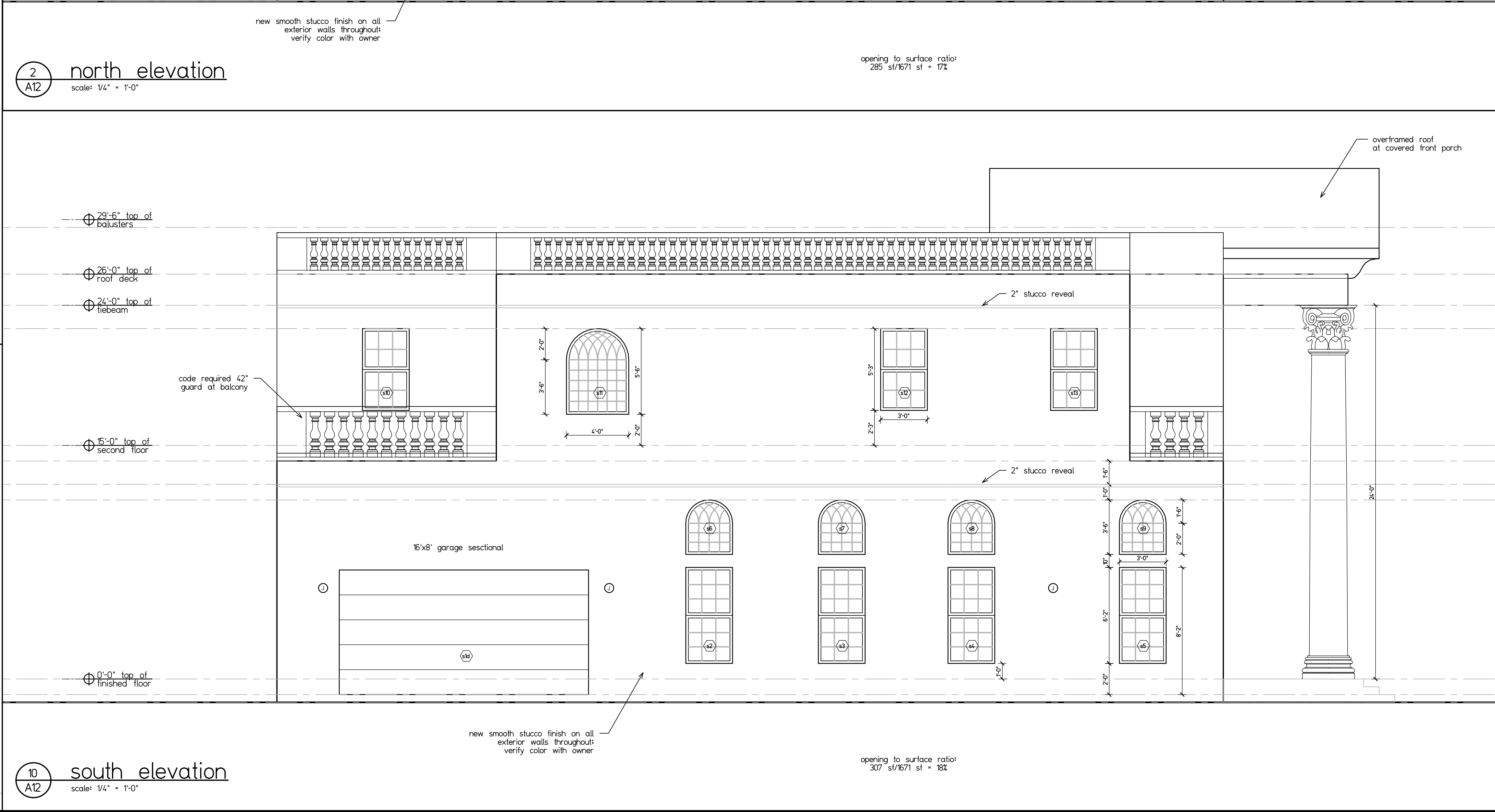
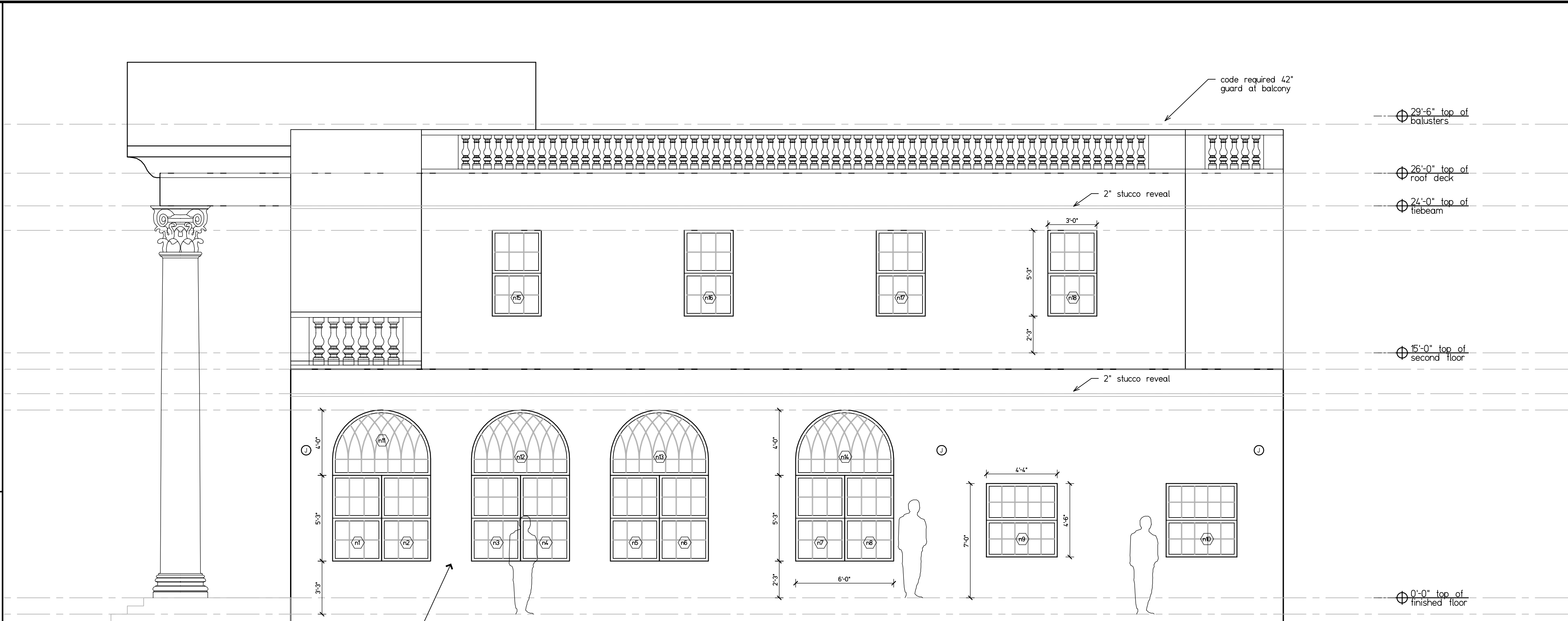
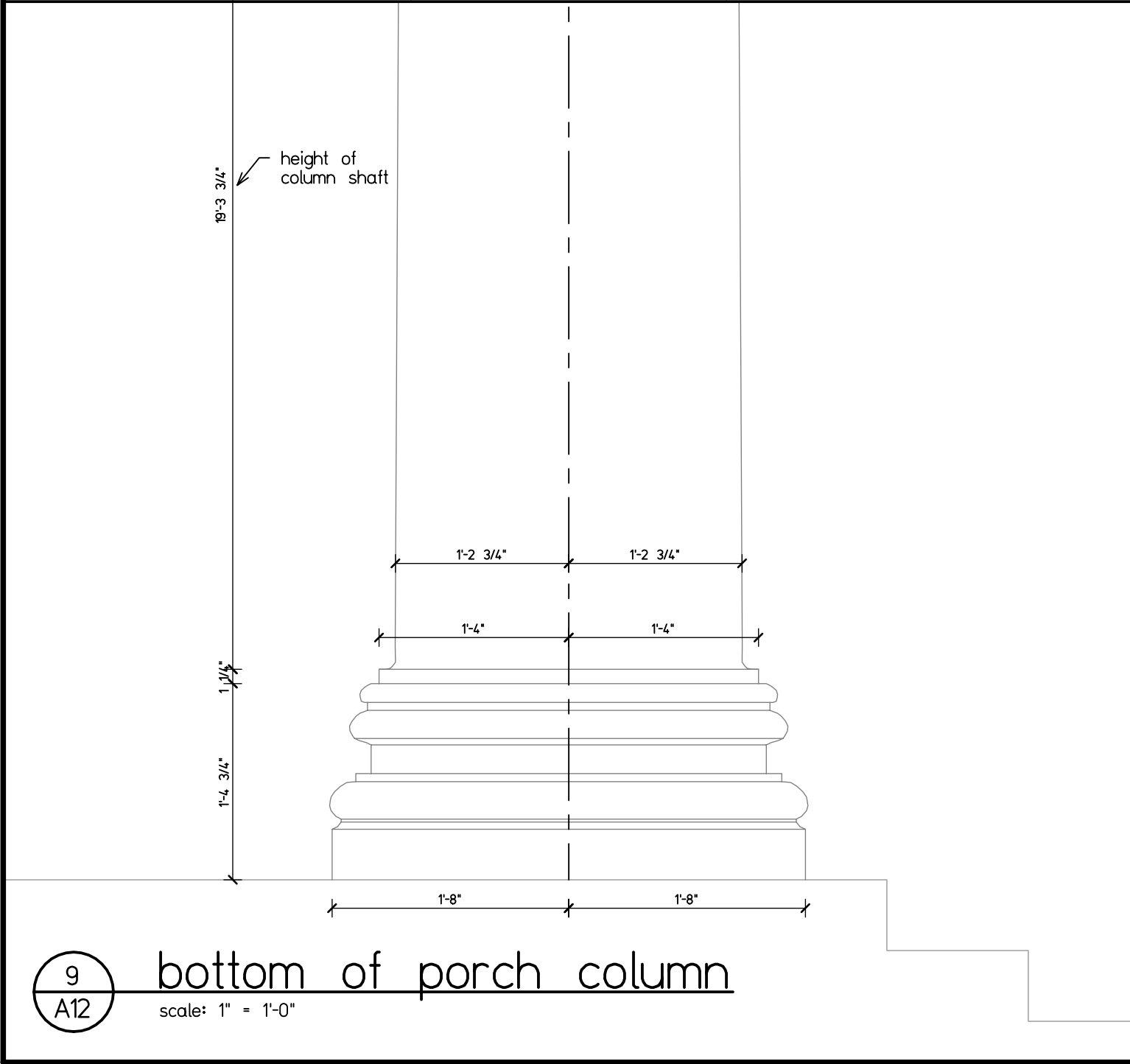
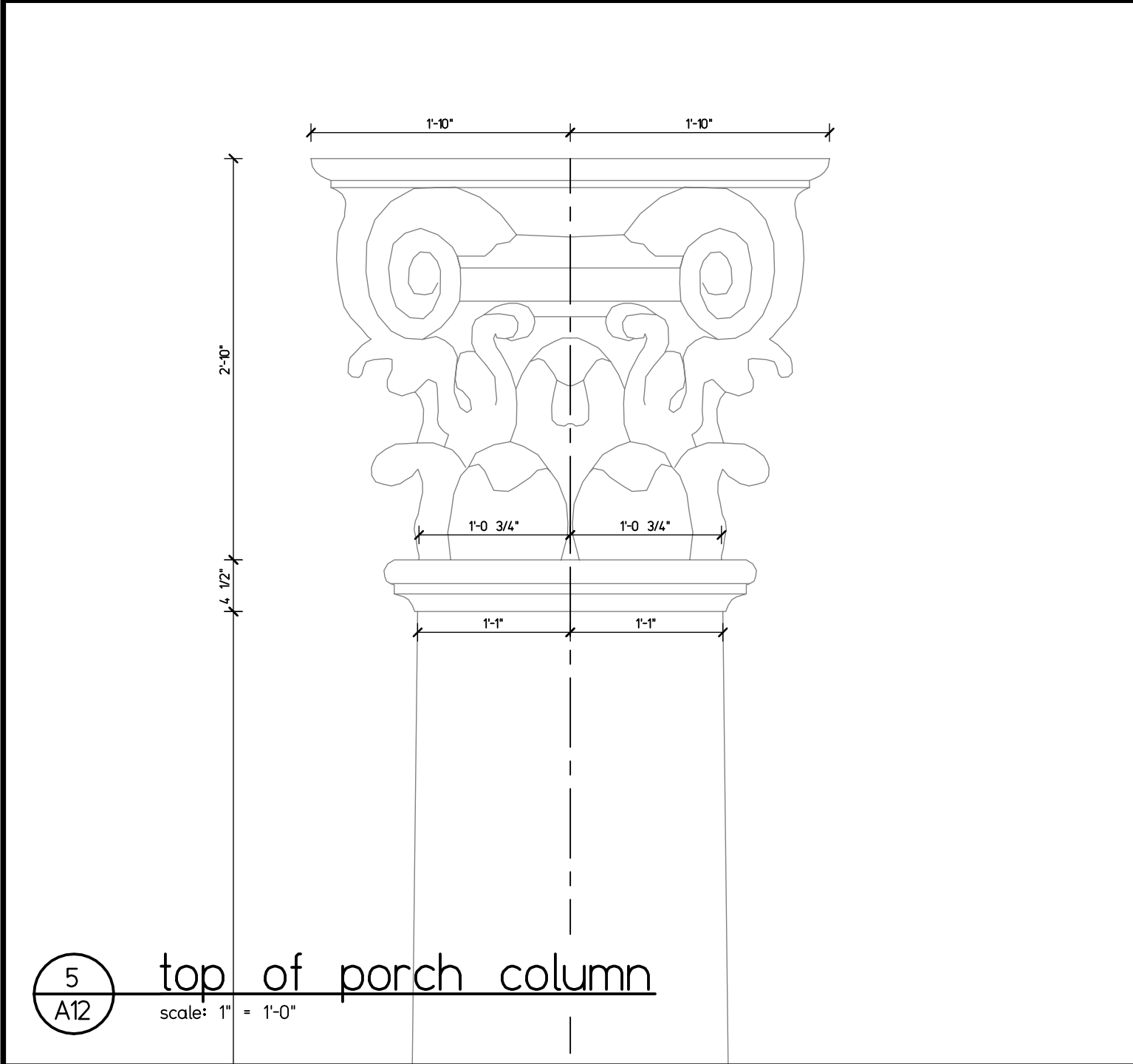
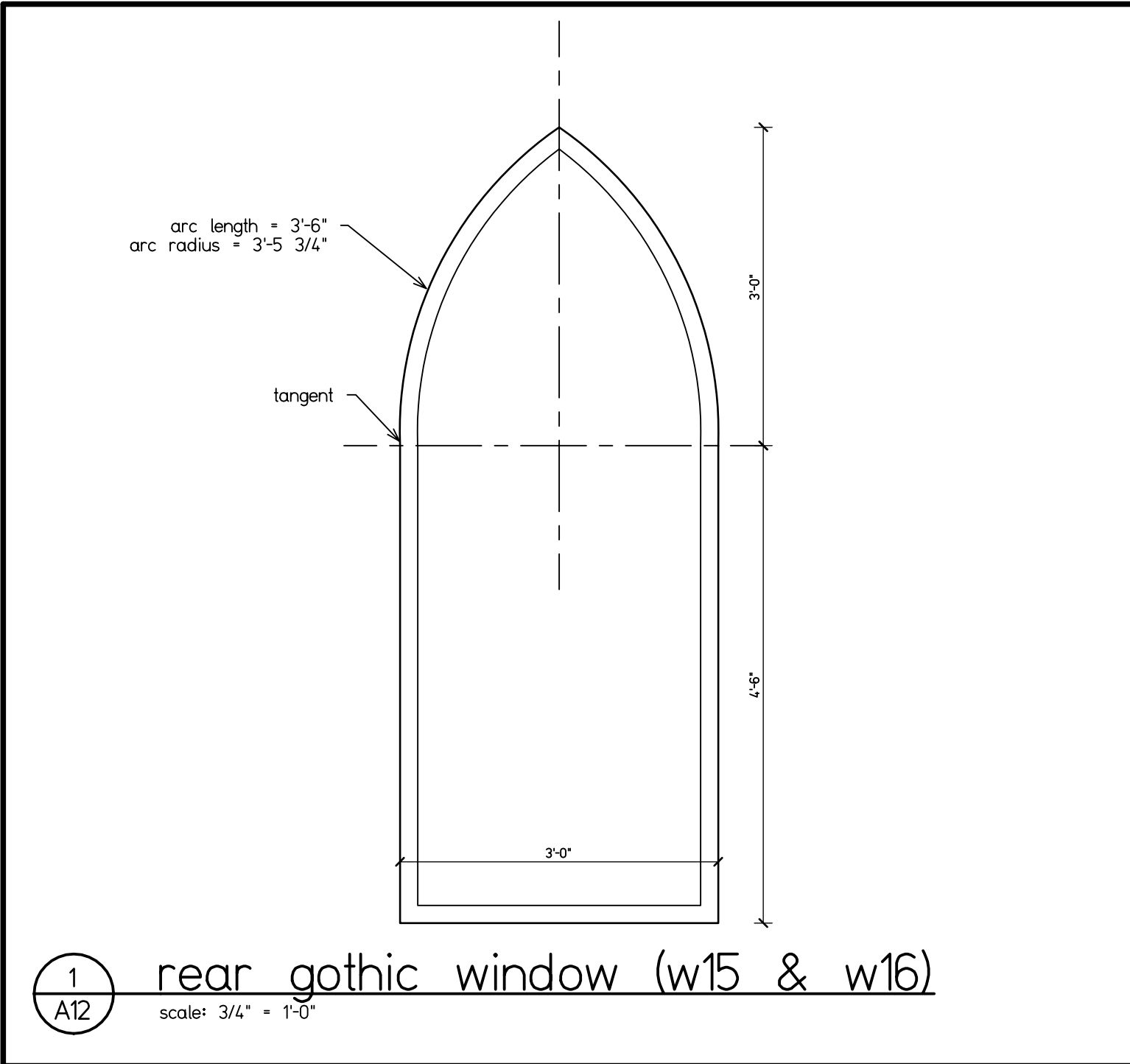
Sheet: east and west elevations

Scale	as shown	in J	25-041
Drawn	MP/DS	Draw	MP

A11
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for permit

Sheet: north and south elevations

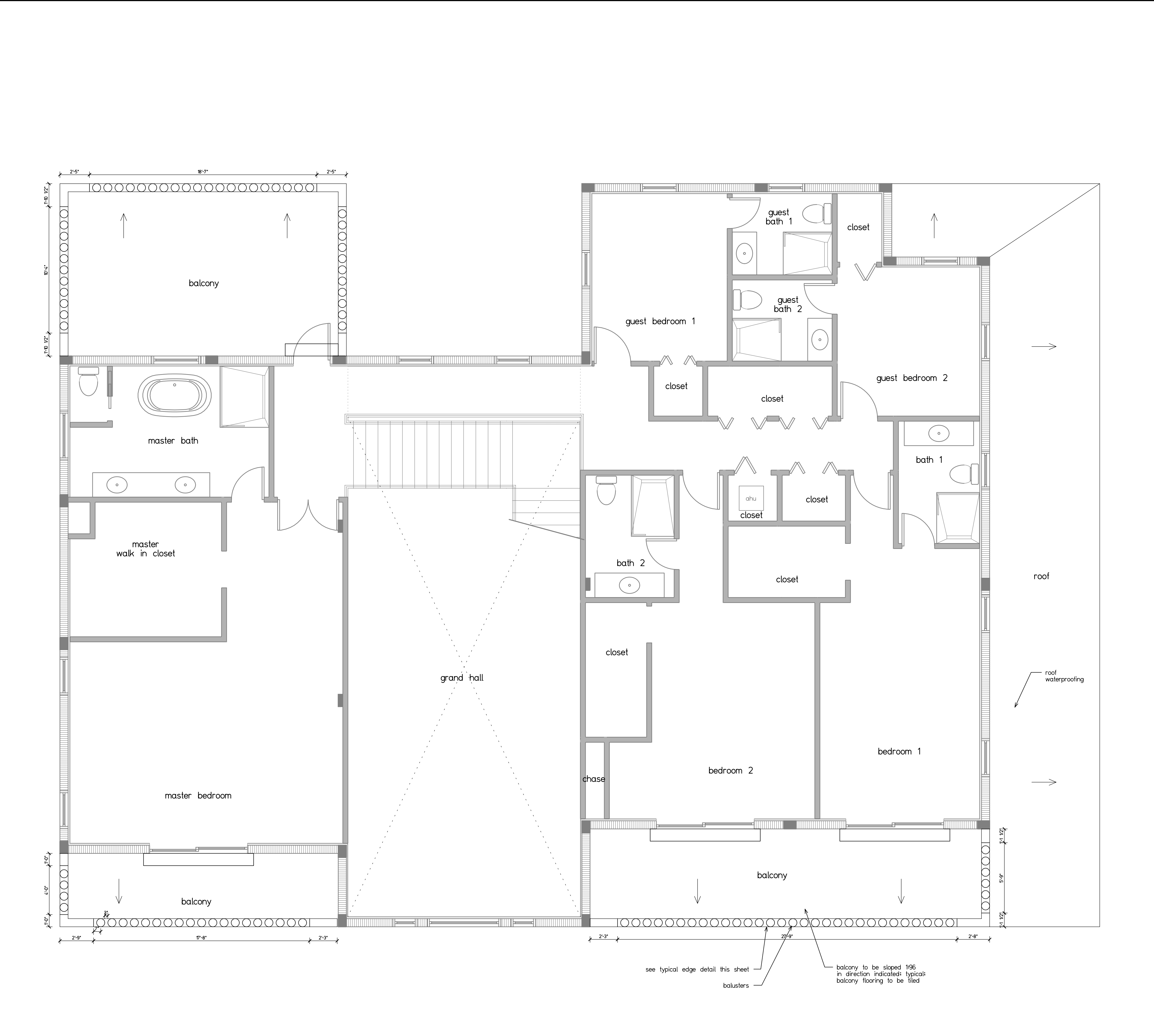
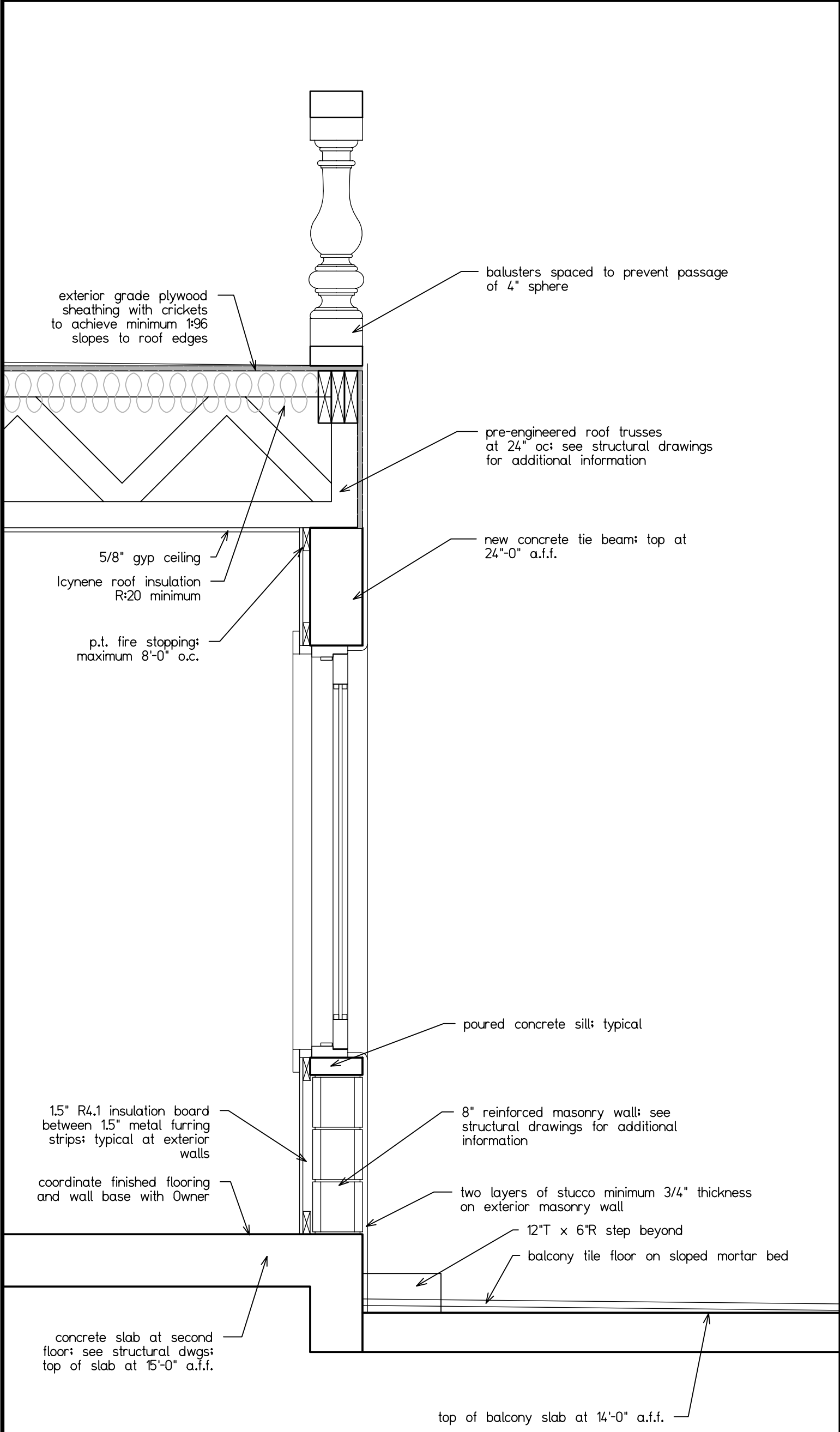
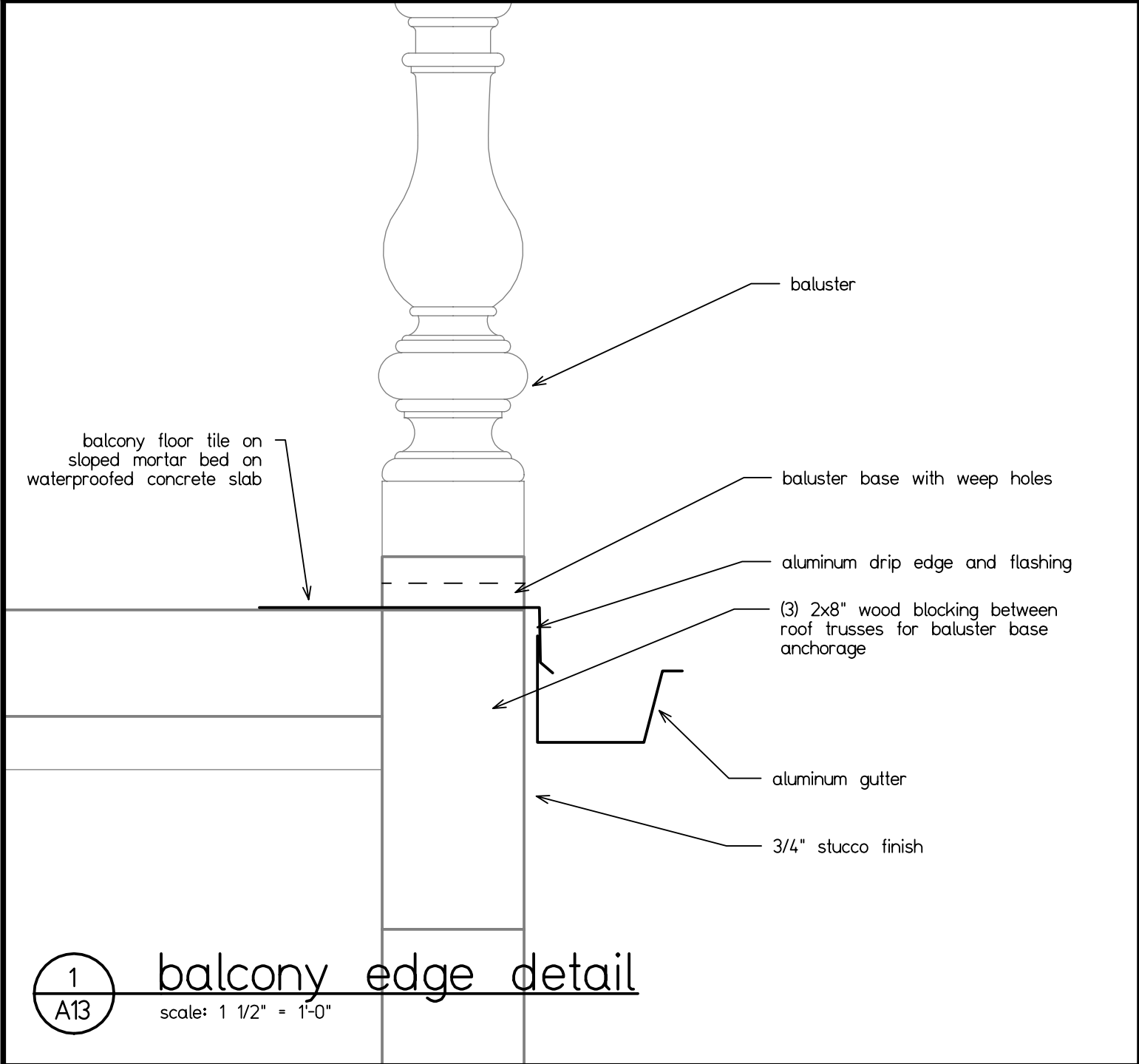
Scale	as shown	in J	25-041
Drawn	MP/DS	Chas	MP

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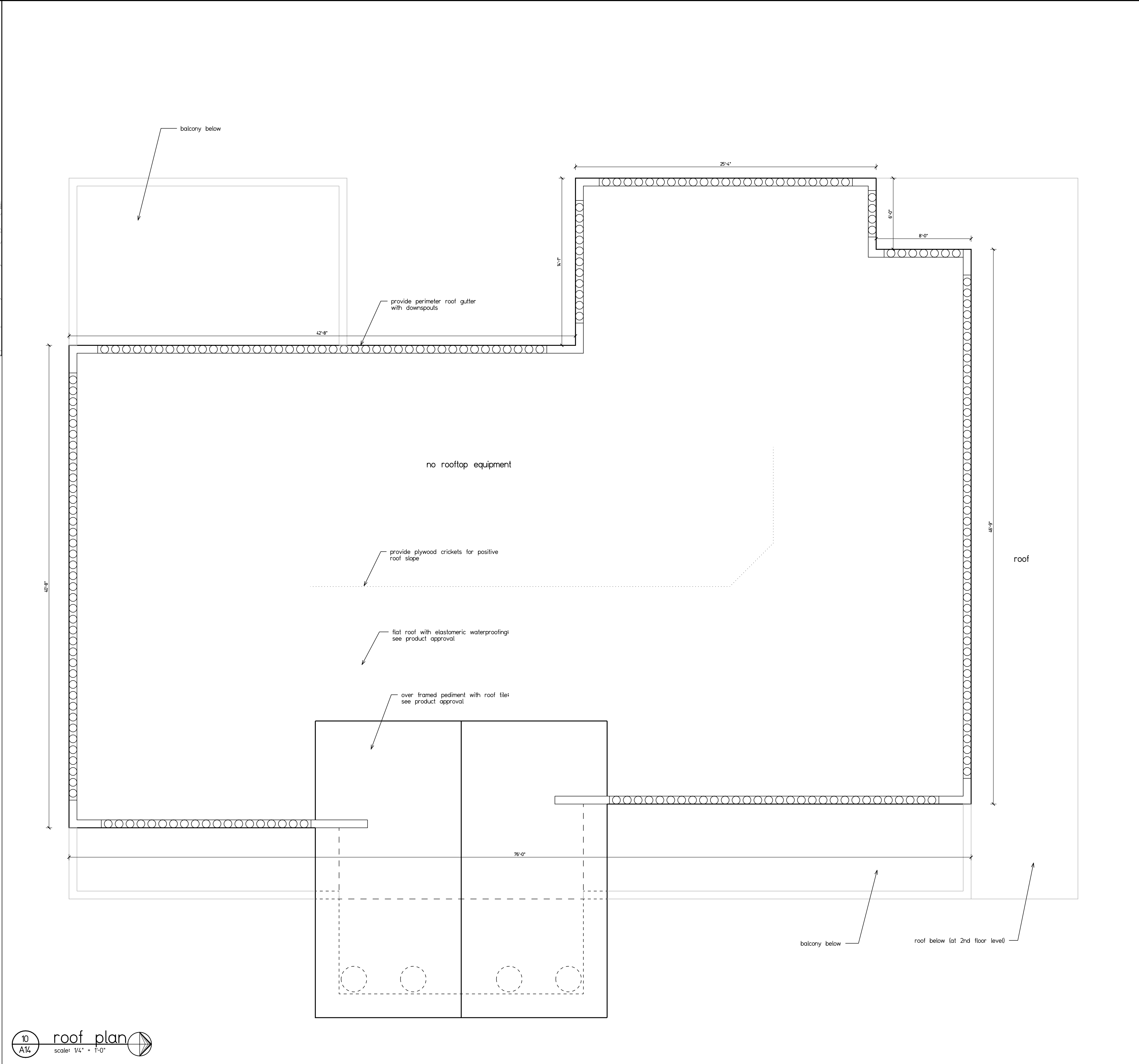
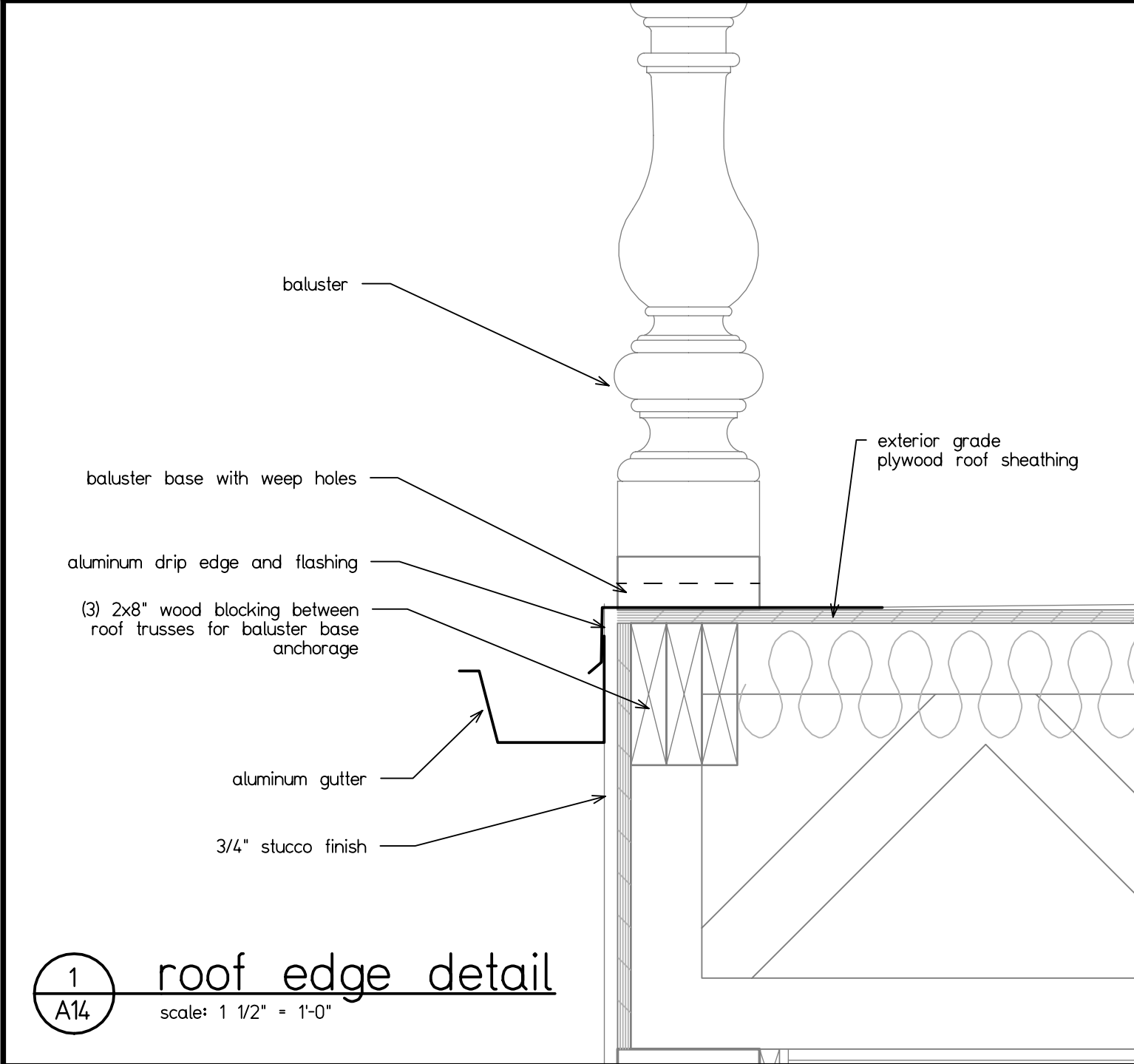
Sheet: balcony and drainage plan

