

**TOWN OF OCEAN RIDGE
TOWN COMMISSION REGULAR MEETING
AGENDA**



**June 1, 2026 at 6:00 PM
Town Hall - Meeting Chambers**

TOWN COMMISSIONERS

Mayor Geoff Pugh
Vice Mayor Steve Coz
Commissioner Carolyn Cassidy
Commissioner David Hutchins
Commissioner Ainar Aijala Jr.

ADMINISTRATION

Town Manager Michelle Heiser
Town Attorney Christy Goddeau
Town Clerk Kelly Avery
Chief of Police Scott McClure

To join the meeting, go to: <https://www.youtube.com/@oceanridge9274>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

PRESENTATIONS & PROCLAMATIONS

ANNOUNCEMENTS

1. The meeting schedule for the next month is as follows: Town Commission Budget Workshop Meeting Wednesday, July 8th at 2:00 PM; Regular Town Commission Meeting Wednesday, July 8th at 6:00 PM; Code Enforcement Hearing Tuesday, July 7th at 10:00 AM; Planning & Zoning Commission Meeting Tuesday, June 16th at 9:00 AM; All meetings are held in the Commission Chambers at Town Hall
2. Town Hall will be closed Friday, June 19, 2026, in observance of the Juneteenth Day holiday.
3. Town Hall will be closed Friday, July 3, 2026, in observance of the Independence Day holiday.
4. Residents who wish to sign up to receive important Town notifications and news through TextmyGov should sign up on the Town's website or call Town Hall for assistance.

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

APPROVAL OF CONSENT AGENDA (Items that do not require discussion)

5. Adopt Minutes of the May 4, 2026, Workshop Meeting
6. Adopt Minutes of the May 4, 2026, Regular Meeting
7. April Financial Report

8. Report Regarding Infrastructure Surtax Expenditures for FY25 As Approved by the Infrastructure Surtax Committee
9. Resolution No. 2026-04: A Resolution Of The Town Commission Of The Town Of Ocean Ridge, Florida, Approving And Adopting The Program For Public Information (PPI) Document, The Flood Insurance Coverage Improvement Plan, Referencing The Flood Response Preparations; Providing For Conflicts; Severability And Providing An Effective Date
10. Resolution No. 2026-05: Resolution Of The Town Commission Of The Town Of Ocean Ridge, Of Palm Beach County, Florida, Adopting Budget Amendment #2 For The Fiscal Year Beginning October 1, 2025, And Ending September 30, 2026, Providing For An Effective Date
11. Installation of Lightening Protection - Town Hall and Garage

REGULAR AGENDA ITEMS

12. Commission Vacancy Discussion
13. Quasi-judicial Hearing: Site Plan Review - 6849 N Ocean Blvd (Ocean Club)

STAFF & COMMITTEE REPORTS

14. Town Manager
15. Town Attorney
16. Police Chief
17. Fire Chief

TOWN COMMISSIONER COMMENTS

ADJOURNMENT

SPECIAL TOWN COMMISSION WORKSHOP MEETING MINUTES

MAY 4, 2026

CALL TO ORDER

The meeting was called to order by Mayor Pugh at 2:02 p.m.

ROLL CALL

Town Clerk Avery led the roll call, which was answered by the following:

Mayor Pugh	Present
Vice Mayor Coz	Present
Commissioner Aijala Jr.	Present
Commissioner Cassidy	Present
Commissioner Hutchins	Present

PLEDGE OF ALLEGIANCE

Mayor Pugh led the pledge of allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

Commissioner Cassidy moved to approve the agenda; seconded by Vice Mayor Coz. Motion carried 5-0. (29:12)

WORKSHOP AGENDA ITEMS

1. Review of Legislative Changes as it Pertains to Planning within the Town – Bonnie Landry-Professional Planning Services

Town Manager Michelle Heiser opened the workshop by explaining that although the session has a budgetary component, its primary purpose is to address planning and zoning matters as well as the growing number of legislative changes coming out of Tallahassee that directly impact the Town. She introduced Bonnie Landry of Bonnie C. Landry and Associates, a planning firm founded in 2018 that works exclusively with local governments rather than developers in order to avoid conflicts of interest.

Ms. Landry provided an overview of her firm's work across South Florida and noted that out of 4,000 bills proposed across the 2025 and 2026 legislative sessions, her team identified twelve bills most relevant to Ocean Ridge for discussion. She provided an overview of SB 954, SB 180, SB 840, SB 784, SB 1080, SB 803, HB 399, HB 1329, SB 462, HB 683, and SB 48. Landry recommended that the Commission accept the legislative review report and authorize a task order for her firm to update the Town's land development regulations, administrative processes, and website content in coordination with Town Manager Heiser and Town Attorney Goddeau. She noted that her firm and the Town Attorney have worked together in other municipalities and would prioritize updates based on urgency and applicable deadlines.

The Commission reached consensus to move forward with the proposed approach, as needed, with Ms. Landry.

2. HB 1451

Town Manager Heiser presented Florida House Bill 1451, which increases state oversight of municipal utilities serving customers outside their boundaries. Because Ocean Ridge receives water from the City of Boynton Beach through Town-owned infrastructure, the legislation directly affects the Town and could require Boynton Beach to hold future rate hearings within Ocean Ridge.

SPECIAL TOWN COMMISSION WORKSHOP MEETING MINUTES

MAY 4, 2026

Manager Heiser also questioned whether it remains financially practical for the Town to own and maintain its water infrastructure, noting that the system generates no revenue while requiring significant ongoing repair and replacement costs.

Vice Mayor Coz and other Commissioners supported exploring alternatives, including the possible transfer or sale of the infrastructure. Commissioner Hutchins recommended consulting utility expert Art Ziev, while Town Clerk Avery referenced another municipality that transferred its system to a utility provider for long-term financial relief.

Manager Heiser stated that staff would contact current and alternative utility providers, including Manalapan, and revisit prior consultant work to evaluate potential options for water and sewer service arrangements.

The Commission reached consensus to explore all available options and directed staff to return with additional information at a future meeting.

Vice Mayor Coz also presented a 10-year budget projection and a model analyzing potential impacts of proposed homestead exemption legislation on Town revenues, requesting Commission feedback on both models.

ADJOURNMENT

Meeting Adjourned at 3:35 p.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Town Commission on June 1, 2026.

Geoff Pugh, Mayor

ATTEST:

Kelly Avery, Town Clerk

REGULAR TOWN COMMISSION MEETING MINUTES

MAY 4, 2026

CALL TO ORDER

The meeting was called to order by Mayor Pugh at 6:00 p.m.

ROLL CALL

Town Clerk Avery led the roll call, which was answered by the following:

Mayor Pugh	Present
Vice Mayor Coz	Present
Commissioner Aijala Jr.	Present
Commissioner Cassidy	Present
Commissioner Hutchins	Present

PLEDGE OF ALLEGIANCE

Mayor Pugh led the pledge of allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

Commissioner Cassidy requested to make a comment. Mayor Pugh suggested this be added as item 3a.

Vice Mayor Coz moved to approve the agenda as amended; seconded by Commissioner Cassidy. Motion carried.5-0 (17:59)

PRESENTATIONS & PROCLAMATIONS

1. Senator Lori Berman – Legislative Update

Senator Lori Berman addressed the Commission, noting that this was her final presentation to the town due to term limits, with her service concluding in November 2026. Her update covered several significant legislative matters.

2. Municipal Clerk's Week Proclamation

Town Clerk Avery read the proclamation into the record. Mayor Pugh signed the proclamation recognizing Town Clerk Avery and Deputy Town Clerk Pinder for their exemplary service, which was accepted by Deputy Town Clerk Pinder on behalf of both clerks. Town Manager Michelle Heiser commended their dedication and noted that the Town could not function as effectively without their many contributions.

3. National Police Week & Peace Officer's Memorial Day Proclamation

Town Clerk Avery read the proclamation into the record. Mayor Pugh presented the proclamation to Police Chief Scott McClure.

ANNOUNCEMENTS

4. The meeting schedule for next month is as follows: Regular Town Commission Meeting on Monday, June 1st at 6:00 PM; Code Enforcement Hearing Tuesday, May 5th at 10:00 AM; Planning & Zoning Board Meeting Tuesday, May 19th at 9 AM. All meetings are held in the Commission Chambers at Town Hall.
5. Town Hall will be closed on Monday, May 25th in observance of the Memorial Day

REGULAR TOWN COMMISSION MEETING MINUTES

MAY 4, 2026

Holiday.

- Residents who wish to sign up to receive important Town notifications and news through Civic Ready should sign up on the Town's website or call Town Hall for assistance.

Town Clerk Avery read the announcements into the record.

PUBLIC COMMENT

Mayor Pugh opened the floor for public comment.

The following spoke: Betty Bingham, Terry Brown, Matt Fronzaglia, & Virginia Sigety

Mayor Pugh closed the floor for public comment.

APPROVAL OF CONSENT AGENDA

- Adopt Minutes of the April 13, 2026 Regular Meeting
- March Financial Report
- 2026 Debris Management Site Pre-Authorization
- Budget Reduction Exercise and Workshop Agenda
- Approval of Oracle Computer – Aided Dispatch/Records Management System

Vice Mayor Coz moved to approve the Consent Agenda; seconded by Commissioner Cassidy. Motion carried 5-0. (50:53)

REGULAR AGENDA ITEMS

13. Pending State House Bill 1451 Discussion

Town Manager Michelle Heiser summarized Florida House Bill 1451, which increases state oversight and transparency requirements for municipal utilities serving customers outside municipal boundaries, including limits on future surcharges. There was discussion on the City of Boynton Beach's potential utility system sale and the Town's ongoing water infrastructure costs.

There was a consensus directing Town Manager Heiser to re-engage a utility consultant to evaluate the town's options, including the potential sale or transfer of its water infrastructure to Boynton Beach or Palm Beach County.

Mayor Pugh noted that the potential impact of property tax reform on the town's budget makes it more important to understand these options in advance. Commissioner Cassidy emphasized the importance of simultaneously exploring redundant supply arrangements and negotiating leverage with Boynton Beach.

Mayor Pugh opened the floor for public comment.

The following spoke: Phil Besler & Tim Cassidy

Mayor Pugh closed the floor for public comment.

14. Selection of Committee Chair and Two Committee Members for Audit RFQ

REGULAR TOWN COMMISSION MEETING MINUTES

MAY 4, 2026

Town Manager Heiser presented the requirement to establish a selection committee for the forthcoming Audit RFQ.

Commissioner Aijala indicated willingness to serve as committee chair. Tim Cassidy and Mark Galiette were identified as the two resident committee members, pending confirmation of Mr. Galiette's availability. Town Attorney Goddeau suggested the Commission also consider inviting a finance director from a neighboring municipality, who could bring comparative experience with auditing firms. Manager Heiser agreed to pursue that option as well.

There was a consensus to appoint Commissioner Aijala as Committee Chair and Tim Cassidy and Mark Galiette (pending confirmation) as the two committee members for the Audit RFQ selection committee.

15. Appointment of Planning & Zoning Board Members

Town Clerk Kelly Avery reported that three current members' terms were expiring, with all willing to serve again. New applicant Nicolas Boit expressed interest but would be absent in the summers in Vermont. The Commission favored reappointing current members.

Commissioner Ainar moved to approve the reappoint the current Planning & Zoning Board members; seconded by Vice Mayor Coz. Motion carried 5-0. (1:07)

16. Appointment of Board of Adjustment Members

Two regular members, Betty Bingham and Victor Martel, were willing to continue serving, with Nicolas Boyd applying as alternate. The Commission discussed Boyd's summer absence but noted the Board rarely meets and Boyd indicated he would fly in if necessary for important meetings.

Town Attorney Goddeau explained quasi-judicial hearing requirements require in-person participation, though Zoom participation is possible with applicant consent. The Commission expressed interest in exploring remote participation policies given volunteer recruitment challenges.

Vice Mayor Coz moved to reappoint Betty Bingham and Victor Martel as regular Board of Adjustment members and appoint Nicolas Boyd as alternate member; seconded by Commissioner Hutchins. Motion carried 5-0. (1:11)

STAFF & COMMITTEE REPORTS

17. Town Manager

Town Manager Heiser had no report.

18. Town Attorney

Town Attorney Goddeau had no report.

19. Police Chief

Chief McClure provided a brief on traffic citations.

REGULAR TOWN COMMISSION MEETING MINUTES

MAY 4, 2026

TOWN COMMISSIONER COMMENTS

Commissioner Cassidy raised concerns regarding a code enforcement matter involving unpermitted septic work at a multi-family property on Tropical Drive. There was discussion regarding a contractor who performed septic replacement work after submitting, but not paying for, a Town permit application, resulting in a “work without permit” citation and fine.

The Commission noted that a permit is not valid until payment is made and emphasized that licensed contractors are responsible for complying with permitting requirements.

Mayor Pugh recommended the homeowner file a complaint with the Florida Department of Business and Professional Regulation, while Town Clerk Avery noted that contractors' permitting histories are public record.

ADJOURNMENT

Meeting Adjourned at 7:03 p.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Town Commission on June 01, 2026.

Geoff Pugh, Mayor

ATTEST:

Kelly Avery, Town Clerk

Agenda: Monday, June 1, 2026
Town of Ocean Ridge, Florida
Town Commission Agenda Memorandum
Michelle Heiser, Town Manager

Subject: Monthly Financial Report

Balance Sheets

The total General Fund assets as of April 30, 2026, is \$16.0 million. The FLCLASS investment account balance at the end of March was \$13.3 million. The Seacoast Bank Accounts were opened in February and most of the transactions have been transferred over to Seacoast. There are still some incoming ACH payments which need to be updated.

Revenue and Expenditure Statements

The total General Fund budgeted revenue is \$12,817,860 along with utilizing \$1,990,489 of unassigned reserves. At the end of April, the Town received \$11,426,524. Almost all of the ad valorem tax has been received.

The total General Fund expenditures through April 2026 are \$6,038,541. The second payment to the City of Boynton Beach was made in April. In summary:

Expense type	Budget	Actual	Remaining	% Spent
Salaries and Benefits	\$4,838,292	\$2,753,685	\$2,084,607	56.91%
Operating	5,268,056	2,904,628	2,363,428	55.14%
Capital	10,000	0	10,000	0.00%
Debt	330,000	155,617	174,383	47.16%
Transfers	4,362,000	224,611	4,137,389	5.15%
Total	\$14,808,348	\$6,038,541	\$8,769,807	40.78%

BALANCE SHEET REPORT FOR TOWN OF OCEAN RIDGE
Balance As of 04/30/2026

Page 1

YTD Balance
04/30/2026
Normal (Abnormal)

GL Number	Description	Normal	(Abnormal)
Fund: 001 GENERAL FUND			
*** Assets ***			
001-000.000-101.269	TD GEN OPERATING	1,246,001.71	
001-000.000-101.270	SEACOAST OPERATING	934,931.99	
001-000.000-102.000	PETTY CASH	150.00	
001-000.000-115.200	GARBAGE FEES RECEIVABLE	6,457.50	
001-000.000-115.500	ALARM MONITORING RECEIVABLE	1,400.00	
001-000.000-115.900	MISC RECEIVABLES	91,594.60	
001-000.000-131.200	DUE FROM CAPITAL PROJ FUND	117,262.77	
001-000.000-133.000	DUE FROM OTHER GOVERNMENTS	251,934.86	
001-000.000-151.356	FLCLASS INVESTMENT FUND	13,303,279.18	
Total Assets		15,953,012.61	
*** Liabilities ***			
001-000.000-202.000	ACCOUNTS PAYABLE	75,971.81	
001-000.000-207.200	DUE TO OTHER FUNDS	26,396.58	
001-000.000-208.100	DUE BLDG INSP CERT PROGRAM	3,860.76	
001-000.000-208.400	DUE FLORIDA ELECTIONS COMM	108.00	
001-000.000-216.100	ACCRUED WAGES PAYABLE	132,967.02	
001-000.000-218.100	FICA TAXES PAYABLE	10,161.19	
001-000.000-218.300	GROUP HOSP INSURANCE WITHHELD	68,783.47	
001-000.000-218.500	DEFERRED COMPENSATION	6,280.58	
001-000.000-218.700	RETIREMENT	101,764.60	
001-000.000-218.800	EMPLOYEE DEDUCTIONS	1,502.50	
001-000.000-220.000	DEPOSITS	6.00	
001-000.000-223.000	DEFERRED REVENUE	45,422.82	
001-000.000-290.100	DEFERRED INFLOW	142,549.32	
Total Liabilities		615,774.65	
*** Fund Equity ***			
001-000.000-247.100	RESERVE FOR TOWN HALL CAP PROJ	370,550.05	
001-000.000-247.200	RESERVE FOR INSURANCE	160,000.00	
001-000.000-247.400	BEAUTIFICATION RESERVE ACCT	115,267.48	
001-000.000-271.100	FUND BALANCE	9,153,793.67	
001-000.000-281.100	RESTRICTED FOR DEBT SERVICE	116,985.93	
001-000.000-281.400	RESTRICTED TOWN HALL BEAUTIFICATIOIN	32,657.84	
Total Fund Equity		9,949,254.97	
Total Fund 001:			
TOTAL ASSETS		15,953,012.61	
BEG. FUND BALANCE		9,949,254.97	
+ NET OF REVENUES & EXPENDITURES		5,387,982.99	
= ENDING FUND BALANCE		15,337,237.96	
+ LIABILITIES		615,774.65	
= TOTAL LIABILITIES AND FUND BALANCE		15,953,012.61	