Scale:	as shown	in: j	25-041
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A13
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no.	revision	date

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Sheet: roof plan

Scale:	as shown	mm	25'-0"
Drawn:	MP/DS	check:	MP

A14

sheet X of X

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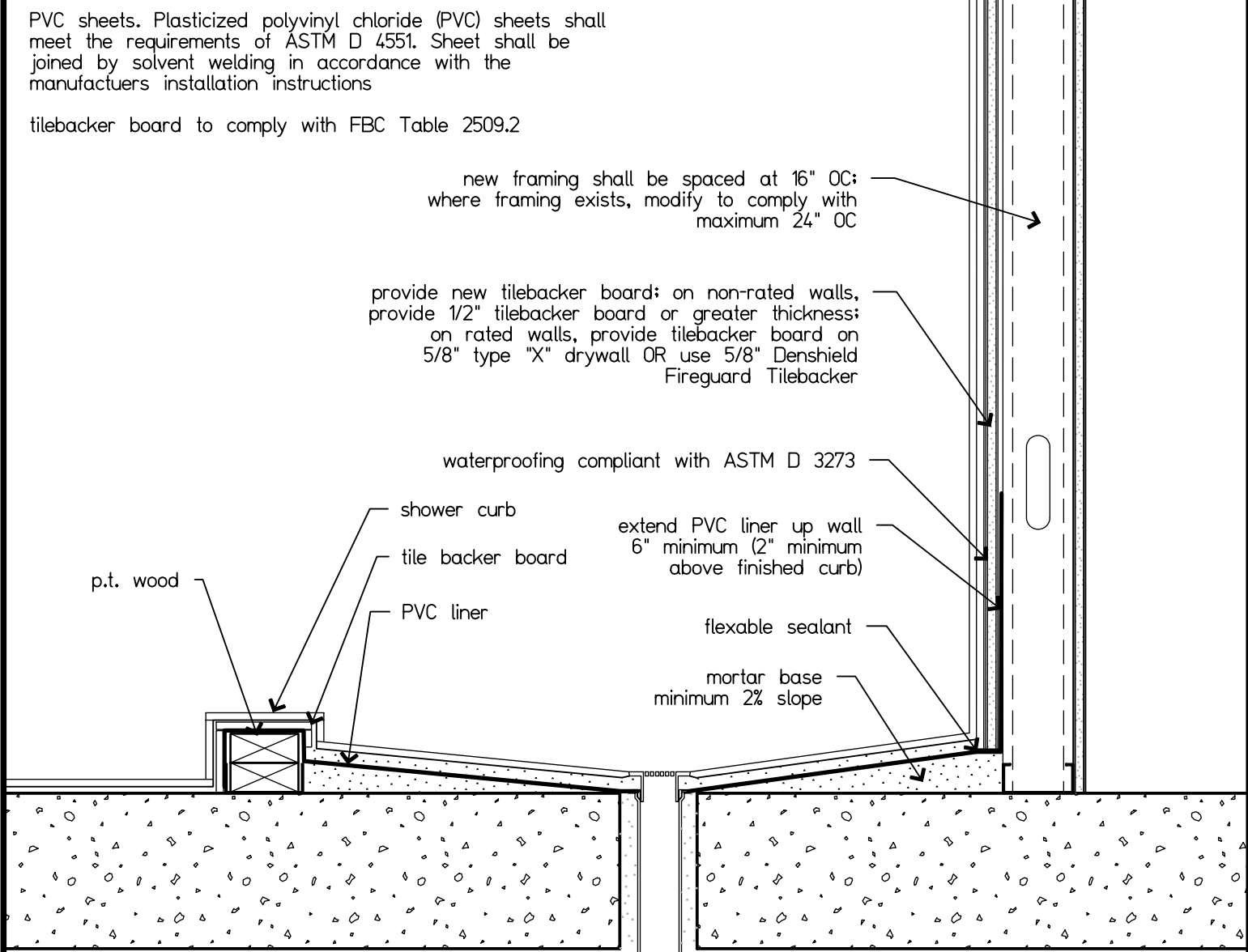
window schedule							
mark	size	type	frame	finish	wind pressures	NOA #	remarks
					east elevation		
e1	24"x90" pair	fixed	alum	white	+32.2/-35.1	25-0929.08	
e12	48"x24" arch	fixed	alum	white	+34.6/-37.5	25-0929.08	needs horizontal mullion bar to connect to e1
e2	24"x90" pair	fixed	alum	white	+32.2/-35.1	25-0929.08	
e13	48"x24" arch	fixed	alum	white	+34.6/-37.5	25-0929.08	needs horizontal mullion bar to connect to e2
e3	24"x108"	fixed	alum	white	+32.4/-35.3	25-0929.08	
e5	24"x108"	fixed	alum	white	+32.4/-35.3	25-0929.08	
e6	24"x72" pair	fixed	alum	white	+32.7/-35.6	25-0929.08	
e14	48"x24" arch	fixed	alum	white	+34.6/-37.5	25-0929.08	needs horizontal mullion bar to connect to e6
e7	24"x72" pair	fixed	alum	white	+32.7/-35.6	25-0929.08	
e15	48"x24" arch	fixed	alum	white	+34.6/-37.5	25-0929.08	needs horizontal mullion bar to connect to e7
e8	24"x72" pair	fixed	alum	white	+32.7/-35.6	25-0929.08	
e16	48"x24" arch	fixed	alum	white	+34.6/-37.5	25-0929.08	needs horizontal mullion bar to connect to e8
e9	24"x72" pair	fixed	alum	white	+32.7/-35.6	25-0929.08	
e17	48"x24" arch	fixed	alum	white	+34.6/-37.5	25-0929.08	needs horizontal mullion bar to connect to e9
e10	24"x90" pair	fixed	alum	white	+32.2/-35.1	25-0929.08	
e18	48"x24" arch	fixed	alum	white	+34.6/-37.5	25-0929.08	needs horizontal mullion bar to connect to e10
e11	24"x90" pair	fixed	alum	white	+32.2/-41.3	25-0929.08	
e19	48"x24" arch	fixed	alum	white	+34.6/46.2	25-0929.08	needs horizontal mullion bar to connect to e11
e21	24"x72" pair	fixed	alum	white	+34.2/-37.1	25-0929.08	
e22	72"x72" pair	fixed	alum	white	+31.8/-34.7	25-0929.08	
e23	24"x72" pair	fixed	alum	white	+34.2/-37.1	25-0929.08	
					north elevation		
n1	37"x63"	single hung	alum	white	+33.6/-44.0	24-0116.05	needs CWS mullion bar to connect to n2
n2	37"x63"	single hung	alum	white	+33.6/-44.0	24-0116.05	
n11	74"x37" arch	fixed	alum	white	+33.2/-43.3	25-0929.08	needs horizontal mullion bar to connect to n1 & n2
n3	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	needs CWS mullion bar to connect to n2
n4	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	
n12	74"x37" arch	fixed	alum	white	+33.2/-36.1	25-0929.08	needs horizontal mullion bar to connect to n1 & n2
n5	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	needs CWS mullion bar to connect to n2
n6	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	
n13	74"x37" arch	fixed	alum	white	+33.2/-36.1	25-0929.08	needs horizontal mullion bar to connect to n1 & n2
n7	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	needs CWS mullion bar to connect to n2
n8	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	
n14	74"x37" arch	fixed	alum	white	+33.2/-36.1	25-0929.08	needs horizontal mullion bar to connect to n1 & n2
n9	54"x52"	single hung	alum	white	+33.2/-36.0	25-0929.03	
n10	54"x52"	single hung	alum	white	+33.2/-36.0	25-0929.03	
n15	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	
n16	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	
n17	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	
n18	37"x63"	single hung	alum	white	+33.6/-36.5	24-0116.05	
						24-0116.22	mullion bar product approval
notes: provide shop drawings for review for all new windows: sizes are nominal windows to be installed with p.t. 2x buck at header; 2x buck to be anchored to header with 1/4" tapcons at spacing equal or less than anchorage spacing required for window frame at header; refer to manufacturer NOA and details on A06; ** indicates windows already owned by Owner							



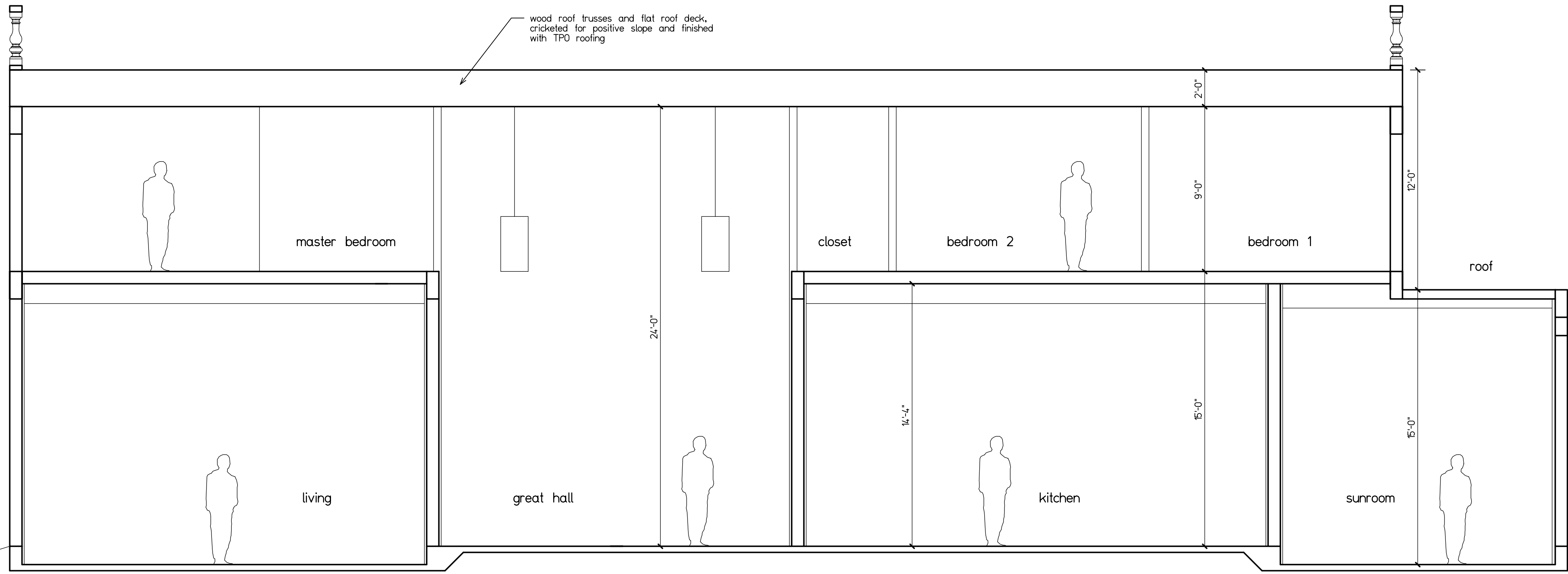
notes:

provide shop drawings for review for all new windows; sizes are nominal; windows to be installed with p.t.
2x buck at header; 2x buck to be anchored to header with 1/4" tapcons at spacing equal or less than
anchorage spacing required for window frame at header; refer to manufacturer NOA and details on A06;
■ indicates windows already owned by Owner

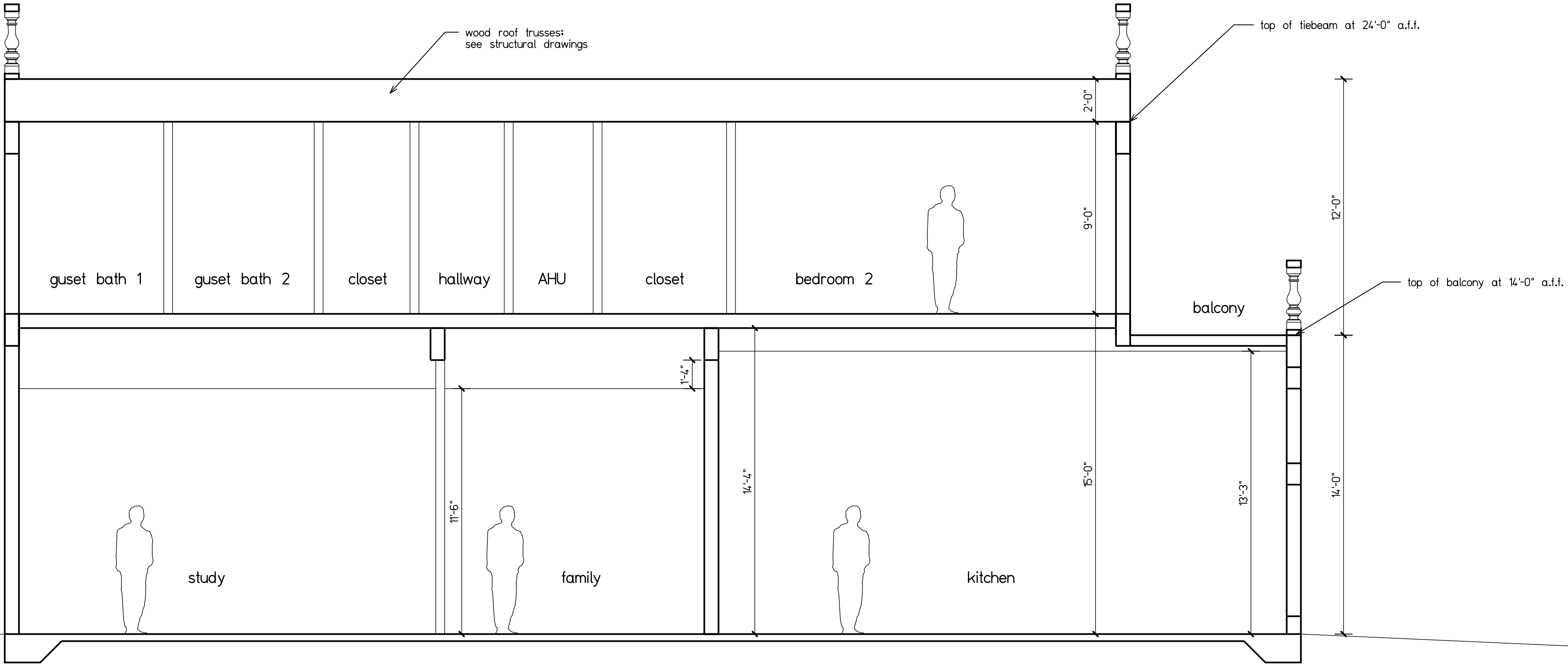
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9 shower pan detail
scale: 1 1/2" = 1'-0"



2 section through living, great hall, kitchen and sunroom
scale: 1/4" = 1'-0"



10 section through study/kitchen
scale: 1/4" = 1'-0"

www.mararchitectus.com
2263 NW Boca Raton Blvd., Suite 102
Boca Raton, FL 33431
Tel: (561) 347-1920
Fax: (561) 347-1969

Architectus
Architecture
Interior Design

STATE OF FLORIDA
MARCELLO PERINO
— ★ —
AR0016862
REGISTERED ARCHITECT
Marcello Perino AR0016862

client: Joseph & Helen Asir
project: residential renovation
address: 5920 N Ocean Blvd
Ocean Ridge, FL 33435

no.	revision	date

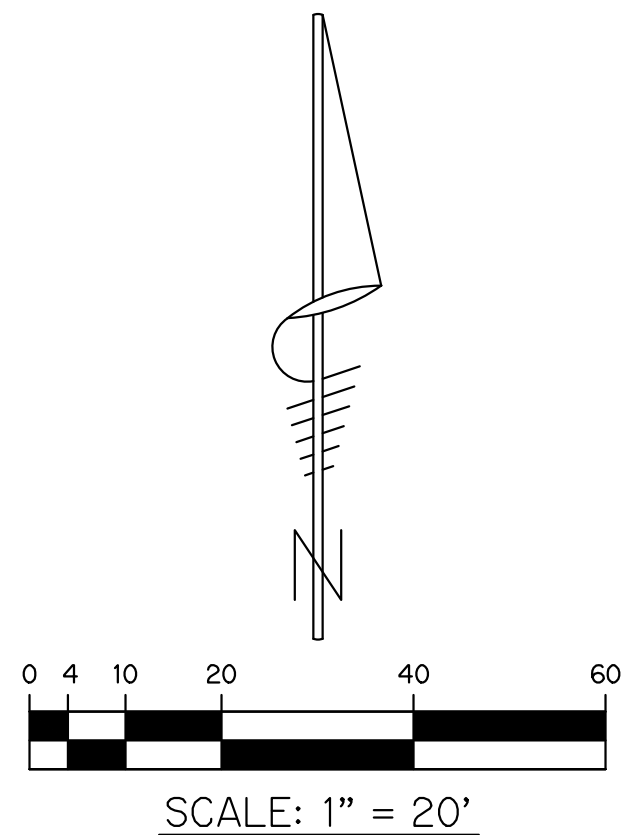
for permit

Sheet: details and sections

Scale:	as shown	in J	25'-0"
Drawn:	MP/DS	date:	MP

A16
sheet X of X

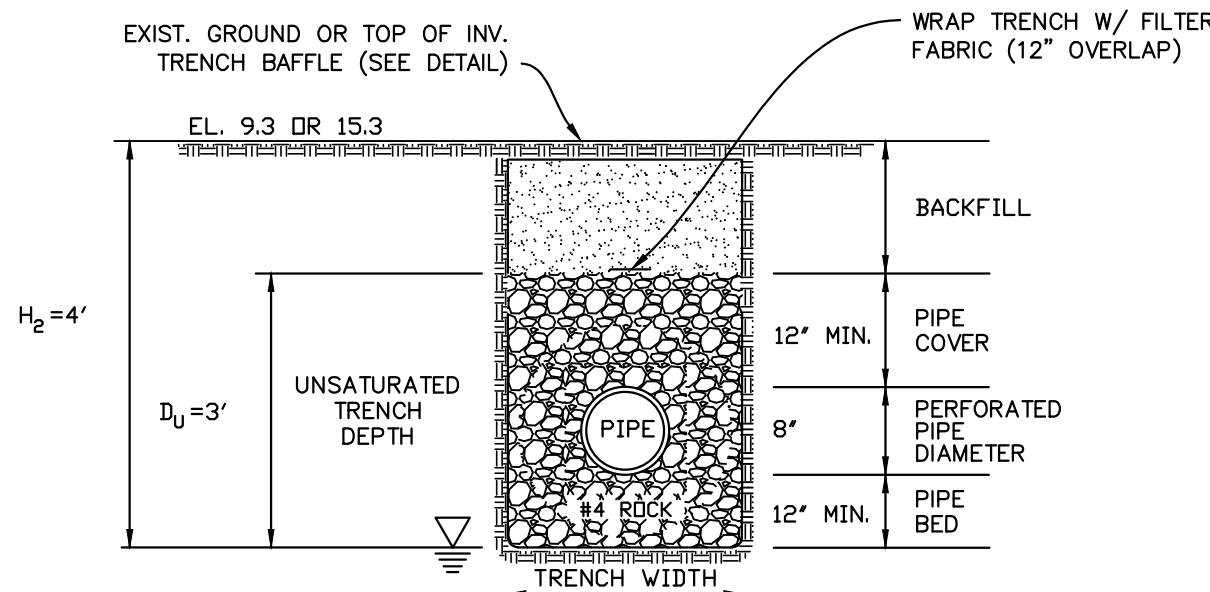
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RONALD W. LAST, STATE OF FLORIDA, PROFESSIONAL ENGINEER,
LICENSE NO. 38707

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD
W. LAST ON THE DATE INDICATED HERE.

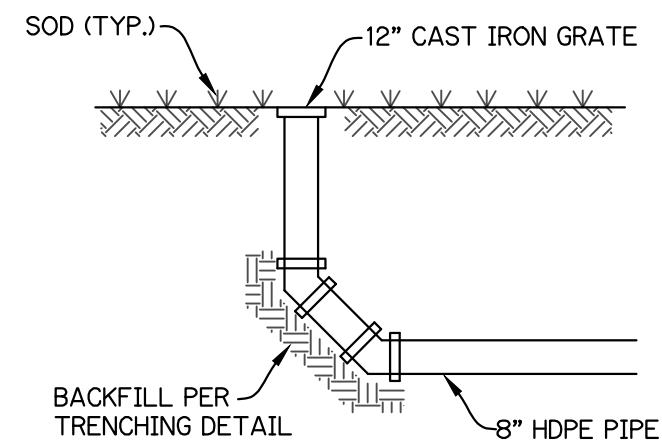
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.



NOTES:
 H_g HEIGHT OF GROUND SURFACE ABOVE DESIGN WATER TABLE
 D_u UNSATURATED TRENCH DEPTH
 D_s SATURATED TRENCH DEPTH

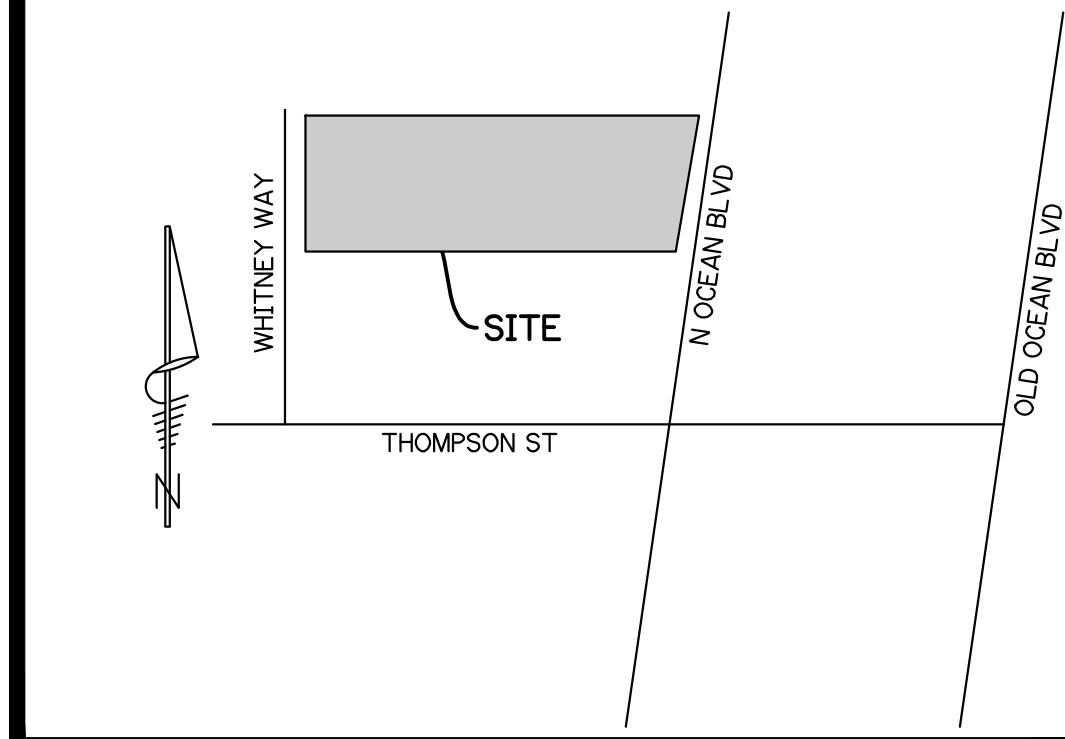
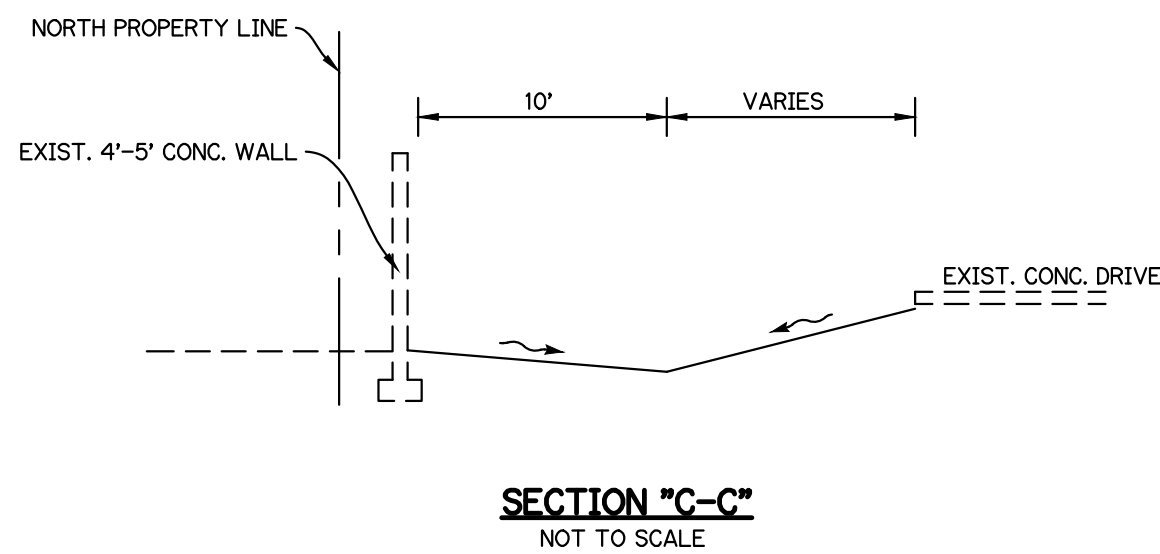
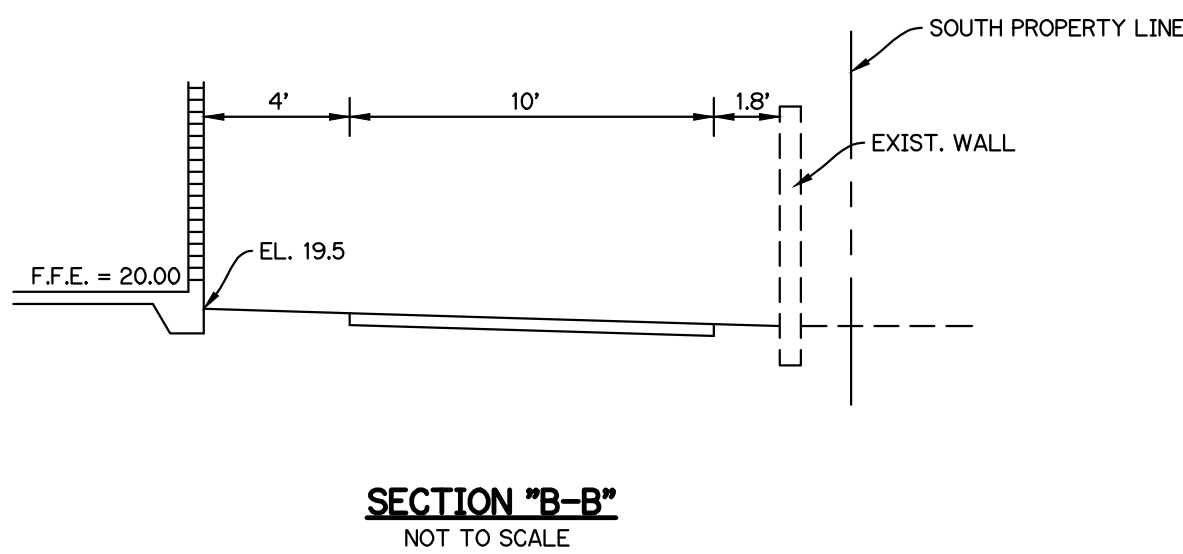
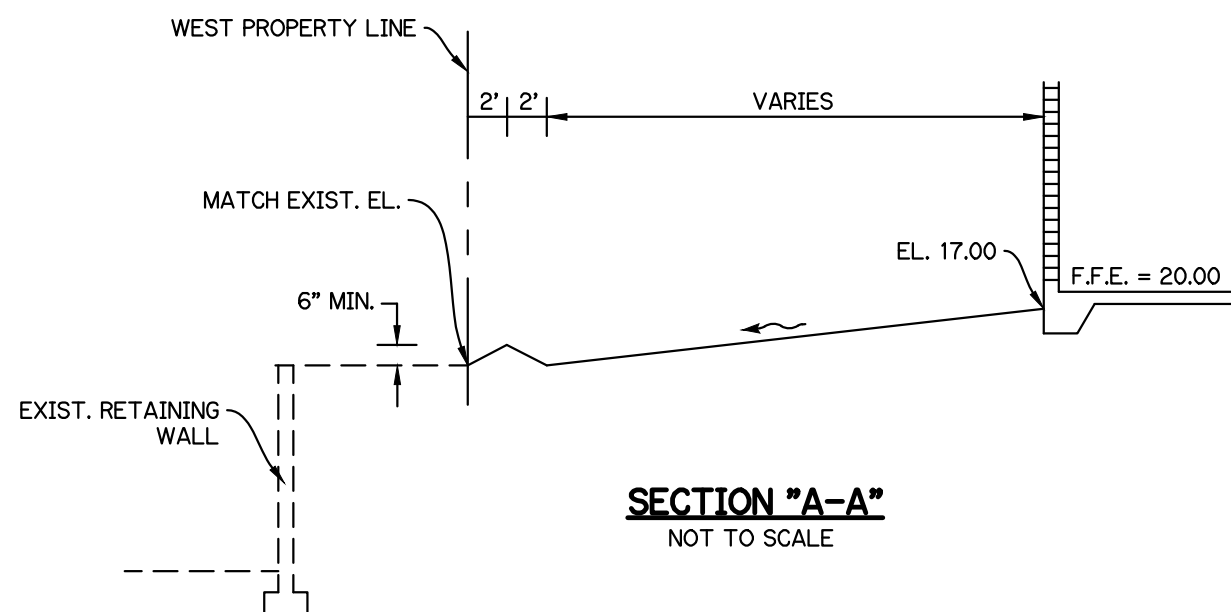
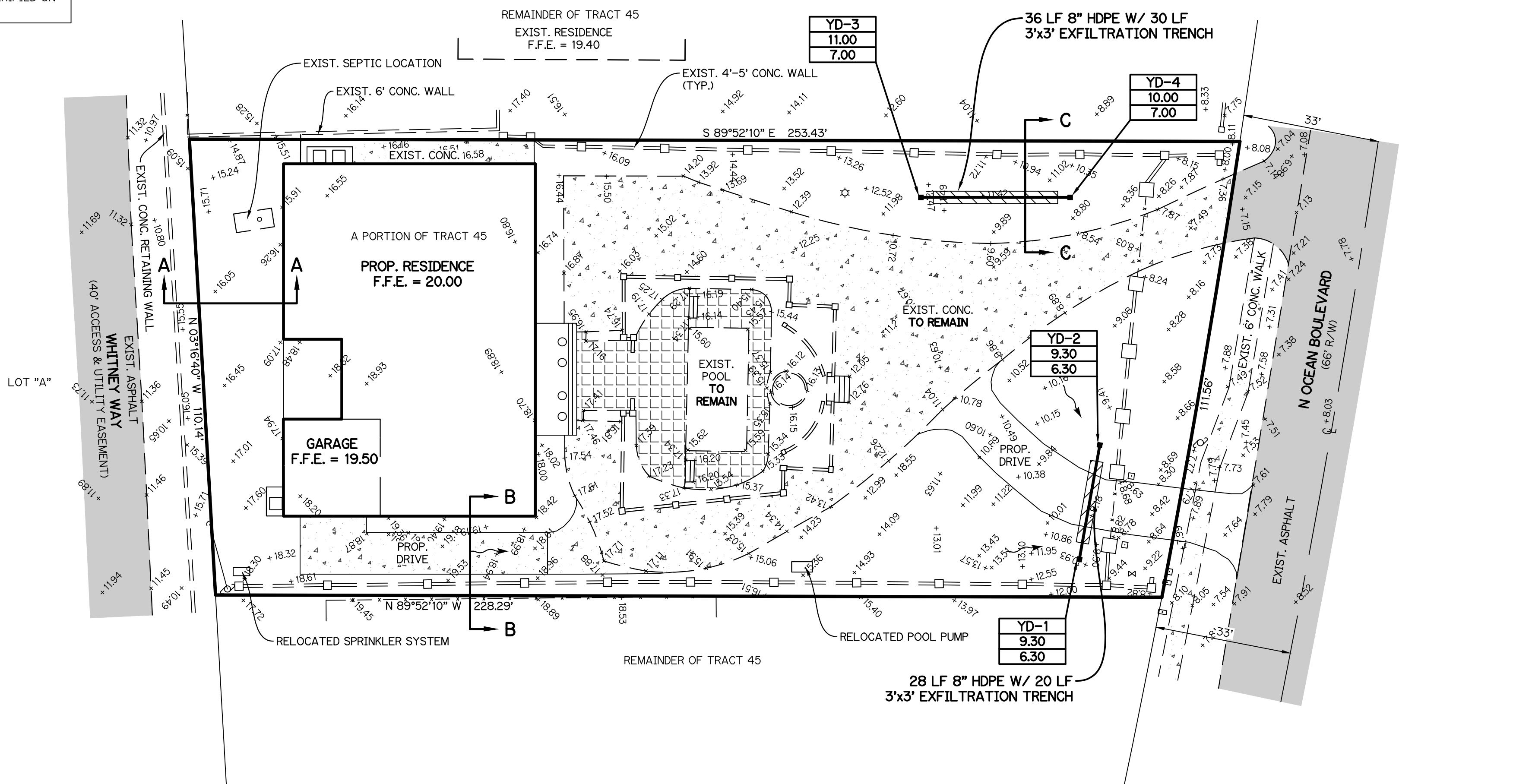
EXFILTRATION TRENCH DETAIL

NOT TO SCALE



YARD DRAIN DETAIL

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

LEGEND:

DIRECTION OF FLOW	
EXISTING ELEVATION	+ 0.00
FINISH FLOOR ELEVATION	F.F.E.
HIGH POINT	HP.
PROPOSED CONTOUR LINE	0.0
PROPOSED ELEVATION	0.00
EXISTING LIGHT	*
EXISTING UTILITY POLE	⊙
EXISTING UTILITY POLE	□
EXISTING VALVE	⋈
EXISTING WATER METER	⊞

LAND USE:

TOTAL LOT AREA = 26,535 SF
EXISTING PERVIOUS AREA = 12,874 SF
EXISTING IMPERVIOUS AREA = 13,661 SF
PROPOSED PERVIOUS AREA = 11,145 SF (42%)
PROPOSED IMPERVIOUS AREA = 15,390 SF (58%)

WATER MANAGEMENT CALCULATIONS:

1" x (SITE AREA) = 2,211 CF

RETENTION PROVIDED:

$$V_{EXFLT.} = \frac{L * K * ((H_g W + 2 H_g D_u - D_u^2 + 2 H_g D_s) + ((1.39 \times 10^{-4}) * W * D_u))}{FS}$$

L = 50 LF
K = 8.91 X 10⁻⁴
 $H_g = 4'$
W = 3'
 $D_u = 3'$
 $D_s = 0'$
FS = 2

$V_{EXFLT.} = 2.297$ CF PROVIDED

NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY
PREPARED BY ACCURATE LAND SURVEYORS, INC., PROJECT NUMBER
SU-21-3032, DATED 11-07-2023.
- ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
- SITE IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAP
12099C0793F.

SITE ENGINEERING PLAN

FOR

5920 N OCEAN BOULEVARD

OCEAN RIDGE, FL

REVISIONS	DATE	BY	CK

EB 9889

LDi
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

SCALE: 1"=20'
DATE: OCT 2025
DESIGNED BY: SAS
CHECKED BY:RWL
DRAWING FILE:
25-092 SI

12/17/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

25-092 SI

SHEET 1 OF 1

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

To: Planning & Zoning Board Members
From: Corey O’Gorman, Town Planner
Meeting Date: May 19, 2026
Subject: 6849 N. Ocean Blvd – Major Development/Site Plan Review

1. PETITION DESCRIPTION

APPLICANT: Bryan Donahue, Insite Studio
OWNER: Ocean Club of Florida, Inc.
ADDRESS: 6849 N. Ocean Boulevard, Ocean Ridge, Florida 33435

ZONING DISTRICT: RHM, High Density Multiple-Family, 10 Units / Acre

REQUEST: The applicant is requesting Major Site Plan approval and Construction East of the CCCL in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Article 4 Site Plan Review Procedures, Section 63-53 for Major Development Application and Chapter 64 Zoning, including Section 64-4, RHM, High Density Residential.

2. BACKGROUND

The applicant is requesting Site Plan Review approval to permit the construction of a new clubhouse including modifications to the existing pool cabana structures, a redesigned parking lot, and site access improvements. The development also includes provision for valet parking and temporary facilities during construction so that the club can remain open during construction.

The RHM Zoning district allows “private recreation facilities and clubs” by special exception, and this application is a modification to the existing site plan through the Major Development Review process. The scope of the proposed site plan includes demolition and reconstruction of the clubhouse building, parking and site improvements, and temporary clubhouse on the east lawn. The temporary clubhouse will include valet service for guest, and the pool and bar pavilion will continue to operate during construction. The details of the new construction and temporary facilities are described in the applicant narratives. The applicant narrative provided by Insite Studios describes that the current club currently accommodates

192 seats and the proposed club will reduce that to a total of 180 seats for parking calculation purposes.

The proposed redevelopment is reviewed under the provisions of Section 63-53 for Major Development, Section 64-4 for the RHM Zoning District; Section 64-43 for Private Clubs; Section 64-46 for Off-Street Parking; Section 66-118 through 66-125 for landscaping; and, Section 67-17 through 67-18 for coastal construction.

The project was reviewed by Town Staff for all other applicable development requirements including the zoning requirements of Section 64-4 the RHM zoning district which are outlined below:

Standard	Required	Proposed
Minimum Lot Size	10,000 SF	112,116 SF
Maximum Density	10 Units/Acre, 24 Units	NA
Lot Depth	100'	544'
Lot Width	100'	200'
Front Setback	25'	66'
Side Setback	25'	25'
Rear Setback	Coastal Setback Line	Coastal Setback Line
Maximum Height	44'	43'
Maximum Lot Coverage	40%	11%
Minimum Floor Area	2BR=1200 / 3B=1400	NA

The project was also reviewed for compliance with parking requirements and landscape regulations. Regarding parking, the minimum requirement for clubs is based on the number of seats and the number of employees at the shift of greatest employment. The project narrative describes that the unity of control allows for shared parking with the condominium to the north, and the club includes parking on the west side of A1A, so where there is a total of 85 parking spaces required, there is a total of 96 parking spaces provided. The parking plan also depicts the pedestrian route from the club parking on the west side of A1A to the site, and to address traffic safety, the application provides a sight distance exhibit.

The landscape code includes several required landscape areas include a 5' wide area long A1A, a 3' wide area along the south property line and at least 25 SF of interior landscaping for each interior parking space. The landscape plan show the required areas and provides a "landscape requirements chart" specifying the number of trees and shrubs required and those provided to demonstrate compliance.

Regarding coastal construction, the plan includes installation of temporary facilities to enable the club to operate during construction. These temporary facilities include a valet parking drop-off area, a covered pedestrian pathway which enables access to the pool, pool deck, bar, cabanas, temporary restaurants, and temporary clubhouse tent. The temporary clubhouse tent is proposed on the existing lawn area seaward of the Coastal Construction Setback line (CCSL), and the narrative describes how the proposed temporary facility complies with the CCSL requirements in Section 67-18 of the Town Code.

There is also a portion of the proposed new building that is seaward of the 1997 Coastal Construction Control Line (CCCL) and is regulated under the provisions of Section 67-17 of the Town Code. This includes that: 1. No construction shall take place without first obtaining a permit from the Florida Dept of Environmental Protection; 2. Zoning confirmation approval may be issued, as requested by the DEP, if documents submitted are in accordance with the Town Code; 3. No building permit shall be issued where excavation, filling or removal, or the covering or destruction of natural vegetation results in erosion, inundation of surrounding beaches or endanger the public safety; 4. The Town may require a performance bond to ensure completion of the protective work; 5. Any person granted a permit for removing sand from the ocean beach shall place such sand on the Atlantic Ocean beach; and 6. Any coastal structure erected or excavated in violation of these requirements is declared a public nuisance, and shall be removed. Since there is a small portion of the proposed structure seaward of the 1997 CCCL, and this is an existing developed site, this project is in compliance with this section.

3. BOARD ACTION.

Major Development and Site Plan requirements of the Town Code Section 63-53(2) includes the following:

Major development site plan requirements. Every application and site plan shall include the following:

- a. The information required for minor development applications in [section 63-52](#) shall be included (e.g., survey, existing and proposed structures, location and area dimensions of environmentally significant vegetation, means of vehicular access, landscaping, outdoor lighting, topography, location of proposed pervious and impervious, septic tank, connection to water, and site drainage plan.
- b. A site plan shall also include the following information, where applicable:
 1. An area map, at a convenient scale prescribed by the town, which shall include existing roads, streams, street rights-of-way and street intersections, and the location of the nearest public streets on all four sides of the subject property.
 2. Existing public streets, easements or other reservations of land within the proposed site.
 3. The items required by subsections (3) through (11) in [section 63-52](#), pertaining to the minor development list.
 4. A traffic impact analysis report or letter of projected trip generation for the development is required.
 5. A statement by the petitioner of the major planning objectives of the development project, including but not limited to:
 - i. Project population.
 - ii. Proposed timing and stages of development.

- iii. Proposed ownership and form of organization to maintain any common and open space and facilities.
 - iv. Proposed density of land use for each development parcel within the project.
6. Where the applicant wishes to develop the project in incremental stages, a site plan indicating proposed ultimate development, for approval of the entire parcel. Proposed development phases shall be numbered in sequence.
7. Any other reasonable information which may be reasonably required from time to time by the town commission, which is commensurate with the intent and purpose of this land development code.

In addition to the above, pursuant to 63-51(b)(2), major development applications shall be submitted to the administrative official for approval by the town commission after recommendation by the planning and zoning commission.

4. STAFF RECOMMENDATION

Town Staff finds that the project complies with applicable Town Codes and recommends approval of the application for redevelopment of the project located at 6849 N. Ocean Boulevard subject the Planning and Zoning Commission's review.

PLAN REVIEW CRITIQUE
6849 N Ocean Boulevard
Ocean Club – Major Development Review
REV 4/15/26

The subject plan is for demolition of the existing clubhouse and parking improvements, and construction of a new 2-story clubhouse, modifications to the existing pool cabana structure, redesign of the parking area and site access improvements. This critique includes review of the site plan prepared by Insite Studio revision date 2/16/26; landscape plan by Insite Studio dated 2/16/26; survey by Caulfield and Wheeler updated 2/24/26; civil plans by Simons & White dated 2/12/26; and architectural plans prepared by Peacock and Lewis dated 2/16/26 as well as other documents and applications. **This revised report is based on revisions received on 4/15/26, all comments are addressed and recommends approval.**

PCN: 46-43-45-22-00-001-0160
FLU: MF – Multifamily up to 10 units per acre
Zoning: RHM High Density Multiple Family Residential

The RHM Zoning district allows “private recreation facilities and clubs” by special exception, and this application is a modification to the existing site plan through the Major Development Review process. The scope of the proposed site plan includes demolition and reconstruction of the clubhouse building, parking and site improvements, and temporary clubhouse on the east lawn. The temporary clubhouse will include valet service for guest, and the pool and bar pavilion will continue to operate during construction. The details of the new construction and temporary facilities are described in the applicant narratives. The applicant narrative provided by Insite Studios describes that the current club currently accommodates 192 seats and the proposed club will reduce that to a total of 180 seats for parking calculation purposes.

The proposed redevelopment is reviewed under the provisions of Section 63-53 for Major Development, Section 64-4 for the RHM Zoning District; Section 64-43 for Private Clubs; Section 64-46 for Off-Street Parking; Section 66-118 through 66-125 for landscaping; and, Section 67-17 through 67-18 for coastal construction. Following are comments in that regard:

~~Section 64-43(g) **Background:** This code section addresses the minimum parking requirements with one (1) parking space required per three (3) seats at the club plus one (1) space per employee at the largest shift. A parking calculation is provided in both the narrative and on plan sheet SP-1. The narrative incorrectly references code section 64-46.b.8, and while sheet SP-1 calculates the parking in the site data and Exhibit “I” of the Redevelopment Agreement includes a graphic showing the parking on the “North Condo Spaces” there is nothing to show the parking on the “Tennis Parcel” nor a graphic showing all the required spaces.~~

~~**Comment:** Please revise narrative to correctly reference code section 64-43(g). Please also provide a separate parking plan sheet that shows the following: all of the parking including the parking on the “Main Lot”,~~

~~parking on the “North Condo” and parking on the “Tennis Parcel”; that all spaces comply with 64-46(b)(1) such that they are within 600’ of the Clubhouse Building; that they are not necessary for any other use (e.g., not dedicated to any use on the “Tennis Parcel”); and, show how the club members using the spaces at the “Tennis Parcel” are provided with a direct and safe pedestrian route from the required to the clubhouse.~~

Comment addressed.

~~Section 66-121(b)~~

~~**Background:** This code section requires a strip of land at least 5’ wide along the A1A right-of-way and one (1) tree for every 25 lineal feet of the lineal footage abutting the right-of-way along with shrubs.~~

~~**Comment:** Please revise sheet LP-1 to clearly show the required 5’ area, and please also include a buffer table that clearly shows compliance with the required number and height of trees and shrubs.~~ **Comment addressed.**

~~Section 66-122(a)~~

~~**Background:** This code section requires a strip of land at least 3’ wide and including a hedge not less than 4’ and not greater than 20’ in height forming a continuous screen.~~

~~**Comment:** Please revise sheet LP-1 to clearly show the required 3’ area, and please also include a buffer table that clearly shows compliance with the required screening.~~ **Comment addressed.**

~~Section 66-123~~

~~**Background:** This code section requires at least 25 SF of interior landscaping for each parking space, excluding perimeter parking.~~

~~**Comment:** Please revise sheet LP-1 to provide a calculation showing compliance with this code section.~~ **Comment addressed.**

~~Section 66-125~~

~~**Background:** This code section requires compliance with sight distance requirements limiting the height and location of landscaping.~~

~~**Comment:** Please revise sheet LP-1 to clearly show compliance with this code section.~~ **Comment addressed.**

~~Section 67-18~~

~~**Background:** This code section prohibits construction of any structure, make any excavation, or deposit any fill, remove any beach material etc., seaward of the Coastal Construction Setback Line (CCSL). The “Summary of Temporary Operations Plan” shows the installation of temporary facilities that are proposed seaward of the CCSL.~~

~~**Comment:** Please revise the narrative and/or related graphics to clearly show that the work seaward of the CCSL complies with this code section.~~ **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

MEMORANDUM

To: Kelly Avery, CMC
Town Clerk

From: Orlando A. Rubio, PE
VP - Engineering

Date: April 20, 2026

Subject: Site Plan Review Comments
6849 N Ocean Blvd (DPR)
CAS Project No. 08-26-008

Cc: File



The submittal of April 15, 2026 was reviewed and accepted. The following comments are provided.

- 1.) Sufficient drainage information (calculations, geotechnical data, and revised plans) was submitted for this review to allow the project to move forward. Civil engineering plans will be finalized at the building permit phase.
- 2.) Utility approvals for the proposed water and sewer system improvements will be required upon final design. Clarify if lift station is to be privately owned or to be taken over by the local utility (County/Boynton Beach).
- 3.) Additional comments may be asked during the Building permit submittal phase.

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.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:

6849 N Ocean Blvd, 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): The Ocean Club of Florida, Inc.	Name: Insite Studio, Inc.
Address: 6849 N Ocean Blvd, Ocean Ridge, FL 33435	Address: 3601 PGA Blvd, Suite 220, Palm Beach Gardens, FL 33410
Phone: (561)734-2440	Phone: (561)249-0940
Email: craigwhiting30@outlook.com	Email: zkepler@insitestudio.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

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



General Data

Project Name: Ocean Club of Florida - New Clubhouse Development

Project Location Address: 6849 N Ocean Blvd, Ocean Ridge, FL 33435

Exact Legal Description of Property: Refer to separate legal description document included in submittal package

Property Control No: 46-43-45- 22-00-001-0160

Existing Zoning: RHM

Proposed Zoning (if applicable to application): RHM

Existing Land Use: Recreation/Clubhouse

Proposed Land Use: Recreation/Clubhouse

First Floor Living Elevation (For CCCL Application): 13.5

Total Site Area: _____ Sq. Ft.: 112,116 SF Acres: 2.57 AC

Flood Zone Category: AE

Existing Comprehensive Plan Designation (if applicable to application):
Multi-family High Density

Proposed Comprehensive Plan Designation (if applicable to application):

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

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

Existing Bedrooms: 0 Proposed Bedrooms: 0

Existing Bathrooms: 0 Proposed Bathrooms: 0

Residential: Total Number of Dwelling Units: N/A Density (Units per acre): N/A

Commercial: Total Square Footage: 22,459 SF Number of Buildings: 2

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



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.)

A project narrative/justification statement has been provided with this submittal package.

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.

A project narrative/justification statement has been provided with this submittal package.

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

The future condo development to the north of the club site was approved with the Town in the past year. These sites share a unity of control and parking/access easement agreements.

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

☒ Yes ☐ No If Yes, please note date of previous approval: 10/17/2023

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



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: Bryan Donahue	
Company Name: Insite Studio, Inc.	
Address: 3601 PGA Blvd, Ste 220, Palm Beach Gardens, FL 33410	
Phone: (561)249-0940	Email: zkepler@insitestudio.com
Developer:	
Name: Same as Owner.	
Company Name:	
Address:	
Phone:	Email:
Planner:	
Name: Bryan Donahue	Florida Registration No.: LA6667130
Company Name: Insite Studio, Inc.	
Address: 3601 PGA Blvd, Suite 220, Palm Beach Gardens, FL 33410	
Phone: (561)249-0940	Email: zkepler@insitestudio.com
Architect:	
Name: Isaac Campos	Florida Registration No.: AR99594
Company Name: Peacock and Lewis Architects and Planners, LLC	
Address: 1295 US 1, Suite 200, North Palm Beach, FL 33408	
Phone: (561)626-9704	Email: isaac@PeacockandLewis.com
Landscape Architect	
Name: Bryan Donahue	Florida Registration No.: LA6667130
Company Name: Insite Studio, Inc.	
Address: 3601 PGA Blvd, Suite 220, Palm Beach Gardens, FL 33410	
Phone: (561)249-0940	Email: zkepler@insitestudio.com
Engineer	
Name: Eric Vettel	Florida Registration No.: PE102464
Company Name: Simmons & White	
Address: 2581 Metrocentre Blvd West, Ste 3 West Palm Beach, FL 33407	
Phone: (561)478-7848	Email: vettel@simmonsandwhite.com

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

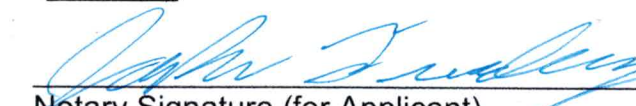
I certify that all of the foregoing information is accurate, and that if approved, all work will be done in compliance with all applicable laws regulating construction and zoning.


Applicant Signature

Bryan Donahue
Printed Name of Applicant

Applicant is: ☐ Owner ☐ Lessee ☒ Agent

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 18 day of February, 20 26 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

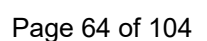

Notary Signature (for Applicant)

Seal/Stamp

4/22/2029
Commission Expiration



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TOWN OF OCEAN RIDGE

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	FEET	FEET	FEET	FEET
BUILDING HEIGHT (44' max)	43'			
BUILDING SETBACKS:				
FRONT (west)	66'			
REAR (east)	38'			
SIDE INTERIOR (south)	25'			
SIDE CORNER (n/a)	n/a			
WATERWAY (n/a)	n/a			
DRIVEWAY (n/a)	n/a			

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	112,116 Sq. Ft.		Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)				
FINISHED FLOOR ELEVATION (NAVD)	13.5			
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM %)				
LOT COVERAGE (MAXIMUM 40 %)	12,837	11%		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C ()	12,249	11%		
SECOND FLOOR UNDER A/C ()	10,741	10%		
TOTAL UNDER A/C ()	22,990	21%		
TOTAL FLOOR AREA ()	26,529	24%		
TOTAL UNDER ROOF ()	13,662	12%		
FLAT ROOF ()	3,072			
TOTAL ROOF ()	16,056			
GARAGE ()	N/A			
COVERED PATIO ()	N/A			
COVERED ENTRY ()	862	1%		
COVERED BALCONY (REAR) ()	1,934	2%		
COVERED BALCONY (FRONT) ()	268	<1%		
OPEN BALCONY ()	N/A			
BUILDING FOOTPRINT ()	13,849	12%		
SEPTIC TANK & DRAINFIELD ()	N/A			

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



PAVED AREA ()	TBD			
SYNTHETIC TURF ()	N/A			
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	TBD			
TOTAL PERVIOUS ()	TBD			
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW		
	FEET	FEET		
BUILDING HEIGHT ()				
BUILDING SETBACKS:				
FRONT ()				
REAR ()				
SIDE INTERIOR ()				
SIDE CORNER ()				
WATERWAY ()				
DRIVEWAY ()				

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!!

71 MAY 25 AM 10:46

36443

WARRANTY DEED

RETURN TO:
This Instrument Prepared

By J. CLINTON SCOTT
SCOTT & DICKENSON
600 First Bank Building
Boca Raton, Florida 33432

THIS INDENTURE, Made this 30th day of April, 1971, Between
CARLETON BLUNT, as surviving Trustee of the Rebecca Prentiss
Blunt Trust, dated December 10, 1937, joined by his wife, REBECCA
P. BLUNT, of the County of Cook, State of Illinois, Grantor, and
THE OCEAN CLUB OF FLORIDA, INC., a Florida corporation not for
profit, whose post-office address is 6849 North Ocean Boulevard,
Ocean Ridge, Delray Beach, of the County of Palm Beach, State of
Florida, Grantee.

WITNESSETH: That said Grantor for and in consideration
of the sum of THREE HUNDRED FIFTY THOUSAND (\$350,000.) DOLLARS
and other good and valuable considerations to said Grantor in
hand paid by said Grantee, the receipt whereof is hereby acknow-
ledged, has granted, bargained and sold to the said Grantee, and
Grantee's successors and assigns forever, the following described la
land, situate, lying and being in Palm Beach County, Florida,
to-wit:

The North 200 feet of the South 4353.93 feet, as
measured at right angles of Section 22, Township
45 South, Range 43 East, lying East of the East
right-of-way of Florida State Road No. A-1-A.

AND, Lots C, D, and E as shown on the Plat of
Addition No. 1 of McCORMICK MILE, recorded in
Plat Book 25, page 181, public records of Palm
Beach County, Florida.

TOGETHER with that certain Easement given to Grantor
herein by Par Club of Florida, Inc., dated January
27, 1970, recorded in Official Record Book 1785,
page 622 of the public records of Palm Beach County,
Florida.

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's

REC-1901 PAGE 718

6.60.
1,050.00.
385.00.

hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

J. Hilton For

Hayburn B. Duncan Jr

Carleton Blunt (SEAL)

Carleton Blunt, as surviving
Trustee of the Rebecca Prentiss
Blunt Trust, dated December 10,
1937,

Joined by his wife:

Rebecca P. Blunt (SEAL)
Rebecca P. Blunt

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.

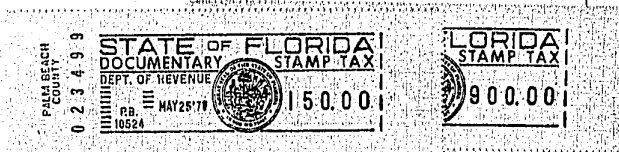
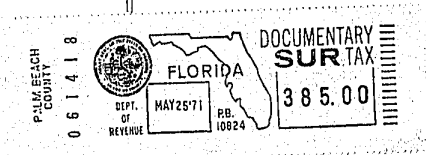
I HEREBY CERTIFY that on this day before me, an officer
duly qualified to take acknowledgments, personally appeared
CARLETON BLUNT, as surviving Trustee of the Rebecca Prentiss Blunt
Trust, dated December 10, 1937, joined by his Wife, REBECCA P.
BLUNT, to me known to be the persons described in and who executed
the foregoing instrument, and acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and State
last aforesaid this 30th day of April, 1971.

Hayburn B. Duncan Jr
Notary Public, State of Florida

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 27, 1974
BONDED THRU FRED W. DIESTELHORST



ME:1901 PAGE 719

Recorded in O R Book &
Record verified
Palm Beach County, Fla.,
John B. Dunkle
Clerk Circuit Court



May 4, 2026

Town of Ocean Ridge
6450 N. Ocean Blvd.
Ocean Ridge, FL 33435

Re: **The Ocean Club of Florida – New Clubhouse**
6849 N. Ocean Boulevard
Ocean Ridge, FL 33435

Narrative of Architectural Style

The proposed architectural style for the Ocean Club of Florida will be an elegant hybrid of classical forms and details from the Island Classical and Bermuda Colonial architectural styles. This hybridization is an appropriate nod to the time honored “Old Florida” style that defines the culture at the Ocean Club as well as the continued evolution of architectural styles within the overall South Florida region.

The overall massing of the building will consist of a simple principal volume and secondary volume articulations; which correspond to the programmatic uses in the building. Details, such as the distinction between first and second floor columns (Square Doric for the first floor & square chamfered post with pedestal for the second floor), the decorative Chippendale railings, and louvered panels/shutters serve to create the scale definitive of the Bermuda Colonial, with its emphasis on the clear distinction between the massive and the delicate.

The roof forms and associated details will, likewise, borrow from both Island Classical & Bermuda Colonial styles. Deep overhangs are desired at the wrap around terraces. To achieve this, a double pitch hip roof, common to the Bermuda Colonial style, is proposed; which allows for a deep overhang and a steeper overall roof pitch, without obscuring too much of the elevation. The proposed pitches are 4:12 & 6:12. While the roof overhang is taken from the Bermuda Colonial style, the fascia details are much more articulated than the thin eaves characteristic of the Bermuda Colonial/Anglo Caribbean hybrid that is often seen.

Windows and doors will follow the Island Classical style, including:

- Multi-pane windows with muntin bars and operable shutters (with a width one half that of the sash and a height equal to the window itself)
- Masonry lintels and sills on smaller windows.
- Glass paneled doors shall be used with side lights and transoms included in the surround. Doors will also include decorative trim (jamb casings, over door lintels, etc).

A full wrap around terrace is included towards the rear of the building; however, additional architectural articulations have been added to create greater hierarchy for the secondary volumes.

- The palette of materials for the building is simple and will include:
- Flat concrete tile roof with striations in a medium brown with mitered joints at ridge lines.

- Smooth stucco finish on masonry walls
- Multi-pane windows (white) with three-dimensional profiles and shutters (a light blue which references the ocean and sky – see color specification on colored elevations)
- Pendant or wall mounted carriage lamps (final selections TBD).

Compliance with Section 63-56(1)(c) – Building Design

1. Evaluation of a project should be based on quality of its design and relationship to surroundings.

The proposed design will aesthetically elevate the site while remaining cohesive with the existing surrounding multi-family developments.

2. Components such as roofs, windows, doors, eaves, and parapets should have balanced proportions in relationship to one another.

All of the components referenced above have been situated to ensure balanced proportions in their orientation with the building as well as one another.

3. Colors should be harmonious and representative of the architectural style of the building and generally within the character of the neighborhood.

As mentioned above, the architectural elements of the structure reflect primarily the style of the architectural tradition. The only accent color – a light blue – is a reference to sea and sky.

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.

All mechanical equipment will be placed on the roof; which is a mansard and will adequately screen the equipment as required by the Town's code.

5. Buildings should be of a size as to be in harmony with permanent neighboring development or within acknowledged architectural styles.

The size of the building is consistent with the surrounding coastal developments and has been proportioned to balance the programmatic needs of the club while maintaining an upscale residential feel. Notably, the proposed site plan complies with the building coverage, pervious and impervious regulations outlined in the Town's code.

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.

The architectural style is consistent with existing homes in the area. Currently the existing club building is of an unremarkable architectural character.

7. The architectural style and elements of proposed additions and renovations shall be consistent with the other portions of the building.

The project will be new construction, and not an addition or renovation to an existing building.

8. All proposed structures shall be consistent with the town's land development regulations and the goals, objectives and policies of the comprehensive plan.

As outlined in the project narrative as part of the application package, the proposed plan complies with all of the Town's Land Development Regulations as well as with the goals, objectives and policies of the Comprehensive Plan.

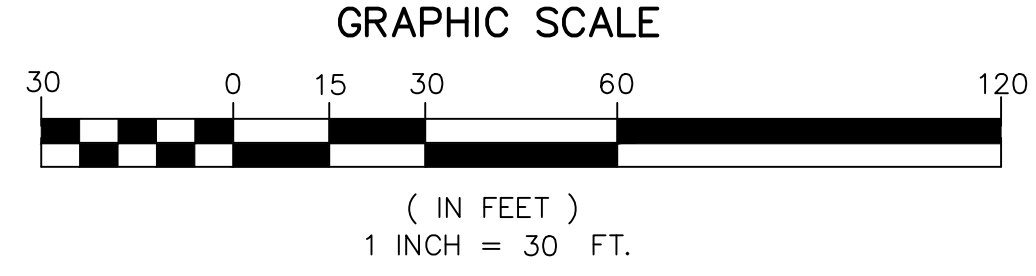
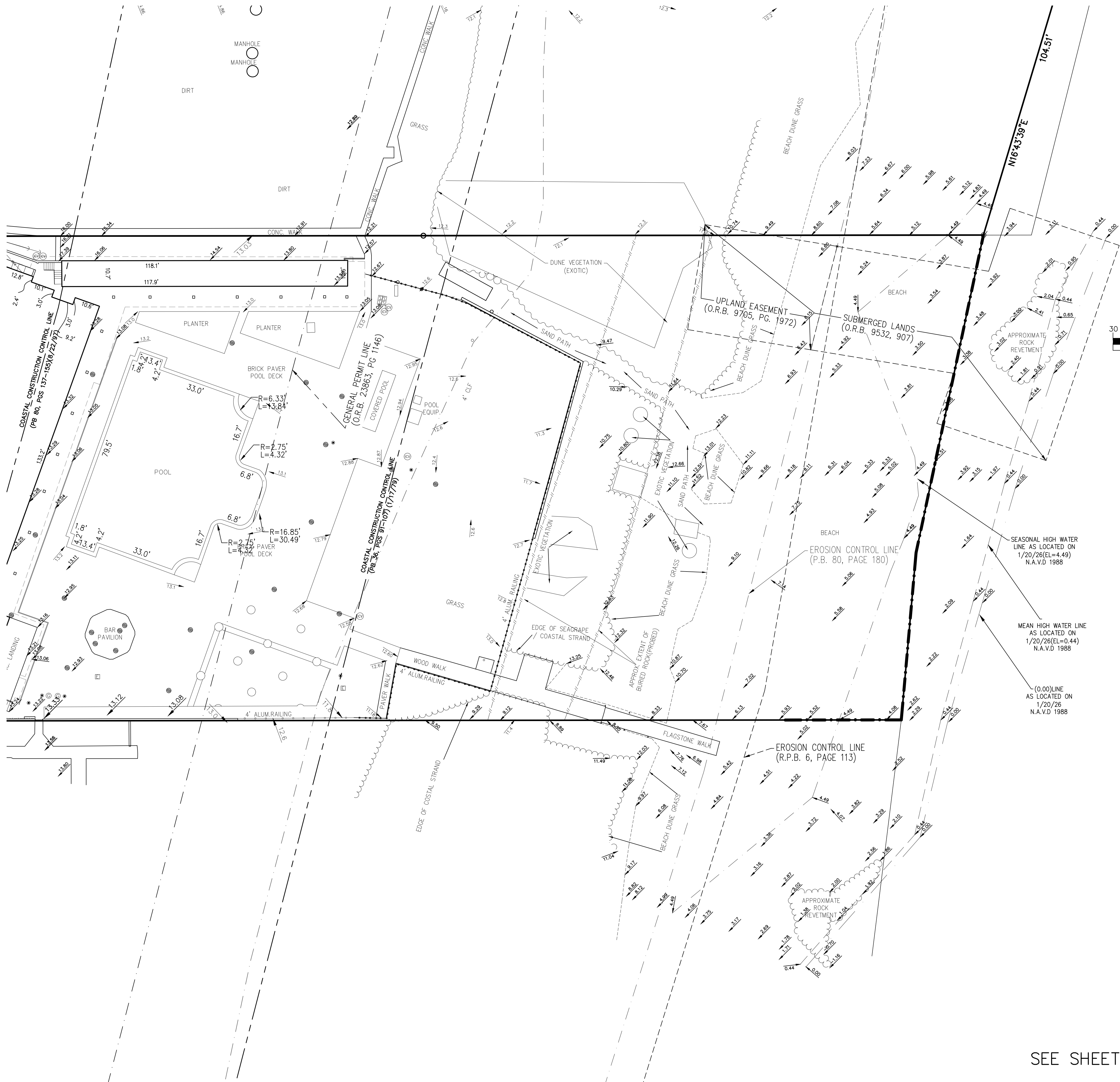
Sincerely,

A handwritten signature in blue ink, appearing to read 'Isaac Campos', written in a cursive style.