REVENUE AND EXPENDITURE REPORT FOR TOWN OF OCEAN RIDGE

Balance As of 04/30/2026
 % Fiscal Year Completed: 58.08

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026 (Abnormal)	Available Balance 04/30/2026 (Abnormal)	% Bdgt Used	Encumbrance 04/30/2026 (Decrease)
Fund: 001 GENERAL FUND						
Account Category: Revenues						
Department: 310.000 TAXES						
001-310.000-311.000	AD VALOREM TAXES	9,547,100.00	9,233,703.83	313,396.17	96.72	0.00
001-310.000-312.410	LOCAL OPTION 6 CENT GAS TAX	37,000.00	21,017.12	15,982.88	56.80	0.00
001-310.000-312.420	SECOND LOCAL OPTION FUEL TAX	18,000.00	9,640.11	8,359.89	53.56	0.00
001-310.000-313.100	ELECTRIC FRANCHISE TAX	240,000.00	142,672.97	97,327.03	59.45	0.00
001-310.000-314.100	UTILITY SERVICE TAX ELECTRIC	330,000.00	208,139.76	121,860.24	63.07	0.00
001-310.000-314.800	UTILITY SERVICE TAX PROPANE	55,000.00	21,678.97	33,321.03	39.42	0.00
001-310.000-314.900	UTILITY SERVICE TAX WATER	100,000.00	62,252.15	37,747.85	62.25	0.00
001-310.000-315.000	COMMUNICATION SERVICES TAX	39,000.00	26,922.28	12,077.72	69.03	0.00
001-310.000-335.200	LOCAL GOVT 1 CENT SALES TAX	39,000.00	76,693.42	(37,693.42)	196.65	0.00
Total Dept 310.000 - TAXES		10,405,100.00	9,802,720.61	602,379.39	94.21	0.00
Department: 320.000 LICENSES & PERMITS						
001-320.000-321.100	PROF & OCCUPATIONAL LICENSES	0.00	29.00	(29.00)	100.00	0.00
001-320.000-322.100	BUILDING PERMITS	700,000.00	632,245.60	67,754.40	90.32	0.00
001-320.000-329.100	SIGN PERMITS	300.00	330.00	(30.00)	110.00	0.00
001-320.000-329.200	ALARM USER PERMITS	1,800.00	820.00	980.00	45.56	0.00
001-320.000-329.600	RENTAL REGISTRATIONS	1,800.00	1,820.00	(20.00)	101.11	0.00
Total Dept 320.000 - LICENSES & PERMITS		703,900.00	635,244.60	68,655.40	90.25	0.00
Department: 330.000 INTERGOVERNMENTAL REVENUE						
001-330.000-334.100	STATE GRANT REVENUES	250,000.00	0.00	250,000.00	0.00	0.00
001-330.000-335.110	OPIOD SETTLEMENT	0.00	395.84	(395.84)	100.00	0.00
001-330.000-335.120	STATE REVENUE SHARING PROCEEDS	62,120.00	38,293.48	23,826.52	61.64	0.00
001-330.000-335.181	LOCAL GOVT 1/2 CENT SALES TAX	178,140.00	86,698.96	91,441.04	48.67	0.00
001-330.000-335.490	REBATE ON MUNICIPAL VEHICLES	1,000.00	0.00	1,000.00	0.00	0.00
001-330.000-335.900	ST LIGHT MAINTENANCE REIMBURSE	15,000.00	0.00	15,000.00	0.00	0.00
001-330.000-338.000	PB COUNTY & CTY WIDE OCC LIC	6,000.00	2,641.51	3,358.49	44.03	0.00
001-330.000-338.100	PROPORTION 911 CALL TAKER REV	0.00	1,621.68	(1,621.68)	100.00	0.00
Total Dept 330.000 - INTERGOVERNMENTAL REVENUE		512,260.00	129,651.47	382,608.53	25.31	0.00
Department: 340.000 CHARGES FOR SERVICES						
001-340.000-341.200	ZONING FEES	25,000.00	18,307.50	6,692.50	73.23	0.00
001-340.000-341.400	CERT COPYING RECORD SEARCH ETC	5,000.00	7,350.00	(2,350.00)	147.00	0.00
001-340.000-341.900	OTHER GEN GOVT CHARGES & FEES	20,000.00	116,587.73	(96,587.73)	582.94	0.00
001-340.000-342.100	LAW ENFORCEMENT/FIRE SERVICE	220,000.00	140,846.15	79,153.85	64.02	0.00
001-340.000-342.300	ALARM MONITORING	35,000.00	28,525.00	6,475.00	81.50	0.00
001-340.000-342.800	SPECIAL DETAIL SERVICES	20,000.00	245.00	19,755.00	1.23	0.00
001-340.000-342.900	OTHER PUB SAFETY CHARGES & FEES	1,500.00	132.00	1,368.00	8.80	0.00
001-340.000-343.400	GARBAGE AND TRASH REVENUE	350,000.00	217,519.50	132,480.50	62.15	0.00
001-340.000-343.900	LOT MOWING AND CLEARING	0.00	75.00	(75.00)	100.00	0.00
001-340.000-347.500	RENTALS	0.00	35.00	(35.00)	100.00	0.00
Total Dept 340.000 - CHARGES FOR SERVICES		676,500.00	529,622.88	146,877.12	78.29	0.00
Department: 350.000 FINES & FORFEITURES						
001-350.000-351.100	COURT FINES - COURT CASES	6,000.00	12,459.02	(6,459.02)	207.65	0.00
001-350.000-351.300	POLICE EDUCATION \$2.00	600.00	0.00	600.00	0.00	0.00
001-350.000-354.000	VIOLATIONS OF LOCAL ORDINANCES	25,000.00	28,594.46	(3,594.46)	114.38	0.00
Total Dept 350.000 - FINES & FORFEITURES		31,600.00	41,053.48	(9,453.48)	129.92	0.00
Department: 360.000 MISCELLANEOUS REVENUES						

REVENUE AND EXPENDITURE REPORT FOR TOWN OF OCEAN RIDGE

Balance As of 04/30/2026
 % Fiscal Year Completed: 58.08

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026 Normal (Abnormal)	Available Balance 04/30/2026 Normal (Abnormal)	% Bdgt Used	Encumbrance 04/30/2026 Increase (Decrease)
Fund: 001 GENERAL FUND						
Account Category: Revenues						
Department: 360.000 MISCELLANEOUS REVENUES						
001-360.000-361.100	INTEREST EARNED	480,000.00	260,118.87	219,881.13	54.19	0.00
001-360.000-361.320	INTEREST EARNED-PB CO TAX COLL	7,000.00	0.00	7,000.00	0.00	0.00
001-360.000-361.390	INTEREST OTHER (LIENS, ETC.)	1,500.00	488.60	1,011.40	32.57	0.00
001-360.000-366.900	MISC CONTRIB PRIVATE SOURCES	0.00	26,983.46	(26,983.46)	100.00	0.00
001-360.000-369.900	MISCELLANEOUS REVENUE	0.00	640.00	(640.00)	100.00	0.00
Total Dept 360.000 - MISCELLANEOUS REVENUES		488,500.00	288,230.93	200,269.07	59.00	0.00
Department: 380.000 NON - REVENUES						
001-380.000-380.100	FUND BALANCE UNAPPROPRIATED	1,990,489.00	0.00	1,990,489.00	0.00	0.00
Total Dept 380.000 - NON - REVENUES		1,990,489.00	0.00	1,990,489.00	0.00	0.00
Revenues		14,808,349.00	11,426,523.97	3,381,825.03	77.16	0.00
Fund 001 - GENERAL FUND:						
TOTAL REVENUES		14,808,349.00	11,426,523.97	3,381,825.03	77.16	0.00

REVENUE AND EXPENDITURE REPORT FOR TOWN OF OCEAN RIDGE

Balance As of 04/30/2026
 % Fiscal Year Completed: 58.08

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026 (Abnormal) Normal	Available Balance 04/30/2026 Normal (Abnormal)	% Bdgt Used Increase	Encumbrance 04/30/2026 (Decrease)
Fund: 001 GENERAL FUND						
Account Category: Expenditures						
Department: 511.101 TOWN COMMISSION						
001-511.101-501.100	EXECUTIVE SALARIES	6,000.00	3,500.00	2,500.00	58.33	0.00
001-511.101-502.100	FICA TAXES	459.00	267.75	191.25	58.33	0.00
001-511.101-502.200	RETIREMENT CONTRIBUTIONS	815.00	491.05	323.95	60.25	0.00
001-511.101-502.400	WORKERS' COMPENSATION	50.00	51.36	(1.36)	102.72	0.00
001-511.101-504.000	TRAVEL & PER DIEM	7,500.00	1,100.13	6,399.87	14.67	0.00
001-511.101-504.100	COMMUNICATIONS SERV PHONE ETC	3,000.00	755.40	2,244.60	25.18	0.00
001-511.101-504.500	INSURANCE LIAB, HAZARD, DAMAGE	29,900.00	22,425.00	7,475.00	75.00	0.00
001-511.101-504.900	OTHER CURRENT CHARGES	500.00	0.00	500.00	0.00	0.00
001-511.101-505.400	SUBSC, MEMBERSHIPS, EDUCATION	2,800.00	1,250.00	1,550.00	44.64	0.00
Total Dept 511.101 - TOWN COMMISSION		51,024.00	29,840.69	21,183.31	58.48	0.00
Department: 512.102 TOWN MANAGER						
001-512.102-501.100	EXECUTIVE SALARIES	225,000.00	108,079.43	116,920.57	48.04	0.00
001-512.102-502.100	FICA TAXES	14,180.70	10,722.84	3,457.86	75.62	0.00
001-512.102-502.200	RETIREMENT CONTRIBUTIONS	31,567.50	45,289.80	(13,722.30)	143.47	0.00
001-512.102-502.300	LIFE & HEALTH INSURANCE	12,906.00	1,180.66	11,725.34	9.15	0.00
001-512.102-502.400	WORKERS' COMPENSATION	100.00	144.44	(44.44)	144.44	0.00
001-512.102-504.000	TRAVEL & PER DIEM	4,950.00	0.00	4,950.00	0.00	0.00
001-512.102-504.100	COMMUNICATIONS SERV PHONE ETC	600.00	151.08	448.92	25.18	0.00
001-512.102-504.500	INSURANCE LIAB, HAZARD, DAMAGE	2,400.00	1,800.00	600.00	75.00	0.00
001-512.102-505.400	SUBSC, MEMBERSHIPS, EDUCATION	4,175.00	0.00	4,175.00	0.00	0.00
Total Dept 512.102 - TOWN MANAGER		295,879.20	167,368.25	128,510.95	56.57	0.00
Department: 513.103 TOWN CLERK/FINANCE						
001-513.103-501.100	EXECUTIVE SALARIES	98,425.32	34,768.04	63,657.28	35.32	0.00
001-513.103-501.200	REGULAR SALARIES AND WAGES	119,031.13	55,399.39	63,631.74	46.54	0.00
001-513.103-501.400	OVERTIME	1,000.00	256.35	743.65	25.64	0.00
001-513.103-501.410	VACATION PAY	3,000.00	0.00	3,000.00	0.00	0.00
001-513.103-502.100	FICA TAXES	16,635.42	9,559.10	7,076.32	57.46	0.00
001-513.103-502.200	RETIREMENT CONTRIBUTIONS	30,509.14	17,531.09	12,978.05	57.46	0.00
001-513.103-502.300	LIFE & HEALTH INSURANCE	42,856.80	26,767.67	16,089.13	62.46	0.00
001-513.103-502.310	LONG TERM DISABILITY	783.12	162.42	620.70	20.74	0.00
001-513.103-502.400	WORKERS' COMPENSATION	300.00	308.31	(8.31)	102.77	0.00
001-513.103-503.100	PROFESSIONAL SERVICES	500.00	500.00	0.00	100.00	0.00
001-513.103-503.200	ACCOUNTING & AUDITING	50,500.00	4,485.00	46,015.00	8.88	0.00
001-513.103-503.400	OTHER CONTRACTUAL SERVICES	20,300.00	6,854.25	13,445.75	33.76	0.00
001-513.103-504.000	TRAVEL & PER DIEM	4,925.00	874.23	4,050.77	17.75	0.00
001-513.103-504.500	INSURANCE LIAB, HAZARD, DAMAGE	2,400.00	1,800.00	600.00	75.00	0.00
001-513.103-504.610	REPAIR & MAINTENANCE	1,250.00	0.00	1,250.00	0.00	0.00
001-513.103-504.900	OTHER CURRENT CHARGES	5,800.00	6,058.25	(258.25)	104.45	0.00
001-513.103-505.400	SUBSC, MEMBERSHIPS, EDUCATION	2,575.00	500.00	2,075.00	19.42	0.00
Total Dept 513.103 - TOWN CLERK/FINANCE		400,790.93	165,824.10	234,966.83	41.37	0.00
Department: 514.104 LEGAL						
001-514.104-503.100	PROFESSIONAL SERVICES	150,000.00	39,662.28	110,337.72	26.44	0.00
001-514.104-503.110	LEGAL SPECIAL COUNSEL	20,000.00	806.25	19,193.75	4.03	0.00
001-514.104-504.700	PRINTING	4,000.00	0.00	4,000.00	0.00	0.00
Total Dept 514.104 - LEGAL		174,000.00	40,468.53	133,531.47	23.26	0.00
Department: 515.105 APPOINTED BOARDS						

REVENUE AND EXPENDITURE REPORT FOR TOWN OF OCEAN RIDGE

Balance As of 04/30/2026
 % Fiscal Year Completed: 58.08

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026 (Abnormal) Normal	Available Balance 04/30/2026 (Abnormal) Normal	% Bdgt Used	Encumbrance 04/30/2026 (Decrease) Increase
Fund: 001 GENERAL FUND						
Account Category: Expenditures						
Department: 515.105 APPOINTED BOARDS						
001-515.105-504.500	INSURANCE LIAB, HAZARD, DAMAGE	2,400.00	1,800.00	600.00	75.00	0.00
Total Dept 515.105 - APPOINTED BOARDS		2,400.00	1,800.00	600.00	75.00	0.00
Department: 519.106 OTHER GENERAL GOVERNMENT						
001-519.106-503.100	PROFESSIONAL SERVICES	63,000.00	66,594.53	(3,594.53)	105.71	0.00
001-519.106-503.400	OTHER CONTRACTUAL SERVICES	45,785.00	35,503.00	10,282.00	77.54	0.00
001-519.106-504.100	COMMUNICATIONS SERV PHONE ETC	16,850.00	4,553.13	12,296.87	27.02	0.00
001-519.106-504.200	POSTAGE & FREIGHT	3,275.00	18.25	3,256.75	0.56	0.00
001-519.106-504.300	UTILITY SERVICE - ELEC & WATER	10,000.00	2,620.34	7,379.66	26.20	0.00
001-519.106-504.400	RENTALS & LEASES	3,300.00	3,060.66	239.34	92.75	0.00
001-519.106-504.500	INSURANCE LIAB, HAZARD, DAMAGE	171,900.00	140,517.00	31,383.00	81.74	0.00
001-519.106-504.610	REPAIR & MAINTENANCE	99,150.00	183,315.61	(84,165.61)	184.89	0.00
001-519.106-504.700	PRINTING	1,500.00	0.00	1,500.00	0.00	0.00
001-519.106-504.900	OTHER CURRENT CHARGES	36,075.00	2,489.79	33,585.21	6.90	0.00
001-519.106-504.910	ELECTION EXPENSES	16,450.00	24.00	16,426.00	0.15	0.00
001-519.106-505.100	OFFICE SUPPLIES	8,000.00	1,111.84	6,888.16	13.90	0.00
001-519.106-505.200	OPERATING SUPPLIES	5,600.00	1,403.93	4,196.07	25.07	0.00
001-519.106-505.220	OPERATING SUPPLIES UNIFORM/EMB	500.00	0.00	500.00	0.00	0.00
001-519.106-505.400	SUBSC, MEMBERSHIPS, EDUCATION	15,570.00	520.00	15,050.00	3.34	0.00
001-519.106-507.010	COVENANTS FROM TH LOAN	240,000.00	146,530.62	93,469.38	61.05	0.00
001-519.106-507.200	DEBT SERVICE - INTEREST	90,000.00	9,086.70	80,913.30	10.10	0.00
Total Dept 519.106 - OTHER GENERAL GOVERNMENT		826,955.00	597,349.40	229,605.60	72.23	0.00
Department: 521.107 LAW ENFORCEMENT & FIRE CONTROL						
001-521.107-501.100	EXECUTIVE SALARIES	160,800.00	134,659.09	26,140.91	83.74	0.00
001-521.107-501.200	REGULAR SALARIES AND WAGES	2,154,861.81	1,219,001.01	935,860.80	56.57	0.00
001-521.107-501.210	ONE TIME LUMP SUM INCREASE	1,000.00	0.00	1,000.00	0.00	0.00
001-521.107-501.400	OVERTIME	125,000.00	29,875.06	95,124.94	23.90	0.00
001-521.107-501.410	VACATION PAY	12,500.00	0.00	12,500.00	0.00	0.00
001-521.107-501.500	SPECIAL PAY INCENTIVE	20,000.00	1,220.00	18,780.00	6.10	0.00
001-521.107-501.510	SPECIAL DETAIL PAY	15,000.00	0.00	15,000.00	0.00	0.00
001-521.107-501.600	HOLIDAY PAY	100,000.00	0.00	100,000.00	0.00	0.00
001-521.107-502.100	FICA TAXES	177,148.14	105,933.68	71,214.46	59.80	0.00
001-521.107-502.200	RETIREMENT CONTRIBUTIONS	728,392.70	427,224.51	301,168.19	58.65	0.00
001-521.107-502.300	LIFE & HEALTH INSURANCE	327,511.20	199,536.04	127,975.16	60.92	0.00
001-521.107-502.310	LONG TERM DISABILITY	10,433.76	1,691.18	8,742.58	16.21	0.00
001-521.107-502.400	WORKERS' COMPENSATION	52,000.00	37,744.28	14,255.72	72.59	0.00
001-521.107-503.100	PROFESSIONAL SERVICES	98,870.00	18,148.72	80,721.28	18.36	0.00
001-521.107-503.400	OTHER CONTRACTUAL SERVICES	1,599,425.00	1,544,664.13	54,760.87	96.58	0.00
001-521.107-504.000	TRAVEL & PER DIEM	111,850.00	1,815.00	110,035.00	1.62	0.00
001-521.107-504.100	COMMUNICATIONS SERV PHONE ETC	28,300.00	5,992.84	22,307.16	21.18	0.00
001-521.107-504.200	POSTAGE & FREIGHT	2,000.00	120.99	1,879.01	6.05	0.00
001-521.107-504.300	UTILITY SERVICE - ELEC & WATER	13,000.00	2,620.32	10,379.68	20.16	0.00
001-521.107-504.400	RENTALS & LEASES	3,100.00	1,510.57	1,589.43	48.73	0.00
001-521.107-504.410	VEHICLE LEASES	61,000.00	0.00	61,000.00	0.00	0.00
001-521.107-504.500	INSURANCE LIAB, HAZARD, DAMAGE	62,900.00	53,444.88	9,455.12	84.97	0.00
001-521.107-504.610	REPAIR & MAINTENANCE	95,021.00	51,488.01	43,532.99	54.19	0.00
001-521.107-504.620	REPAIR & MAINTENANCE VEHICLE	32,500.00	10,298.26	22,201.74	31.69	0.00
001-521.107-504.630	REPAIR & MAINTENANCE DISPATCH	34,000.00	37,802.41	(3,802.41)	111.18	0.00