Isaac F. Campos, AIA, NCARB

Project Architect

Peacock + Lewis Architects and Planners



- LEGEND**
- A/C - AIR CONDITIONER
 - L - ARC LENGTH
 - ALUM. - ALUMINUM
 - B.E. - BUFFER EASEMENT
 - C.O. - CLEANOUT
 - CLF - CHAIN LINK FENCE
 - CONC. - CONCRETE
 - COV. - COVERED
 - CCCL - COASTAL CONSTRUCTION CONTROL LINE
 - ELEV. - ELEVATION
 - EQUIP. - EQUIPMENT
 - ESMT. - EASEMENT
 - EXIST. - EXISTING
 - F.P.L. - FLORIDA POWER & LIGHT
 - FIN. - FINISHED
 - F.L. - FLOOR
 - FND. - FOUND
 - I.R./CAP - IRON ROD & CAP
 - INV. - INVERT
 - IRR. - IRRIGATION
 - L.A.E. - LIMITED ACCESS EASEMENT
 - O/S - BUILDING OFFSET
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.B.C.R. - PALM BEACH COUNTY RECORD
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - PGS - PAGE(S)
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - PROP. - PROPOSED
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - RGE. - RANGE
 - SEC. - SECTION
 - Δ - DELTA (CENTRAL ANGLE)
 - SQ. FT. - SQUARE FEET
 - TWP. - TOWNSHIP
 - TYP. - TYPICAL
 - U.E. - UTILITY EASEMENT
 - W.M. - WATER METER
 - W.E. - WATER EASEMENT
 - S.E. - SANITARY EASEMENT
 - - LIGHT POLE
 - - FIRE HYDRANT
 - - CATCH BASIN
 - ⊙ - WATER VALVE
 - ⊙ - SET 5/8" IR/CAP LB 3591
 - ⊙ - SANITARY MANHOLE
 - ⊙ - DRAINAGE MANHOLE
 - ⊙ - WOOD POWER POLE (UNLESS NOTED)
 - ⊙ - CENTER LINE
 - - EXISTING ELEVATION
 - ⊙ - TRAFFIC SIGN
 - - ELECTRICAL WIRES OVERHEAD
 - - ANCHOR
 - - WATER METER
 - - RPZ
 - - GROUND LIGHT
 - - ELECTRIC HAND HOLE
 - ⊙ - IRRIGATION CONTROL VALVE
 - ⊙ - CONCRETE POWER POLE
 - ⊙ - FIRE DEPARTMENT CONNECTION

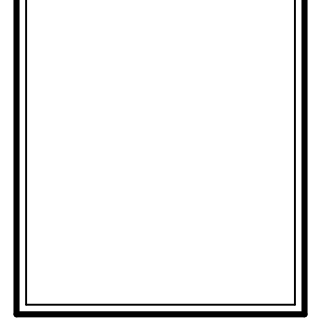
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UPDATE SURVEY SOUTH PARCEL	JAH	1/22/26
ADD PROPOSED TEMPORARY FENCING	RFJ	11-1-2025
UPDATE SURVEY	RFJ	11-1-2025
UPDATE SURVEY	RFJ	8-28-2025
UPDATE SURVEY	RFJ	6-27-2024
UPDATE SURVEY	RFJ	6-27-2024
UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL	RFJ	6-29-2023
UPDATE SURVEY	RFJ	6-29-2023
UPDATE SURVEY	RFJ	5-52-2023
ADD ADDRESSES AND COORDINATES PER REQUEST	RFJ	4-16-2023
ADD BUILDING INFO, UPDATE CCCL SURVEY	RFJ	4-7-2023
UPDATE SURVEY - EXPAND TO "NOT INCLUDED" AREAS	RFJ	3-28-2023
UPDATE SURVEY	RFJ	10-4-2022
POOL, BARR, FARMBOARD	RFJ	9-22-2021

CORRECT LABELS FOR VEGETATION TYPES	RFJ	9-22-2021
ADD PROPOSED TEMPORARY FENCING	RFJ	3-2-2021
ADD 1979 COASTAL CONSTRUCTION CONTROL LINE	RFJ	2-22-2021
UPDATE LABELS FOR DUNE VEGETATION	RFJ	1-25-2021
ADD LINES TO DELINEATE NATIVE/EOTIC DUNE VEGETATION	RFJ	1-15-2021
REVISIONS	DATE	BY
FILE NAME: 9085 UPDATE SURVEY-7.dwg		

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

6849 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA
BOUNDARY AND TOPOGRAPHIC SURVEY

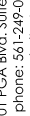
DATE 10/20/2020
DRAWN BY: RW
F.B./ PG: HDS
SCALE: AS SHOWN



JOB # 9085
SHT.N.O. 2
OF 2 SHEETS

SEE SHEET 1 FOR LEGAL AND CCCL ANNOTATION

CONCURRENCY RESERVATION	
PRIVATE CLUB	2.57 AC



insite
studio

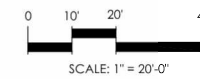
planning + landscape architecture

3401 PCA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | license# 1C2-6000606

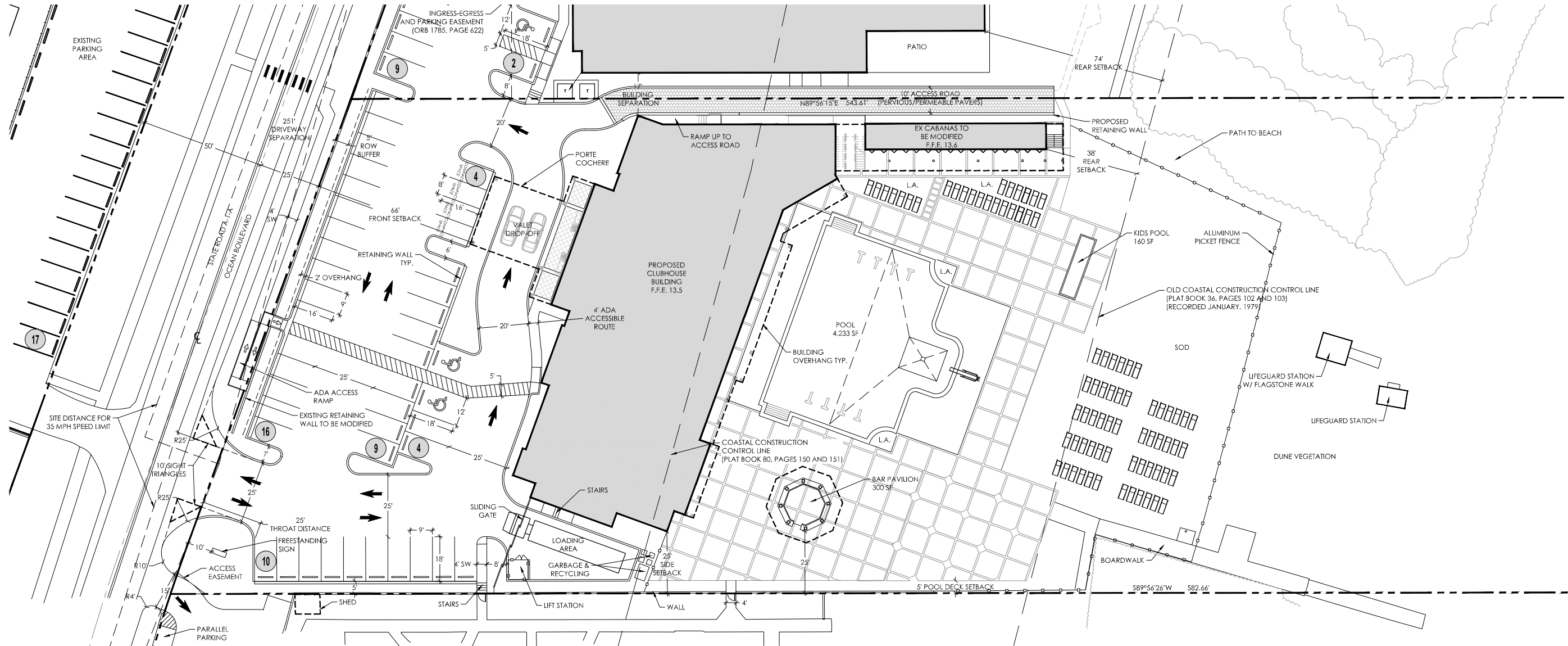
Revisions:

10/13/25 - Pre-App Submittal
02/16/26 - Intake Submittal
04/15/26 - Resubmittal #1

OCEAN CLUB OF FLORIDA
Ocean Ridge, Florida



Site Plan





Consultants:

Revisions:
10/13/25 - Pre-App Submittal

OCEAN CLUB OF FLORIDA
Ocean Ridge, Florida

Drawn By:	ZAK
Drawing #:	1178C
File Name:	SP_1178c.dwg
Date:	9/17/2025

TEMPORARY FACILITIES PLAN

SHEET # EX.1

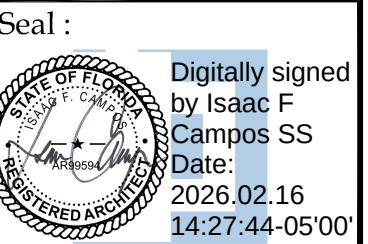


OCEAN CLUB
OF
FLORIDA

NEW
CLUBHOUSE

PLANNING & ZONING

6849 N. OCEAN BLVD
OCEAN RIDGE, FL
33435



AOR: ISAAC F. CAMPOS
Lic.no: AR99594

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Sheet Title :

OVERALL FIRST FLOOR PLAN

Revisions :

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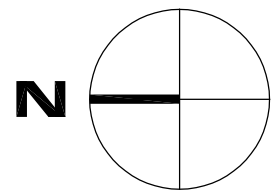
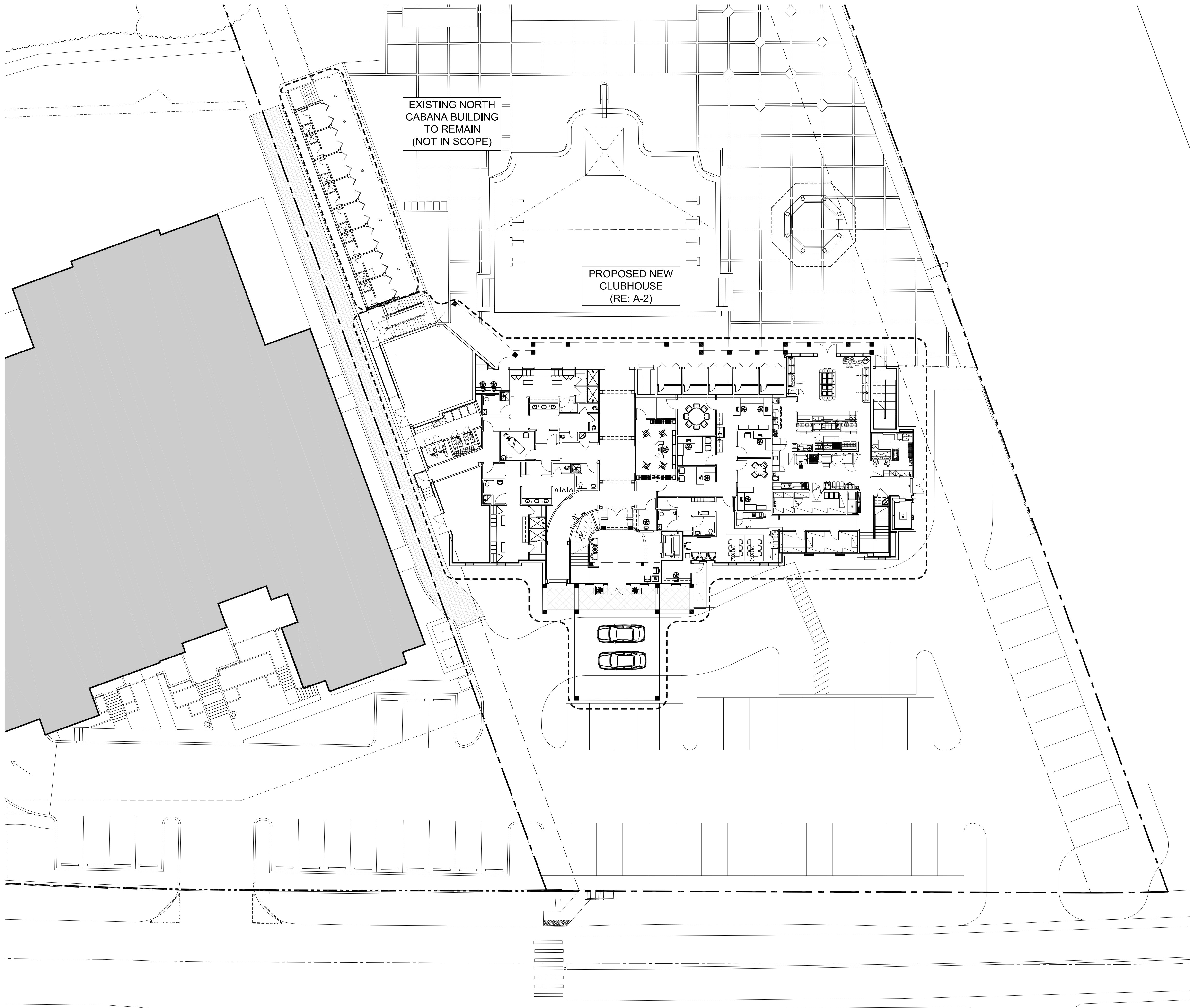
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Sheet No.

A-1

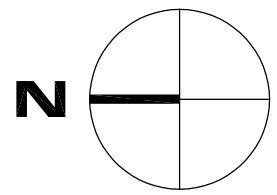
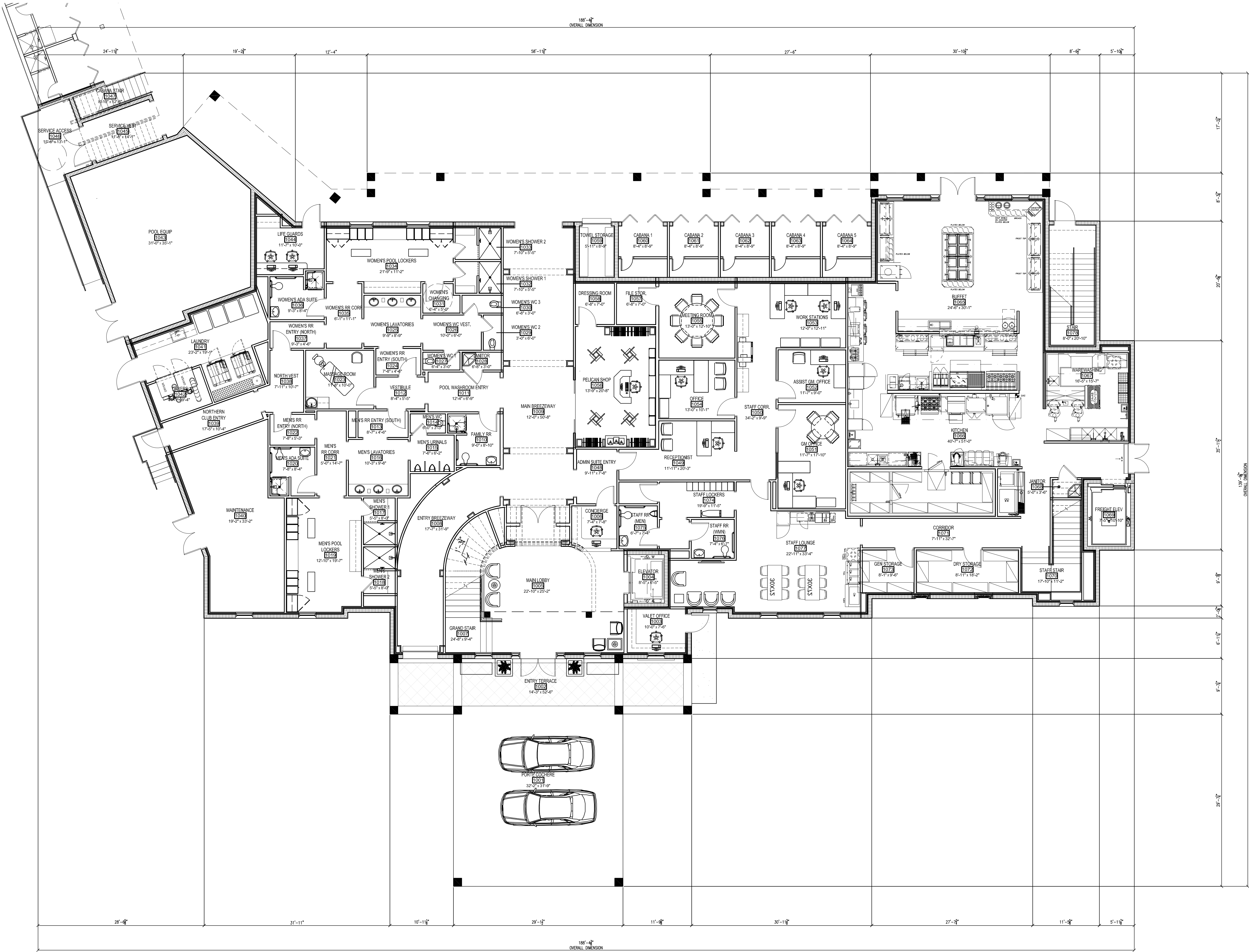
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OVERALL FIRST FLOOR PLAN

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

Drawing Name: F:\2023\23-022 The Ocean Club of Florida Rev\01 Drawings\20\3042 PROJECT TEMPLATE\Sheets\PLANNING AND ZONING\23-022-A-2 FIRST FLOOR PLAN.dwg, Last Modified: Feb 14, 2026 - 8:12pm, Plotted on: Feb 16, 2026 - 2:07pm by tampos



ENLARGED FIRST FLOOR PLAN

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



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1295 U.S. Highway One
Suite 200
North Palm Beach, FL 33408

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T: 561.626.9704
F: 561.626.9719



OCEAN CLUB
OF
FLORIDA

NEW
CLUBHOUSE

PLANNING &
ZONING

6849 N. OCEAN BLVD
OCEAN RIDGE, FL
33435

ROOM LEGEND		
RM.#	ROOM NAME	AREA (SF)
1001	PORTE COCHERE	863
1002	ENTRY TERRACE	493
1003	VALET OFFICE	74
1004	ELEVATOR	53
1005	MAIN LOBBY	452
1006	CONCIERGE	56
1007	GRAND STAIR	161
1008	ENTRY BREEZEWAY	276
1009	MAIN BREEZEWAY	595
1010	FAMILY RR	70
1011	POOL WASHROOM ENTRY	84
1012	VESTIBULE	43
1013	MEN'S RR ENTRY (SOUTH)	38
1014	MEN'S WC	19
1015	MEN'S URINALS	47
1016	MEN'S LAVATORIES	99
1019	MEN'S POOL LOCKERS	243
1020	MEN'S ADA SUITE	62
1021	MEN'S RR CORR.	40
1022	MEN'S RR ENTRY (NORTH)	40
1023	MASSAGE ROOM	117
1024	WOMEN'S RR ENTRY (SOUTH)	34
1025	WOMEN'S LAVATORIES	85
1026	WOMEN'S WC VEST.	60
1027	WOMEN'S WC 1	19
1028	JANITOR	20
1029	WOMEN'S WC 2	18
1030	WOMEN'S WC 3	20
1031	WOMEN'S CHANGING	29
1032	WOMEN'S SHOWER 1	41
1033	WOMEN'S SHOWER 2	41
1034	WOMEN'S POOL LOCKERS	219
1035	WOMEN'S RR CORR.	67
1036	WOMEN'S ADA SUITE	70
1037	WOMEN'S RR ENTRY (NORTH)	42
1038	NORTH VEST	67
1039	NORTHERN CLUB ENTRY	84
1040	MAINTENANCE	43
1041	LAUNDRY	243
1042	DRYERS	62
1043	SPACE	725
1044	LIFE GUARDS	97
1045	SERVICE VEST	88
1046	SERVICE ACCESS	109
1047	CABANA STAIR	49
1048	ADMIN SUITE ENTRY	64
1049	RECEPTIONIST	167
1050	STAFF CORR.	225
1051	SM OFFICE	207
1052	ASSIST GM OFFICE	104
1053	WORK STATIONS	132
1054	OFFICE	131
1055	MEETING ROOM	166
1056	PELICAN SHOP	284
1057	FILE STOR.	47
1058	DRESSING ROOM	47
1059	TOWEL STORAGE	52
1060	CABANA 1	73
1061	CABANA 2	73
1062	CABANA 3	73
1063	CABANA 4	73
1064	CABANA 5	73
1065	BUFFET	589
1066	KITCHEN	1236
1067	WAREWASHING	216
1068	JANITOR	15
1069	FREIGHT ELEV	80
1070	STAFF STAIR	128
1071	CORRIDOR	165
1072	DRY STORAGE	128
1073	GEN STORAGE	65
1074	STAFF LOCKERS	130
1075	STAFF RR (MEN)	48
1076	STAFF RR (WMN)	48
1077	STAFF LOUNGE	486
1078	STAIR	167

Seal :
Digitally signed
by Isaac F
Campos SS
Date:
2026.02.16
14:27:44-05'00'

AOR: ISAAC F. CAMPOS
Lic. no. AR99594

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Sheet Title :

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FLOOR PLAN

Revisions :

#	Date	Rev. Description

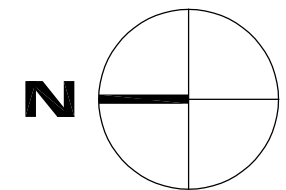
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23-022	2026-02-16
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P+L	IFC

Sheet No.

A-2

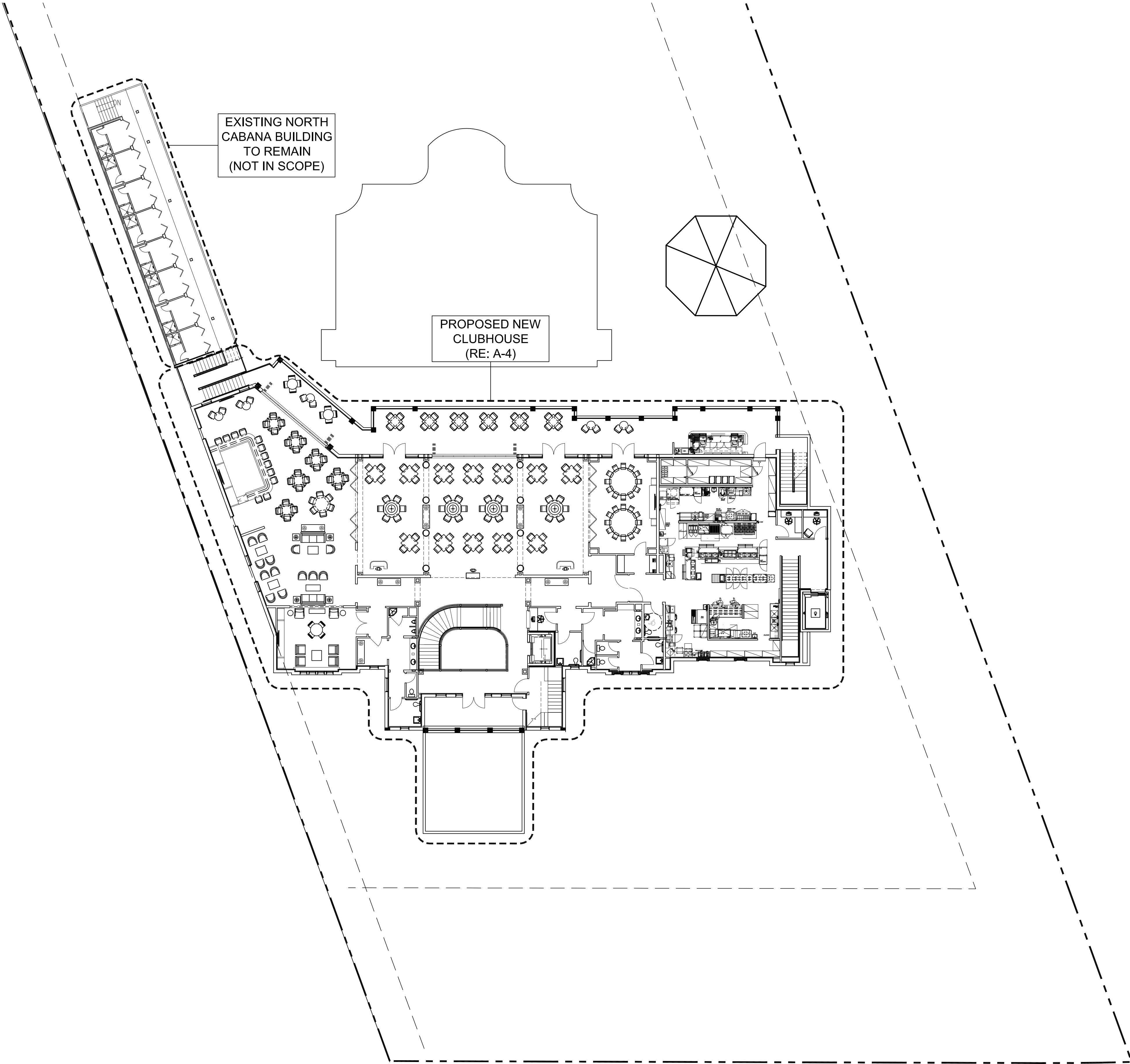
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OVERALL SECOND FLOOR PLAN

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



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T: 561.626.9704
F: 561.626.9719

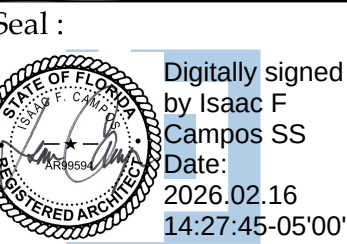


OCEAN CLUB
OF
FLORIDA

NEW
CLUBHOUSE

PLANNING &
ZONING

6849 N. OCEAN BLVD
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33435



AOR: ISAAC F. CAMPOS
Lic.no: AR99594

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Sheet Title :
OVERALL SECOND
FLOOR PLAN

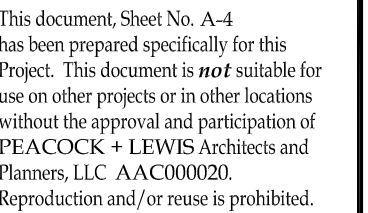
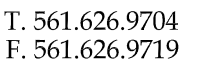
Revisions :			
#	Date	Rev.	Description

Comm. : 23-022	Date : 2026-02-16
Drawn : P+L	Checked : IFC

Sheet No.

A-3

Of:

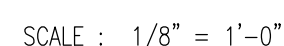


ENLARGED SECOND FLOOR PLAN

Drawn : P+L	Checked : IFC
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A-4

Of:



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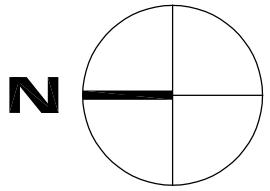
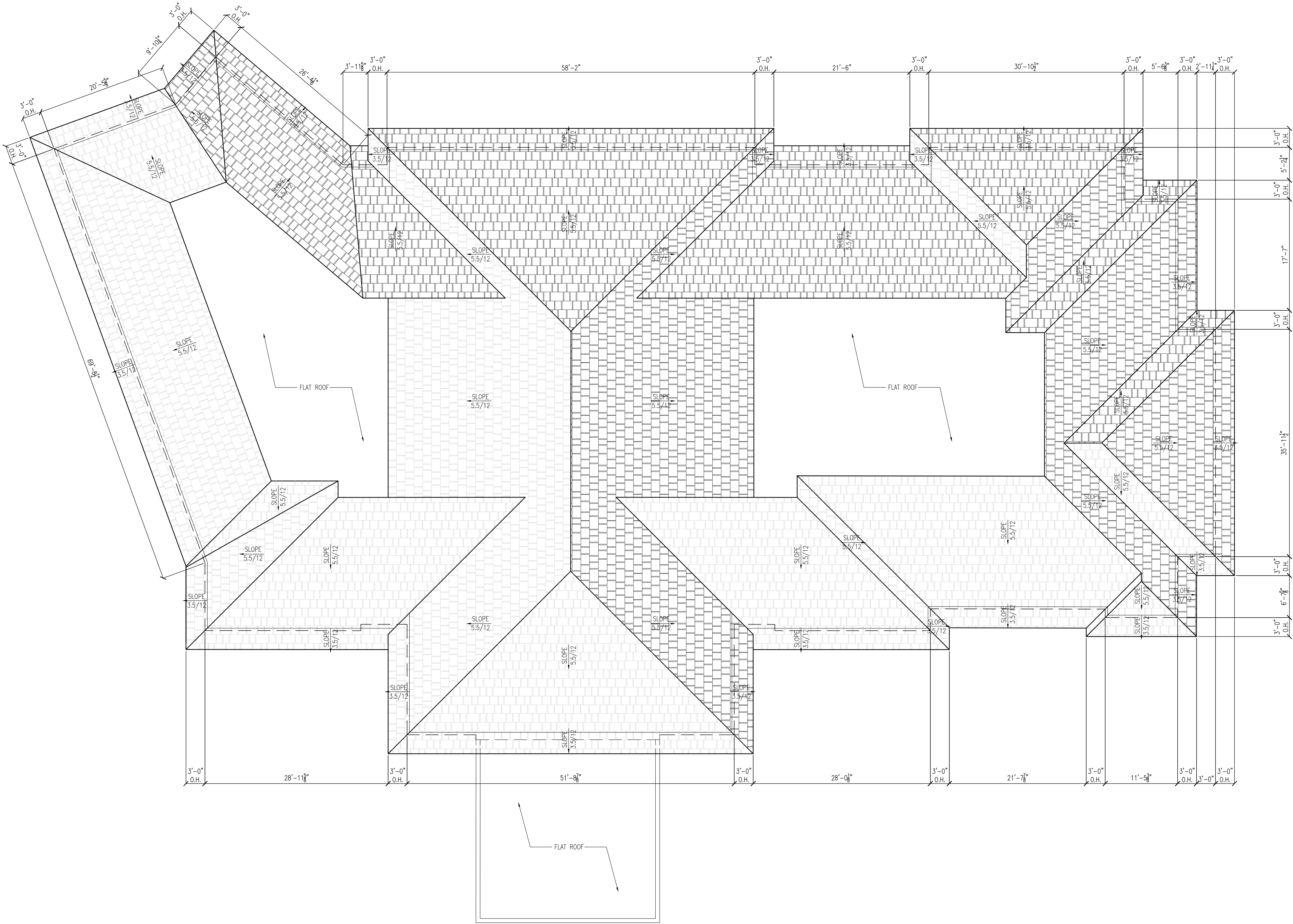
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#	Date	Rev. Description

Comm. : 23-022	Date : 2026-02-16
Drawn : P+L	Checked : IFC

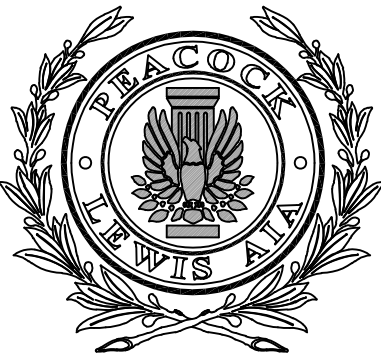
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ENLARGED ROOF PLAN

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



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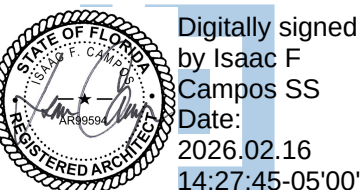
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Seal :



AOR: ISAAC F. CAMPOS
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PLAN

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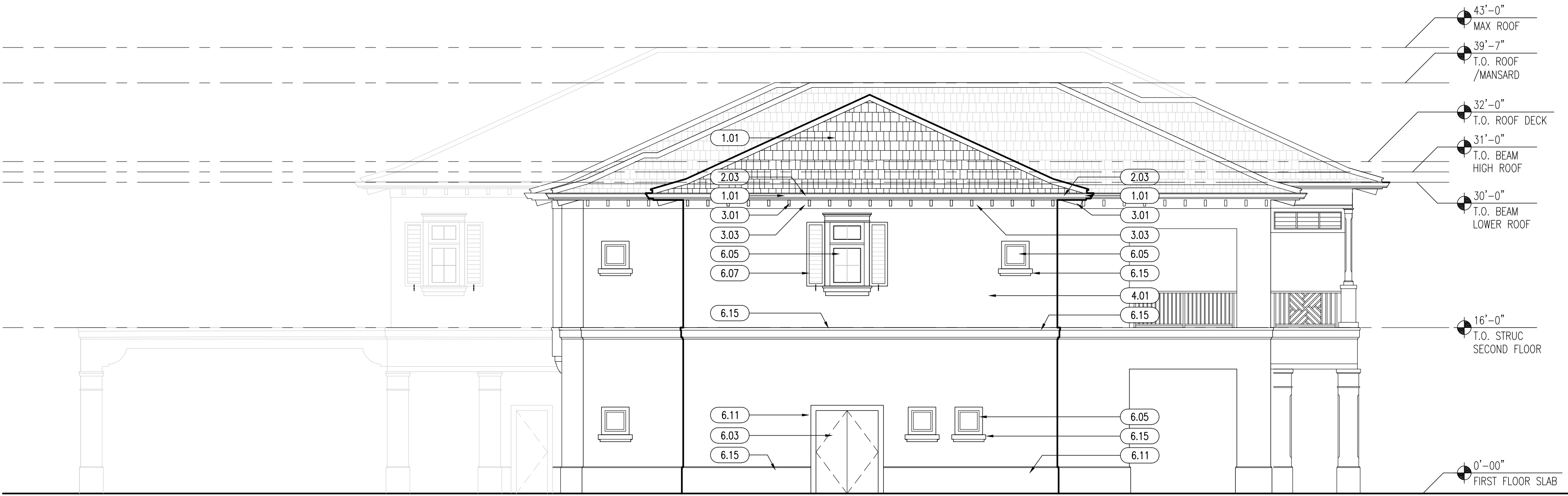
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WEST (FRONT) ELEVATION

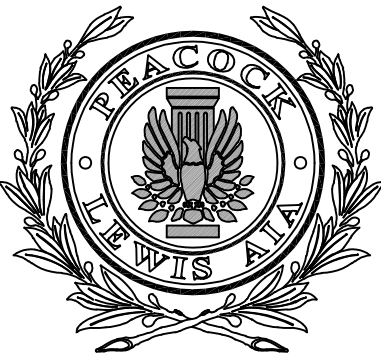
SCALE : 1/8" = 1'-0"