REVENUE AND EXPENDITURE REPORT FOR TOWN OF OCEAN RIDGE

Balance As of 04/30/2026
 % Fiscal Year Completed: 58.08

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026 (Normal (Abnormal))	Available Balance 04/30/2026 Normal (Abnormal)	% Bdgt Used Increase	Encumbrance 04/30/2026 (Decrease)
Fund: 001 GENERAL FUND						
Account Category: Expenditures						
Department: 521.107 LAW ENFORCEMENT & FIRE CONTROL						
001-521.107-504.700	PRINTING	1,500.00	0.00	1,500.00	0.00	0.00
001-521.107-504.900	OTHER CURRENT CHARGES	4,000.00	329.94	3,670.06	8.25	0.00
001-521.107-505.100	OFFICE SUPPLIES	5,000.00	1,314.48	3,685.52	26.29	0.00
001-521.107-505.200	OPERATING SUPPLIES	31,150.00	11,964.42	19,185.58	38.41	0.00
001-521.107-505.210	OPERATING SUPPLIES GAS & OIL	51,000.00	20,482.86	30,517.14	40.16	0.00
001-521.107-505.220	OPERATING SUPPLIES UNIFORM/EMB	26,280.00	3,591.48	22,688.52	13.67	0.00
001-521.107-505.400	SUBSC, MEMBERSHIPS, EDUCATION	19,665.00	11,364.89	8,300.11	57.79	0.00
Total Dept 521.107 - LAW ENFORCEMENT & FIRE CONTROL		6,165,208.61	3,933,839.05	2,231,369.56	63.81	0.00
Department: 524.108 INSPECTIONS						
001-524.108-501.200	REGULAR SALARIES AND WAGES	60,938.45	108,999.02	(48,060.57)	178.87	0.00
001-524.108-501.400	OVERTIME	500.00	0.00	500.00	0.00	0.00
001-524.108-502.100	FICA TAXES	4,661.79	3,241.99	1,419.80	69.54	0.00
001-524.108-502.200	RETIREMENT CONTRIBUTIONS	8,549.66	5,945.89	2,603.77	69.55	0.00
001-524.108-502.300	LIFE & HEALTH INSURANCE	24,104.04	16,610.67	7,493.37	68.91	0.00
001-524.108-502.310	LONG TERM DISABILITY	304.56	50.76	253.80	16.67	0.00
001-524.108-502.400	WORKERS' COMPENSATION	1,200.00	1,002.31	197.69	83.53	0.00
001-524.108-503.100	PROFESSIONAL SERVICES	386,900.00	157,878.71	229,021.29	40.81	0.00
001-524.108-503.400	OTHER CONTRACTUAL SERVICES	30,000.00	15,043.50	14,956.50	50.15	0.00
001-524.108-504.000	TRAVEL & PER DIEM	250.00	0.00	250.00	0.00	0.00
001-524.108-504.200	POSTAGE & FREIGHT	1,550.00	0.00	1,550.00	0.00	0.00
001-524.108-504.400	RENTALS & LEASES	7,025.00	1,803.97	5,221.03	25.68	0.00
001-524.108-504.500	INSURANCE LIAB, HAZARD, DAMAGE	2,400.00	1,800.00	600.00	75.00	0.00
001-524.108-504.610	REPAIR & MAINTENANCE	1,000.00	99.00	901.00	9.90	0.00
001-524.108-504.620	REPAIR & MAINTENANCE VEHICLE	500.00	0.00	500.00	0.00	0.00
001-524.108-504.700	PRINTING	500.00	187.58	312.42	37.52	0.00
001-524.108-504.900	OTHER CURRENT CHARGES	6,200.00	325.00	5,875.00	5.24	0.00
001-524.108-505.100	OFFICE SUPPLIES	1,500.00	65.69	1,434.31	4.38	0.00
001-524.108-505.200	OPERATING SUPPLIES	3,000.00	744.26	2,255.74	24.81	0.00
001-524.108-505.210	OPERATING SUPPLIES GAS & OIL	0.00	1,813.45	(1,813.45)	100.00	0.00
001-524.108-505.220	OPERATING SUPPLIES UNIFORM/EMB	300.00	300.00	0.00	100.00	0.00
001-524.108-505.400	SUBSC, MEMBERSHIPS, EDUCATION	3,720.00	0.00	3,720.00	0.00	0.00
Total Dept 524.108 - INSPECTIONS		545,103.50	315,911.80	229,191.70	57.95	0.00
Department: 534.111 GARBAGE & SOLID WASTE						
001-534.111-503.400	OTHER CONTRACTUAL SERVICES	351,300.00	92,736.84	258,563.16	26.40	0.00
Total Dept 534.111 - GARBAGE & SOLID WASTE		351,300.00	92,736.84	258,563.16	26.40	0.00
Department: 539.112 OTHER PHYSICAL ENVIRONMENT						
001-539.112-503.120	TOWN ENGINEER	118,000.00	21,604.25	96,395.75	18.31	0.00
001-539.112-503.400	OTHER CONTRACTUAL SERVICES	340,720.00	110,164.77	224,655.23	34.06	5,900.00
001-539.112-504.610	REPAIR & MAINTENANCE	131,000.00	2,301.95	113,198.05	13.59	15,500.00
Total Dept 539.112 - OTHER PHYSICAL ENVIRONMENT		589,720.00	134,070.97	434,249.03	26.36	21,400.00
Department: 541.113 PUBLIC WORKS						
001-541.113-501.200	REGULAR SALARIES AND WAGES	155,911.63	95,524.30	60,387.33	61.27	0.00
001-541.113-501.400	OVERTIME	20,000.00	1,351.67	18,648.33	6.76	0.00
001-541.113-501.410	VACATION PAY	2,000.00	0.00	2,000.00	0.00	0.00
001-541.113-502.100	FICA TAXES	11,927.24	7,394.96	4,532.28	62.00	0.00
001-541.113-502.200	RETIREMENT CONTRIBUTIONS	21,874.40	13,562.20	8,312.20	62.00	0.00

REVENUE AND EXPENDITURE REPORT FOR TOWN OF OCEAN RIDGE

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 % Fiscal Year Completed: 58.08

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026 (Abnormal) Normal	Available Balance 04/30/2026 Normal (Abnormal)	% Bdgt Used Increase	Encumbrance 04/30/2026 (Decrease)
Fund: 001 GENERAL FUND						
Account Category: Expenditures						
Department: 541.113 PUBLIC WORKS						
001-541.113-502.300	LIFE & HEALTH INSURANCE	25,273.92	16,175.51	9,098.41	64.00	0.00
001-541.113-502.310	LONG TERM DISABILITY	780.12	130.02	650.10	16.67	0.00
001-541.113-502.400	WORKERS' COMPENSATION	12,000.00	12,330.99	(330.99)	102.76	0.00
001-541.113-503.100	PROFESSIONAL SERVICES	38,000.00	3,610.55	34,389.45	9.50	0.00
001-541.113-504.100	COMMUNICATIONS SERV PHONE ETC	1,100.00	403.82	696.18	36.71	0.00
001-541.113-504.300	UTILITY SERVICE - ELEC & WATER	61,500.00	14,087.92	47,412.08	22.91	0.00
001-541.113-504.500	INSURANCE LIAB, HAZARD, DAMAGE	2,400.00	1,800.00	600.00	75.00	0.00
001-541.113-504.610	REPAIR & MAINTENANCE	154,500.00	23,719.75	130,780.25	15.35	0.00
001-541.113-504.620	REPAIR & MAINTENANCE VEHICLE	2,000.00	0.00	2,000.00	0.00	0.00
001-541.113-505.200	OPERATING SUPPLIES	4,700.00	640.07	4,059.93	13.62	0.00
001-541.113-505.210	OPERATING SUPPLIES GAS & OIL	5,000.00	3,579.77	1,420.23	71.60	0.00
001-541.113-505.220	OPERATING SUPPLIES UNIFORM/EMB	1,200.00	0.00	1,200.00	0.00	0.00
001-541.113-505.230	OPERATING SUPPLIES SMALL TOOLS	3,000.00	33.99	2,966.01	1.13	0.00
001-541.113-505.300	ROAD MATERIALS & SUPPLIES	10,000.00	3,600.00	6,400.00	36.00	0.00
001-541.113-505.400	SUBSC, MEMBERSHIPS, EDUCATION	800.00	0.00	800.00	0.00	0.00
001-541.113-506.400	MACHINERY & EQUIPMENT	10,000.00	0.00	10,000.00	0.00	0.00
Total Dept 541.113 - PUBLIC WORKS		543,967.31	197,945.52	346,021.79	36.39	0.00
Department: 580.114 CONTINGENCY						
001-580.114-509.110	TRANSFER TO CAPITAL PROJECTS	0.00	59,452.15	(59,452.15)	100.00	0.00
001-580.114-509.900	CONTINGENCY	500,000.00	136,775.00	363,225.00	27.36	0.00
Total Dept 580.114 - CONTINGENCY		500,000.00	196,227.15	303,772.85	39.25	0.00
Department: 590.100 TRANSFER TO CAPITAL PROJECTS						
001-590.100-509.110	TRANSFER TO CAPITAL PROJECTS	4,362,000.00	165,158.68	4,196,841.32	3.79	0.00
Total Dept 590.100 - TRANSFER TO CAPITAL PROJECTS		4,362,000.00	165,158.68	4,196,841.32	3.79	0.00
Expenditures		14,808,348.55	6,038,540.98	8,748,407.57	40.92	21,400.00
Fund 001 - GENERAL FUND:						
TOTAL EXPENDITURES		14,808,348.55	6,038,540.98	8,748,407.57	40.92	21,400.00

BALANCE SHEET REPORT FOR TOWN OF OCEAN RIDGE
Balance As of 04/30/2026

YTD Balance
04/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 302 CAPITAL PROJECTS FUND			
*** Assets ***			
302-000.000-101.271	SEACOAST CAPITAL		60,000.00
302-000.000-131.000	DUE FROM GENERAL FUND		26,396.58
Total Assets			86,396.58
*** Liabilities ***			
302-000.000-202.000	ACCOUNTS PAYABLE		3,697.50
302-000.000-207.200	DUE TO OTHER FUNDS		117,262.77
Total Liabilities			120,960.27
*** Fund Equity ***			
302-000.000-271.100	FUND BALANCE		(38,732.78)
Total Fund Equity			(38,732.78)
Total Fund 302:			
TOTAL ASSETS			86,396.58
BEG. FUND BALANCE			(38,732.78)
+ NET OF REVENUES & EXPENDITURES			4,169.09
= ENDING FUND BALANCE			(34,563.69)
+ LIABILITIES			120,960.27
= TOTAL LIABILITIES AND FUND BALANCE			86,396.58

REVENUE AND EXPENDITURE REPORT FOR TOWN OF OCEAN RIDGE

Balance As of 04/30/2026
 % Fiscal Year Completed: 58.08

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026 Normal (Abnormal)	Available Balance 04/30/2026 Normal (Abnormal)	% Bdgt Used	Encumbrance 04/30/2026 Increase (Decrease)
Fund: 302 CAPITAL PROJECTS FUND						
Account Category: Revenues						
Department: 380.000 NON - REVENUES						
302-380.000-381.000	INTERFUND TRANSFER	4,362,000.00	0.00	4,362,000.00	0.00	0.00
302-380.000-381.100	INTERFUND TRANSFER	0.00	224,610.83	(224,610.83)	100.00	0.00
Total Dept 380.000 - NON - REVENUES		4,362,000.00	224,610.83	4,137,389.17	5.15	0.00
Revenues		4,362,000.00	224,610.83	4,137,389.17	5.15	0.00
Fund 302 - CAPITAL PROJECTS FUND:						
TOTAL REVENUES		4,362,000.00	224,610.83	4,137,389.17	5.15	0.00
Report Totals:						
TOTAL REVENUES - ALL FUNDS		19,170,349.00	11,651,134.80	7,519,214.20	60.78	0.00

REVENUE AND EXPENDITURE REPORT FOR TOWN OF OCEAN RIDGE

Balance As of 04/30/2026
 % Fiscal Year Completed: 58.08

GL Number	Description	25-26 Amended Budget	YTD Balance 04/30/2026 Normal (Abnormal)	Available Balance 04/30/2026 Normal (Abnormal)	% Bdgt Used	Encumbrance 04/30/2026 (Decrease)
Fund: 302 CAPITAL PROJECTS FUND						
Account Category: Expenditures						
Department: 519.106 OTHER GENERAL GOVERNMENT						
302-519.106-503.100	PROFESSIONAL SERVICES	50,000.00	0.00	42,969.00	14.06	7,031.00
302-519.106-504.900	OTHER CURRENT CHARGES	250,000.00	0.00	250,000.00	0.00	0.00
Total Dept 519.106 - OTHER GENERAL GOVERNMENT		300,000.00	0.00	292,969.00	2.34	7,031.00
Department: 521.107 LAW ENFORCEMENT & FIRE CONTROL						
302-521.107-506.400	MACHINERY & EQUIPMENT	412,000.00	120,034.24	256,595.48	37.72	35,370.28
Total Dept 521.107 - LAW ENFORCEMENT & FIRE CONTROL		412,000.00	120,034.24	256,595.48	37.72	35,370.28
Department: 539.112 OTHER PHYSICAL ENVIRONMENT						
302-539.112-503.4002503	OTHER CONTRACTUAL SERVICES	0.00	10,110.00	(10,110.00)	100.00	0.00
302-539.112-506.300	IMPROVEMENTS NOT BUILDINGS	3,650,000.00	600.00	3,334,376.20	8.65	315,023.80
302-539.112-506.3002501	IMPROVEMENTS NOT BUILDINGS	0.00	84,125.00	(84,125.00)	100.00	0.00
302-539.112-506.3002503	IMPROVEMENTS NOT BUILDINGS	0.00	1,485.00	(1,485.00)	100.00	0.00
302-539.112-506.3002601	IMPROVEMENTS NOT BUILDINGS	0.00	4,087.50	(4,087.50)	100.00	0.00
Total Dept 539.112 - OTHER PHYSICAL ENVIRONMENT		3,650,000.00	100,407.50	3,234,568.70	11.38	315,023.80
Expenditures		4,362,000.00	220,441.74	3,784,133.18	13.25	357,425.08
Fund 302 - CAPITAL PROJECTS FUND:						
TOTAL EXPENDITURES		4,362,000.00	220,441.74	3,784,133.18	13.25	357,425.08
Report Totals:						
TOTAL EXPENDITURES - ALL FUNDS		19,170,348.55	6,258,982.72	12,532,540.75	34.63	378,825.08

**Agenda: Monday, June 1, 2026
Memo: Item #8.**

Town of Ocean Ridge, Florida

Town Commission Agenda Memorandum

Michelle Heiser, Town Manager

**Subject: Report Regarding Infrastructure Surtax Expenditures for FY25 As
Approved by the Infrastructure Surtax Committee**

The Infrastructure Surtax Citizen Oversight Committee reviewed the annual report detailing the revenue received and expenditures made from the Local Infrastructure Surtax fund through February 23, 2026, in accordance with Palm Beach County Ordinance 2016-032. The report provides a historical summary of surtax collections, prior expenditures associated with the North Ocean Boulevard Water Main Replacement Project, and the current available fund balance. The Committee also considered and recommends that the remaining available revenues continue to support eligible water main infrastructure modernization and replacement projects within the Town.

Staff recommends a motion to approve the Infrastructure Surtax Revenues and Expenditures Report through February 23, 2026, acknowledging the current available balance of \$248,292.87, and directing that the remaining Infrastructure Surtax funds continue to be utilized for eligible water main infrastructure modernization and replacement projects within the Town.

Suggested Motion: I move to approve the report and Staff's recommendations as stated.

Respectfully,
Michelle Heiser, Town Manager

ORDINANCE NO. 2016- 032

AN ORDINANCE IMPOSING A COUNTYWIDE LOCAL GOVERNMENT INFRASTRUCTURE SURTAX OF ONE PERCENT (1.0%) ON ALL AUTHORIZED TAXABLE TRANSACTIONS OCCURRING WITHIN PALM BEACH COUNTY, AS AUTHORIZED BY SECTION 212.055(2), FLORIDA STATUTES, EFFECTIVE BEGINNING JANUARY 1, 2017, FOR A PERIOD OF TEN YEARS; PROVIDING THAT IMPOSITION OF THE SURTAX SHALL BE CONTINGENT ON APPROVAL AT A COUNTYWIDE REFERENDUM; PROVIDING FOR DISTRIBUTION OF SURTAX REVENUES AMONG THE COUNTY, THE MUNICIPALITIES IN THE COUNTY, AND THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA; PROVIDING FOR CITIZEN OVERSIGHT; PROVIDING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS TO HOLD A COUNTYWIDE PRECINCT REFERENDUM ELECTION ON NOVEMBER 8, 2016.

WHEREAS, Section 212.055(2), Florida Statutes (2015), authorizes the Palm Beach County Board of County Commissioners (“Board”) to impose a 0.5 percent (0.5%) or 1.0 percent (1%) local government infrastructure surtax (“Surtax”) upon transactions occurring within Palm Beach County (“County”) which are taxable under Chapter 212, Florida Statutes (2015); and

WHEREAS, a 1.0 percent (1%) Surtax would, under current State sales tax rates, result in a one cent (1¢) Surtax on each one dollar (\$1.00) sale as specifically provided by law; and

WHEREAS, the Surtax differs from the transactions subject to the State sales tax in that the local option sales tax base applies only to the first \$5,000 of the purchase price of an item of taxable personal property while the State sales tax applies to the entire purchase price regardless of amount, pursuant to section 212.054(b), Florida Statutes; and

WHEREAS, the Surtax does not apply to certain groceries, medical products and supplies, and other specifically identified goods and services listed in section 212.08, Florida Statutes; and

WHEREAS, the funds derived from the imposition of the Surtax shall be distributed to the County and the municipalities of the County (the "Municipalities"), and will include a distribution to the School Board of Palm Beach County (the "School Board"), as provided in an interlocal agreement; and

WHEREAS, moneys received from the local government infrastructure Surtax authorized by section 212.055(2), Florida Statutes (2015), may be utilized by the County, the Municipalities, and the School Board to **finance, plan, construct, reconstruct, renovate and improve needed infrastructure;** and

WHEREAS, the County, the Municipalities, and the School Board are presently without sufficient fiscal and monetary resources to adequately fund their respective infrastructure needs; and

WHEREAS, adequate public infrastructure facilities of the types herein described promote the safe, efficient, and uninterrupted provision of numerous essential public services provided by the County, the Municipalities, and the School Board, including but not limited to district-owned school buildings, equipment, technology and security; school buses; roads, bridges, sidewalks, streetlights, signalization, parks, recreational and governmental facilities, drainage, and wastewater facilities; and public safety vehicles and equipment; and

WHEREAS, a brief description of the projects to be funded is set forth in the ballot language contained in this Ordinance; and

WHEREAS, the County, the Municipalities, and the School Board shall each establish a citizen oversight committee to provide for citizen review of their respective expenditure of infrastructure Surtax proceeds.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Palm Beach County, Florida, that:

SECTION 1. INCORPORATION OF RECITALS. The above recitals are true and correct and are hereby incorporated by reference.