SOUTH ELEVATION

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

KEY NOTES - ELEVATIONS	
KEY NO.	KEYNOTE
1.01	FLAT CONCRETE TILE ROOF
2.03	PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUT
2.05	FASCIA BOARD (WOOD)
3.01	DECORATIVE OUTLOOKER-GLASS FIBER REINFORCED CONCRETE
3.03	DECORATIVE FRIEZE BOARD-SMOOTH STUCCO
3.05	DECORATIVE BRACKET
4.01	SMOOTH STUCCO FINISH
4.03	STUCCO CONTROL JOINT
5.01	CONCRETE/MASONRY COLUMN W/ STUCCO FINISH
6.01	IMPACT RATED STOREFRONT SYSTEM
6.03	IMPACT RATED HOLLOW METAL DOOR
6.05	IMPACT RATED WINDOW SYSTEM
6.07	DECORATIVE SHUTTER W/ SHUTTER DOG
6.09	DECORATIVE LATTICE PANEL
6.11	DECORATIVE TRIM/BANDING- STUCCO
6.13	DECORATIVE OVERDOOR CASING- STUCCO
6.15	DECORATIVE SILL-STUCCO
6.17	DECORATIVE LOUVERED PANEL
7.05	42" HIGH ORNAMENTAL RAILING
8.01	SITE FURNISHING (BY OTHERS)
8.03	DECORATIVE EXTERIOR LIGHTING (REFER TO ELECT. DOCS)
8.09	DECORATIVE ALUMINUM TRELLIS (BRONZE)



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Seal :
Digitally signed
by Isaac F
Campos SS
Date:
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11:27:09-05'00'

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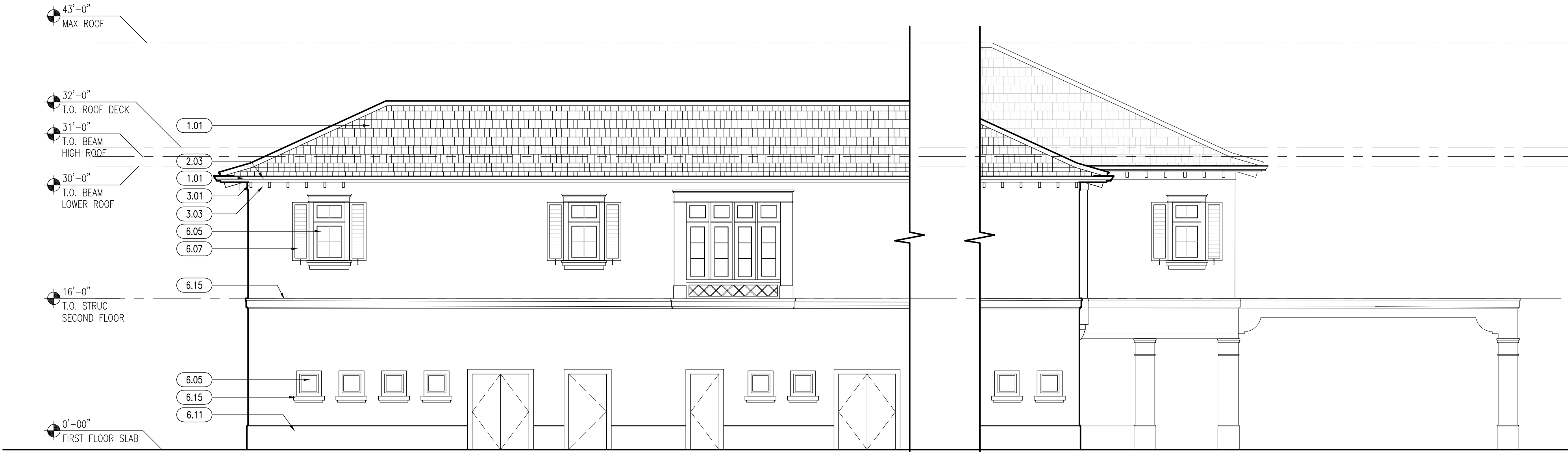
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EAST (REAR) ELEVATION

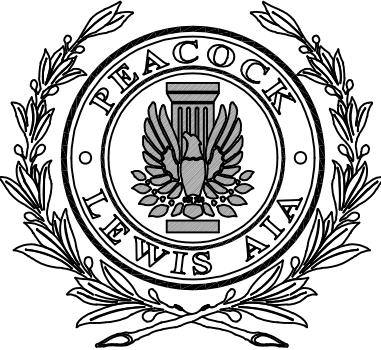
SCALE : 1/8" = 1'-0"



NORTH ELEVATION

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

KEY NOTES - ELEVATIONS	
KEY NO.	KEYNOTE
1.01	FLAT CONCRETE TILE ROOF
2.03	PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUT
2.05	FASCIA BOARD (WOOD)
3.01	DECORATIVE OUTLOOKER-GLASS FIBER REINFORCED CONCRETE
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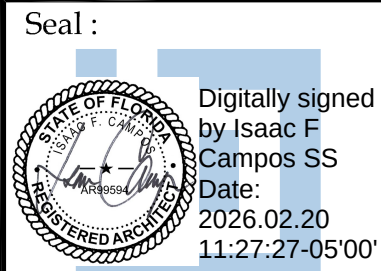


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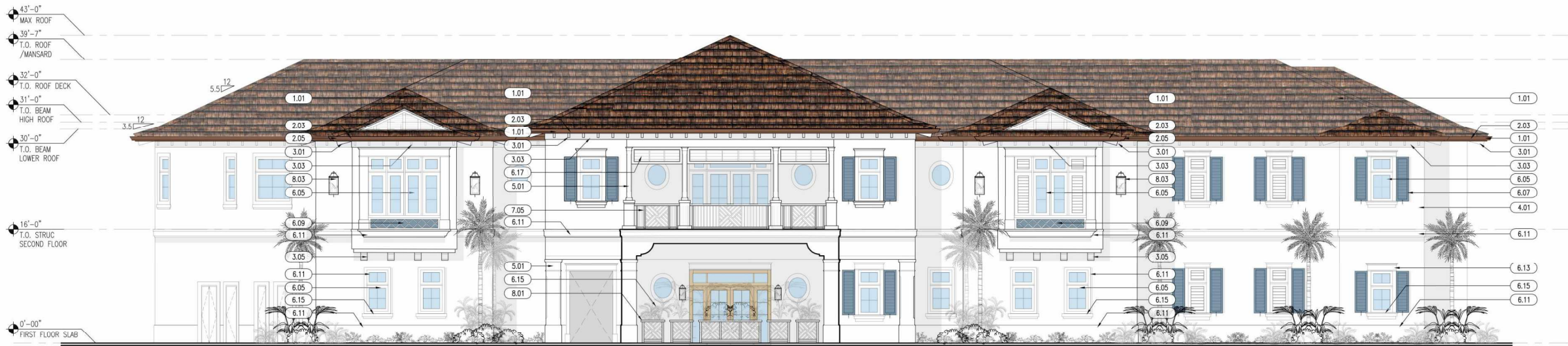
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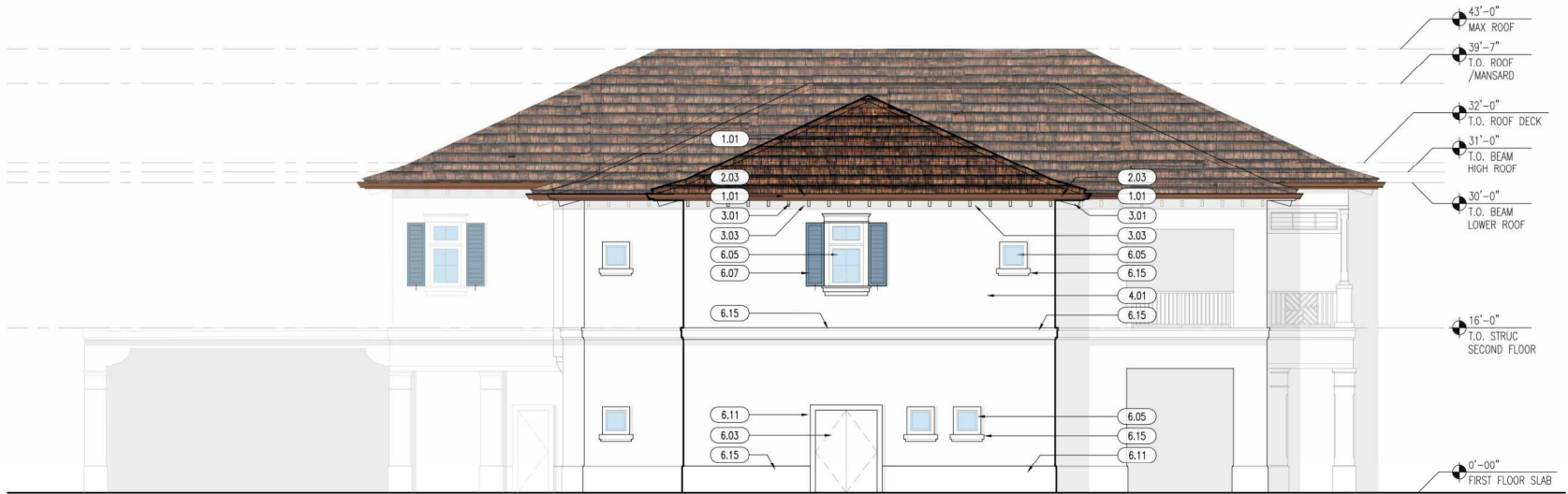
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MATERIAL SCHEDULE - ELEVATIONS		KEY NOTES - ELEVATIONS	
PAINT: COLOR #1 • MAIN BUILDING COLOR • MANUF: BENJAMIN MOORE • COLOR: WHITE DOVE (OC-17) LOCATIONS: • WALLS • EXTERIOR TRIM • MOLDINGS • RAILINGS • WINDOW FRAMES		KEY NO. KEYNOTE	
		1.01	FLAT CONCRETE TILE ROOF
		2.03	PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUT (COLOR #OC-17)
		2.05	FASCIA BOARD (WOOD) (COLOR #OC-17)
		3.01	DECORATIVE OUTLOOKER-GLASS FIBER REINFORCED CONCRETE (COLOR #OC-17)
		3.03	DECORATIVE FRIEZE BOARD-SMOOTH STUCCO (COLOR #OC-17)
		3.05	DECORATIVE BRACKET (COLOR #OC-17)
		4.01	SMOOTH STUCCO FINISH (COLOR #OC-17)
		4.03	STUCCO CONTROL JOINT
		5.01	CONCRETE/MASONRY COLUMN W/ STUCCO FINISH (COLOR #OC-17)
		6.01	IMPACT RATED STOREFRONT SYSTEM (COLOR #OC-17)
		6.03	IMPACT RATED HOLLOW METAL DOOR (COLOR #OC-17)
		6.05	IMPACT RATED WINDOW SYSTEM (COLOR #OC-17)
		6.07	DECORATIVE SHUTTER (ACCENT COLOR- COLOR #CSP-550) W/ SHUTTER DOG
		6.09	DECORATIVE LATTICE PANEL WITH ACCENT (COLOR #CSP-550)
		6.11	DECORATIVE TRIM/BANDING-STUCCO (COLOR #OC-17)
		6.13	DECORATIVE OVERDOOR CASING- STUCCO (COLOR #OC-17)
		6.15	DECORATIVE SILL-STUCCO (COLOR #OC-17)
		6.17	DECORATIVE LOUVERED PANEL (COLOR #OC-17)
		7.05	42" HIGH ORNAMENTAL RAILING (COLOR #OC-17)
		8.01	SITE FURNISHING (BY OTHERS)
		8.03	DECORATIVE EXTERIOR LIGHTING (REFER TO ELECT. DOCS)
COLOR #2 • ACCENT COLOR • MANUF: BENJAMIN MOORE • COLOR: PORCELAIN GLAZE (CSP-550) LOCATIONS: • DECORATIVE SHUTTERS • ACCENT ON LATTICE PANELS			
ROOFING: MATERIAL #1 (FLAT CONCRETE TILE ROOF) • MANUF: EAGLE ROOFING • PROFILE: SEQUOIA • COLOR: 58514 BROWN GRAY RANGE NOTES: THIS PRODUCT REPRESENTS THE DESIGN INTENT OF THE ROOF MATERIAL. FINAL PRODUCT SELECTION MAY VARY.			



WEST (FRONT) ELEVATION

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



SOUTH ELEVATION

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



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Sheet No.

A-6

Of:

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MATERIAL SCHEDULE - ELEVATIONS		KEY NOTES - ELEVATIONS	
PAINT:		KEY NO.	KEYNOTE
COLOR #1 - MAIN BUILDING COLOR - MANUF: BENJAMIN MOORE - COLOR: WHITE DOVE (OC-17) LOCATIONS: - WALLS - EXTERIOR TRIM - MOLDINGS - RAILINGS - WINDOW FRAMES	White Dove OC-17	1.01	FLAT CONCRETE TILE ROOF
		2.03	PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUT (COLOR #OC-17)
		2.05	FASCIA BOARD (WOOD) (COLOR #OC-17)
		3.01	DECORATIVE OUTLOOKER-GLASS FIBER REINFORCED CONCRETE (COLOR #OC-17)
		3.03	DECORATIVE FRIEZE BOARD-SMOOTH STUCCO (COLOR #OC-17)
		3.05	DECORATIVE BRACKET (COLOR #OC-17)
COLOR #2 - ACCENT COLOR - MANUF: BENJAMIN MOORE - COLOR: PORCELAIN GLAZE (CSP-550) LOCATIONS: - DECORATIVE SHUTTERS - ACCENT ON LATTICE PANELS	Porcelain Glaze CSP-550	4.01	SMOOTH STUCCO FINISH (COLOR #OC-17)
		4.03	STUCCO CONTROL JOINT
		5.01	CONCRETE/MASONRY COLUMN W/ STUCCO FINISH (COLOR #OC-17)
		6.01	IMPACT RATED STOREFRONT SYSTEM (COLOR #OC-17)
		6.03	IMPACT RATED HOLLOW METAL DOOR (COLOR #OC-17)
ROOFING:		6.05	IMPACT RATED WINDOW SYSTEM (COLOR #OC-17)
		6.07	DECORATIVE SHUTTER (ACCENT COLOR- COLOR #CSP-550) W/ SHUTTER DOG
		6.09	DECORATIVE LATTICE PANEL WITH ACCENT (COLOR #CSP-550)
		6.11	DECORATIVE TRIM/BANDING-STUCCO (COLOR #OC-17)
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		7.05	42" HIGH ORNAMENTAL RAILING (COLOR #OC-17)
		8.01	SITE FURNISHING (BY OTHERS)
		8.03	DECORATIVE EXTERIOR LIGHTING (REFER TO ELECT. DOCS)
MATERIAL #1 (FLAT CONCRETE TILE ROOF) - MANUF: EAGLE ROOFING - PROFILE: SEQUOIA - COLOR: 58514 BROWN GRAY RANGE - NOTES: THIS PRODUCT REPRESENTS THE DESIGN INTENT OF THE ROOF MATERIAL. FINAL PRODUCT SELECTION MAY VARY.			



EAST (REAR) ELEVATION

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



NORTH ELEVATION

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



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Revisions :		
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Sheet No.

A-7

Of:

SITE DATA	
APPLICATION NAME	OCEAN CLUB OF FLORIDA - NEW CLUBHOUSE DEVELOPMENT
ADDRESS	6855 N OCEAN BLVD., OCEAN RIDGE, FL
PROPERTY CONTROL NUMBER (S)	46-43-45-22-00-001-0160
GROSS SITE AREA	112,116 SF (2.57 AC)

LEGEND	
	BUILDING AREA (AC AND NON-AC): 22,668 SF
	HARDSCAPE, PATIO, AND DRIVEWAY AREA: 43,656 SF
	GREEN SPACE: 45,792 SF

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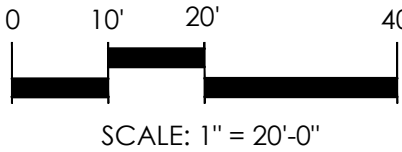
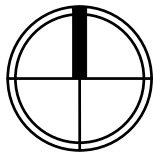
Consultants:

Revisions:

- 10/13/25 - Pre-App Submittal
- 02/16/26 - Intake Submittal
- 04/15/26 - Resubmittal #1

OCEAN CLUB OF FLORIDA

Ocean Ridge, Florida



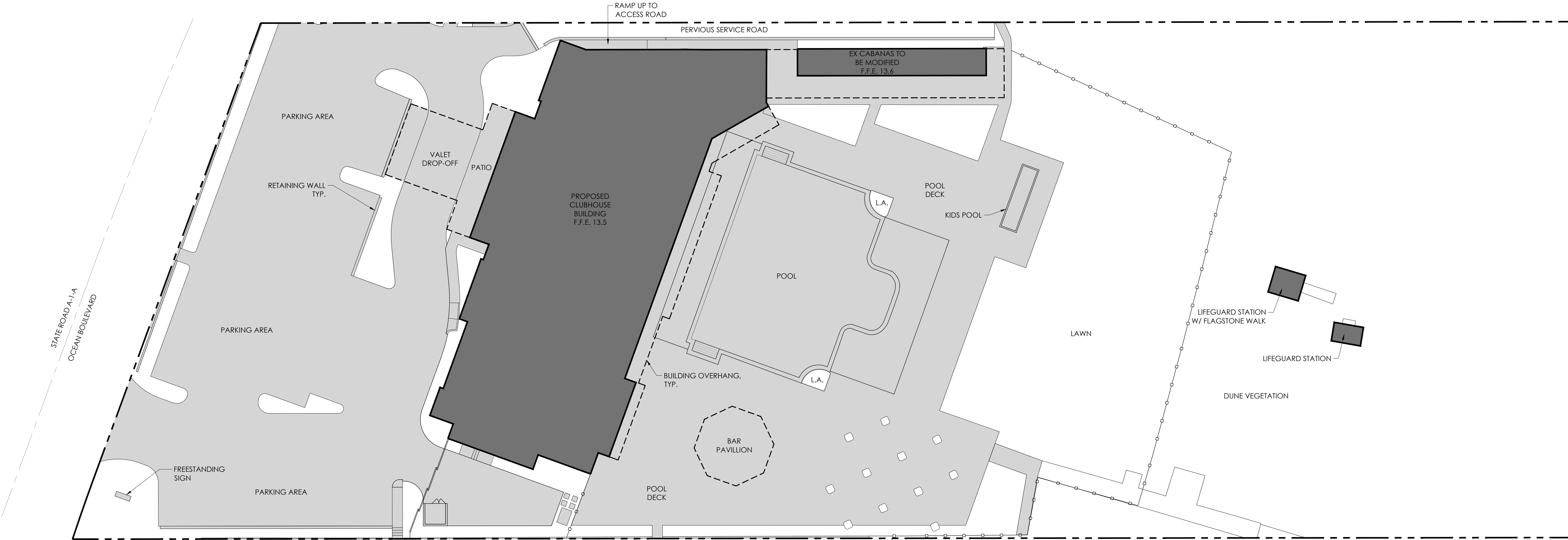
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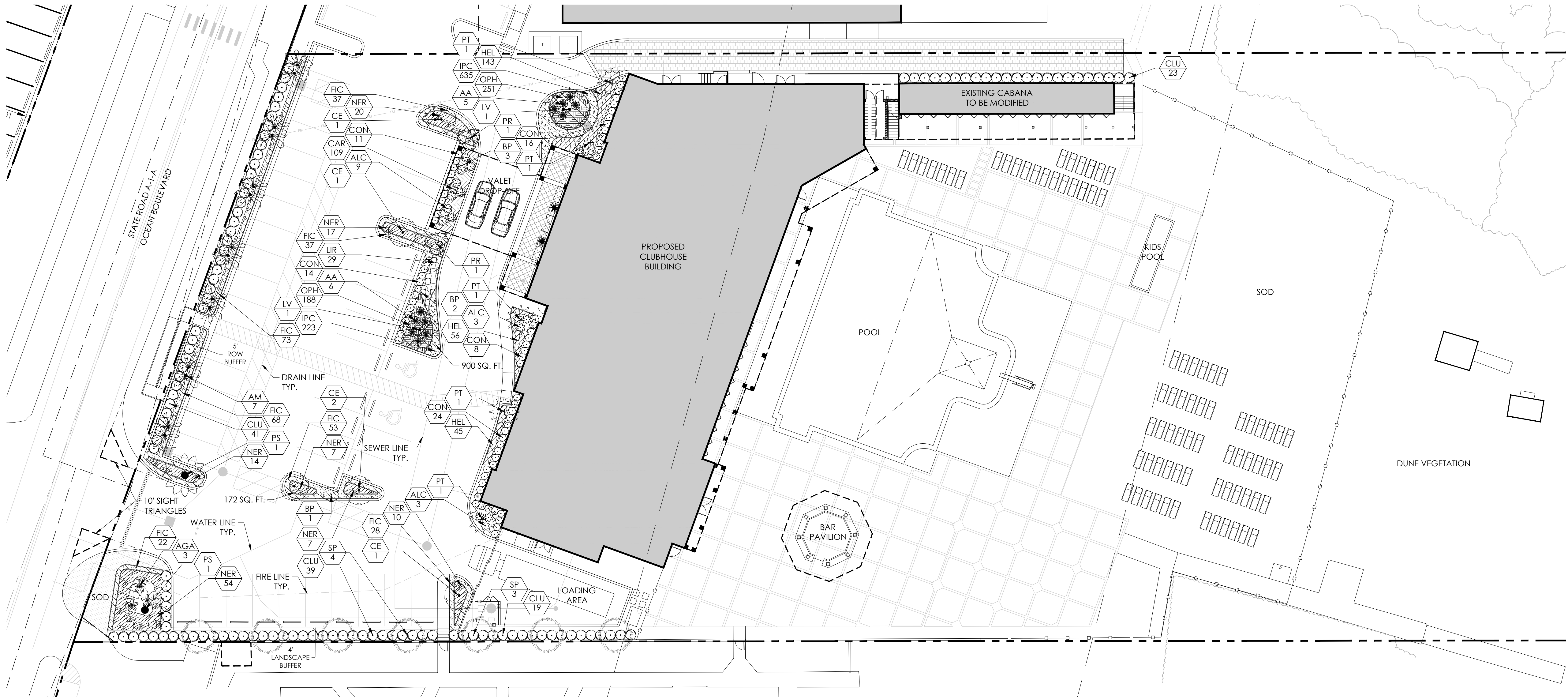
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Drawing #:	1178C
File Name:	SP_1178c.dwg
Date:	9/17/2025

GREEN SPACE MAP

SHEET # EX.3

LOCATION MAP



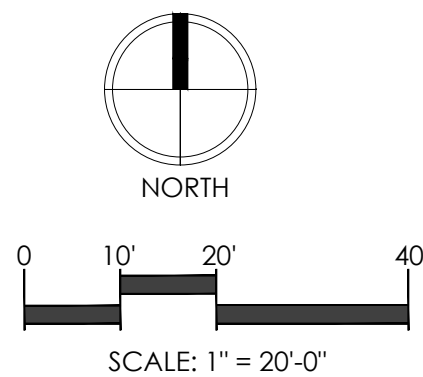


PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
BP	6	Bougainvillea x "Purple Queen" TM	Purple Queen Bougainvillea	5" HT. X 3" SPRD. STANDARD
CE	5	Conocarpus erectus f. sericeus	Silver Buttonwood	12" HT X 5" SPR., 2" CAL.
LV	2	Guaiacum sanctum	Lignum Vitae	8" HT X 15", SPR. MULTI-TRUNK
PALM TREES				
AM	7	Adonidia merrillii	Christmas Palm	14'-16" O.A. H.T., DOUBLE
PR	2	Phoenix roebelenii	Pygmy Date Palm	5' O.A.H.T. SINGLE TRUNK, FULL FROND
PS	2	Phoenix sylvestris	Wild Date Palm	14' C.T., MATCHED, DIAMOND CUT, FLORIDA FANCY
PT	5	Ptychosperma elegans	Alexander Palm	22'-24" O.A. HT, 18" G.W. MIN. MATCHED
SP	7	Sabal palmetto	Cabbage Palmetto	12'-18' CT, STAGGERED HEIGHTS
SHRUBS				
AGA	3	Agave americana	Century Plant	48" HT X48" SPR.
AA	11	Agave attenuata	Foxtail Agave	16" HT. X 16" SPR.
ALC	15	Alcantarea imperialis	Imperial Bromeliad	30" HT. X 30" SPR.
CLU	122	Clusia guttifera	Small Leaf Clusia	48" HT X 30" SPR
CON	73	Conocarpus erectus "Sericeus"	Silver Buttonwood	36" HT X 36" SPR.
SHRUB AREAS				
CAR	109	Carissa macrocarpa "Emerald Blanket"	Emerald Blanket Natal Plum	12" HT X 12" SPR @ 12" O.C.
FIC	318	Ficus microcarpa "Green Island"	Green Island Ficus	18" HT. X 18" SPR. @ 18" O.C.
HEL	244	Helianthus debilis	Dune Sunflower	6" HT X 12" SPR @ 12" O.C.
LIR	29	Liriope muscari "Big Blue"	Big Blue Liriope	14" HT X 14" SPR @ 18" O.C.
NER	129	Nerium oleander "Pink Ice"	Dwarf Oleander	24" HT. x 18" SPR. @ 24" O.C.
OPH	439	Ophiopogon japonicus	Mondo Grass	6" HT x 6" SPR. @ 8" O.C.
GROUND COVERS				
IPC	858	Ipomoea pes-caprae	Railroad Vine	6" HT X 6" SPR @ 6" O.C.

LANDSCAPE REQUIREMENTS CHART

LOCATION	CODE REQUIREMENT	REQUIRED	PROVIDED
A1A ROW BUFFER	5' WIDE BUFFER - 1 TREE FOR EVERY 25 LINEAR FEET & A HEDGE OR WALL (150 LINEAR FEET)	5' WIDE BUFFER - 6 TREES & A HEDGE OR WALL	5' WIDE BUFFER - 7 TREES & 4' HT. CLUSIA HEDGE
PARKING LOT SOUTH BUFFER	3' WIDE BUFFER - TO INCLUDE A HEDGE NOT LESS THAN 4' AND NOT GREATER THAN 20' HEIGHT	CONTINUOUS 4' HT. MIN. HEDGE	4' WIDE BUFFER - 4' HT. CLUSIA HEDGE
PARKING INTERIOR LANDSCAPING	25 SF OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE (17 INTERNAL SPACES)	425 SF OF LANDSCAPE	1,072 SF OF LANDSCAPE

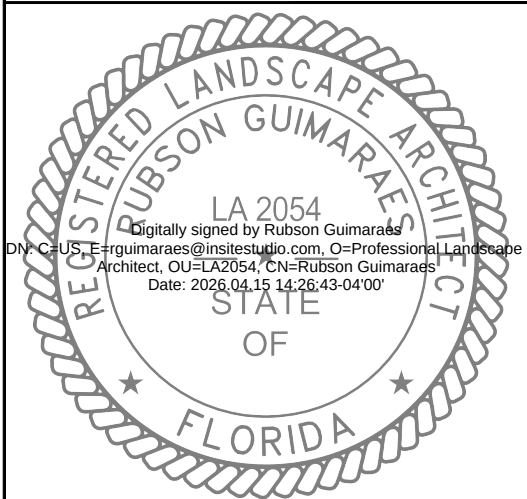


Consultants:

Revisions:

10/13/25 - Pre-App Submittal
02/16/26 - Intake Submittal
04/15/26 - Resubmittal #1

OCEAN CLUB OF FLORIDA
Ocean Ridge, Florida



Drawn By: ZAK
Drawing #: 1178C
File Name: LP_1178c.dwg
Date: 9/17/2025

LANDSCAPE PLAN

SHEET # **LP.1**

Tree and Plant Protection Area: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and defined by a circle centered on the trunk with each tree with a radius equal to the crown drip line unless otherwise indicated by the owner's representative.

E. Tree: Single and multi-stemmed plants, including palms with anticipated mature height approximately greater than 25 feet or any plant identified on the plans as a tree.

1.10 SUBMITTALS

A. PRODUCT DATA: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal four weeks before the start of any work at the site.

1.11 OBSERVATION OF THE WORK

A. The Owner's Representative may inspect the work at any time.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre - construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1. The following Contractors shall attend the preconstruction conference:

a. General Contractor.

b. Consulting Arborist.

c. Subcontractor assigned to install Tree and Plant Protection measures.

d. Earthwork Contractor.

e. All site utility Contractors that may be required to dig or trench into the soil.

f. Landscape subcontractor.

g. Irrigation subcontractor.

B. Prior to this meeting, mark all trees and plants to remain and or be removed as described in this specification for review and approval by the Owner's Representative.

1.13 QUALITY ASSURANCE

A. Contractor qualifications:

1. All pruning, branch tie back, tree removal, root pruning, and fertilizing required by this section shall be performed by or under the direct supervision of ISA Certified Arborist Submit aforementioned individuals qualifications for approval by the Owner's Representative.

2. All applications of pesticide or herbicide shall be performed by a person maintaining a current state license to apply chemical pesticides valid in the jurisdiction of the project. Submit copies of all required state licensing certificates including applicable chemical applicator licenses.

PART 2 PRODUCTS

2.3 TREE PROTECTION FENCING:

A. PLASTIC MESH FENCING: Heavy - duty orange plastic mesh fencing fabric 48 inches wide. Fencing shall be attached to metal "U" or "T" post or wooden post driven into the ground of sufficient depth to hold the fabric solidly in place without sagging. The fabric shall be attached to the post using attachment flaps of sufficient number and strength to hold up the fabric without sagging. The Owner's Representative may request, at any time, additional post, deeper post depths and or additional fabric attachments if the fabric begins to sag, lean or otherwise present a sufficient barrier to access.

B. GATES: For each fence type and in each separate fenced area, provide a minimum of one 3 foot wide gate. Gates shall be lockable. The location of the gates shall be approved by the Owner's Representative.

D. Submit suppliers product data that product meets the requirements for approval.

2.4 Tree protection sign:

A. Heavy-duty cardboard signs, 8.5 inches x 11 inches, white colored background with black 2 inch high or larger letters black letters. The signs shall be attached to the tree protection fence every 30 feet o.c. The tree protection sign shall read "Tree and Plant Protection Area- Keep Out".

2.5 TREE GROWTH REGULATOR (TGR)

A. Camibast 25C.

B. Submit suppliers product data that product meets the requirements for approval.

2.6 MATTING

A. Matting for vehicle and work protection shall be heavy duty matting designed for vehicle loading over tree roots. Matting to be manufactured by Alluraunals, Inc. Franklin, PA. 16323 or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.7 GEOGRID

A. Geogrid shall be woven polyester fabric with PVC coating, Uni-axial or biaxial geogrid, inert to biological degradation, resistant to naturally occurring chemicals, alkalis, acids.

1. Geogrid shall be Mirogrid 2X1 as manufactured by Ten Cate Nicolon, Narragansett, GA. <http://www.tenocate.com> or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.8 FILTER FABRIC

A. Filter fabric shall be nonwoven polypropylene fibers, inert to biological degradation and resistant of naturally occurring chemicals, alkalis and acids.

1. Mirofil 135 N as manufactured by Ten Cate Nicolon, Narragansett, GA. <http://www.tenocate.com> or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. Examine the site, tree, plant and soil conditions. Notify the Owner's Representative in writing of any conditions that may impact the successful Tree and Plant Protection that is the intent of this section.

3.2 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of Work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines currently present on the irrigation plan, heads or the conduits of other utility lines or structures that are in conflict with tree locations. Root balls shall not be altered to fit around lines.

3.3 TREE AND PLANT PROTECTION AREA: The Tree and Plant Protection Area is defined as all areas indicated on the tree protection plan. Where no limit of the Tree and Plant Protection area is defined on the drawings, the limit shall be the drip line (outer edge of the branch crown) of each tree.

3.4 Preparation:

A. Prior to the preconstruction meeting, layout the limits of the Tree and Plant Protection Area and then alignment of the Tree and Plant Protection Fencing and root pruning. Obtain the Owner's Representative's approval of the limits of the protection area and the alignment of all fencing and root pruning.

B. Flag all trees and shrubs to be removed by wrapping orange plastic ribbon around the trunk and obtain the Owner's Representative's approval of all trees and shrubs to be removed prior to the start of tree and shrub removal. After approval, mark all trees and shrubs to be removed with orange paint in a band completely around the base of the tree or shrub 4.5 feet above the ground.

C. Flag all trees and shrubs to remain with white plastic ribbon tied completely around the trunk or each tree and on a prominent branch for each shrub. Obtain the Owner's Representative's approval of all trees and shrubs to be remain prior to the start of tree and shrub removal.

D. Prior to any construction activity at the site including utility work, grading, storage of materials, or installation of temporary construction facilities, install all tree protection fencing, Filter fabric, silt fence, tree protection signs, Geogrid, Mulch and or Wood Chips as shown on the drawings.

3.5 SOIL MOISTURE

A. Volumetric soil moisture level, in all soils within the Tree and Plant Protection Area shall be maintained above permanent wilting to a depth of at least 8 inches. No soil work or other activity shall be permitted within the Tree and Plant Protection Area that would reduce volumetric soil moisture to below field capacity. The permanent wilting point and field capacity for each type of soil texture shall be defined as follows (numbers indicate percentage volumetric soil moisture).

Soil type	Permanent wil point v/v	Field capacity v/v
Sand, Loamy sand, Sandy loam	5 - 8%	12 - 18%
Loam, Sandy clay, Sandy clay loam	14 - 25%	27 - 36%
Clay loam, Silty clay	11 - 22%	31 - 36%
Silty clay, Silty clay loam	22 - 27%	38 - 41%

1. Volumetric soil moisture shall be measured with a digital, electric conductivity meter. The meter shall be the Digital Soil Moisture Meter, DSM5000 by General Specialty Tools and Instruments, or approved equivalent meter.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend operators until the moisture drains to below field capacity.

3.6 ROOT PRUNING:

A. Prior to any excavating into the existing soil grade within 25 feet of the limit of the Tree and Plant Protection Area or trees to remain, root prune all existing trees to a depth of 24 inches below existing grade in alignments following the edges of the Tree and Plant Protection Area or as directed by the Owner's Representative. Root pruning shall be in accordance with ANSI A300 (part 8) latest edition.

1. Using a rock saw, chain trencher or similar trenching device, make a vertical cut within 2 feet of the limit of grading.

2. After completion of the cut, make clean cuts with a bopper, saw or pruner to remove all torn root ends on the free side of the excavation, and backfill the trench immediately with existing soil, filling all voids.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, WOOD CHIPS AND OR MULCH

A. Install Geogrids, Filter Fabric, matting, Wood Chips and or Mulch in areas and depths shown on the plans and details or directed by the Owner's representative. In general it is the intent of this specification to provide the following levels of protection:

1. All areas within the Tree and Plant Protection area provide a minimum of 5 inches of Wood Chips or Mulch.

2. Areas where foot traffic or storage of lightweight materials is anticipated to be unavoidable provide a layer of Filter Fabric under the 5 inches of Wood Chips or Mulch.

3. Areas where occasional light vehicle traffic is anticipated to be unavoidable provide a layer of Geogrids under 8 inches of Wood Chips or Mulch.

4. Areas where heavy vehicle traffic is unavoidable provide a layer of Geogrids under 8 - 12 inches of Wood Chips or Mulch and a layer of matting over the Wood Chips or Mulch.

B. The Owner's Representative shall approve the appropriate level of protection.

1. In the above requirements, light vehicle is defined as a truck disk steel with a ground pressure of 4 psi or lighter. A heavy vehicle is any vehicle with a tire a truck pressure of greater than 4 psi. Light weight materials that can be physically moved by hand into the location. Bulk materials such as soil, or aggregate shall never be stored within the Tree and Plant Protection Area.

by the Contractor at their own expense. Trees shall be replaced with a tree of similar species and of equal size or 6 inch caliper which ever is less. Shrubs shall be replaced with a plant of similar species and equal size or the largest size plants reasonably available which ever is less. Where replacement plants are to be less than the size of the plant that is damaged, the Owner's Representative shall approve the size and quality of the replacement plant.

1. All trees and plants shall be installed per the requirements of Specification Section Planting.

C. Plants that are damaged shall be considered as requiring replacement or appraisal in the event that the damage affects more than 25% of the crown. 25% of the trunk circumference, or root protection area, or the tree is damaged in such a manner that the tree could develop into a potential hazard. Trees and shrubs to be replaced shall be removed at the Contractor's own expense.

1. The Owner's Representative may engage an independent arborist to assess any one tree or plant that appears to have been damaged to determine their health or condition.

C. Any tree that is determined to be dead, damaged or potentially hazardous by the Owner's arborist and upon the request of the Owner's Representative shall be immediately removed by the Contractor at no additional expense to the Owner. Tree removal shall include all clean up of all wood parts and grinding of the stump to a depth sufficient to plant the replacement tree or plant, removal of all chips from the stump site and filling the resulting hole with topsoil.

D. Any remedial work on damaged existing plants recommended by the consulting arborist shall be completed by the Contractor at no cost to the Owner. Remedial work shall include but is not limited to: soil compaction remediation and beneficial mulching, pruning and or cabling, insect and disease control including injections, compensatory watering, additional mulching, and could include application tree growth regulators [IGR].

E. Remedial work may extend up to two years following the completion of construction to allow for any requirements of multiple applications or the need to undertake applications at required seasons of the year.

END OF SECTION 015639

SECTION 32 9300
PLANTING

PART 1 GENERAL

1.1 SUMMARY

A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.

B. The scope of work in this section includes, but is not limited to, the following:

1. Locate, purchase, deliver and install all specified plants.
2. Water all specified plants.
3. Mulch, fertilize, stake, and prune all specified plants.
4. Maintenance of all specified plants until the beginning of the warranty period.
5. Plant warranty.
6. Clean up and disposal of all excess and surplus material.
7. Maintenance of all specified plants during the warranty period.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:

1. Drawings and general provisions of contract including general and supplementary conditions and Division 1 specifications apply to this section
2. Related Specification Sections
 - a. Section - Tree Protection and Plant Protection

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail or as determined by the Owners Representative.

1. State of California, Department of Food and Agriculture, Regulations for Nursery Inspections, Rules and Grading.
2. ANSI Z60.1 American Standard for Nursery Stock, most current edition.
3. ANSI A 300 - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current edition and all parts.
4. Florida Grades and Standards for Nursery Stock, current edition (Florida Department of Agriculture, Tallahassee FL).
5. Interpretation of plant names and descriptions shall reference the following documents. Where the name or plant descriptions disagree between the several documents, the most current document shall prevail.
 - a. USDA - The Gernplasm Resources Information Network ([GRIN](http://www.ars-grin.gov/ncgsp/search.cgi.html)) <http://www.ars-grin.gov/ncgsp/search.cgi.html>
 - b. Manual of Woody Landscape Plants; Michael Dirr; Stipes Publishing, Champaign, Illinois; Most Current Edition.
 - c. The New Sunset Western Garden Book, Oxnord House, most current edition.
6. Pruning practices shall conform to recommendations "Structural Pruning: A Guide For The Green Industry" most current edition; published by Urban Tree Foundation, Visalia, California.
7. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

B. In the case of a discrepancy in the plant quantities in the plant drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall advise the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum shall be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing at the request of the Owner's Representative.

B. All changes in the work, notifications and contractor's request for information (RFI) shall conform to the contract general condition requirements.

1.8 CORRECTION OF WORK

A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.

- A. Bowed trees: A container root ball package made of wood in the shape of a four-sided box.
- B. Container plant: Plants that are grown in and/or are currently in a container including bowed trees.
- C. Defective plant: Any plant that fails to meet the plant quality requirement of this specification.
- D. End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and work installed are in compliance with the requirements of the contract. It is intended that the materials and workmanship warranted for Planting, Planting Soil, and Irrigation work run concurrent with each other.
- E. Field grown trees (B&B): Trees growing in field soil for at least 12 months prior to harvest.
- F. Healthy: Plants that are growing in a condition that expresses leaf size, crown density, color and with annual growth rates typical of the species and cultivar's horticultural description, adjusted for the planting site soil, drainage and weather conditions.
- G. Kinked root: A root within the root package that bends more than 90 degrees.
- H. Maintenance: Actions that preserve the health of plants after installation and as defined in this specification.
- I. Maintenance period: The time period, as defined in this specification, which the Contractor is to provide maintenance.
- J. Normal: the prevailing protocol of industry standard(s).
- K. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.

Responsibility and accountability: When used in this specification relative to plant quality, it is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that it is not possible to produce plants free of defects, but that some accepted industry protocols and standards result in plants unacceptable to this project.

[illegible]

1.15 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review of plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that are not observed.

B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.

1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.

2. Corrections are to be undertaken at the nursery prior to shipping.

C. The Contractor shall bear all cost related to plant corrections.

D. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.

E. Submit to the Owner's Representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. The plant list shall include the botanical and common name and the size at the time of selection. Observe all nursery materials to determine that the materials meet the requirements of this section.

F. The Contractor shall require the grower or re-wholesale supplier to permit the Owner's Representative to observe the root system of all plants at the nursery or job site prior to planting including random removal of soil or substrate around the base of the plant. Observation may be as frequent and as extensive as needed to verify that the plants meet the requirements of the specifications and conform to requirements.

G. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference stick. The approval of plants by the Owner's Representative via photographs via photograph does not preclude the Owner's Representative's right to reject material while on site.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or height than specified, or plants of the same genus and species but different cultural origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.17 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.

1. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposed corrective plan. The approval of plants by the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.

B. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.

C. This specification requires that all Planting Soil and Irrigation (if applicable) work be completed and accepted prior to the installation of any plants.

1. Planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the Owner's Representative.

D. Actual planting shall be performed during those periods when weather and soil conditions are optimal in accordance with locally accepted horticultural practices.

1. Do not install plants into saturated or frozen soils. Do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.18 PLANTING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

C. Notification of Local Utility Locator Service, Sunshine 811, is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by Sunshine 811.

PART 2 PRODUCTS

2.1 PLANTS - GENERAL

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.

1. All plants including the root ball dimensions or container size, to trunk caliper ratio shall conform to ANSI Z60.1 "American Standard for Nursery Stock" latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z60.1, this specification section shall be considered correct.

2. Plants larger than specified may be used if acceptable to the Owner's Representative. Use of such plants shall not increase the contract price. If larger plants are accepted the root ball size shall be in accordance with ANSI Z60.1. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.

3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.

B. Proper identification: All trees shall be true to name as ordered or shown on planting plans.

C. Compliance: All trees shall comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. Observation certificates required by law shall accompany each shipment of plants.

D. Plant Quality: General: Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, borers, and larvae. At the time of planting all plants shall have a good system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.

2. Plant quality above the soil line:

a. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the Florida Grades and Standards Tree grade Florida Fancy or Florida #1 and the following:

- Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
 - Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, column, or unique selections such as contorted or weeping cultivars.
- Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
- Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
 - Main branches shall be distributed along the central leader trunk not clustered together. They shall form a balanced crown appropriate for the cultivar/species.
 - Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the trunk leader measured 1 inch above the branch union.
 - The attachment of the largest branches (scaffold branches) shall be free of included bark.
- Trunk: The tree trunk shall be relatively vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, cork (fungal fruiting bodies), wood cracks, rock sap leakage, signs of boring insects, galls, cankers, grafting ties, or lesions (mechanical injury).

3. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.

- All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.
- All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.

5. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.

3. Plant quality at or below the soil line:

a. Plant roots shall be normal to the plant type specified. Root observations shall take place without inspecting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:

- The roots shall be reasonably free of scrapes, broken or split wood.
- The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
- A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
 - Plants with structural roots on only one side of the trunk (J roots) shall be rejected.

4. The root collar shall be within the upper 2 inches of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that

the grower removes all stem girdling roots above the structural roots across the top of the root ball.

- The root system shall be reasonably free of stem girdling roots over the root collar or kninked roots from nursery production practices.
- All time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

E. Submittals: Submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. The certification must state that each plant meets all the above plant quality requirements.

1. The grower's certification of plant quality does not prohibit the Owner's Representative from observing any plant or rejecting the plant if it is found to not meet the specification requirements.

2.2 ROOT BALL PACKAGE OPTIONS: The following root ball packages are permitted. Specific root ball packages shall be required where indicated on the plant list or in this specification. Any type of root ball packages that is not specifically defined in this specification shall not be permitted.

A. BALLED AND BURLAPPED PLANTS

1. All Balled and Burlapped Plants shall be field grown, and the root ball packaged in a burlap and twine and/or burlap and wire basket package.

2. Plants shall be harvested with the following modifications to standard nursery practices.

a. Prior to digging any tree that fails to meet the requirement for maximum soil and roots above the root collar, carefully removed the soil from the top of the root ball of each plant, using hand tools, water or an air spade, to locate the root collar and obtain the soil depth over the structural roots requirements. Remove all stem girdling roots above the root collar. Care must be exercised not to damage the surface of the root collar and the top of the structural roots.

b. Trees shall be dug for a minimum of 4 weeks and a maximum of 52 weeks prior to shipping. Trees dug 4 to 52 weeks prior to shipping are defined as hardened-off. Digging is defined as cutting all roots and lifting the tree out of the ground and either moving it to a new location in the nursery or placing it back into the same hole. Trees that are stored out of the ground shall be placed in a holding area protected from extremes of wind and sun with the root ball protected by covering with mulch or straw and irrigated sufficiently to keep moisture in the root ball above wilt point and below saturation.

c. If wire baskets are used to support the root ball, a "low profile" basket shall be used. A low profile basket is defined as having the top of the highest loops on the basket no less than 4 inches and no greater than 8 inches below the shoulder of the root ball package. The basket shall be removed completely or time of planting.

1.) At nurseries where sandy soils prevent the use of "low profile baskets", baskets that support the entire root ball, including the top, are allowable.

d. Twine and burlap used for wrapping the root ball package shall be natural, biodegradable material. If the burlap decomposes after digging the tree then the root ball shall be re-wrapped prior to shipping if roots have not yet grown to keep root ball intact during shipping.

SPADE HARVESTED AND TRANSPLANTED

1. Spade Harvested and Transplanted Plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size to the ANSI Z60.1 requirements for Balled and Burlapped plants.

2. Trees shall be harvested prior to leading out (bud break) in the spring or during the fall planting period except for plants known to be considered as flat planting hazards. Plants that are flat planting hazards shall only be harvested prior to leading out in the spring.

3. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.

C. CONTAINER (INCLUDING ABOVE-GROUND FABRIC CONTAINERS AND BOXES) PLANTS

4. Container plants may be permitted only when indicated on the drawing, in this specification, or approved by the Owner's Representative.

5. Provide plants that be established and well rooted in removable containers.

6. Container class size shall conform to ANSI Z60.1 for container plants for each size and type of plant.

D. BARE ROOT PLANTS

7. Harvest bare root plants while the plant is dormant and a minimum of 4 weeks prior to lead out (bud break).

8. The root spread dimensions of the harvested plants shall conform to ANSI Z60.1 for nursery grown bare root plants for each size and type of plant. Just prior to shipping to the job site, dip the root system into a slurry of hydrogel (cross linked polyacrylamide) and water mixed at a rate of 15 oz. of hydrogel in 25 gallons of water. Do not shake off the excess hydrogel. Place the root system in a pleated black plastic bag and tie the bag snugly around the trunk. Bundle and tie the upper branches together.

9. Keep the trees in a cool dark space for storage and delivery. If daytime outside temperatures exceeds 70 degrees F, utilize a refrigerated storage area with temperature between 35 and 50 degrees.

10. Where possible, plant time of planting to be before bud break. For trees to be planted after bud break, place the trees before bud break in an irrigated bed of peat gravel.

a. The peat gravel bed shall be 18 inches deep over a sheet of plastic.

b. Space trees to allow the unbundled branches to grow without shading each other.

c. Once stored in peat gravel, allow the trees sufficient time for the new root system to flush and spring growth of leaves to fully develop before planting.

d. Pea gravel stored trees may be kept for up to one growing season.

e. Pea gravel stored trees shall be dipped, packaged and shipped similar to the requirements for freshly dug bare root trees above.

2.3 ANNUAL FLOWERING AND SEASONAL COLOR PLANTS

E. Container or flat-grown plants should be sized as noted in the planting plan. Plants shall be well-rooted and healthy.

2.4 PALMS

F. Except as modified below or where the requirements are not appropriate to the specification of palms, palms shall meet all the requirements of the plant quality section above.

G. Defroning, tying, and hedging:

5. In preparing palm trees for relocation, all dead fronds shall be removed.

6. All remaining fronds above horizontal shall be lifted up and tied together around the crown in an upright position. Do not tie too tightly, bind or injure the bud. Jute binder twine shall be used in tying up the fronds; wire will not be permitted. Fronds shall be untied immediately after planting.

C. Digging the root ball:

1. When digging out the root ball, no excavation shall be done closer than 24 inches to the trunk at ground level and the excavation shall extend below the major root system to a minimum depth of 3.5 feet. The bottom of the root ball shall be cut off square and perpendicular to the trunk below the major root system.

D. The Contractor shall not free-fall, drag, roll or abuse the tree or put a strain on the crown (bud area) at any time. A protective device shall be used around the trunk of the tree while lifting and relocating so as not to injure the bud, or scar or skin the trunk in any way.

2.5 PLANTING SOIL

Planting Soil shall contain a mixture of 1/3 sand, 1/3 topsoil and 1/3 peat humus. Sand shall be clean, salt-free and containing no extraneous matter. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy silt, stone, excess lime, shell, scrap, plant roots, debris or other foreign matter. If area soil is not suitable, topsoil shall be purchased from a reputable source. Topsoil shall be free of weeds, rocks, and debris.

2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are not Filled or otherwise modified.

3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.

4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil to dig the planting holes, all soil that has been driven over shall be filled to a depth of 6 inches.

H. For trees to be planted in prepared Planting Soil that is deeper than the root ball depth, compact the soil under the root ball using a mechanical tamper to assure a firm bedding for the root ball. If there is more than 12 inches of planting soil under the root ball excavate and tamp the planting soil in lifts not to exceed 12 inches.

2.6 MULCH

A. Mulch shall be Metaleuca or Eucalyptus and shall cover all landscape bed areas in a 3" minimum layer. Do not let mulch pile up on root ball or around trunks of trees plants. Submit supplier's product specification data sheet and a one gallon sample for approval.

2.7 TREE STAKING AND GUYING MATERIAL

A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be Arborlife manufactured by Deep Root Partners, LP, or approved equal.

B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

C. Below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 feet long vertical stakes driven straight into the ground outside the root ball.

D. Submit manufacturer's product data for approval.

2.8 WATERING BAGS

A. Plastic tree watering bags holding a minimum of 15 gallons of water and with a slow drip hole(s) water release system, specifically designed to water establishing trees. Water should release over a several day period, not within a few hours.

F. Watering bags shall be:

1. Treagator irrigation Bags sized to the appropriate model for the requirements of the plant, manufactured by Spectrum Products, Inc., Youngville, NC 27596.

2. Ooze Tube sized to the appropriate model for the requirements of the plant, manufactured by Engineered Water Solutions, Atlanta, GA.

3. Or approved equal.

C. Submit manufacturer's product data for approval.

PART 3 EXECUTION

3.1 DELIVERY, STORAGE AND HANDLING

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.

1. All plant materials must be available for observation prior to planting.

2. Using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being adequately watered. Volumetric soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

8. Do not deliver more plants to the job than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.

1. The Owner's Representative or Contractor shall approve the duration, method and location of storage of plants.

C. Provide protective covering over all plants during transporting.

3.2 ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

3.3 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.4 LAYOUT AND PLANTING SEQUENCE

A. Relative positions of all plants and trees are subject to approval of the Owner's Representative.

B. Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above surface at planting location or place a labeled stake at planting location.

C. Lay out bed lines with points for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.

C. When applicable, plant trees before other plants are installed.

D. If it is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed, these adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

3.5 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.

1. Where possible deliver and plant trees that require the use of heavy mechanical equipment prior to final soil preparation and filling. Where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.

2. Till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.6 SOIL MOISTURE

A. Volumetric soil moisture level, in both the planting soil and the root balls of all plants, prior to, during and after planting shall be above permanent wilting point and below field capacity for each type of soil texture within the following ranges:

Sand, Loamy sand, Sandy loam 5 - 8% 12-18% Loam, Sandy clay, Sandy clay loam 14 - 25% 27-36% Clay loam, Silt loam 11 - 22% 31 - 36% Silty clay, Silty clay loam 22 - 27% 38 - 41%

1. Volumetric soil moisture shall be measured with a digital moisture meter. The meter shall be the Digital Soil Moisture Meter, DSM500 by General Specialty Tools and Instruments, or approved equivalent.

8. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend planting operations until the soil moisture drains to below field capacity.

3.7 INSTALLATION OF PLANTS - GENERAL

C. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.

D. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day.

E. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor at the time of planting to confirm that the roots meet the requirements for plant root quality in Part 2 Products: Plants General: Plant Quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.

1. Modifications, at the time of planting, to meet the specifications for the depth of the root collar and removal of stem girdling roots and circling roots may make the plant unstable or stress the plant to the point that the Owner's Representative may choose to reject the plant rather than permitting the modification.

2. Any modifications required by the Owner's Representative to make the root system conform to the plant quality standards outlined in Part 2 Products: Plants General: Quality, or other requirements related to the permitted root ball package, shall not be considered as grounds to modify or void the plant warranty.

3. The resulting root may need additional staking and water after planting. The Owner's Representative may reject the plant if it is not possible to modify the root system to meet the requirements for plant root quality at the end of the warranty period. Such plants shall still be covered under the warranty.

4. The Contractor remains responsible to confirm that the grower has made all required root modifications noted during any nursery observations.

F. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean cuts on the roots. Shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

G. Exposed Stem Tissue after Modification: The required root ball modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. DO NOT use string, twine, green nursery ties or any other material that may girdle the trunk if not removed.

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H. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or to the size indicated on the drawing or as noted below.

1. For trees and shrubs planted in soil areas that are not Filled or otherwise modified to a depth of at least 12 inches over a distance of more than 10 feet radius from each tree, or 5 feet radius from each shrub, the soil around the root ball shall be loosened as defined below or as indicated on the drawings.

a. The area of loosening shall be a minimum of 3 times the diameter of the root ball at the surface sloping to 2 times the diameter of the root ball at the depth of the root ball.

b. Loosening is defined as digging into the soil and turning the soil to reduce the compaction. The soil does not have to be removed from the hole, just dug, lifted and turned. Lifting and turning may be accomplished with a tracked mini excavator, or hand shovels.

2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are not Filled or otherwise modified.

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A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. Apply chemical additives only upon the approval of the Owner's Representative.

B. Controlled release fertilizers shall be applied according to the manufacturer's instructions and standard horticultural practices.

3.14 PRUNING OF TREES AND SHRUBS

A. Prune plants as directed by the Owner's Representative. Pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "Structural Pruning: A Guide For The Green Industry" published by Urban Tree Foundation, Visalia CA.

B. All pruning shall be performed by a person experienced in structural tree pruning.

C. Except for plants specified as multi-stemmed or as otherwise instructed by the Owner's Representative, preserve or create a central leader.

D. Pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the tree. Do not climb in newly planted trees. Small trees can be structurally pruned by laying them over before planting. Pruning may also be performed at the nursery prior to shipping.

E. Remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.

F. Pruning shall be done with clean, sharp tools.

G. No tree point or scions shall be used.



Photo #1 - Subject Site (Ocean Club of FL)



Photo #2 - Property to the North (New Condo Site)



Photo #3 - Property to the West (Ocean Club of FL)



Photo #4 - Property to the South (Ocean Mews)



Front Elevation (Looking East)



Rear Elevation (Looking West)

Drawing Name: F:\2023\23-022 The Ocean Club of Florida Reno\01_Drawings\CAO\300-42 PROJECT TEMPLATE\Sheets\PLANNING AND ZONING\23-022-A-8 Renderings.dwg, Last Modified: May 04, 2026 - 11:57am, Plotted on: May 04, 2026 - 12:04pm by lveras



DECORATIVE SHUTTER



DECORATIVE RAILING



DECORATIVE LOUVERS



MAIN PAINT COLOR



ACCENT PAINT COLOR



FLAT ROOF TILES



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PLANNING &
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OCEAN RIDGE, FL
33435

Seal :

AOR: ISAAC F. CAMPOS
Lic No: AR9594

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Revisions :

#	Date	Rev. Description

Comm. :

23-022

Date :

2026-02-16

Drawn :

P+L

Checked :

IFC

Sheet No.

A-8

Of:

Drawing Name: F:\2023\23-022 The Ocean Club of Florida Reno\01_Drawings\CAO\30x42 PROJECT TEMPLATE\Sheets\PLANNING AND ZONING\23-022-A-9 RENDERINGS.dwg, Last Modified: May 04, 2026 -- 12:03pm, Plotted on: May 04, 2026 -- 12:04pm by kveres



DECORATIVE RAILING



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Seal :

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Sheet No.

A-9

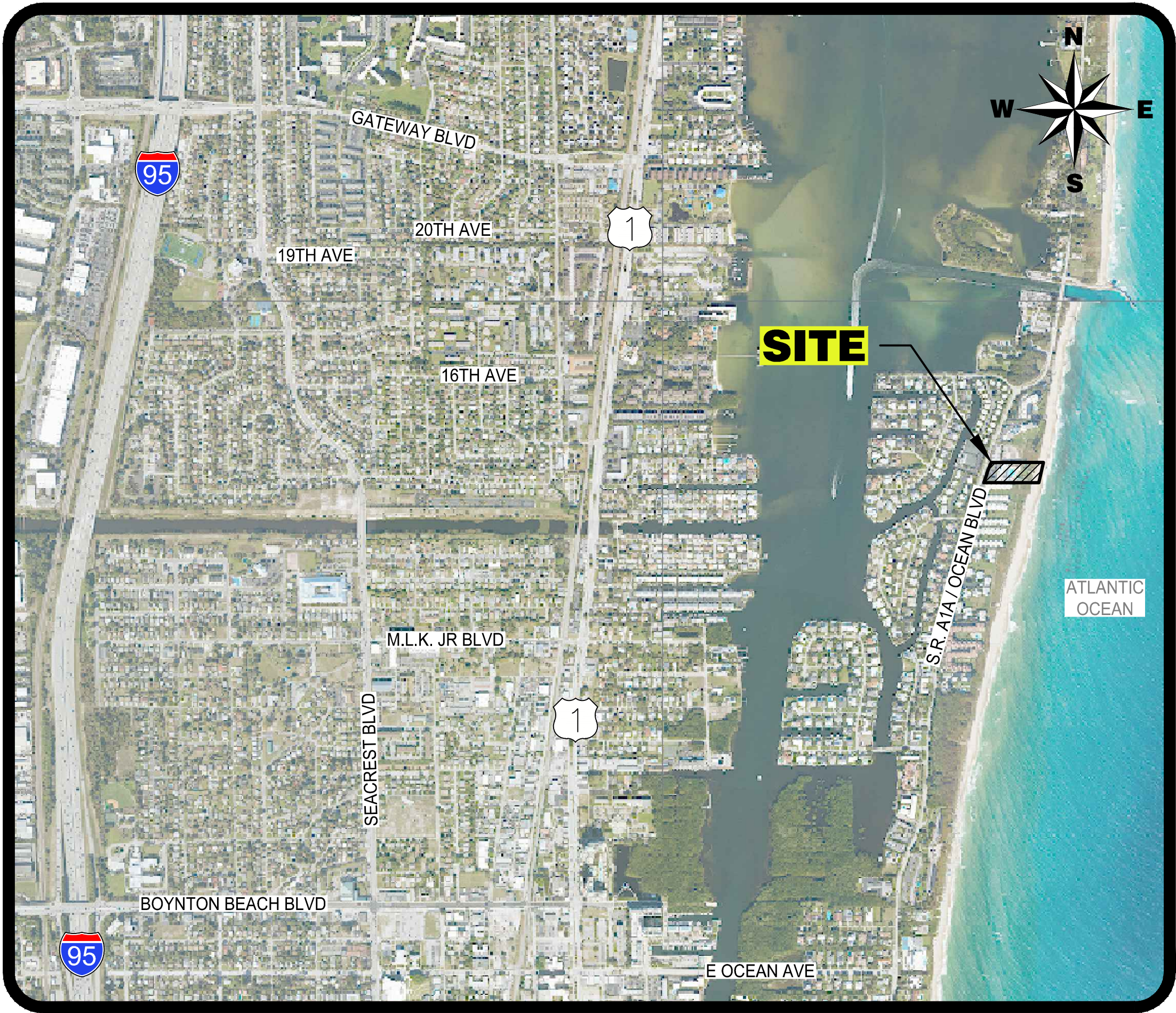
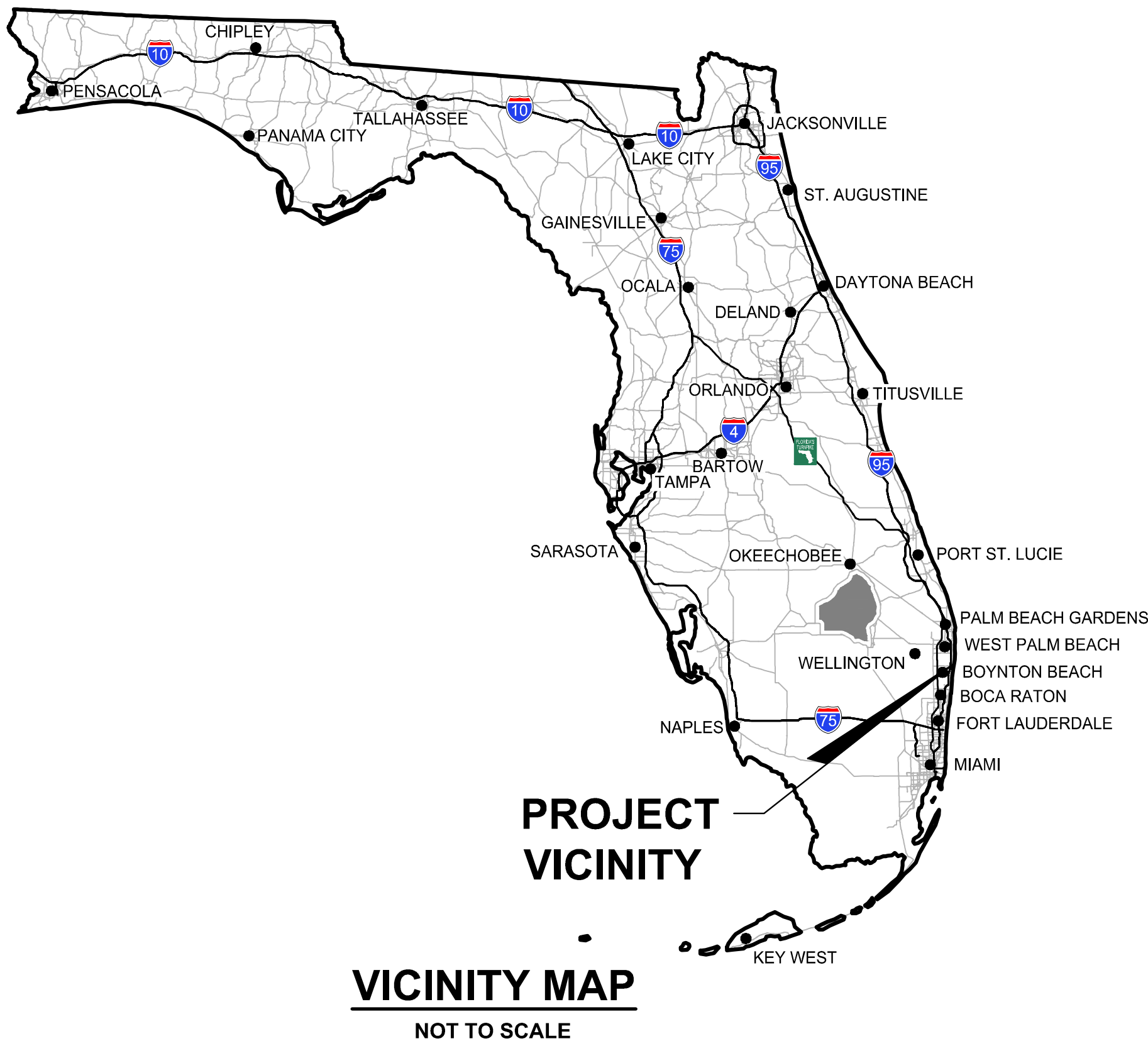
Of:

CONCEPTUAL PLANS

OCEAN CLUB OF FLORIDA

SECTION 22, TOWNSHIP 45S., RANGE 43E.

TOWN OF OCEAN RIDGE, FLORIDA



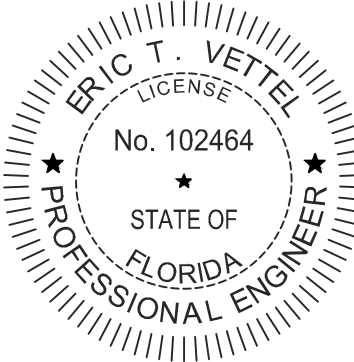
INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	CONCEPTUAL DEMOLITION PLAN
3	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN
4-5	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER DETAILS
6	CONCEPTUAL POLLUTION PREVENTION PLAN

4/15/2026

THIS ITEM HAS BEEN
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SEALED BY ERIC T.
VETTEL, P.E. ON THE
DATE ADJACENT TO THE
SEAL.

SIGNATURE MUST BE
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1.) ADDED CONCEPTUAL POLLUTION PREVENTION PLAN PER
TOWN COMMENTS, 04/08/26 D.B.

REVISIONS



DESIGN E.V.	DRAWN R.W.	CHECKED	APPROVED	DATE
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OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
TITLE SHEET

JOB NO. 25-150	DRAWING NO. 25150C01	SHEET 1	OF 6
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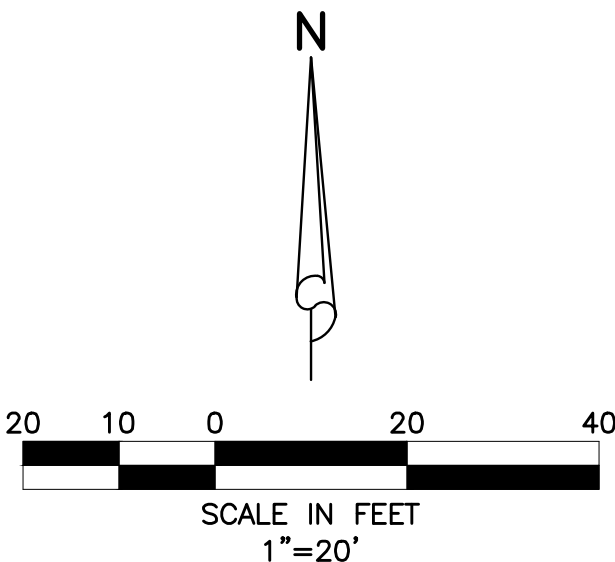
NOTES:

- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH BOYNTON BEACH UTILITIES AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
- 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
- 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
- 6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.