SECTION 2. IMPOSITION OF LOCAL GOVERNMENT INFRASTRUCTURE SURTAX. There is hereby imposed a 1.0 percent (1%) local government infrastructure surtax ("Surtax") upon all authorized taxable transactions occurring within the County.

SECTION 3. ADMINISTRATION, COLLECTION, AND DISTRIBUTION OF PROCEEDS. The Surtax shall be administered, collected, and enforced in accordance with the provisions of section 212.054, Florida Statutes (2015), and the rules promulgated by the Florida Department of Revenue. The proceeds of the Surtax shall be distributed by the Department of Revenue directly to the County, the Municipalities, and the School Board, in accordance with an interlocal agreement.

SECTION 4. REFERENDUM ELECTION.

(a) The Surtax imposed in Section 2 hereof shall not take effect unless and until approved by a majority of the electors of the County voting in a countywide precinct referendum election on the Surtax.

(b) The Palm Beach County Supervisor of Elections is hereby directed to hold such countywide precinct referendum election on November 8, 2016.

(c) The Palm Beach County Supervisor of Elections shall cause the following proposition to be placed on the ballot:

**PALM BEACH COUNTY DISTRICT SCHOOLS, CITIES
AND COUNTY GOVERNMENT INFRASTRUCTURE ONE-
CENT SALES SURTAX**

To enhance education by improving district-owned school buildings, equipment, technology and security; purchase school buses, public safety vehicles and equipment; and equip, construct and repair roads, bridges, signals, streetlights, sidewalks, parks, drainage, shoreline and wastewater infrastructure, recreational and governmental facilities; shall the County levy a one-cent sales surtax beginning January 1, 2017 and automatically ending on or before December 31, 2026, with independent oversight by citizen committees?

_____ FOR THE ONE CENT SALES TAX

_____ AGAINST THE ONE CENT SALES TAX

SECTION 5. ADVERTISEMENT. The Palm Beach County Clerk of Court shall insure that notice of this referendum shall be advertised in accordance with the provisions of section 100.342, Florida Statutes (2015). Proof of publication shall be provided to the Chair of the Board.

SECTION 6. EXPIRATION DATE; SURVIVAL OF CERTAIN RESTRICTED USES.

(a) *Sunset.* In all events, this Ordinance shall be in effect only through December 31, 2026. It shall "sunset" and expire thereafter, without further action by the Board, at which time it shall be deemed repealed and of no further force and effect, and the Surtax levied hereunder shall terminate. Alternatively, this Ordinance shall "sunset" in the event that the total aggregate distributions of Surtax proceeds equal or exceed the amount of \$2,700,000,000 on or before September 1 of any year during the term of this Ordinance, in which event the Board shall take all necessary action to repeal this Ordinance and notify the Florida Department of

Revenue prior to the applicable deadline so that the Surtax will not continue for the following calendar year.

(b) *Survival of restrictions on use of Surtax proceeds.* Notwithstanding the provisions of subsection (a) for the expiration and repeal of this Ordinance, so long as any Surtax proceeds shall remain unspent, the restrictions hereby imposed concerning the distribution and use of such Surtax proceeds as well as the proceeds of any borrowings payable from Surtax proceeds, and all interest and other investment earnings on either of them shall survive such expiration and repeal and shall be fully enforceable in a court of competent jurisdiction.

SECTION 7. CITIZEN OVERSIGHT.

(a) The County, the Municipalities, and the School Board shall each separately provide for the creation of citizen oversight committees (“Committee” or collectively “Committees”) to provide for citizen review of their respective expenditure of Surtax Proceeds, as soon as possible after the Surtax becomes effective, but not later than the date on which Surtax funds are first expended. A Municipality may either participate in an oversight committee created by the Palm Beach League of Cities or create its own committee.

(b) The Committees shall serve as advisory and reporting bodies to the creating entities. Each creating entity shall establish specific duties and membership requirements governing Committee operations and participation.

(c) Each Committee shall have the responsibility to review the expenditure of Surtax proceeds by the entity which created it.

(d) The Committees shall meet monthly, or as otherwise needed to fulfill their duties and responsibilities. Each Committee shall provide an annual report to the governing board of the entity which created it.

(e) Committee members shall receive no compensation for the performance of their duties.

(f) The Committees, their members, and all their proceedings shall be governed by and comply with the provisions of the Florida Sunshine Law, Chapter 286, Florida Statutes, the Florida Public Records Law, Chapter 119, Florida Statutes, and the Florida Ethics Code, Chapter 112, Florida Statutes, and all other applicable local or state statutes, ordinances, or rules.

SECTION 8. CODIFICATION. It is the intention of the Board that the provisions of this Ordinance, including its preamble, shall become and be made a part of the County Code of Ordinances, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word or phrase and the sections of this Ordinance may be renumbered or relettered to accomplish such intention; provided, however, that Sections 5 and 8 shall not be codified.

SECTION 9. SEVERABILITY. Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 10. EFFECTIVE DATE. This Ordinance shall become effective upon filing with the Department of State.

PASSED AND DULY ENACTED by the Board of County Commissioners of Palm Beach County, Florida in regular session, this 17th day of May, 2016.
date set forth above.

PALM BEACH COUNTY, FLORIDA

By: Mary Lou Berger
Mary Lou Berger
Mayor

(SEAL)

ATTEST:

Sharon R. Bock, Clerk & Comptroller
Circuit Court

By: Sharon R. Bock
Deputy Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Paul Feby
County Attorney

Filed with the Department of State on the 19th day of May, 2016.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

May 20, 2016

Honorable Sharon R. Bock
Clerk and Comptroller
Palm Beach County
301 North Olive Avenue
West Palm Beach, Florida 33401

Attention: Timothy Montiglio, Administrative Specialist II

Dear Ms. Bock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2016-032, which was filed in this office on May 19, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

Distribution Date	Collection Date	Amount	Voucher
02/03/2025	12/01/2024	7,825.28	D50273
05/13/2025	03/01/2025	8,645.24	D50383
08/07/2025	06/01/2025	8,165.89	D60052
11/03/2025	09/01/2025	7,670.40	D60164
02/02/2026	12/01/2025	8,596.76	D60274
05/04/2026	03/01/2026	2,933.76	D60387
11/22/2024	10/01/2024	11,817.54	D50189
12/18/2024	11/01/2024	12,003.26	D50217
01/23/2025	12/01/2024	13,418.96	D50249
02/24/2025	01/01/2025	14,914.25	D50295
03/24/2025	02/01/2025	12,649.50	D50318
04/23/2025	03/01/2025	14,154.04	D50355
05/21/2025	04/01/2025	14,861.58	D50390
06/19/2025	05/01/2025	13,368.84	D50422
07/22/2025	06/01/2025	12,540.69	D60012
08/21/2025	07/01/2025	12,127.32	D60063
09/22/2025	08/01/2025	12,173.30	D60106
10/21/2025	09/01/2025	10,965.11	D60146
11/21/2025	10/01/2025	11,781.29	D60183
12/22/2025	11/01/2025	11,113.07	D60215
01/22/2026	12/01/2025	12,113.92	D60258
02/23/2026	01/01/2026	14,452.87	D60290
		248,292.87	



Town of Ocean Ridge, Florida

Infrastructure Surtax Citizen Oversight Committee Agenda Memorandum

To: Infrastructure Surtax Citizen Oversight Committee

From: Michelle Heiser, Town Manager

Subject: Report to the Town Commission Regarding Infrastructure Surtax Revenues and Expenditures for FY25 and FY26 Year-to-Date

Date: May 19, 2026

Background

The Town Commission appointed all Members of the Planning & Zoning Commission, inclusive of its Alternates, to be seated together as part of a larger committee for the purpose of serving as the required Local Penny Sales Tax Infrastructure Oversight Committee.

According to Palm Beach County Ordinance 2016-032, Section 7(d), the committee shall provide an annual report to the Town Commission detailing the revenue received for the infrastructure surtax and the corresponding expenditures.

The revenue and expenditures of the fund are as follows to date:

The expenditures of the fund are as follows:

Fiscal Year	Revenue	Fiscal Year	Expenditures
FY17	\$70,041.42	FY17	\$0.00
FY18	\$138,895.77	FY18	\$0.00
FY19	\$133,080.00	FY19	\$0.00
FY20	\$126,202.30	FY20	\$0.00
FY21	\$147,070.91	FY21	\$0.00
FY22	\$159,372.17	FY22	\$0.00
FY23	\$149,836.55	FY23	\$0.00
FY24	\$152,903.81	FY24	\$1,077,575.91
FY25	\$199,082.49	FY25	\$0.00
FY26	\$48,210.38	FY26 YTD	\$0.00
Total Revenue	\$1,324,695.80	Total Expenditures	\$1,077,575.91

The balance in the fund as of May 1, 2026, is \$248,292.87 and needs direction from the Committee for allocation.

As previously reported to the Committee, the FY24 expenditure in the amount of \$1,077,575.91 was utilized to partially fund the North Ocean Boulevard Water Main Replacement Project. This approximately \$2.4 million infrastructure project replaced approximately 3,300 linear feet of aging water main from Island Drive to Inlet Cay Drive and addressed critical water infrastructure needs within the Town.

Infrastructure surtax revenues continued into FY25 following the prior anticipated sunset projections and have generated additional revenues through the first quarter of FY26.

Suggested Motion

Motion to approve the Report to the Town Commission regarding Infrastructure Surtax revenues and expenditures through February 23, 2026, acknowledging the current available balance of \$248,292.87, and recommending that the remaining Infrastructure Surtax funds continue to be utilized for eligible water main infrastructure modernization and replacement projects within the Town.

Agenda: Monday, June 1, 2026
Memo: Item #9.

Town of Ocean Ridge, Florida

Town Commission Agenda Memorandum

Michelle Heiser, Town Manager

Subject: Resolution No. 2026-04: A Resolution Of The Town Commission Of The Town Of Ocean Ridge, Florida, Approving And Adopting The Program For Public Information (PPI) Document, The Flood Insurance Coverage Improvement Plan, Referencing The Flood Response Preparations; Providing For Conflicts; Severability And Providing An Effective Date

The Town participates in the Community Rating System (CRS) which is a part of the National Flood Insurance Program (NFIP), and provides reductions in NFIP flood insurance premiums to policyholders in CRS participating communities that implement qualifying floodplain management activities, including flood related public information activities. The Program for Public Information (PPI) Document references the Town's Flood Response Preparations. The Resolution memorializes the Flood Insurance Coverage Improvement Plan and the Flood Response Preparations which are both CRS creditable components.

Staff recommends approval.

Suggested Motion: I move to approve.

Respectfully,
Michelle Heiser, Town Manager

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RESOLUTION NO. 2026-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, APPROVING AND ADOPTING THE PROGRAM FOR PUBLIC INFORMATION (PPI) DOCUMENT, THE FLOOD INSURANCE COVERAGE IMPROVEMENT PLAN, REFERENCING THE FLOOD RESPONSE PREPARATIONS; PROVIDING FOR CONFLICTS; SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, implementation of formally adopted Programs for Public Information (PPI), including Flood Response Preparations (FRP) and Flood Insurance Promotion (FIP) practices and procedures, is required for optimizing community credit points for public outreach projects and activities performed under the requirements of FEMA's Community Rating System (CRS) program; and

WHEREAS, Outreach projects conducted under PPI rules can receive credit multipliers of 40% or more; and

WHEREAS, Ocean Ridge currently holds a Class 7 CRS rating from the Insurance Services Office and with this rating, property owners in the Special Flood Hazard Area of Ocean Ridge receive an incentive discount of 15% on their flood insurance policies; and

WHEREAS, a key element in community class ratings has changed significantly and adopting the PPI will provide the best opportunity to optimize outreach credits under the new scoring criteria; and

WHEREAS, adoption of the PPI ensures greater community involvement in all aspects of public outreach and promises a more strategic, coordinated approach to reaching target audiences on important flood preparedness matters; and

WHEREAS, staff recommends that the Town Commission accept and approve the PPI for integration into Ocean Ridge's CRS.

NOW, THEREFORE, BE IT RESOLVED BY OCEAN RIDGE, FLORIDA'S COMMISSION that:

SECTION 1. The foregoing recitals are hereby affirmed and ratified.

SECTION 2. The Ocean Ridge Commission hereby adopts the Program for Public Information for integration into Ocean Ridge's Community Rating System attached to this resolution as Exhibit A.

SECTION 3. Should any section, paragraph, sentence, clause, phrase or other part of this Resolution be declared by a court of competent jurisdiction to be invalid, such

1 decision shall not affect the validity of this Resolution as a whole or any portion or part
2 thereof, other than the part so declared to be invalid.

3
4 **SECTION 4.** Should any section, paragraph, sentence, clause, or phrase of this
5 Resolution conflict with any section, paragraph, clause or phrase of any prior City
6 Ordinance, Resolution, or municipal Code provision, then in that event the provisions of
7 this Resolution shall prevail to the extent of such conflict.

8
9 **SECTION 5.** This Resolution shall become effective immediately upon adoption.

10
11 **PASSED AND ADOPTED** this 1st day of June 2026.

12
13 **ATTEST:**

OCEAN RIDGE

14
15
16 By: _____
17 Kelly Avery, Town Clerk

By: _____
Geoff Pugh, Mayor



Town of Ocean Ridge, Florida Program for Public Information (PPI) May 2026 Update

Background

The Town of Ocean Ridge has developed an outreach program over the years to educate the community concerning matters pertaining to floodplain management and to highlight the importance of flood mitigation to the community. This outreach has included active participation with Palm Beach County and input from volunteers and community stakeholders. In accordance with the *2017 CRS Coordinator's Manual*, the Town of Ocean Ridge determined the importance of developing its own Program for Public Information to further strengthen the Town's outreach program.

In October 1992, the Town of Ocean Ridge qualified for the Community Rating System (CRS) Program. CRS is a component of the National Flood Insurance Program (NFIP). It provides reductions in flood insurance premiums for residents and businesses within participating communities. The reductions are based on community floodplain management programs, including public information activities. To keep those discounts, communities must continue to implement their programs and provide status reports to the NFIP each year. Since entrance into the CRS Program, the Town has prioritized the dissemination of flood-related information to its residents and businesses. Over the years, the Town has expanded this outreach to include, among other items, a mailout to all properties in the community and numerous outreach items using electronic media.

The Town of Ocean Ridge has emphasized not only the life and property protection components of floodplain management but also the natural and beneficial functions of floodplains and the maintenance of open space. Furthermore, it continues active compliance

with the MS4 program (Municipal Separate Storm Sewer Systems). The MS4 program is part of the US Environmental Protection Agency's efforts to reduce pollution caused by untreated stormwater runoff.

The Town is pleased that its efforts to disseminate flood hazard information can not only prove beneficial to the Ocean Ridge community through mitigation of the hazardous effects of flooding, but they can also be beneficial in maximizing credit in the CRS program by conforming to the PPI standard outlined in the *2025 CRS Coordinator's Manual*.

PPI Task Force

The Program for Public Information Task Force is comprised of both key staff members from pertinent departments as well as community stakeholders representing pertinent professions in the Town. The meetings were held at the Town Hall. The PPI Task Force members included four stakeholders and two Town staff members.

PPI Task Force - Town of Ocean Ridge Stakeholders:

John Lipscomb – Mr. Lipscomb has resided in Ocean Ridge for 14 years and has served on several town committees. He is also a realtor with the Corcoran Group and is author of two award winning published books.

Robert Sloat – Dr. Sloat is a former town Commissioner and has been an Ocean Ridge resident for over twenty years. He is also the former Director of the School of Education and Rehabilitation at the University of Northern Colorado.

Sally Voorhees – Ms. Voorhees is a Commercial Insurance Officer with McGriff Insurance Services, Inc., a Top 5 Insurance Broker. She has been providing insurance services to clients throughout Florida and Ocean Ridge for almost 20 years.

Arthur Ziev – Mr. Ziev has been a resident of Ocean Ridge for over 20 years and has served on the Town's Septic to Sewer Advisory Committee. Arthur Ziev's professional experience includes real estate development and public finance investment banking.

PPI Task Force - Town of Ocean Ridge Staff:

Lynne Ladner – At the time in which the PPI was being updated, Ms. Ladner was the Chief Administrative Officer and Town Manager. She has experience in floodplain management and represented the staff in that capacity, She also assisted in the Town’s public information activities. Ms. Ladner served the Town for over four years.

Kelly Avery – With over 15 years’ experience in public administration and communication, Ms. Avery has been the Town Clerk for three years, and, as such, is tasked with managing much of the Town’s outreach.

CRS Max Consultants served as facilitator of the PPI process.

Assessment of Public Information Needs

The Task Force’s first meeting was held on March 7, 2025. Following a brief introduction concerning the National Flood Insurance Program, the Community Rating System and Activities 330 Outreach Projects and 370 Flood Insurance Promotion, the Task Force began by assessing the community’s public information needs.

The Task Force agreed that certain messages addressing various projects are and should continue to be disseminated to the entire community. An assessment of flood insurance coverage will be highlighted later in this PPI. The Task Force confirms the need for increased advisement of the flood hazard throughout the community. The Task Force chose the following target areas for more intentional directed outreach.

Target Area:

1. **Target Area #1: Repetitive Loss Areas:** The Town has 14 repetitive loss properties. These properties, together with a number of adjacent properties, have been identified as repetitive loss areas. These areas were designated by the PPI Task Force as a target area. A special outreach project, entailing a mailed advisement to the property owners in these areas is one of the targeted public information projects that is completed annually.

2. **Target Area #2: Areas with drainage problems:** Areas with drainage problems are often especially vulnerable to flooding. Accordingly, these areas are being designated as a target area.
3. **Target Area #3: Evacuation zones:** Because the Town is a coastal community, evacuation zones are especially significant and their residents may benefit from more outreach.

Target Audiences:

The Task Force recognized several additional target audiences that particularly need flood hazard and flood protection information.