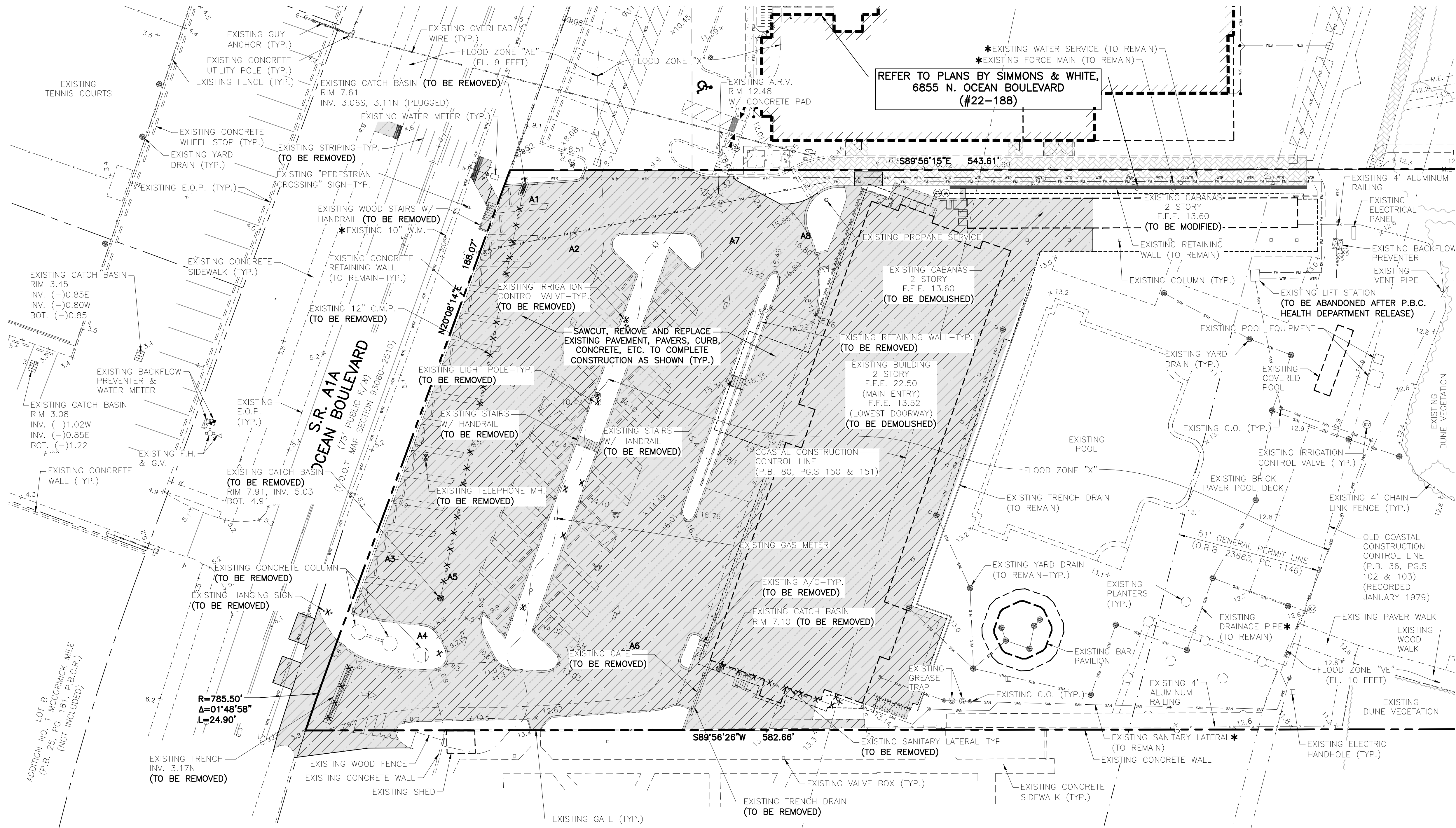
LOCATION MAP

NOT TO SCALE



LEGEND

- EXISTING GRADE ELEVATION**
- SAWCUT & REMOVE EXISTING ASPHALT, CONCRETE, CURB, ETC.
 - EXISTING OVERHEAD POWER LINE & POWER POLE
 - EXISTING STORM DRAINAGE PIPE
 - EXISTING WATER MAIN
 - EXISTING SEWER MAIN
 - EXISTING FORCE MAIN
 - EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
 - EXISTING WATER MAIN (TO BE REMOVED)
 - EXISTING SEWER MAIN (TO BE REMOVED)
 - EXISTING FORCE MAIN (TO BE REMOVED)
 - EXISTING LIGHT POLE (TO BE REMOVED)
- *LOCATION OF EXISTING WATER, SEWER, & DRAINAGE PIPES ARE PRELIMINARY BASED ON EXISTING SURVEY INFORMATION. CONTRACTOR TO CONFIRM LOCATION & NOTIFY ENGINEER.

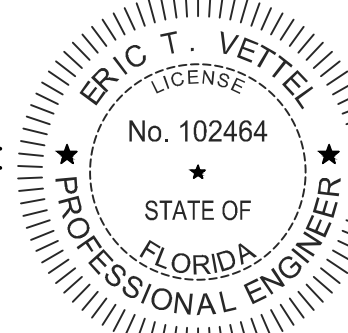


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SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

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SIGNATURE MUST BE
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REVISIONS	
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DESIGN E.V.	DRAWN R.W.	CHECKED	APPROVED	DATE
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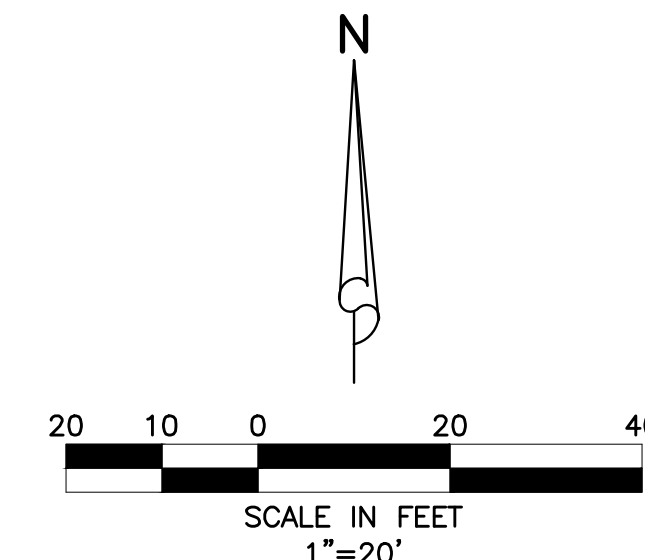
OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL DEMOLITION PLAN

JOB NO. 25-150	DRAWING NO. 25150C02	SHEET 2	OF 6
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LOCATION MAP

NOT TO SCALE

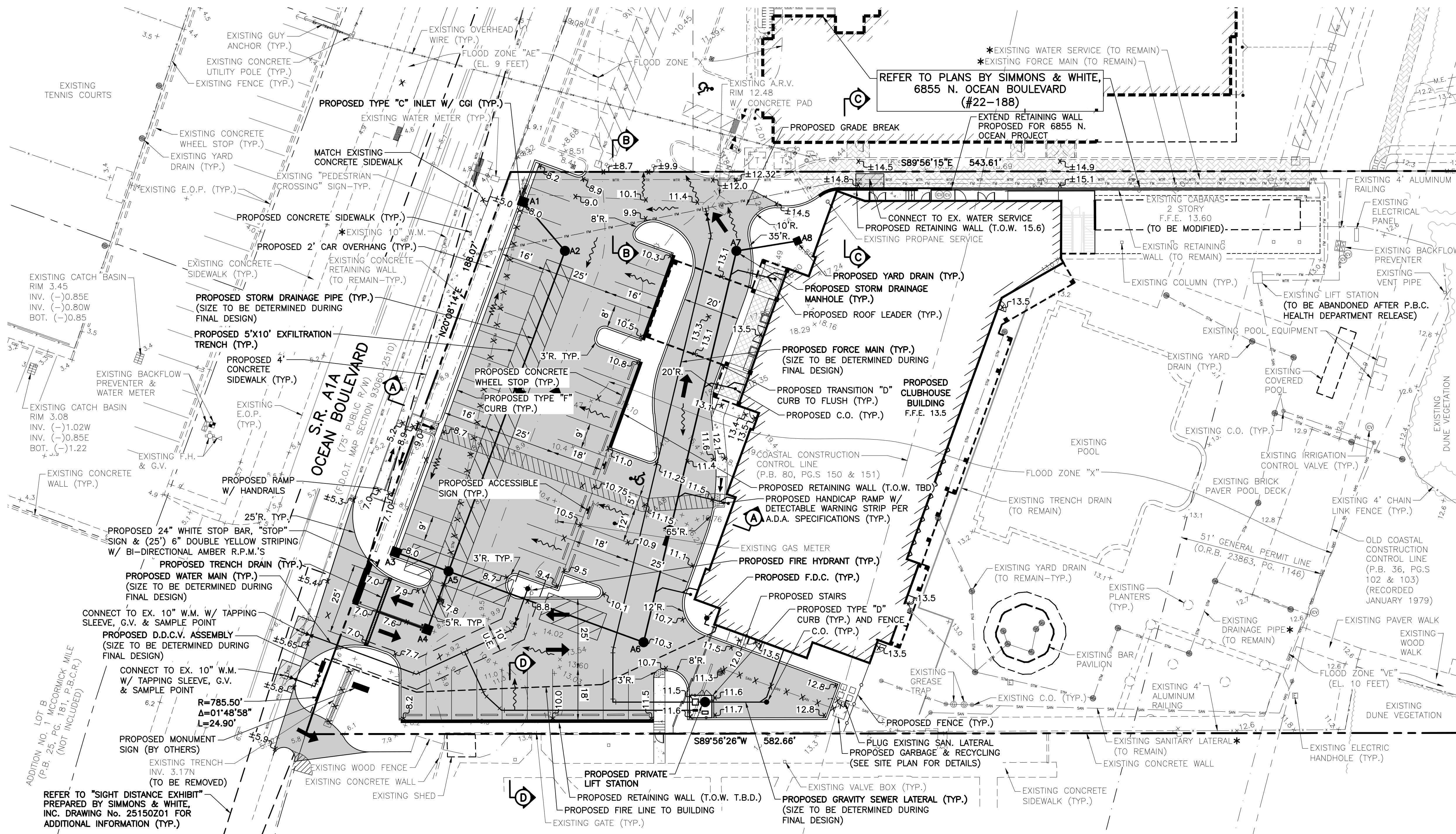


LEGEND

- A3** STRUCTURE NUMBER (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING ASPHALT, PAVERS, CURB, ETC.
- PROPOSED 4'X8' EXFILTRATION TRENCH
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE (TO REMAIN)
- EXISTING WATER MAIN (TO REMAIN)
- EXISTING SEWER MAIN (TO REMAIN)
- EXISTING FORCE MAIN (TO REMAIN)
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED. SEE SHEET 2 FOR INFORMATION)
- EXISTING SEWER MAIN (TO BE REMOVED. SEE SHEET 2 FOR INFORMATION)

*LOCATION OF EXISTING WATER, SEWER, & DRAINAGE PIPES ARE PRELIMINARY BASED ON EXISTING SURVEY INFORMATION. CONTRACTOR TO CONFIRM LOCATION & NOTIFY ENGINEER.

4/15/2026



DRAINAGE STRUCTURE TABLE			
STR. No.	RIM ELEV.	INV. ELEV.	STRUCTURE NOTES
A1	8.0	4.5	TYPE "C" W/ CGI
A2	8.8	4.4NW 1.5S	4" MANHOLE
A3	8.0	1.5	TYPE "C" W/ CGI
A4	7.5	1.5	TYPE "C"
A5	8.2	1.5	4" MANHOLE
A6	10.3	8.0NE 1.5NW	4" MANHOLE
A7	12.5	9.0	4" MANHOLE
A8	12.7	9.2	YARD DRAIN

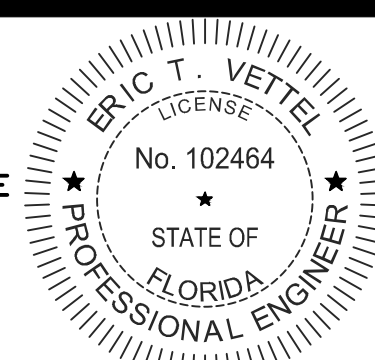
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



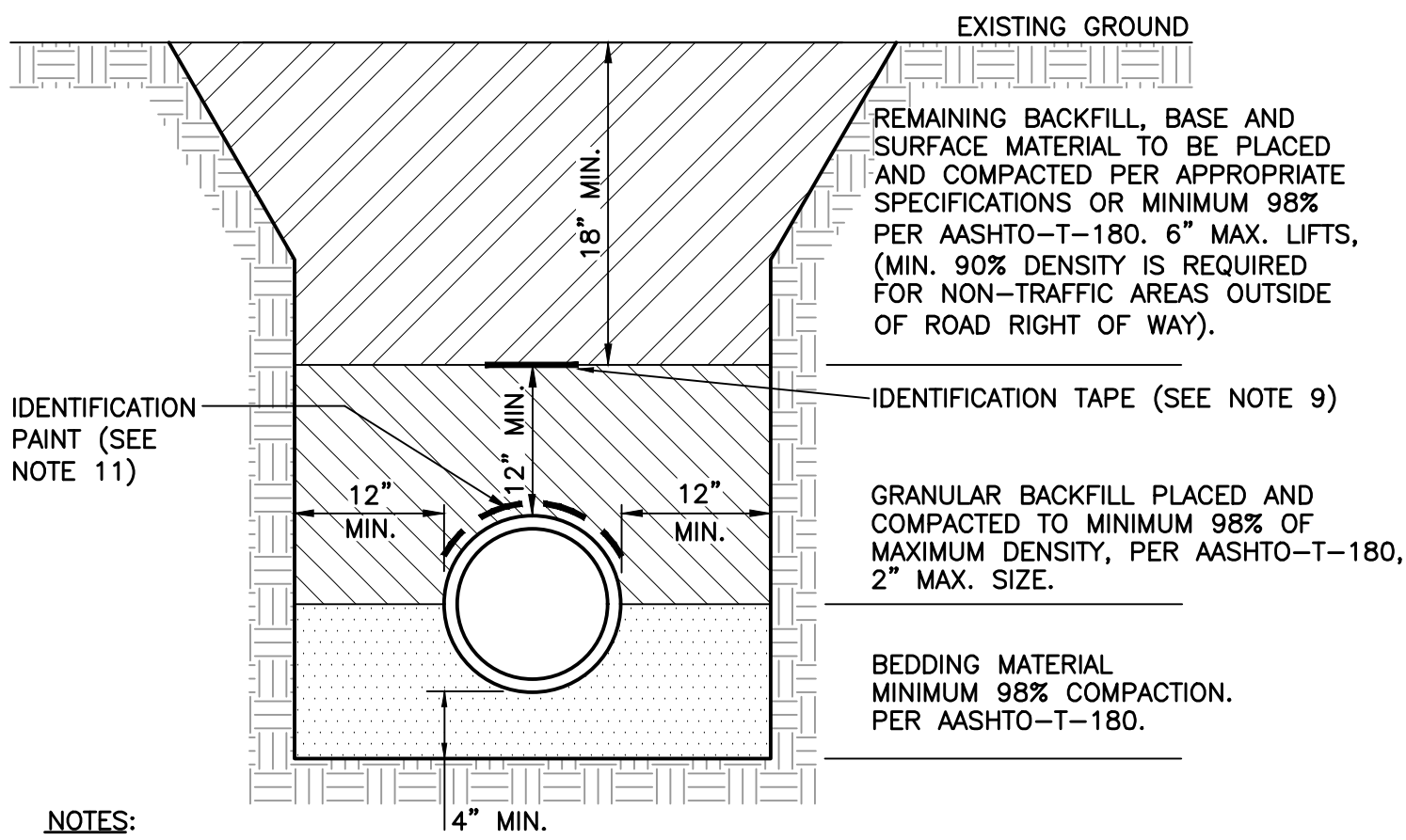
- 2.) ADDED ADDITIONAL DETAIL TO DRAINAGE SYSTEM PER TOWN COMMENTS, 04/15/26 B.L.
- 1.) ADDED SIGHT TRIANGLES & REVISED LIFT STATION NOTE TO PRIVATE PER TOWN COMMENTS, 04/08/26 D.B.



DESIGN E.V.	DRAWN R.W.	CHECKED	APPROVED	DATE
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OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-150	25150C03	3	6



NOTES:

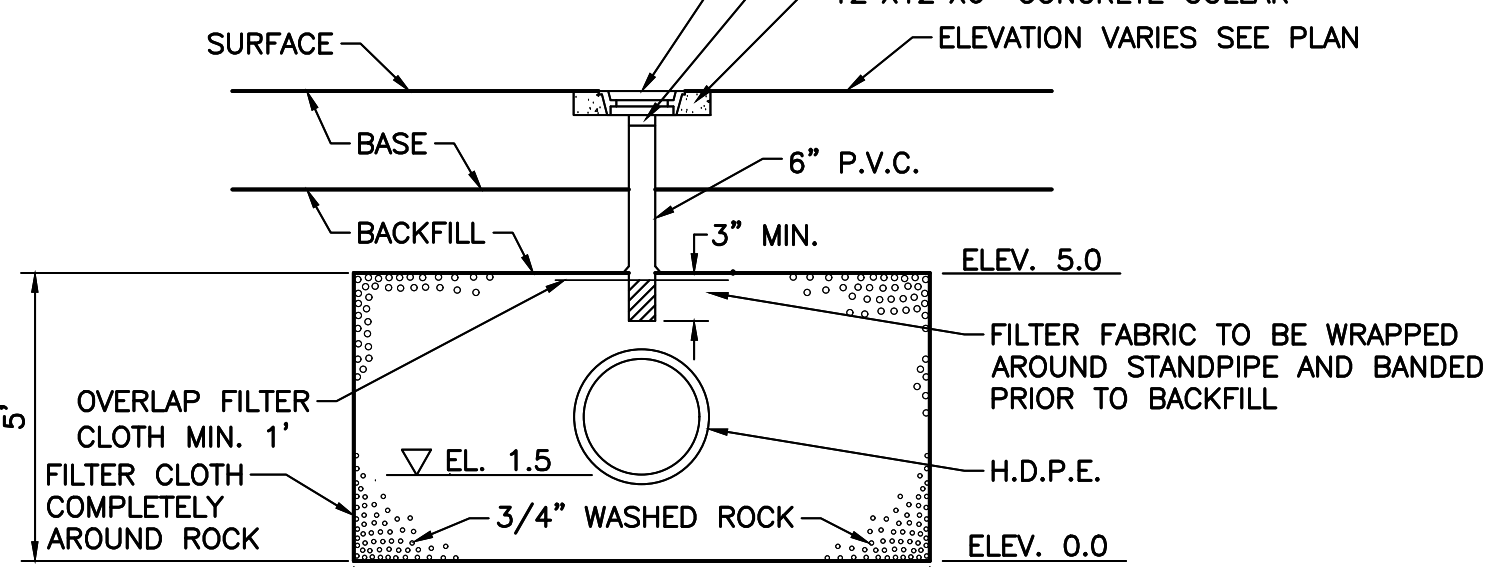
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
- THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
- DENSITY TESTS ARE TAKEN IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, (MINIMUM 1 SET) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION AS PART OF THEIR FIELD REVIEW.
- THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
- SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUGHFARE ROADS).
- THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
- APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 18" BELOW FINISHED GRADE.
- ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTING TREE. SEE SEPARATE DETAIL FOR ROOT BARRIERS.
- CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCOP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.
- PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED.

TYPICAL TRENCH DETAIL (NON-PAVED AREAS)

NOT TO SCALE

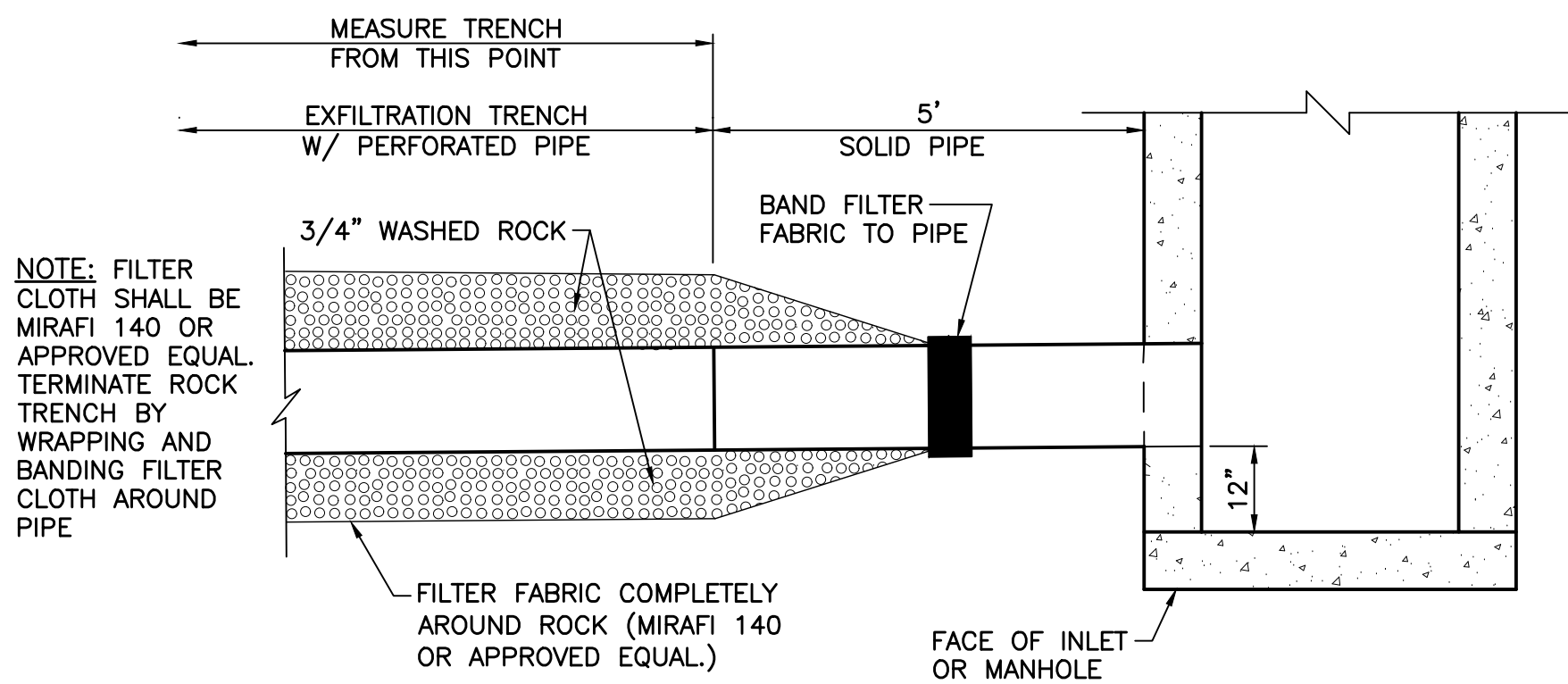
NOTE:

FILTER CLOTH SHALL BE MIRAFI 140 OR APPROVED EQUAL. TERMINATE ROCK TRENCH BY WRAPPING AND BANDING FILTER CLOTH AROUND PIPE.



EXFILTRATION TRENCH

NOT TO SCALE



FILTER FABRIC END CLOSURE DETAIL

NOT TO SCALE

CONSTRUCTION PROCEDURES

THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

STAGE 1:

THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

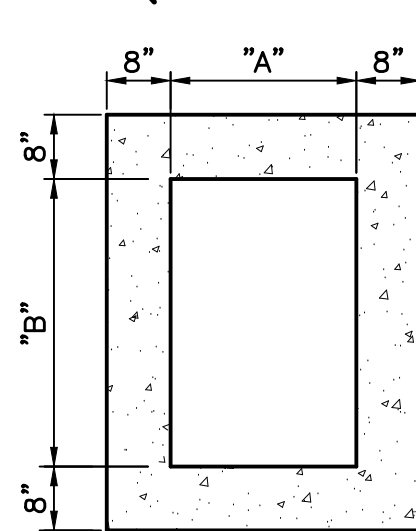
STAGE 2:

THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

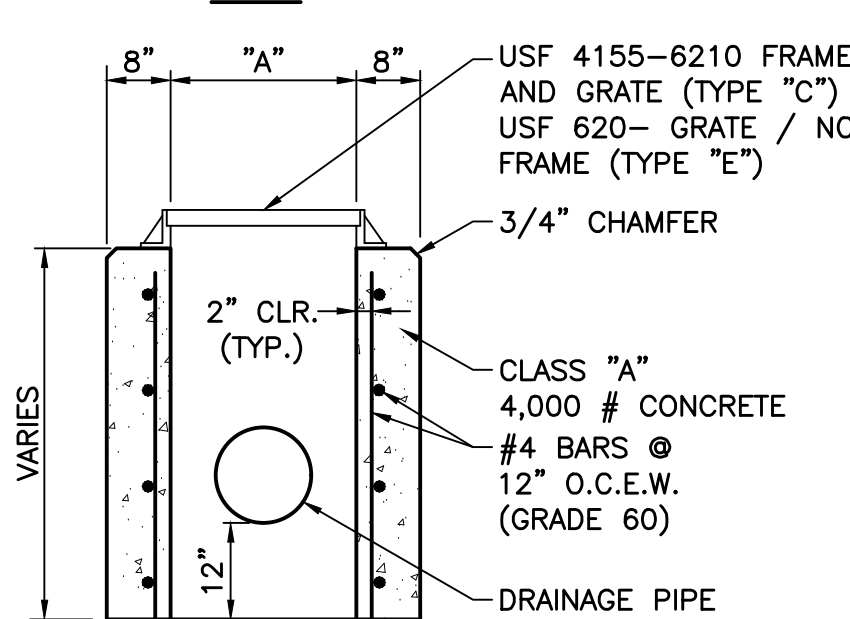
NOTES

- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
- REPLACED BASE MATERIAL OVER DITCH SHALL BE 16" LIMEROCK (LBR100) MINIMUM FOR THOROUGHFARE PLAN ROADS. ANY ALTERNATE BASE MATERIAL REQUESTED BY THE ENGINEER OF RECORD REQUIRES APPROVAL BY THE ROADWAY PRODUCTION DIVISION.
- ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
- BASE MATERIAL (PER ROADWAY PRODUCTION DESIGN STANDARDS) SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY. (MINIMUM 98% AASHTO T-180).
- 1" FRICTION COURSE FC-9.5 OVER 1-1/2" TYPE SP STRUCTURAL COURSE (TRAFFIC LEVEL C) WITH TACK COAT AT 0.05 GAL/SY AND RC-70 TO LAYER COURSE ASPHALT SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURVEY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAY PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
- FOR FINAL RESTORATION (INCLUDES THE PATCHED/SURFACE REPLACEMENT AREA OVER THE TRENCH). THE ROAD SHALL BE MILLED/RESURFACED PER NOTE 5 ABOVE FOR A FULL LANE WIDTH OF THE TRAVEL LANES ENCLOSED BY THE TRENCH AREA, INCLUDING A TRANSITION AREA OF 50 FT ON EACH SIDE MEASURED FROM TOP OF TRENCH.
- APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
- CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCOP WATER MAINS (BLUE), SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT DETAIL FOR THOROUGHFARE ROADS (PAVED AREAS)



PLAN

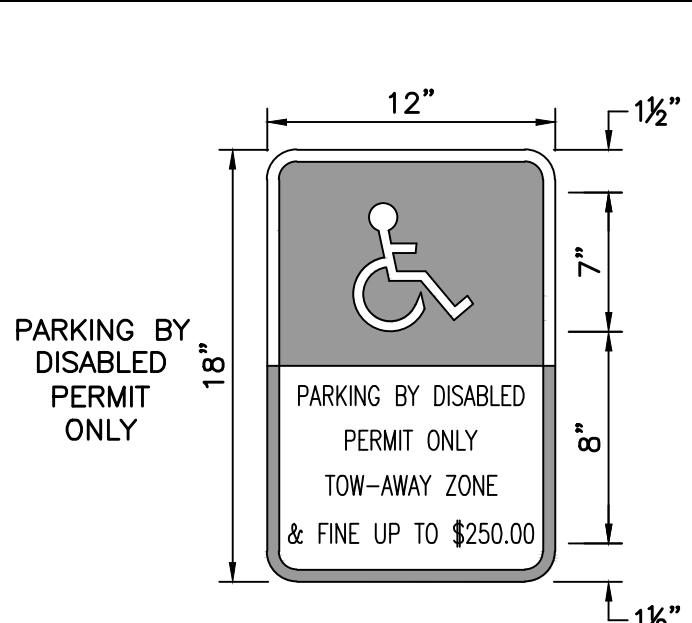


SECTION

TYPE	INLET	DIMENSIONS
	"A"	"B"
C	2'-0"	3'-1"
E	3'-0"	4'-6"

STANDARD TYPE "C" & "E" INLET

NOT TO SCALE



ACCESSIBLE SIGN DETAIL

NOT TO SCALE

NOTES:

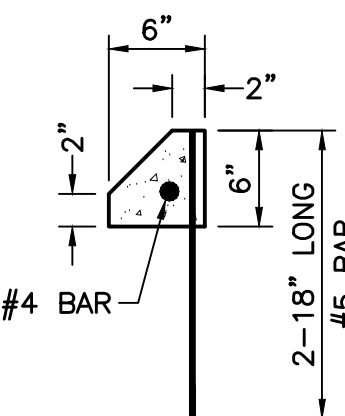
- ALL LETTERS ARE 1" SERIES 'C'.
- TOP PORTION TO BE REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
- BOTTOM PORTION TO BE REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

ACCESSIBLE SIGN DETAIL

NOT TO SCALE

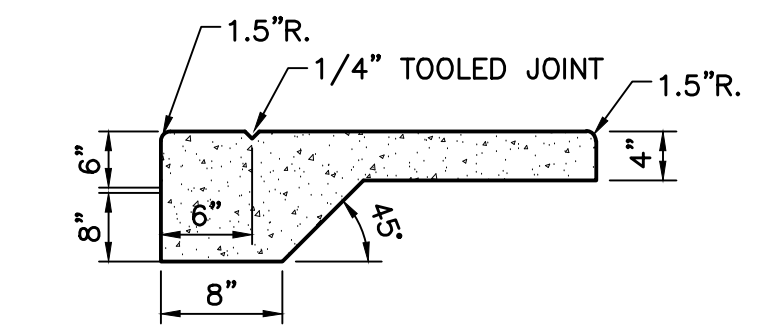
NOTES:

SIGNAGE AND STRIPING TO BE CONSTRUCTED IN ACCORDANCE WITH PALM BEACH COUNTY ORDINANCE NO. 85-42



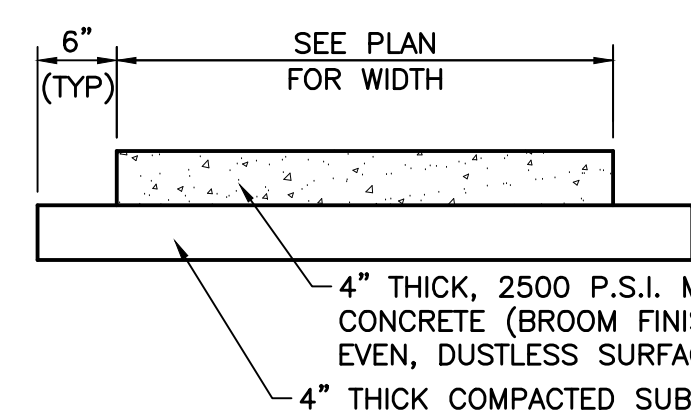
CONCRETE WHEEL STOP

NOT TO SCALE



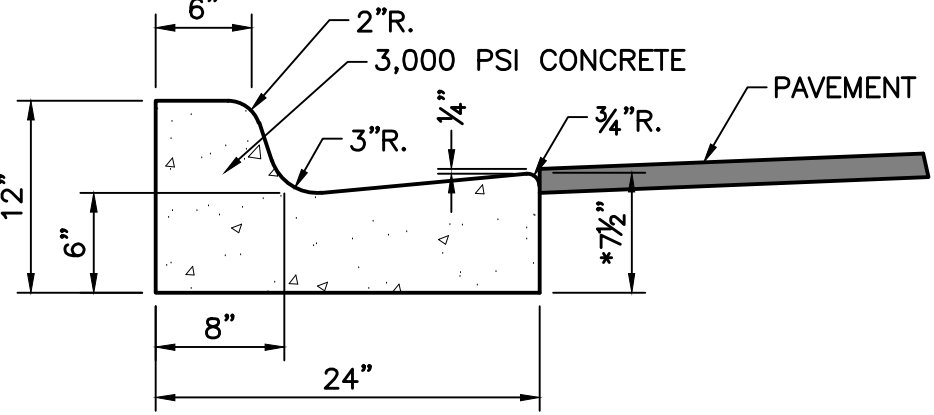
RAISED SIDEWALK DETAIL

NOT TO SCALE



TYPICAL SIDEWALK DETAIL

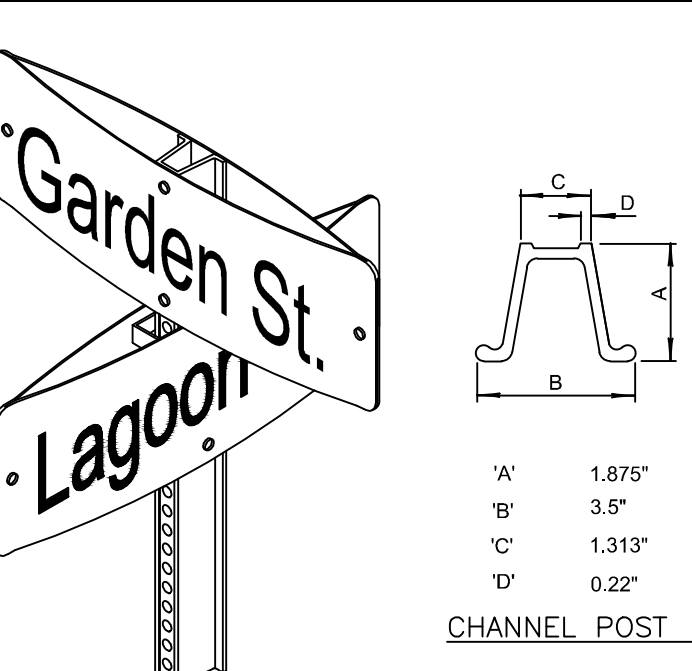
NOT TO SCALE



*NOTE: WHEN USED ON HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS

TYPE "F" CURB

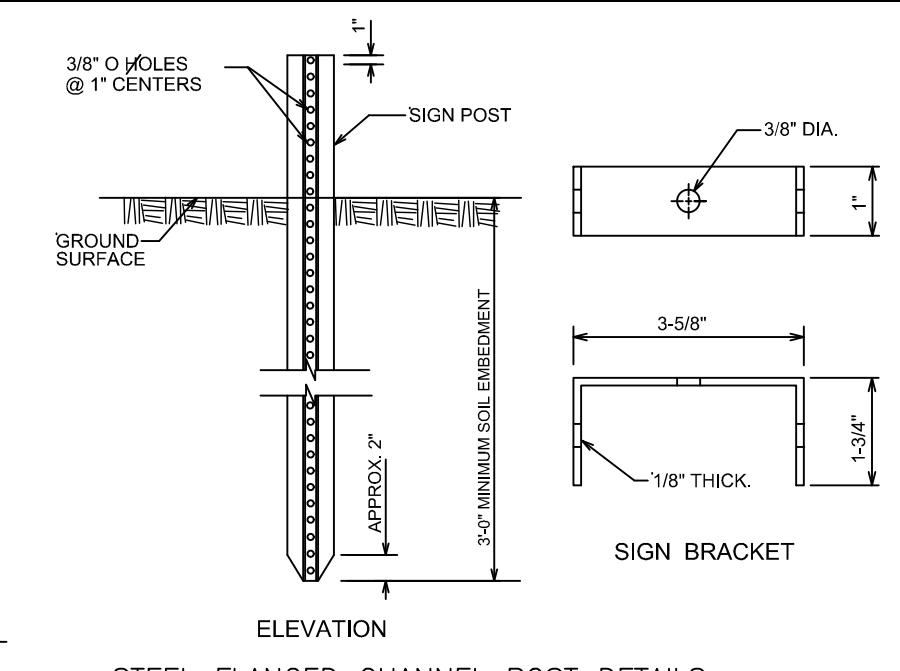
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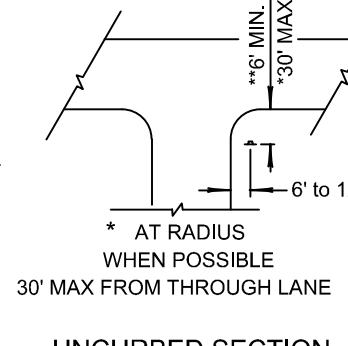
ISOMETRIC VIEW

GENERAL SPECIFICATIONS:

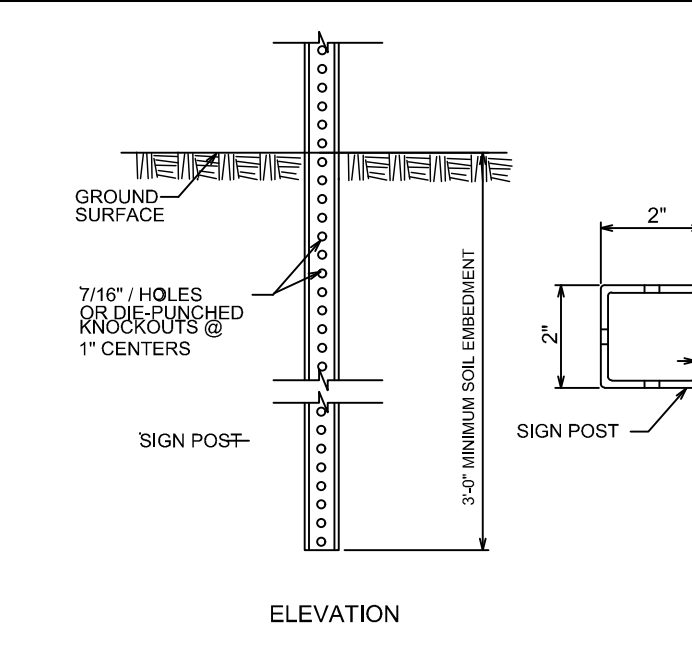
FLAT BLADE: ALCOA #86054.6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALUMINE FINISH WITH #3877 GREEN DIAMOND GRADE BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30", 36" AND 42" L.
LETTERS: NAME - 6" UPPERCASE WITH 4.5" LOWERCASE & 9" UPPERCASE WITH 6.75" LOWERCASE. SERIES "B" #3870 DIAMOND GRADE (SILVER) OR EQUAL - SUFFIX - 4.5" POST: STEEL FLANGED CHANNEL POST 3 LBS. PER FOOT WITH BAKED GREEN ALKYL OR GALVANIZED FINISH PER A.S.T.M. -A-123 WITHOUT ANCHOR PLATES. SQUARE POST PER FDOT INDEX 700-010.
BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE OR U-CHANNEL POSTS BY MEANS OF (2) 3/8" DIAMETER HEX HEAD BOLTS.
STOP SIGN: R1-1 MUTCD - DIAMOND GRADE LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.
POLICY: 9" BLADES WITH 6" UPPER CASE WITH 4.5" LOWERCASE LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH 12" BLADES WITH 9" UPPERCASE WITH 6.75" LOWERCASE LETTERS FOR:
-THOROUGHFARE ROADS FOUR LANES OR WIDER.
-TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.
ONLY ONE BLADE WILL BE INSTALLED AT INTERSECTION WITH THOROUGHFARE ROAD INDICATING THE SIDE STREET NAME.