4. **Target Audience #4: Real Estate Agencies:** Real estate agencies are important because they oversee the sale of properties and can serve to alert buyers to flooding potential.
5. **Target Audience #5: Insurance Agencies:** The PPI Task Force considers the promotion of flood insurance to be extremely crucial in the Town's flood mitigation efforts. Accordingly, insurance agencies are considered an important target audience.
6. **Target Audience #6: Banks and Mortgage Companies:** Banks and mortgage companies often exert the primary influence to encourage flood insurance. Accordingly, the PPI Task Force considers this to be an effective target audience.
7. **Target Audience #7: Homeowner and Condominium Associations:** This group forms a significant population that can benefit from flood hazard information. The projects to this group will include an email with the Town's flood hazard brochure.
8. **Target Audience #8: New Residents:** By targeting this readily accessible audience, the Town is able to impress the importance of flood mitigation in general and flood insurance in particular to all who move into the Town.
9. **Target Audience #9: Licensed Vendors:** This is an easily accessible audience that could benefit from information on flood risks, mitigation, best practices and ways to protect their businesses.

10. **Target Audience #10: Rental occupied residency:** This audience could benefit from information about local flood risk, property protection and the value of obtaining contents coverage through a flood insurance renter's policy.
11. **Target Audience #11: Rental apartment owners:** Because they are often not residents of the properties they own, if this group is not specifically targeted these owners may not benefit from the other outreach projects. Messages to this audience could focus information about protecting both their property and tenants from flood hazards.
12. **Target Audience #12: Coastal/waterfront/dune permit applicants:** This audience is particularly vulnerable to the effects of coastal flooding and would benefit from targeted outreach on this topic. Additionally, since the Town already has contact information on file, this audience can be easily and affordably messaged through electronic means.
13. **Target Audience #13: Registered Contractors in permit applicant system:** This is an easily accessible audience that could benefit from information on flood risks, mitigation, best practices and ways to protect their businesses and clients.
14. **Target Audience #14: Septic Companies:** If this group is not specifically targeted, its members may not benefit from the other outreach projects. Septic companies are a reliable source of information for owners of septic systems, and the implementation of best practices is critical to protecting water quality.

The designation of "target audiences" is intended to assist the Town in its determination to focus upon strategic audiences to make the communication efforts as effective as possible.

Inventory of Other Public Information Efforts

Table 1 is an incomplete listing of other public information efforts, many of which are undertaken by agencies other than those under the direction of the Town government. Some of these may not specifically entail flood mitigation information but may serve as additional avenues to disseminate information.

Table 1. Inventory of Other Public Information Efforts

Organization	Project
Town of Ocean Ridge	Annual garbage and trash utility bills; include flood hazard brochure.
Florida Power and Light	Monthly bills
Town of Ocean Ridge	Handouts and brochures at various locations
Town of Ocean Ridge	Facebook, X, YouTube and Instagram
	Next Door account
	Press releases
	Civic Ready
Town Building Department	Map inquiry service
Town Public Works	MS4 Projects, Swale and Canal Maintenance, Illegal Dumping Signage
South Florida Water Management District	Numerous flood mitigation outreaches
Insurance agencies	Handouts on flood insurance
Palm Beach County	Numerous flood mitigation outreaches
	Website and Social Media
	Library and public events
	Alert PBC and DART App

The Task Force recognizes the benefit of utilizing stakeholders to disseminate information. Insurance companies, for example, can be a particularly effective means of outreach.

Topics, Messages and Outcomes

After assessing the Community’s flooding information needs, the PPI Task Force identified the following topics and priority messages for the PPI. Each message has a desired, measurable, outcome, as shown in Table 2.

Table 2: Topics, Messages and Desired Outcomes

Topic	Message	Outcome
1. Know your flood hazard	1a. If you would like to know if a property is in the Special Flood Hazard Area (SFHA), please visit the Town’s website at oceanridge.gov to access flood zone maps. 1b. If you would like to know if a property is in a SFHA, if it is in an area predicted to flood in the future, or in an area that has had flooding problems in the past or is near an area that should be protected due to its natural floodplain functions, please call Town Hall at 561-732-2635. 1c. Federal Emergency Management Agency (FEMA) has released updated flood zone maps. Consequently, thousands of more Palm Beach County residents have been added to high-risk flood zones (aka Special Flood High Hazard Areas) 1d. Look-up your flood zone at https://discover.pbc.gov/publicsafety/dem/pages/know-your-zone.aspx	More map information inquiries
2. Insure your property for flood hazard	2a. The Town strongly recommends that everyone purchase a flood insurance policy. 2b. Talk to your insurance agent about how to prepare your home for flooding/storm surge and hurricanes when leaving town for an extended period. 2c. Talk to your insurance agent concerning what flood insurance covers, and what it does not cover. 2d. Call Town Hall at 561-732-2635 for flood insurance assistance.	Increase in the number of flood insurance policies
3. Protect people from the hazard	3a. Disconnect electrical appliances, but do not touch any electrical equipment if you are wet or standing in water. 3b. NEVER use a generator indoors, including in homes, garages, crawl spaces, and other enclosed areas, even with ventilation. 3c. Only use generators outside and 20+ feet from your home. 3c. Turn around don’t drown.	Reduced number of people impacted by electrical shock in flooding events.

Topic	Message	Outcome
4. Protect your property from the hazard	4a. For information on retrofitting or flood proofing your structure to reduce the impact of flooding, call Town Hall at 561-732-2635. 4b. Be aware of flood insurance implications of elevators. 4c. Protect elevator cab in times of imminent flooding/storm surge, or when leaving town for an extended period by elevating it. 4d. If you hire a property manager when you leave for an extended period, be sure they know about the flood insurance coverage rules for elevators. 4e. Talk to your insurance agent about how to prepare your home for flooding/storm surge and hurricanes when leaving town for an extended period.	Reduced property loss due to flooding
5. Build responsibly	Contact the Building Department at 561-732-2635 prior to any construction activity.	Reduced number of building department citations
6. Protect natural floodplain functions	Please help keep these areas natural and beautiful by reporting any illegal dumping and littering violation to the town at 561-732-2635.	Maintenance of natural areas
7. Be informed & prepared for hurricanes	7a. Stay tuned to local TV or radio stations known to have active news bureau information. 7b. Sign up for AlertPBC, Palm Beach County's Emergency Notification System, at alertpbc.com. 7c. Like us on Facebook @OceanRidgeFL. Follow us on X @OceanRidgeFL and Instagram @oceanridgefl.	Reduced property loss from hurricanes
8. Maintain your storm drains	Keep your storm drains free of debris. Proper drainage will help reduce the risk of flooding.	Reduced street flooding events from clogged storm drains
9. Protect important documents from flooding	Keep important paperwork and documents safe in waterproof containers or sealable bags.	Improved access to documents and less difficulty applying for assistance and filing claims after a storm.
10. Plan for storm surges	If you are advised to evacuate, turn off utilities at the main switches or valves.	Reduced destruction following evacuation.

Examine Other Public Information Initiatives

The Task Force proposed the following recommendations for other public information initiatives.

- **Activity 310 (Elevation Certificates):** The PPI Task Force recommends the Town should continue to inform residents about the importance of Elevation Certificates. At least annually, in the flood hazard brochure and on the Town website, the town should publicize the methods by which residents can find out if an elevation certificate is on file for their property.
- **Activity 320 (Map Information Services):** The PPI Task Force recommends the Town should continue to offer these services to the community and should advertise the services, including site visits, in the flood hazard brochure at least annually and on the Town website.
- **Activity 340 (Hazard Disclosure):** The PPI Task Force recommends advising real estate agents of the state's hazard disclosure requirement for coastal communities.
- **Activity 350 (Flood Protection Information):** The PPI Task Force recommends the Town enhance its website to cover all of the 10 messages chosen by the Task Force. FEMA publications and locally pertinent documents are cataloged at the Palm Beach County Public Library.
- **Activity 360 (Flood Protection Assistance):** The PPI Task Force recommends the Town should continue to offer these services to the community and should advertise the following services, including site visits, in the flood hazard brochure at least annually and on the Town website.
 - Property protection advice (PPA)
 - Protection advice provided after a site visit (PPV)
 - Financial Assistance Advice (FAA)

- **Activity 370 (Flood Insurance Promotion):** The Town will offer advice on flood insurance, which will be advertised at least annually in the Town’s flood brochure and on the website. Additionally, a flood insurance message from community leadership or an elected official will be issued and distributed, at least annually, via that official’s media of choice (i.e., social media, PSA, Town website or eNewsletter).
- **Activity 540 (Drainage System Maintenance):** The “No dumping” regulations should be advertised in the newsletter and on social media, at least annually. It should also be advertised on the Town website, and in the Town flood hazard brochure.
- **Activity 610 (Flood Warning and Response):** Flood warning and safety information will be advertised to the entire community on the Town’s website and social media, and at least annually, in the Town’s flood hazard brochure.

Publicity recommendations

Considering the following recommendation and justification, the Task Force agrees that, to the extent feasible and appropriate, the Town move from the printed media to electronic media:

It is noted that effective communications are increasingly conveyed through electronic, rather than through printed, media. This trend is clear and growing. In light of this movement from print to electronic media, the Task Force recommends the primary media used by the Town for publicity of all required elements be electronic.

Not only does this recommendation result from considerations of effectiveness and efficiency, but there is also an economic component. The printing and postal costs for mailing hard copies of flood-related materials to the buildings in the community is expensive

The Task Force recommends electronic formats, such as emails, social media, website,

television, radio and news feeds be the primary means used to publicize the required elements in the CRS program.

As feasible and appropriate, the following electronic-based media should be utilized for each one of the publicity requirements:

- Website
- Email blasts
- eNewsletters
- Social media
- Government Access TV Channel

In essence, the PPI Task Force proposes the replacement of one annual printed publicity with numerous messages disseminated through numerous electronic media platforms. With the continuing movement in the 21st Century from the printed to the electronic media, the PPI Task Force has determined that this new approach makes sense from the perspective of effectiveness, efficiency, and economy.

The PPI Task Force recommends this publicity strategy be utilized for all required publicity elements in the CRS program, including:

- Activity 310 - Elevation Certificates
- Activity 320 - Map Information Services
- Activity 360 - Flood Protection Assistance
 - Property protection advice (PPA)
 - Protection advice provided after a site visit (PPV)
 - Financial Assistance Advice (FAA)
- Activity 370 - Flood Insurance Promotion
- Activity 540 - Drainage System Maintenance
- Activity 610 - Flood Warning and Response

Projects and Initiatives

The PPI Task Force identified 35 projects and initiatives that could be implemented. Two additional outreaches were recommended as projects in the Coverage Improvement Plan, covered on Pages 15-17. These are organized by target audience and messages in Table 5.

Flood Response Preparations

In addition to projects that are implemented every year, the PPI Task Force recommends projects that will be implemented before, during and after a flood. These projects are ready for reproduction and dissemination after a flood warning. The Flood Response Preparations (FRP) document includes numerous outreach projects the Town could use, as may be deemed appropriate. These projects are briefly described in this PPI at the end of Table 5.

Implementation, Monitoring and Evaluation

The various responsible parties listed in Table 5 will begin immediate implementation of the projects included in the PPI. The CRS Coordinator will monitor the projects as they are developed, as well as their results. He/she will record input from PPI Task Force members and suggestions from other Town employees and stakeholders participating in the activities.

The PPI Task Force will meet at least once each year to review and evaluate the implementation of these projects and initiatives. At that time, the status of the projects will be explained and progress toward the outcomes will be discussed. The Task Force will recommend to the appropriate Town offices and the stakeholders who implement projects whether the projects should be changed or discontinued, or whether additional projects should be added. The evaluation will be recorded in an annual report and submitted to the Town Commission. The outcomes and revisions will be submitted as part of the Town's annual recertification package to the Community Rating System. An annual review and evaluation of the Flood Insurance Promotion component of the PPI will be included in this document.

Flood Insurance Promotion

In addition to serving as the Town’s Program for Public Information Task Force, the members chose to function as its Flood Insurance Promotion Task Force. The Task Force was structured with this purpose in mind; all CRS Task Force membership requirements are met. Flood Insurance Promotion was the primary subject of the Task Force’s second meeting, which was held on March 17, 2025.

Flood Insurance Coverage Assessment:

Tables 3 and 4 below provided additional helpful information to assess the Town’s flood insurance coverage.

Table 3: Flood Insurance Coverage by Flood Zone

Insurance Zone						
As of 03/02/2025						
Community:		OCEAN RIDGE, TOWN OF		State:		FLORIDA
County:		PALM BEACH COUNTY		CID:		125134
Overview	Occupancy	Zone	Pre/Post FIRM			
	Policies in Force	Premium	Insurance in Force	Number of Closed Paid Losses	\$ of Closed Paid Losses	Adjustment Expense
A01-30 & AE Zones	740	\$566,791	\$196,082,000	163	\$1,164,933.98	\$78,424.70
A Zones	0	\$0	\$0	2	\$1,294.00	\$180.00
AO Zones	0	\$0	\$0	0	\$0.00	\$0.00
AH Zones	0	\$0	\$0	0	\$0.00	\$0.00
AR Zones	0	\$0	\$0	0	\$0.00	\$0.00
A99 Zones	0	\$0	\$0	0	\$0.00	\$0.00
V01-30 & VE Zones	16	\$18,185	\$3,507,000	3	\$1,490.45	\$575.00
V Zones	0	\$0	\$0	0	\$0.00	\$0.00
D Zones	0	\$0	\$0	0	\$0.00	\$0.00
B, C & X Zone						
Standard	195	\$124,888	\$59,034,000	25	\$221,212.98	\$12,428.00
Preferred	0	\$0	\$0	4	\$52,066.86	\$2,582.68
Total	951	\$709,864	\$258,623,000	197	\$1,440,998.27	\$94,190.38

Table 4: Flood Insurance Coverage by Occupancy

Insurance Occupancy						
As of 03/02/2025						
Community:		OCEAN RIDGE, TOWN OF		State:		FLORIDA
County:		PALM BEACH COUNTY		CID:		125134
Overview	Occupancy	Zone	Pre/Post FIRM			
	Policies in Force	Premium	Insurance in Force	Number of Closed Paid Losses	\$ of Closed Paid Losses	Adjustment Expense
Single Family	374	\$384,686	\$120,846,000	116	\$814,246.80	\$59,557.09
2-4 Family	112	\$65,837	\$25,109,000	31	\$332,122.69	\$15,993.92
All Other Residential	445	\$237,170	\$108,032,000	41	\$264,107.57	\$16,804.37
Non Residential	20	\$22,171	\$4,636,000	10	\$31,821.21	\$2,015.00
Total	951	\$709,864	\$258,623,000	198	\$1,442,298.27	\$94,370.38

	Policies in Force	Premium	Insurance in Force	Number of Closed Paid Losses	\$ of Closed Paid Losses	Adjustment Expense
Condo	520	\$256,784	\$119,201,000	26	\$83,858.71	\$8,645.00
Non Condo	431	\$453,080	\$139,422,000	172	\$1,358,439.56	\$85,725.38
Total	951	\$709,864	\$258,623,000	198	\$1,442,298.27	\$94,370.38

Based upon the data shown above and the knowledge of the Task Force members, following are some of the assessments made:

- As a community, there is clearly room for additional flood insurance coverage. The town has 833 multi-family residences but only 520 condo policies in force. Considering the fact that many properties have both a policy for content and a policy for building, many properties do not have coverage. In like manner, the town has 729 single family units, but there are only 374 policies.
- The number of policies within the Special Flood Hazard Area is much higher than the number of policies outside this area, accounting for about 80% of total policies. This is not surprising, considering most of the community is located within the SFHA.
- The number of policies and the premium paid for properties within VE (Coastal High Hazard) zones is very low.

- Condos account for the most insurance policies 54%, while non-condo policies account for 45% of the total policies.
- The total number of claims (198) and the total cost of claims (\$1,442,298) is very low, considering this data covers over 4 decades.

As part of the 5-year Update process the Task Force looked specifically at the changes that occurred between 2019 and 2025:

- There are 209 fewer policies in force than there were in 2019
 - Based on input from Task Force members, it was concluded that this decrease is likely the result of increased cost pressures associated with property ownership and an increase in cash real estate purchases that are not subject to the flood insurance mandates which govern federally backed mortgages.
- The total annual premiums remain largely unchanged, even though the number of policies decreased by 18%. That means the average annual premium went up from \$604 to \$746 per year.
- Number of closed claims doubled since 2019 (2019: 94, 2025: 198)
- The amount paid out in closed losses only went up about \$37,000, which is only 2.5% of the \$1,442,998 that has been paid out in total
 - About \$13,000 has been paid out for single family homes since 2019
 - About \$24,000 has been paid out for non-residential claims since 2019
 - There have been no losses paid outside SFHA or in the V Zone since 2019
 - All increases have been in the AE Zone

Coverage Improvement Plan:

Because the Town has elected to incorporate its coverage improvement plan together with its PPI, most of the required elements for the plan have already been covered in the previous pages of this report.

Identification of Target Areas and Target Audiences

The Task Force elected to follow the recommendations of the PPI to guide the target areas for flood insurance promotion. Accordingly, the Task Force chose the same target areas and audiences. These target groups are listed below:

- Target Area #1: Repetitive Loss Areas
- Target Area #2: Areas with drainage problems
- Target Area #3: Evacuation zones
- Target Audience #4: Real Estate Agencies
- Target Audience #5: Insurance Agencies
- Target Audience #6: Banks and Mortgage Companies
- Target Audience #7: Homeowner and Condominium Associations
- Target Audience #8: New Residents
- Target Audience #9: Licensed Vendors
- Target Audience #10: Rental occupied residency
- Target Audience #11: Rental apartment owners
- Target Audience #12: Coastal/waterfront/dune permit applicants
- Target Audience #13: Registered Contractors in permit applicant system
- Target Audience #14: Septic Companies

The Task Force decided to add one additional target audience specifically for insurance promotion:

- Target Audience #9: Title Companies
 - Messaging could be targeted to title companies in an effort to reach cash buyers.

Target Area #1, Repetitive Loss Areas, was deemed to be particularly important in the dissemination of flood insurance promotion, considering the exceptionally high percentage of flood insurance claims that have applied to the repetitive loss properties. Because many single-loss claims are also included in these areas, concentrated outreach to Repetitive Loss Areas is highly recommended.

Target Area #7, Homeowner and Condominium Associations, could be targeted with messaging about the importance of mitigation and insurance coverage for common spaces (due to possibility that some of all of the non-residential claims losses could have been for these types of properties). Additionally, because the majority of policies are for condominium units, the Task Force recommended that particular attention be given to this target audience. The Task Force stakeholder representing insurance, Sally Voorhees, specializes in condominium insurance. She volunteered to address the subject of flood insurance at the annual meetings of some of the condominiums.

Target Audience #10, Rental occupied residency could be targeted with messaging about the importance of renters' insurance and contents coverage.

In addition to the activities already identified in the previous sections of this PPI document, there are other activities being implemented to promote flood insurance. For example, insurance agents typically do promote the purchase of flood insurance. There are typically informative brochures in local offices, and there are incentives to provide flood insurance. Additionally, this community receives FloodSmart commercials on television.

Projects Designed to Increase Flood Insurance Participation

Though the PPI includes all the projects specified in the coverage improvement plan, the following projects can be highlighted

1. Letter from Mayor: One key component of the coverage improvement plan is the letter from the Mayor to all properties in the Town encouraging residents and businesses to consider purchase of flood insurance. This activity is being implemented this year and will continue to be implemented on an annual basis.
2. Outreach to condominiums: The Task Force recommended participation in some of the annual condominium meetings to promote flood insurance.
3. Social media postings: Because the Town of Ocean Ridge has developed effective social media capabilities, this will be implemented to disseminate the flood insurance promotion message. Outreach through NextDoor could be particularly effective due to the ability to target specific neighborhoods.

Narrative Summary

Based upon this analysis, it is clear that there is definitely room for increase in the number of flood insurance policies in the Ocean Ridge community. Accordingly, the Task Force suggested that one key message that should be prioritized in its outreach is the importance of flood insurance. This message can hopefully serve to increase flood insurance coverage throughout the community. The whole community could benefit from increased participation in the securing of flood insurance. Improvements in flood insurance should include all the items below:

- Increasing the number of buildings insured
- Increasing the number of properties with contents coverage
- Increasing the number of rental properties with contents coverage.

In addition to all the projects already listed as a part of the Program for Public Information, the letter from the Mayor, outreach to condominiums and the use of social media are highly recommended to effectively promote flood insurance.

Technical Assistance

The Town is committed to providing technical assistance pertaining to advising people who have questions about flood insurance. This service continues to be advertised to the entire community in the community's Flood Hazard Brochure.

Adoption

This document will become effective when it is adopted by the Town Commission, which is anticipated in June 2026.

Table 5. PPI Projects and Initiatives

PPI Outreach Projects (OP)							
OP Number	Target Audience	Message(s) (See Table 3)	Outcome (See Table 3)	Outreach Project	Assignment	Schedule	Stakeholder
OP#1	All properties in the Town	1 - 10	1 - 10	Annual community flood hazard publication distributed	CRS Coordinator	September	
OP#2		1 - 10	1 - 10	Annual community flood hazard publication made available	CRS Coordinator	Year-round	
OP#3		1 - 10	1 - 10	X posts with flood information	CRS Coordinator	June - October	
OP#4		1 - 10	1 - 10	Facebook postings with flood information	CRS Coordinator	June - October	
OP#5		1 - 10	1 - 10	Next Door postings	CRS Coordinator	May – October	
OP#6		1 - 10	1 - 10	You Tube flood mitigation postings	Building Division	Year-round	
OP#7		1,2	1,2	Map inquiry service (320)	CRS Coordinator	Year-round	
OP#8		1 - 10	1 - 10	Public Library (350)	CRS Coordinator	Year-round	
OP#9		1 - 10	1 - 10	Town website advisement (350)	CRS Coordinator	June – October	
OP#10		2	2	Flood insurance promotion (370) Letter from Mayor and other information	CRS Coordinator	Year-round	
OP#11		1 - 10	1 - 10	Newsletter emailed	CRS Coordinator	Quarterly	

PPI Outreach Projects (OP)							
OP Number	Target Audience	Message(s) (See Table 3)	Outcome (See Table 3)	Outreach Project	Assignment	Schedule	Stakeholder
OP#12	All properties in the Town	3,7	3,7	Palm Beach County Dart Apps	Emergency Management Division	At least annually	Palm Beach County
OP#13		3, 7, 9	3, 7, 9	Palm Beach County website (350)	PBC Division of Emergency Management	Year-round	Palm Beach County
OP#14		1 - 10	1 - 10	Civic Ready (Reverse 911)	CRS Coordinator	Year-round as needed	
OP#15		1 - 10	1 - 10	Literature distribution in Town buildings	CRS Coordinator	Year-round	
OP#16		1 - 10	1 - 10	Literature Distribution at Garden Club	CRS Coordinator	Year-round	Garden Club
OP#17		3, 7, 9, 10	3, 7, 9, 10	Locally produced TV shows – Palm Beach County EOC	PBC Division of Emergency Management	Year-round	Palm Beach County
OP#18		1, 4	1, 4	Flood protection advice (360)	Building Division	Year-round	
OP#19		3, 7	3, 7	TV Show – Governor’s Hurricane Conf.	PBC Emergency Management	May - October	Palm Beach County
OP#20		2	2	Flood Insurance Advice Brochures Distribution	CRS Coordinator	Year-round	FEMA
OP#21		1 – 10	1 – 10	Town Safety Expo	CRS Coordinator	Annually	

PPI Outreach Projects (OP)							
OP Number	Target Audience	Message(s) (See Table 3)	Outcome (See Table 3)	Outreach Project	Assignment	Schedule	Stakeholder
OP#22	All properties in the Town	1 – 10	1 – 10	Articles and announcements in community newspaper <i>Coastal Star</i>	CRS Coordinator	Year-round	Coastal Star
OP#23		1 – 10	1 – 10	FPL bills with fliers	CRS Coordinator	May	Florida Power and Light (FPL)
OP#24	Repetitive Loss property areas	1 – 10	1 – 10	Repetitive Loss Areas Outreach	CRS Coordinator	May	
OP#25	Flood prone areas and/or areas with drainage problems	1 – 10	1 – 10	Letter with flood mitigation information to residents in flood prone areas and/or in areas with drainage problems	CRS Coordinator	May	
OP#26	Evacuation zones	1 – 10	1 – 10	Letter with flood mitigation information to residents in evacuation zones	CRS Coordinator	May – November	
OP#27	Realtors	1 – 10	1 – 10	Letter or email with flood mitigation information to realtors and/or real estate agencies	CRS Coordinator	May	Board of Realtors
OP#28	Insurance agencies	1 – 10	1 – 10	Letter or email with flood mitigation information to insurance agencies	CRS Coordinator	May	Insurance agencies
OP#29	Banks and mortgage companies	1 – 10	1 – 10	Letter or email with flood mitigation information to banks and mortgage companies	CRS Coordinator	May	Insurance agencies

PPI Outreach Projects (OP)							
OP Number	Target Audience	Message(s) (See Table 3)	Outcome (See Table 3)	Outreach Project	Assignment	Schedule	Stakeholder
OP#30	HOAs and condos	1-10	1-10	Email advisements with flood mitigation information to HOAs and COAs	CRS Coordinator	May	
OP#31	New residents	1 – 10	1 – 10	Letter email with flood mitigation information to new residents	CRS Coordinator	Year-round	
OP#32	Licensed Vendors	1 – 10	1 – 10	Letter email with flood mitigation information to licensed vendors	CRS Coordinator	Year-round	
OP#33	Rental occupants	1 – 10	1 – 10	Letter with flood mitigation information to rental occupied residences	Public Information Officer	May	
OP#34	Apartment Owners			Letter with flood mitigation information to rental apartment owners	CRS Coordinator	Annually	
OP#35	Coastal/ waterfront/ dune permit applicants	1 – 10	1 – 10	Letter or email with flood mitigation information to coastal/ waterfront/ dune permit applicants in permit applicant system	CRS Coordinator	Annually	
OP#36	Contractors	1 – 10	1 – 10	Letter or email with flood mitigation information to registered contractors in permit applicant system	CRS Coordinator	Annually	
OP#37	Septic Companies	1 – 10	1 – 10	Letter or email with flood mitigation information to septic companies	CRS Coordinator	Annually	

Table 6. FRP Projects and Initiatives

FRP Outreach Projects (OP)							
FRP Number	Target Audience	Message(s) (See Table 3)	Outcome(s) (See Table 3)	Project	Assignment	Schedule	Stakeholder
FRP#1	N/A	3	3	Facebook PSAs	Public Information Officer	Before the storm	N/A
FRP #2	N/A	3, 4	3, 4	<i>Other Social Media PSAs</i>	Public Information Officer	Before the storm	N/A
FRP #3	N/A	2, 3, 4, 10	2, 3, 4, 10	<i>Email PSAs</i>	Public Information Officer	Before the storm	N/A
FRP #4	N/A	2, 3, 10	2, 3, 10	Brochure handouts	Public Information Officer	Before the storm	N/A
FRP #5	N/A	3, 4	3, 4	<i>TV/ Radio PSAs</i>	Public Information Officer	Before the storm	N/A
FRP #6	N/A	3, 4	3, 4	<i>Reverse 911 messages</i>	Public Information Officer	Before the storm	N/A
FRP #7	N/A	3, 4, 7, 10	3, 4, 7, 10	Newspaper PSAs	Public Information Officer	Before the storm	N/A
FRP#8	N/A	1, 3, 4, 7	1, 3, 4, 7	<i>EOC communications</i>	Public Information Officer	Before the storm	N/A
FRP#9	N/A	3	3	<i>Facebook PSAs</i>	Public Information Officer	During the storm	N/A
FRP#10	N/A	3	3	Other Social Media PSAs	Public Information Officer	During the storm	N/A
FRP#11	N/A	3	3	<i>Email PSAs</i>	Public Information Officer	During the storm	N/A
FRP#12	N/A	3	3	<i>Brochure handouts</i>	Public Information Officer	During the storm	N/A
FRP#13	N/A	3	3	TV/ Radio PSAs	Public Information Officer	During the storm	N/A

FRP Outreach Projects (OP)							
FRP Number	Target Audience	Message(s) (See Table 3)	Outcome(s) (See Table 3)	Project	Assignment	Schedule	Stakeholder
FRP#14	N/A	3	3	<i>Reverse 911 messages</i>	Public Information Officer	During the storm	N/A
FRP#15	N/A			<i>Newspaper PSAs</i>	Public Information Officer	During the storm	N/A
FRP#16	N/A			EOC communications	Public Information Officer	During the storm	N/A
FRP#17	N/A	2, 3, 4, 5, 10	2, 3, 4, 5, 10	<i>Facebook PSAs</i>	Public Information Officer	After the storm	N/A
FRP#18	N/A			<i>Other Social Media PSAs</i>	Public Information Officer	After the storm	N/A
FRP#19	N/A	2, 3, 4, 5, 10	2, 3, 4, 5, 10	Email PSAs	Public Information Officer	After the storm	N/A
FRP#20	N/A			<i>Brochure handouts</i>	Public Information Officer	After the storm	N/A
FRP#21	N/A	10	10	<i>TV/ Radio PSAs</i>	Public Information Officer	After the storm	N/A
FRP#23	N/A			<i>Newspaper PSAs</i>	Public Information Officer	After the storm	N/A
FRP#24	N/A	1 – 5, 10	1 – 5, 10	EOC communications	Public Information Officer	After the storm	N/A

Town of Ocean Ridge, Florida

Town Commission Agenda Memorandum

Michelle Heiser, Town Manager

**Subject: Resolution No. 2026-05: Resolution Of The Town Commission Of
The Town Of Ocean Ridge, Of Palm Beach County, Florida,
Adopting Budget Amendment #2 For The Fiscal Year Beginning
October 1, 2025, And Ending September 30, 2026, Providing For An
Effective Date**

The purpose of this budget amendment is to reallocate existing appropriations into General Ledger Detail 001-519.106-504.610 – REPAIR & MAINTENANCE. This budget amendment reallocates \$85,000 of existing appropriations into GL 001-519.106-504.610 – REPAIR & MAINTENANCE. The amendment is budget neutral and does not increase the overall adopted Fiscal Year 2025–2026 budget.

The Town Hall facility experienced several anticipated repairs and maintenance activities during recent months, and one unanticipated pipe repair that exceeded the original budgeted allocation within this line item. The unanticipated pipe repair and maintenance create a funding deficiency within GL 001-519.106-504.610 – REPAIR & MAINTENANCE. Included in the back up is a screenshot of this charge within our software. The proposed budget amendment reallocates available appropriations from other General Ledger accounts to support the remaining expenditures anticipated for the fiscal year. While our financial policy allows the Town Manager to move money between GLs within the General Fund, this is being provided for additional transparency.

Motion to approve Budget Amendment No. 2026-05 for FY 2025–2026 reallocating \$125,000 of existing appropriations into General Ledger Detail 001-519.106-504.610 – REPAIR & MAINTENANCE as presented by staff.

FROM GL Account	Description	Amount Transferred	TO GL Account	Amount Received
001-519.106-505.400	Subscriptions, Memberships, Education	\$15,000	001-519.106-504.610 – Repair & Maintenance	\$15,000
001-519.106-505.100	Office Supplies	\$5,000	001-519.106-504.610 – Repair & Maintenance	\$5,000

001-519.106- Other Current Charges	\$30,000	001-519.106-504.610 –	\$30,000
504.900		Repair & Maintenance	
001-541.113- Repairs & Maintenance	\$75,000	001-519.106-504.610 –	\$75,000
504.610		Repair & Maintenance	
Total	\$125,000	Total Increase	\$125,000
Transfer			

Staff recommends approval.

Suggested Motion: Motion to approve Budget Amendment 2026-05 for FY 2025–2026 reallocating \$85,000 of existing appropriations into General Ledger Detail 001-519.106-504.610 – REPAIR & MAINTENANCE as presented by staff.

Respectfully,
Michelle Heiser, Town Manager

RESOLUTION NO. 2026-05

RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, OF PALM BEACH COUNTY, FLORIDA, ADOPTING BUDGET AMENDMENT #2 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Commission of the Town of Ocean Ridge of Palm Beach County, Florida, has determined that it is in the best interest of the residents of the Town of Ocean Ridge to amend the FY 2025/2026 Budget to reallocate existing fund balance; and

WHEREAS, such amendment does not increase the ad valorem taxes charged to residents for fiscal year 2025/2026; and

WHEREAS, the amendment is budget neutral and does not increase the overall adopted Fiscal Year 2025-2026 budget; and

WHEREAS, such amendments and transfers are explained in the attached Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

Section 1. The Fiscal Year 2025/2026 Budget Amendments be adopted as submitted by the Town Manager in Exhibit "A".

Section 2. That all resolutions or parts of resolution in conflict herewith are repealed to the extent of such conflict.

_____ offered the foregoing resolution.
_____seconded the motion, and upon being put to a vote, the vote was as follows: Passed and adopted in regular session assembled this 1st day of June 2026.

GEOFF PUGH, MAYOR
STEVE COZ, VICE MAYOR
AINAR AIJALA JR, COMMISSIONER
CAROLYN CASSIDY, COMMISSIONER
DAVID HUTCHINS, COMMISSIONER

Yes	No	Absent	Abstain

The Mayor thereupon declared the Resolution duly passed and adopted this 1st day of June 2026.

ATTEST:

Kelly Avery, Town Clerk

Geoff Pugh, Mayor

EXHIBIT A

The purpose of this budget amendment is to reallocate existing appropriations into General Ledger Detail 001-519.106-504.610 – REPAIR & MAINTENANCE. This budget amendment reallocates \$85,000 of existing appropriations into GL 001-519.106-504.610 – REPAIR & MAINTENANCE. The amendment is budget neutral and does not increase the overall adopted Fiscal Year 2025–2026 budget.

FROM GL Account	Description	Amount Transferred	TO GL Account	Amount Received
001-519.106-505.400	Subscriptions, Memberships, Education	\$15,000	001-519.106-504.610 – Repair & Maintenance	\$15,000
001-519.106-505.100	Office Supplies	\$5,000	001-519.106-504.610 – Repair & Maintenance	\$5,000
001-519.106-504.900	Other Current Charges	\$30,000	001-519.106-504.610 – Repair & Maintenance	\$30,000
001-541.113-504.610	Repairs & Maintenance	\$75,000	001-519.106-504.610 – Repair & Maintenance	\$75,000
Total Transfer		\$125,000	Total Increase	\$125,000

Town of Ocean Ridge, Florida
Town Commission Agenda Memorandum
Michelle Heiser, Town Manager

Subject: Installation of Lightning Protection - Town Hall and Garage

Staff requests approval of the lightning protection system replacement and expansion project in conjunction with the ongoing Town Hall roof replacement. The work includes replacement of the existing lightning protection system on the main Town Hall building, installation of protection for the attached garage building, and associated roof work necessary to complete the campus-wide system. The total project cost is \$31,020.00.

The Town is utilizing the Best Interest procurement option within the Financial Purchasing Policy as the roofing contractor is currently mobilized on-site, has removed the existing system, and is familiar with the existing installation. Completing the work now avoids remobilization costs, protects the newly installed roof, and allows lightning protection to be extended throughout the campus.

Funding is proposed as follows:

Description	Amount	GL Account
Main Building – Existing Lightning Protection Replacement	\$16,900	GL #302-519.106-504.900
Garage Lightning Protection + Additional Roof Work	\$14,120	GL #001-580.114-509.900 (Contingency)
Total Project Cost	\$31,020	

Staff recommends a motion to approve the lightning protection system replacement and expansion project in the amount of \$31,020.00 utilizing the Best Interest procurement option and authorize the Town Manager to execute the necessary documents.

Suggested Motion: I move to approve Staff recommendation.

Respectfully,
Michelle Heiser, Town Manager



Florida State Roof Systems Inc.
140 Private Place
West Palm Beach FL 33413
561-964-9335/561-891-3333
CCC1329823

Town of Ocean Ridge
6450 N Ocean Ridge
Ocean Ridge FL 33435
Attn: Michelle Heiser

RE: Lightning Protection System

Main building where existing Lightning Protection exists: \$16,900.00

Attached Garage Add New Lightning Protection System: \$9,620.00

Additional Roof work needed: \$4,500.00

Scope of Proposal

1. Price includes removing & replacing existing lightning protection system and tying into the existing ground system
2. Proposal includes all labor, materials, shipping, and shop drawings
3. Above listed price is based on reusing the existing ground system, consisting of down leads and ground ropes. Any additional repairs needed to these will result in an additional change order
4. The Lightning Protection System will be installed as per UL96A, LPI 174 and NFPA 780 lightning protection standards

Exclusions

1. ***Please be aware that scheduling of installation on existing structures is **approximately (2) months from date of signed contract.** We will make every effort to be there sooner if possible***
2. Any repairs to existing grounding system are not included in the contract price
3. Please note that the lightning protection system must meet the current UL96A, LPI 175 & NFPA 780 lightning protection standards in order to certify the entire lightning protection system
4. FSRS to furnish and install all flashings & sealing for any & all roof penetrations needed for install of the lightning protection system
5. Surge Protection is excluded

Alternate Notes

1. Price includes adding Lightning Protection garage building that attaches to the main building. Also includes additional roof work needed for the install of Lightning Protection install. This will ensure full lightning protection system certification
2. Timing for actual install is based upon actual signing of contract and receiving deposit.