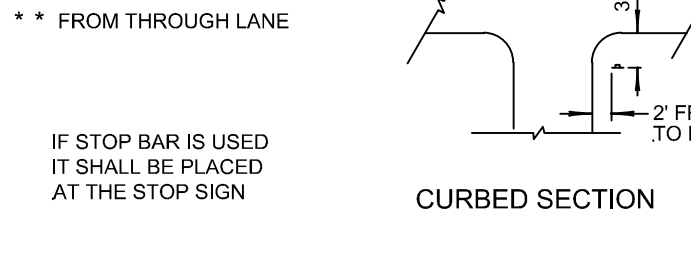
STEEL FLANGED CHANNEL POST DETAILS



UNCURBED SECTION

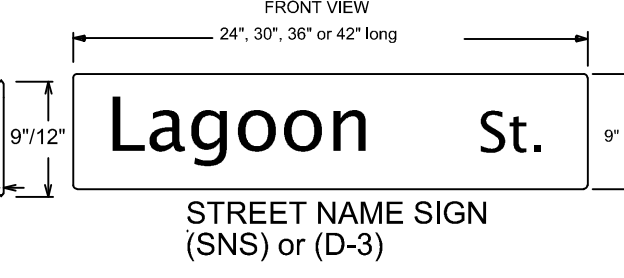


STEEL SQUARE TUBE POST DETAILS



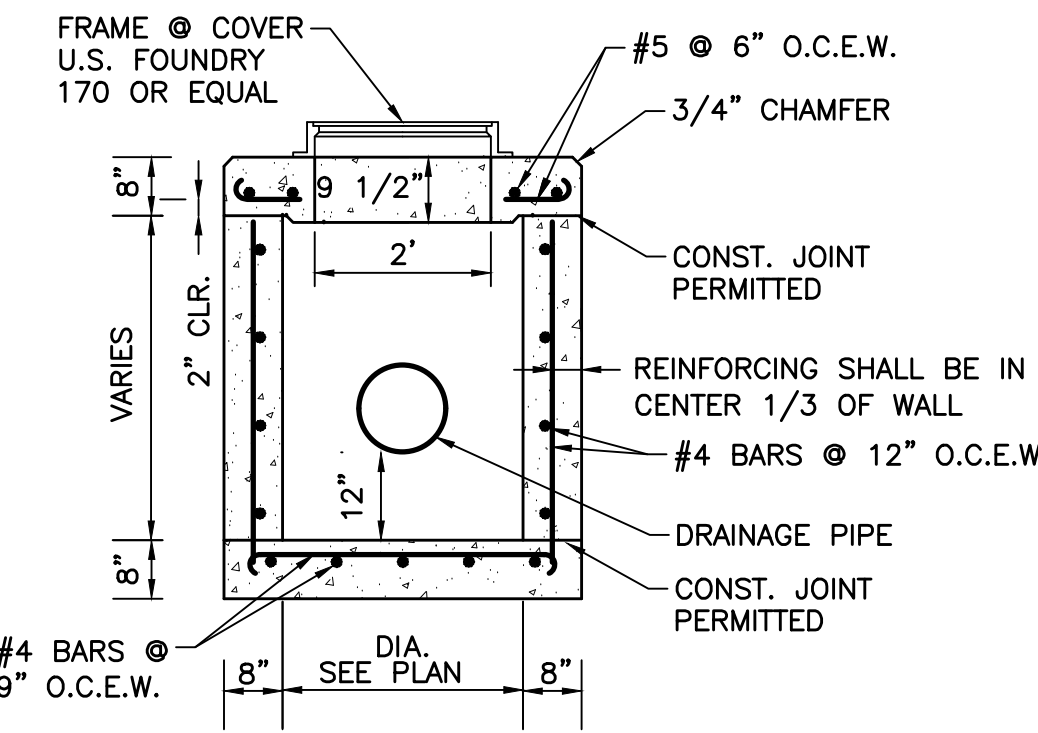
CURBED SECTION

TYPICAL STOP SIGN PLACEMENT



STREET NAME SIGN WITH STOP SIGN

NOT TO SCALE



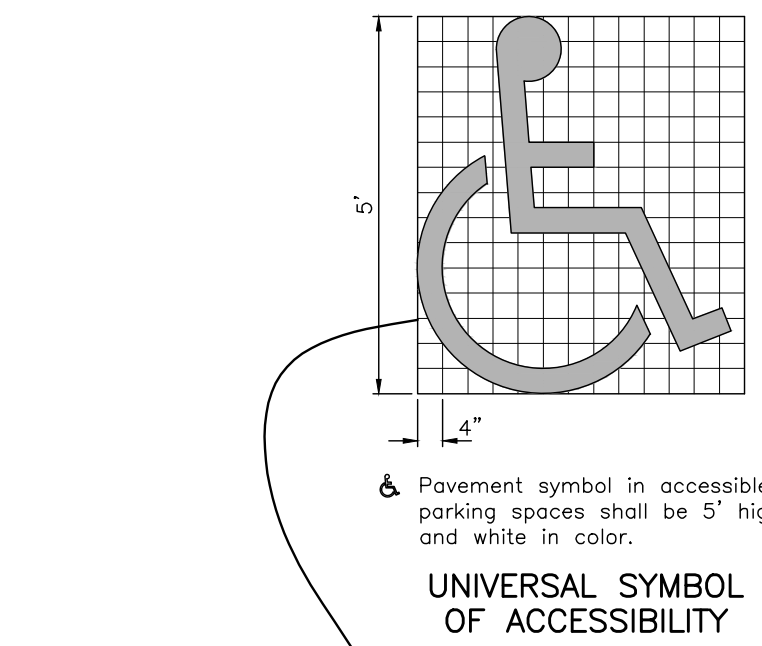
SECTION

STANDARD MANHOLE

NOT TO SCALE

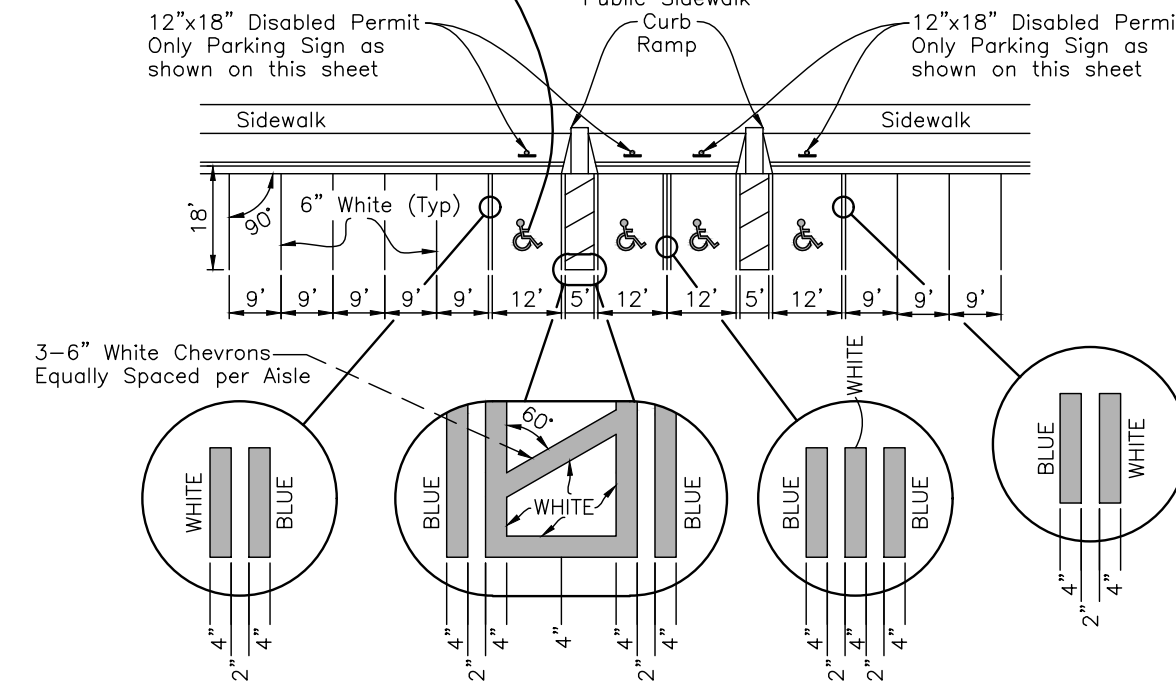
INLET AND MANHOLE NOTES

- ALL EXPOSED CORNERS AND EDGES SHALL BE CHAMFERED 3/4".
- INLETS AND MANHOLES SHALL BE PRECAST CLASS "A" 4,000 P.S.I. CONCRETE.
- FRAMES AND GRATES SHALL BE CAST IRON AND IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
- REINFORCING STEEL SHALL CONFORM TO A.S.T.M. 615 GRADE 60.
- INLET GRATES SHALL BE U.S. FOUNDRY DWG. OR EQUAL. (USF 4155-6210 TYPE "C", USF 6290 TYPE "E") TYPE "E" GRATE CAST IN TWO SECTIONS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER.



& Pavement symbol in accessible parking spaces shall be 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY



NOTES:
1. Dimensions are to the centerline of markings.
2. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
3. Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 599a.

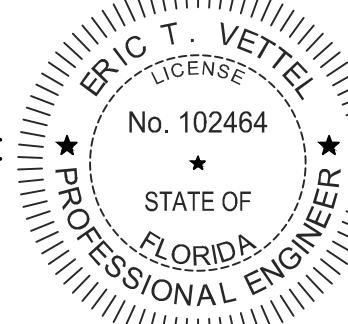
PAVEMENT MARKING FOR PUBLIC SIDEWALK CURB RAMPS

TYPICAL PARKING SPACES

NOT TO SCALE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERIC T. VETTEL, P.E. ON THE DATE ADJACENT TO THE SEAL.

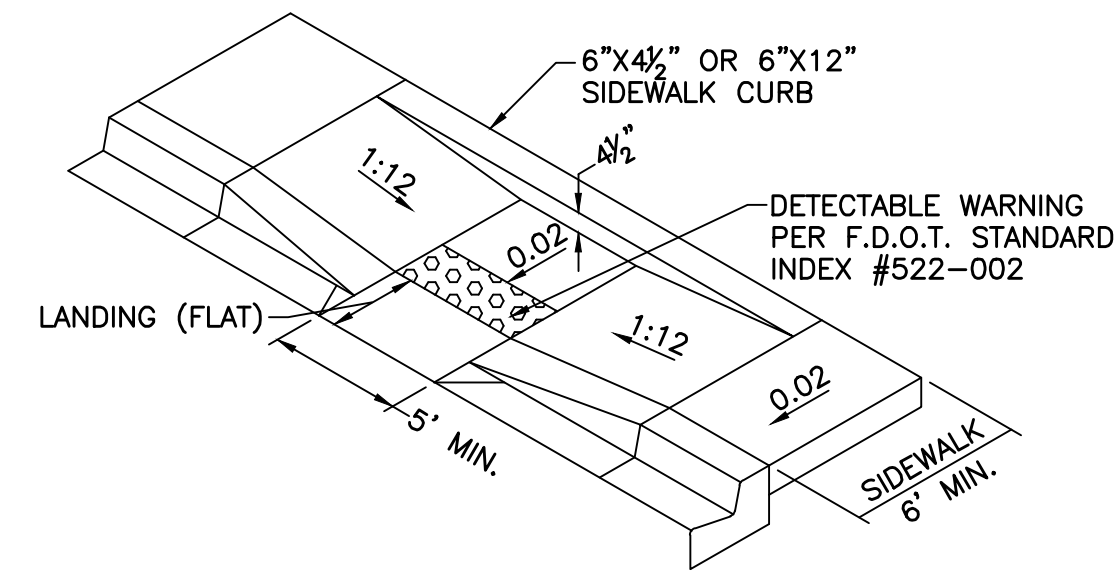
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



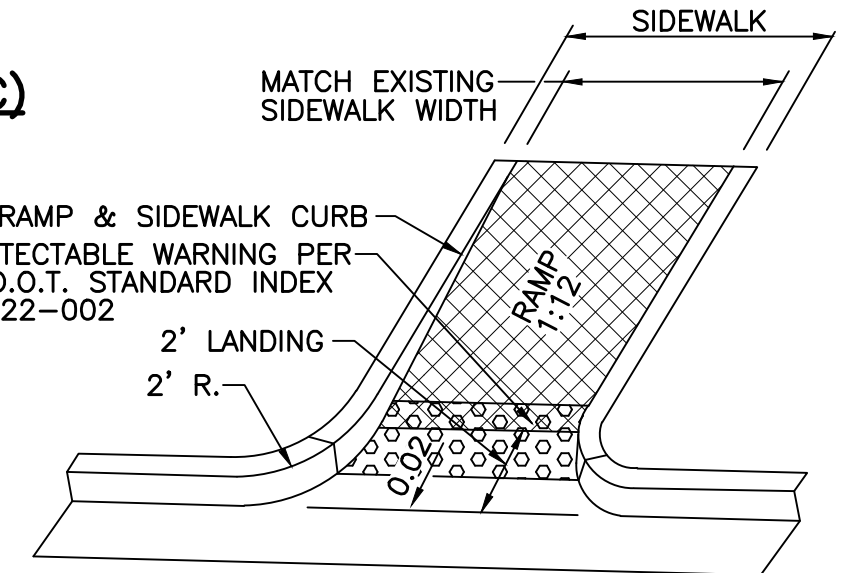
DESIGN E.V.	DRAWN R.W.	CHECKED	APPROVED	DATE
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OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER DETAILS

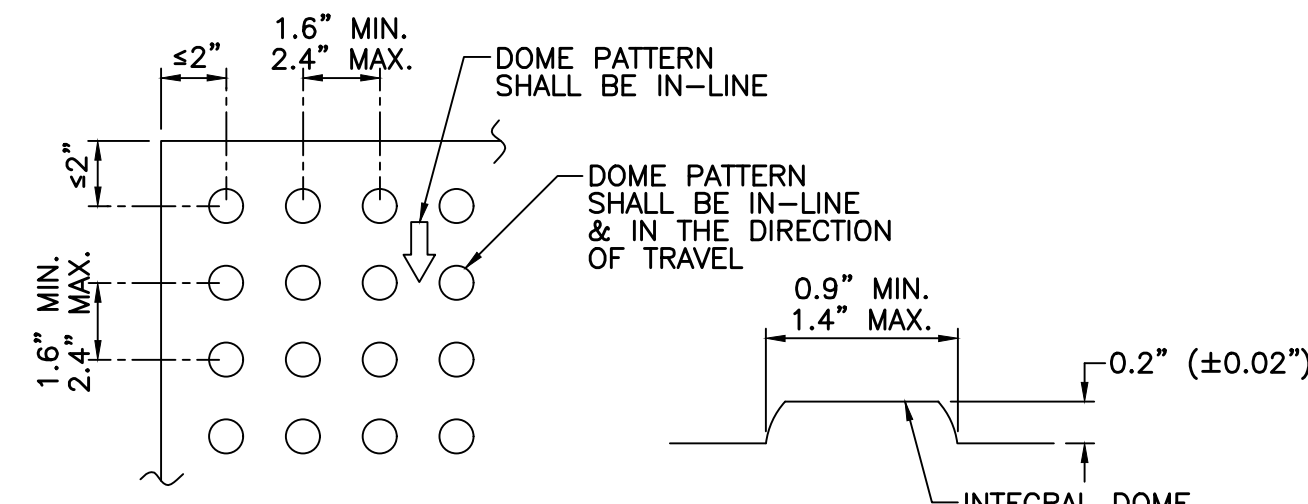
JOB NO.	DRAWING NO.	SHEET	OF
25-150	25150C04	4	6



ACCESSIBLE RAMP DETAIL (CR-C)
NOT TO SCALE



ACCESSIBLE RAMP DETAIL (CR-E)
NOT TO SCALE



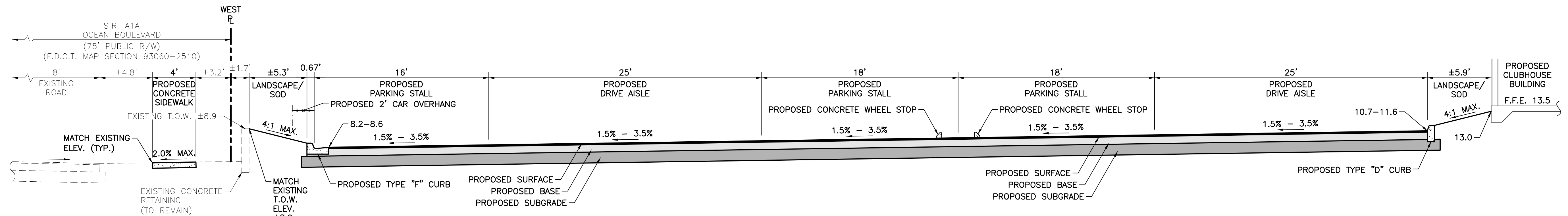
PLAN
TRUNCATED DOME

NOTE: ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" IN PUBLIC R/W, 36" ON-SITE FROM THE BACK OF CURB. CONTRACTOR SHALL VERIFY W/ INSTALLATION. THE DETECTABLE WARNING SURFACE SHALL HAVE A CONTRASTING COLOR (YELLOW OR APPROVED ALTERNATE)

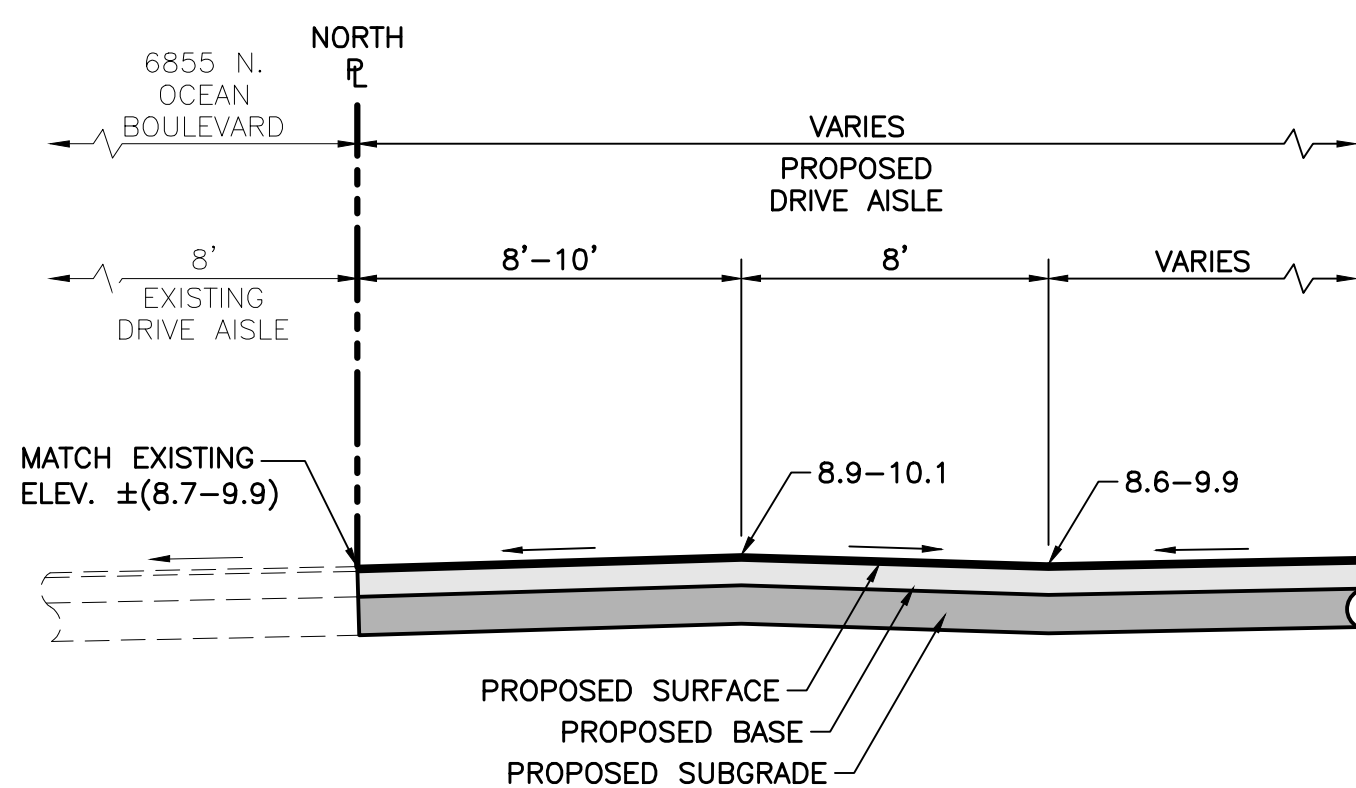
CURB RAMP DETECTABLE WARNING DETAIL
NOT TO SCALE

- NOTES:
1. THESE ARE THE MINIMUM GENERAL REQUIREMENTS FOR PEDESTRIAN RAMPS. SEE F.D.O.T. INDEX 522-002 FOR ADDITIONAL SIDEWALK CURB RAMP DETAILS.
 2. DETECTABLE WARNING SURFACE REQUIRED ON ALL H/C RAMPS. DETECTABLE WARNING SHALL BE CONTRASTING IN COLOR WITH TRUNCATED DOMES AND SHALL COMPLY WITH F.D.O.T. SPECS.
 3. THIS DETAIL MAY NOT ADDRESS ALL IN-FIELD CONDITIONS AND SCENARIOS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF CONFLICTS AND TO ENSURE THAT ALL CONSTRUCTION IS A.D.A. COMPLIANT AND IN CONFORMANCE WITH F.B.C. AND LOCAL GOVERNING AGENCY REQUIREMENTS.

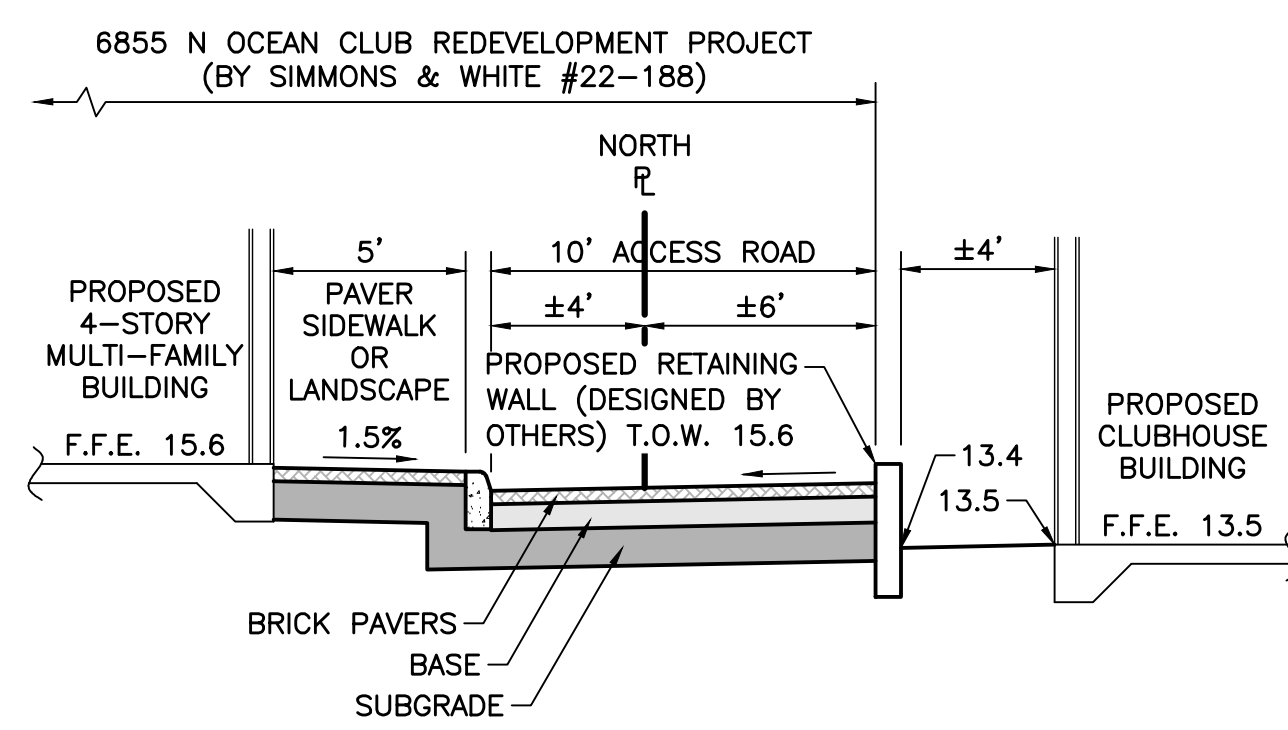
TYPICAL ACCESSIBLE RAMP DETAILS
NOT TO SCALE



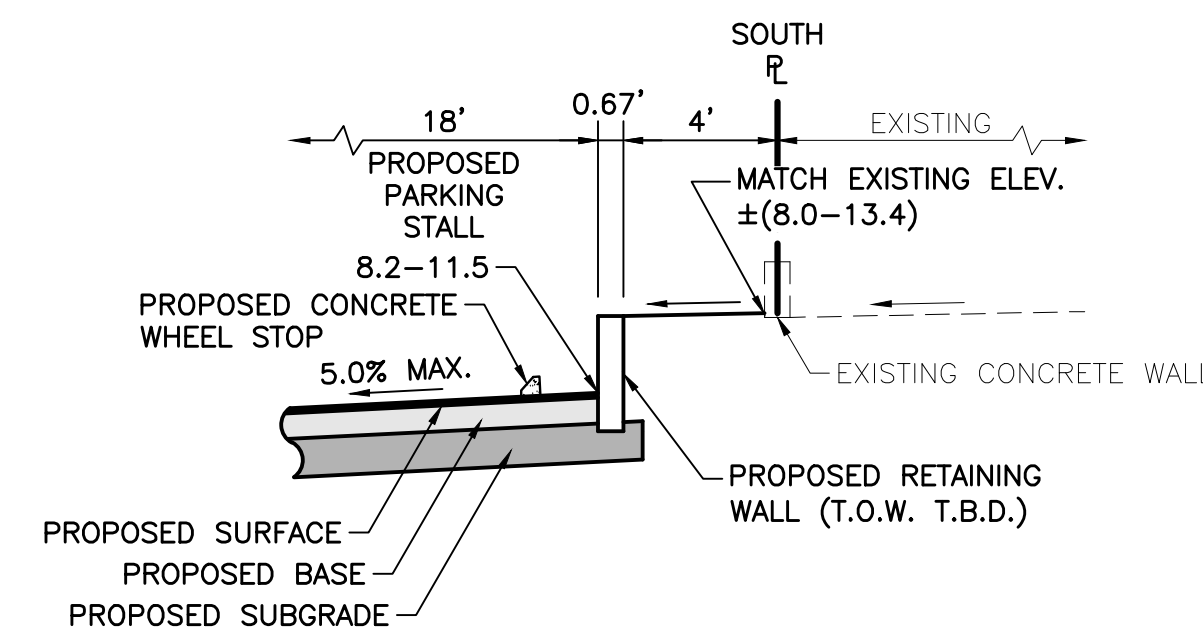
TYPICAL SECTION A-A
NOT TO SCALE



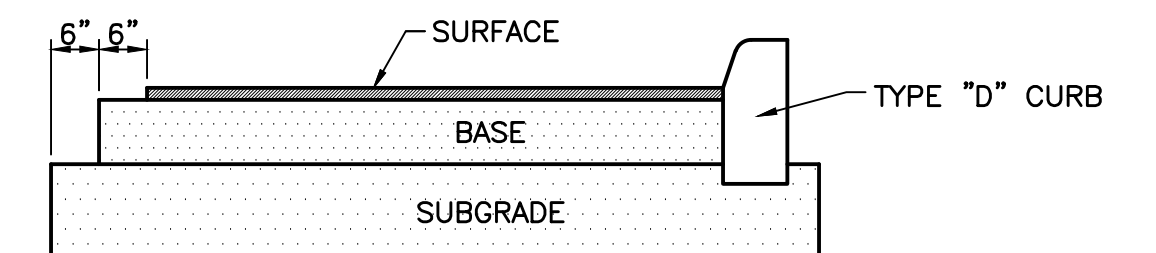
TYPICAL SECTION B-B
NOT TO SCALE



TYPICAL SECTION C-C
NOT TO SCALE



TYPICAL SECTION D-D
NOT TO SCALE

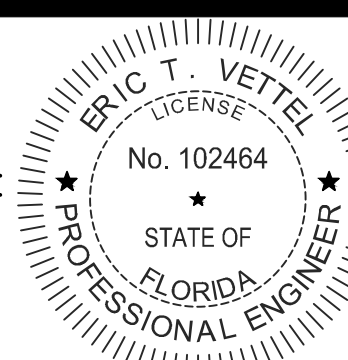


SURFACE: 1 1/2" SP 9.5 (TWO LIFTS)
BASE: 6" LIMEROCK COMPACTED TO 98% PER A.A.S.H.T.O. T-180
SUBGRADE: 12" COMPACTED GRANULAR MATERIAL COMPACTED TO 98% PER A.A.S.H.T.O. T-180

PAVEMENT SPECIFICATION
NOT TO SCALE

4/15/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERIC T. VETTEL, P.E. ON THE DATE ADJACENT TO THE SEAL.
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OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER DETAILS

REVISIONS

DESIGN E.V. DRAWN R.W. CHECKED APPROVED DATE

JOB NO. 25-150 DRAWING NO. 25150C05 SHEET 5 OF 6