Project Cost: \$31,020.00

Payments as Follows:

\$15,000.00 signing
\$8,010.00 job start
\$8,010.00 at completion

Accepted By: _____

FSRS Representative: _____

Date of Acceptance: _____

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

Subject: Commission Vacancy Discussion

The recent passing of Commissioner David Hutchins has created a vacancy on the Town Commission. The Commission is asked to discuss the process for filling the vacant seat in accordance with the Town Charter and applicable provisions of the Town Code.

The Town operates under a five-member Commission–Town Manager form of government, with Commissioners elected at-large to staggered three-year terms. The Charter establishes procedures intended to ensure continuity of governance and uninterrupted legislative function in the event of a vacancy.

Historically, the Town has filled mid-term vacancies through an appointment process, allowing the remaining Commission members to appoint a qualified elector to serve until the next election cycle or as otherwise prescribed by the Charter.

Charter Language

Section 3.06. - Vacancies; forfeitures of office; filling of vacancies; suspension.

(a) *Vacancies.* A vacancy in the office of a Commissioner shall occur upon the incumbent's death, inability to fulfill the duties of the office, resignation, appointment to another public office, judicially determined incompetence, or removal or forfeiture of office as described in this section.

Filling of vacancies. A vacancy on the Commission shall be filled by a majority vote of the remaining members of the Commission for the period of time until the next election, when a Commissioner shall be elected for the remainder of the term vacated. If the Commission is unable to select a person to fill the vacancy, the Commission may call a special election.

Staff recommends a discussion and to provide direction regarding the process and timeline for filling the Town Commission vacancy pursuant to the Town Charter.

Suggested Motion: I move to

Respectfully,
Christy Goddeau, Town Attorney

Agenda: Monday, June 1, 2026
Memo: Item #13.

Town of Ocean Ridge, Florida
Town Commission Agenda Memorandum

Kelly Avery, Town Clerk

**Subject: Quasi-judicial Hearing: Site Plan Review - 6849 N Ocean Blvd
(Ocean Club)**

Commissioners -

6849 N Ocean (Ocean Club) is undergoing a complete renovation of the Clubhouse. They presented at the Planning & Zoning hearing on Tuesday, May 19, 2026.

The Planning & Zoning Board and staff reviewed the submittal and have recommended approval of the project that has been presented. The application is for a site plan review which involves a recommendation by the PZ Board and then a review for approval from the Town Commission. The applicant will be available for questions and a presentation.

Staff recommends...

Suggested Motion: I move to...approve/deny the site plan review for 6849 N Ocean Blvd.

Respectfully,
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: June 1, 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 “1” 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

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): 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.

Bryan Donahue
Applicant Signature

Bryan Donahue
Printed Name of Applicant

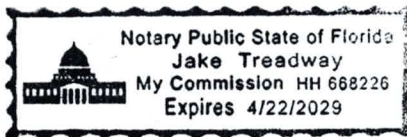
Applicant is: Owner Lessee Agent

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 18 day of February, 2026 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Jake Treadway
Notary Signature (for Applicant)

Seal/Stamp

4/22/2029
Commission Expiration



TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435
 561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



	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!!

136443

WARRANTY DEED

RETURN TO:
This Instrument Prepared

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

'71 MAY 25 AM 10:46

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. Winton Fear

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

NOT RECORDED COPY

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

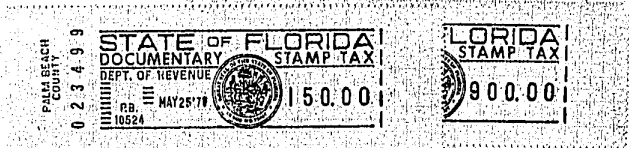
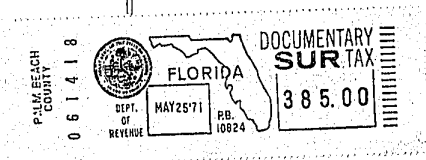
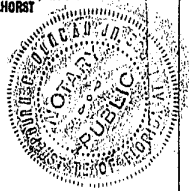
I HEREBY CERTIFY that on this day before me, an officer
duly qualified to take acknowledgments, personally appeared
CARLETON BLUNT, as surviving Trustee of the Rebecca Prentiss Blunt
Trust, dated December 10, 1937, joined by his Wife, REBECCA P.
BLUNT, to me known to be the persons described in and who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



REC-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).

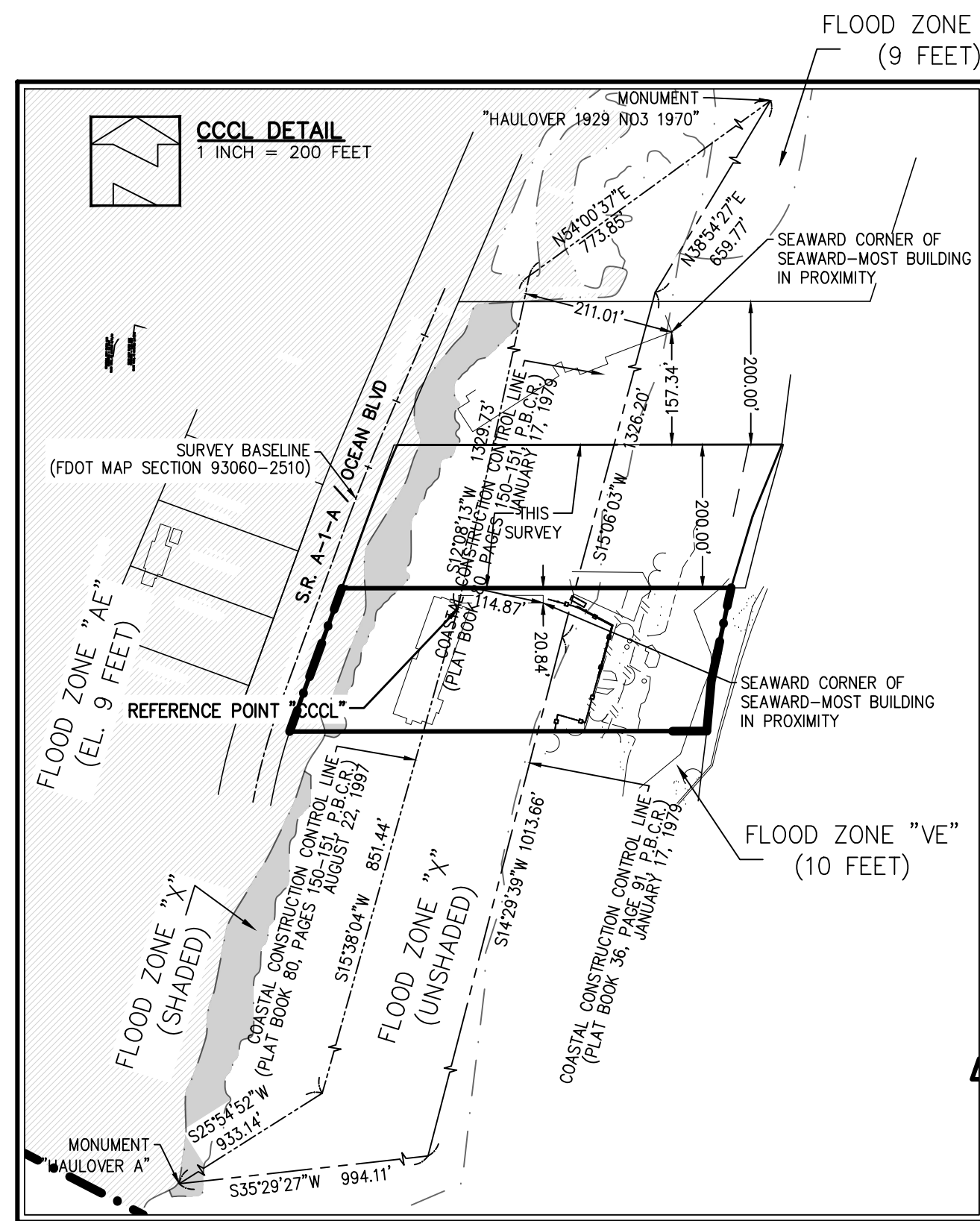
Compliance with Section 63-56(1)(c) – Building Design

- 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,

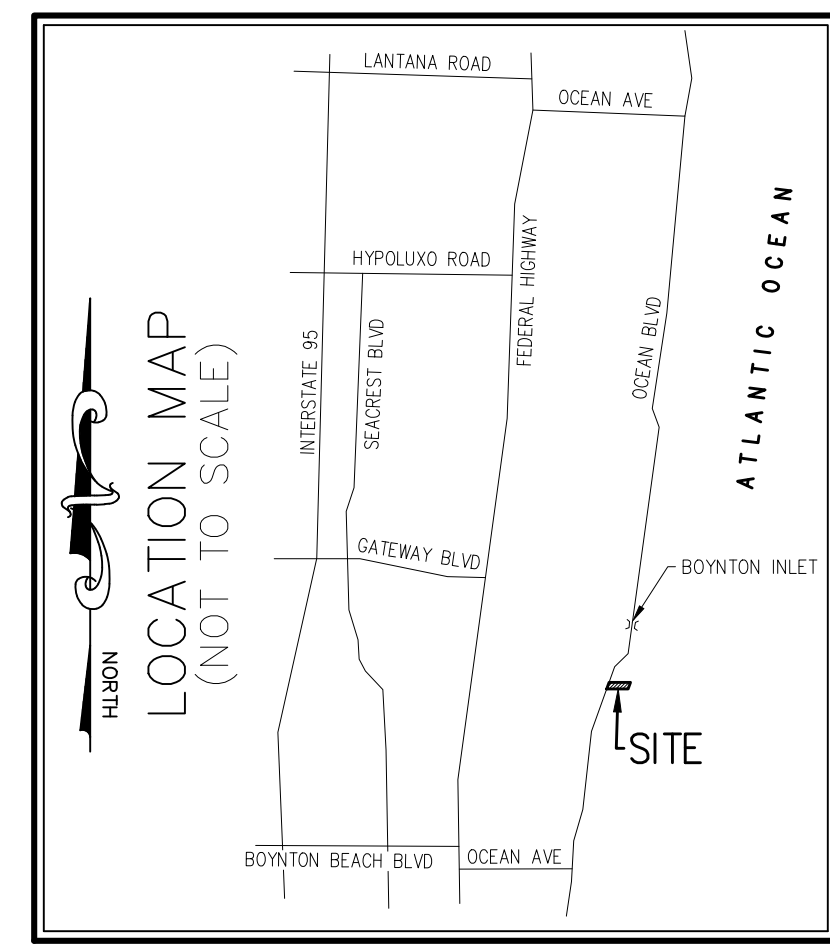
A handwritten signature in blue ink, appearing to read "Isaac Campos". The signature is fluid and cursive, with the first name "Isaac" written in a smaller, more compact script and the last name "Campos" written in a larger, more prominent cursive style.

Isaac F. Campos, AIA, NCARB
Project Architect
Peacock + Lewis Architects and Planners



LEGEND

A/C	- AIR CONDITIONER	○	- LIGHT POLE
ALUM.	- ALUMINUM	●	- FIRE HYDRANT
B.E.	- BUFFER EASEMENT	■	- CATCH BASIN
C.O.	- CLEANOUT	⊕	- WATER VALVE
CLF	- CHAIN LINK FENCE	⊙	- SET 5/8" IR/CAP LB 3591
COV.	- COVERED	⊖	- SANITARY MANHOLE
CCCL	- COASTAL CONSTRUCTION CONTROL LINE	⊗	- DRAINAGE MANHOLE
ELEV.	- ELEVATION	⊘	- WOOD POWER POLE (UNLESS NOTED)
EQUIP.	- EQUIPMENT	⊙	- CENTER LINE
EXIST.	- EXISTING	⊖	- EXISTING ELEVATION
F.P.L.	- FLORIDA POWER & LIGHT	⊕	- TRAFFIC SIGN
FIN.	- FINISHED	⊖	- ELECTRICAL WIRES OVERHEAD
FND.	- FOUND	⊖	- ANCHOR
IR/CAP	- IRON ROD & CAP	⊖	- WATER METER
IRR.	- IRRIGATION	⊖	- RPZ
L.A.E.	- LIMITED ACCESS EASEMENT	⊖	- GROUND LIGHT
O/S	- BUILDING OFFSET	⊖	- ELECTRIC HAND HOLE
O.R.B.	- OFFICIAL RECORD BOOK	⊖	- IRRIGATION CONTROL VALVE
P.B.C.R.	- PALM BEACH COUNTY RECORD	⊖	- CONCRETE POWER POLE
P.O.B.	- POINT OF BEGINNING	⊖	- FIRE DEPARTMENT CONNECTION
P.O.C.	- POINT OF COMMENCEMENT	⊖	- COORDINATES
P.R.M.	- PERMANENT REFERENCE MONUMENT	N: 803618.779	N: - NORTHING
PROP.	- PROPOSED	E: 968826.096	E: - EASTING
R/W	- RIGHT-OF-WAY		
RGE.	- RANGE		
SEC.	- SECTION		
Δ	- DELTA (CENTRAL ANGLE)		
SQ. FT.	- SQUARE FEET		
TWP.	- TOWNSHIP		
U.E.	- UTILITY EASEMENT		
W.M.	- WATER METER		
WE.	- WATER EASEMENT		
SE	- SANITARY EASEMENT		



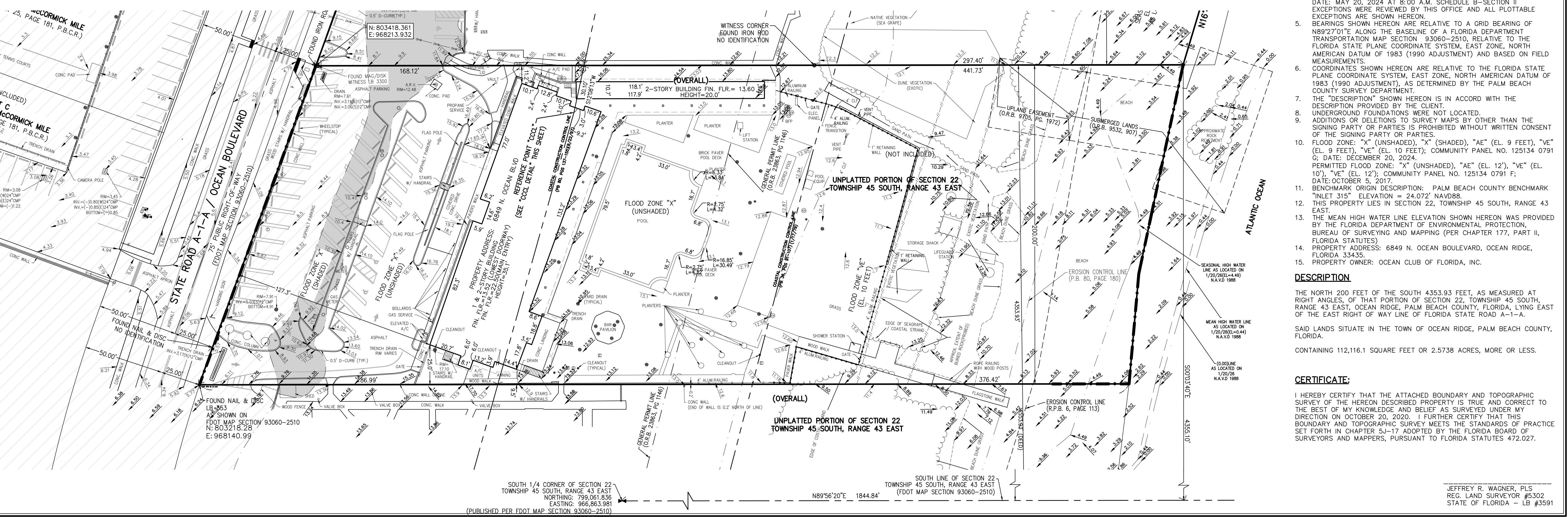
BII EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 110367990
COMMITMENT DATE: MAY 20, 2024 AT 8:00 A.M.

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
- INTENTIONALLY DELETED.
- TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
- INTENTIONALLY DELETED.
- TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
- ARTICLES OF AGREEMENT, WHICH CONTAINS COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JUNE 7, 1963, IN OFFICIAL RECORDS BOOK 896, PAGE 153 [NO DOCUMENT AVAILABLE]
- GRANT OF EASEMENT IN FAVOR OF CARLETON BLUNT, AS SURVIVING TRUSTEE OF THE REBECCA PRENTISS BLUNT TRUST, DATED DECEMBER 10, 1937, RECORDED FEBRUARY 9, 1970, IN OFFICIAL RECORDS BOOK 1785, PAGE 622 [NO DOCUMENT AVAILABLE]
- CERTIFICATE OF APPROVAL ESTABLISHMENT OF EROSION CONTROL LINE, RECORDED JUNE 30, 1983, IN OFFICIAL RECORDS BOOK 3978, PAGE 1956, AND IN EROSION CONTROL LINE PLAT, RECORDED IN ROAD PLAT BOOK 6, PAGE 113 [AFFECTS - SHOWN HEREON]
- TEMPORARY EASEMENT AND AGREEMENT FOR BEACH RESTORATION BY AND BETWEEN 6855 NORTH OCEAN BOULEVARD, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND THE COUNTY OF PALM BEACH, RECORDED SEPTEMBER 26, 1996, IN OFFICIAL RECORDS BOOK 9456, PAGE 1656 [AFFECTS - SHOWN HEREON]
- TERMS AND CONDITIONS CONTAINED IN THE SOVEREIGN SUBMERGED LANDS EASEMENT BY AND BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, AND PALM BEACH COUNTY, RECORDED NOVEMBER 18, 1996, IN OFFICIAL RECORDS BOOK 9532, PAGE 907 [AFFECTS - SHOWN HEREON]
- PERPETUAL SHORE PROTECTION STRUCTURE EASEMENT GRANTED TO PALM BEACH COUNTY, RECORDED MARCH 20, 1997, IN OFFICIAL RECORDS BOOK 9705, PAGE 1972 [AFFECTS - SHOWN HEREON]
- CHAPTER 628-34 AS SET FORTH IN INSTRUMENT, RECORDED MAY 25, 2010, IN OFFICIAL RECORDS BOOK 23863, PAGE 1149. [AFFECTS - SHOWN HEREON]
- THE COASTAL CONSTRUCTION CONTROL LINE ESTABLISHED PURSUANT TO SECTION 161.052 AND SECTION 161.053, FLORIDA STATUTES, RECORDED IN PLAT BOOK 36, PAGE 91 AND PLAT BOOK 80, PAGE 137, TOGETHER WITH RULE 62B-26.010 AS CONTAINED IN INSTRUMENT, RECORDED AUGUST 22, 1997, IN OFFICIAL RECORDS BOOK 9951, PAGE 85, AND TOGETHER WITH THE STATUTORY RESTRICTIONS AND REQUIREMENTS IMPOSED IN CONNECTION THEREWITH, INCLUDING THE DISCLOSURE AND SURVEY REQUIREMENTS PURSUANT TO SECTION 161.57, FLORIDA STATUTES. [AFFECTS - SHOWN HEREON]
- TITLE ANY PART OF THE LAND DESCRIBED IN SCHEDULE A LYING SEAWARD OF THE EROSION CONTROL LINE AS SET FORTH ON THE MEAN HIGH WATER LINE SURVEY AND PROPOSED EROSION CONTROL LINE FOR OCEAN RIDGE SHORE PROTECTION PROJECT, RECORDED IN PLAT BOOK 80, PAGE 180 IS NOT INSURED. [AFFECTS - SHOWN HEREON]
- THE RIGHT-OF-WAY OF STATE ROAD A1A AS CURRENTLY LAID OUT AND IN USE.
- THE NATURE OR EXTENT OF RIPARIAN OR LITTORAL RIGHTS ARE NOT INSURED.
- THE RIGHTS, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATIONAL AREA, ANY PART OF THE LAND LYING BETWEEN THE WATER ABUTTING THE LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING:
 - THE NATURAL LINE OF VEGETATION;
 - THE MOST EXTREME HIGH WATER MARK;
 - THE BULKHEAD LINE; OR
 - ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE.

FILE NO.: 110367990
THE FOLLOWING IS THE DOCUMENT RECORDED SUBSEQUENT TO THE EFFECTIVE DATE OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, OWNERS POLICY NO. OXFL-09188463 THROUGH MAY 20, 2024 AT 8:00A.M.:

- NOTICE OF COMMENCEMENT, RECORDED JUNE 15, 2023, IN OFFICIAL RECORDS BOOK 34375, PAGE 1746. [AFFECTS - NOT PLOTTED]

SEE SHEET 2 FOR ELEVATIONS



NOTES

- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110367990, COMMITMENT DATE: MAY 20, 2024 AT 8:00 A.M. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NS977011E ALONG THE BASELINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 93060-2510, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS TO SURVEYS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X" (UNSHADED), "X" (SHADED), "AE" (EL. 9 FEET), "VE" (EL. 9 FEET), "VE" (EL. 10 FEET), "VE" (EL. 12 FEET), "VE" (EL. 10'), "VE" (EL. 12'); COMMUNITY PANEL NO. 125134 0791 F; DATE: OCTOBER 5, 2017.
- BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "INLET 315" ELEVATION = 24.072' NAVD88.
- THIS PROPERTY LIES IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST.
- THE MEAN HIGH WATER LINE ELEVATION SHOWN HEREON WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING (PER CHAPTER 177, PART II, FLORIDA STATUTES)
- PROPERTY ADDRESS: 6849 N. OCEAN BOULEVARD, OCEAN RIDGE, FLORIDA 33435.
- PROPERTY OWNER: OCEAN CLUB OF FLORIDA, INC.

DESCRIPTION

THE NORTH 200 FEET OF THE SOUTH 4353.93 FEET, AS MEASURED AT RIGHT ANGLES, OF THAT PORTION OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY LINE OF FLORIDA STATE ROAD A-1-A.

SAID LANDS SITUATE IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA.

CONTAINING 112,116.1 SQUARE FEET OR 2.5738 ACRES, MORE OR LESS.

CERTIFICATE:

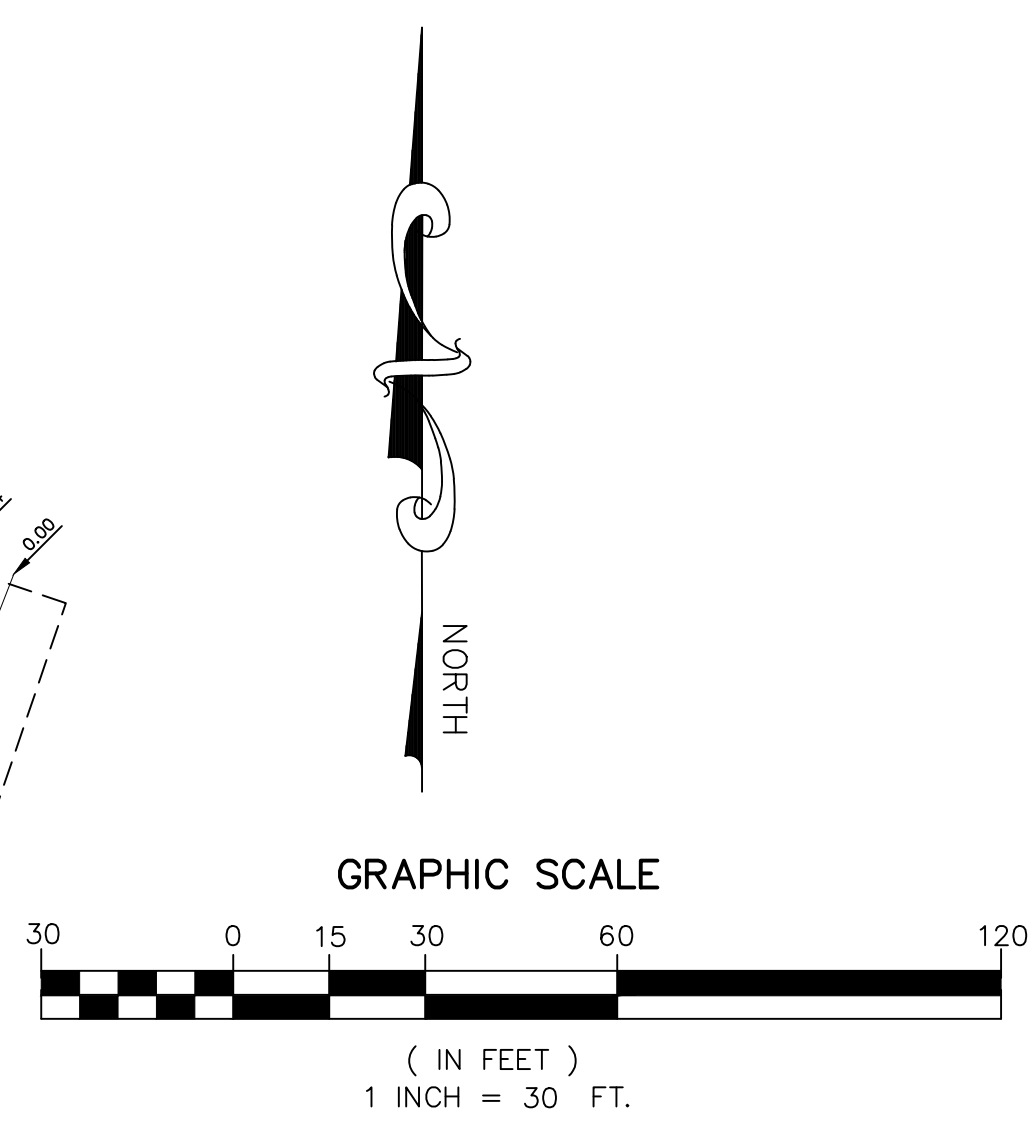
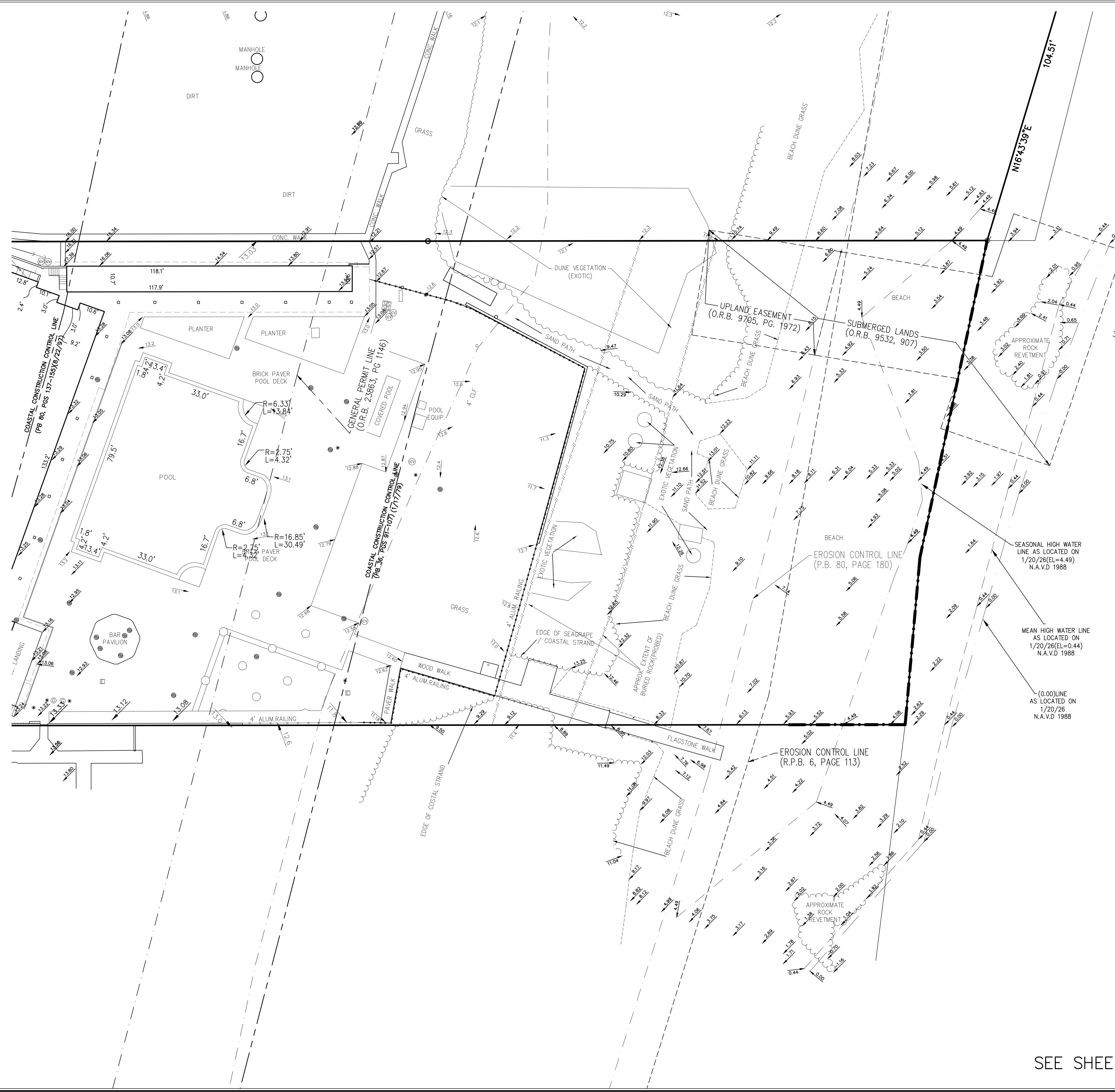
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 20, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

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

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

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

JOB # 9085
 SHT.NO. 1
 OF 2 SHEETS



- 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
 - ELEC. - ELECTRIC
 - ELEV. - ELEVATION
 - EQUIP. - EQUIPMENT
 - ESMT. - EASEMENT
 - EXIST. - EXISTING
 - F.P.L. - FLORIDA POWER & LIGHT
 - FIN. - FINISHED
 - F.LR. - 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. - 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

DATE	BY	REVISIONS
2-24-2026	ACE	VERIFY PROPERTY AREA
1/27/26	JAH	UPDATE SURVEY SOUTH PARCEL
11-1-2025	RFJ	ADD PROPOSED TEMPORARY FENCING
11-1-2025	RFJ	ADD 1979 COASTAL CONSTRUCTION CONTROL LINE
8-28-2025	RFJ	UPDATE LABELS FOR DUNE VEGETATION
6-27-2024	RFJ	ADD LINES TO DELINEATE NATIVE/EXOTIC DUNE VEGETATION
6-27-2024	RFJ	UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL
6-29-2023	RFJ	UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL
5-31-2023	TJM	UPDATE VEGETATION
4-12-2023	RFJ	ADD ADDRESSES AND COORDINATES PER REQUEST
4-12-2023	RFJ	ADD BUILDING INFO, UPDATE CCCL SURVEY
3-29-2023	RFJ	UPDATE SURVEY - EXPAND TO "NOT INCLUDED" AREAS
10-4-2022	D.H.	UPDATE SURVEY
9-22-2021	RFJ	POOL BAR FORBIDDEN
9-22-2021	RFJ	POOL FORBIDDEN
9-22-2021	RFJ	CORRECT LABELS FOR VEGETATION TYPES
3-2-2021	RFJ	ADD PROPOSED TEMPORARY FENCING
2-22-2021	RFJ	ADD 1979 COASTAL CONSTRUCTION CONTROL LINE
1-25-2021	RFJ	UPDATE LABELS FOR DUNE VEGETATION
1-15-2021	RFJ	ADD LINES TO DELINEATE NATIVE/EXOTIC DUNE VEGETATION
1-15-2021	RFJ	REVISIONS
DATE	BY	

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33424
 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	RFJ
F.B./ PG.	HDS
SCALE	AS SHOWN

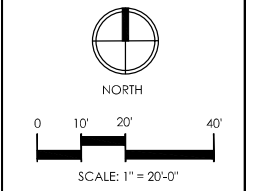
JOB #	9085
SHT. NO.	2
OF 2 SHEETS	

SEE SHEET 1 FOR LEGAL AND CCCL ANNOTATION

Consultants:

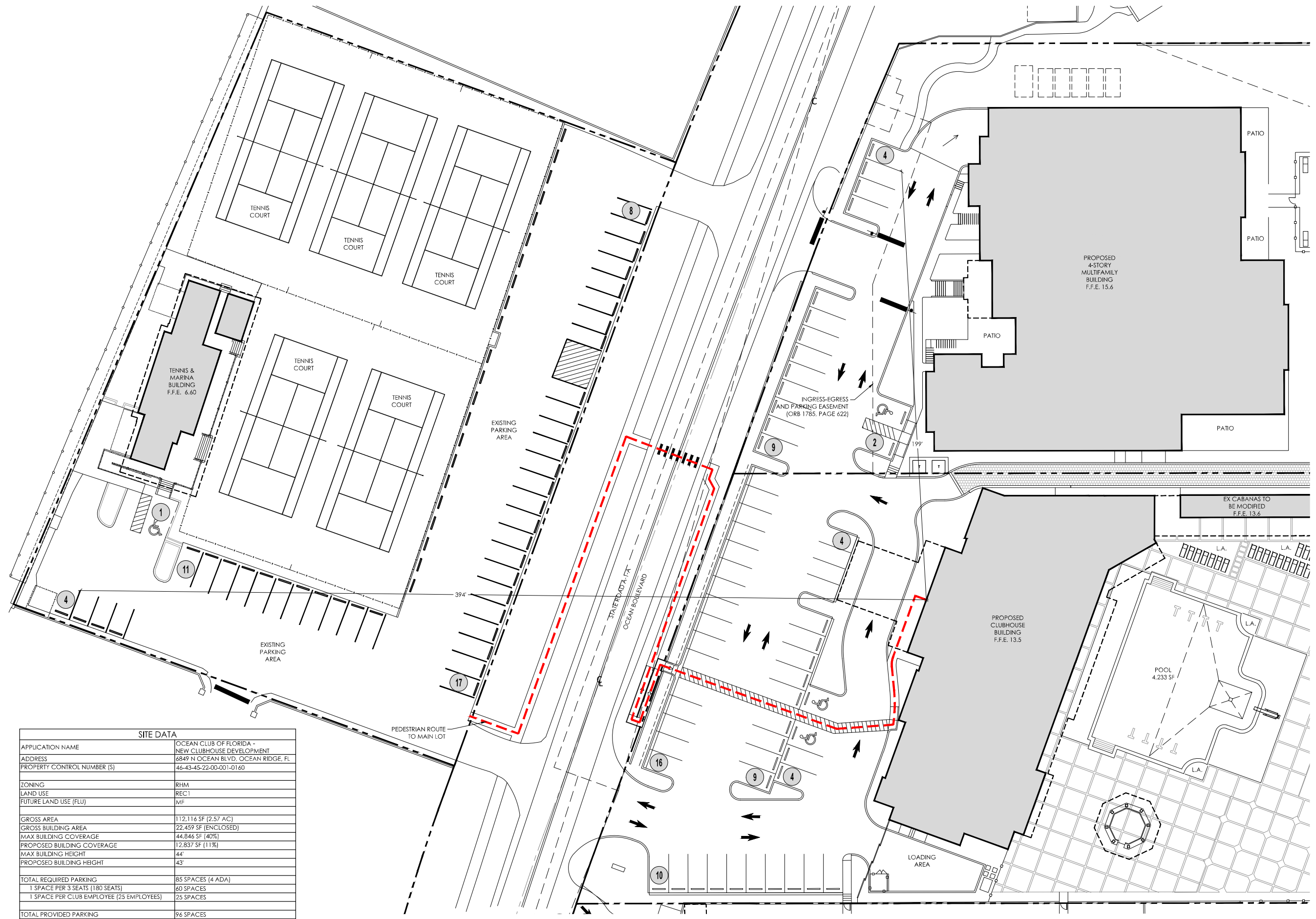
Revisions:
 10/13/25 - Pre-App Submittal
 02/16/26 - Intake Submittal
 04/15/26 - Resubmittal #1

OCEAN CLUB OF FLORIDA
 Ocean Ridge, Florida



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

**OVERALL
 PARKING EXHIBIT**



SITE DATA	
APPLICATION NAME	OCEAN CLUB OF FLORIDA - NEW CLUBHOUSE DEVELOPMENT
ADDRESS	6849 N OCEAN BLVD, OCEAN RIDGE, FL
PROPERTY CONTROL NUMBER (S)	46-43-45-22-00-001-0160
ZONING	RHM
LAND USE	REC1
FUTURE LAND USE (FLU)	MF
GROSS AREA	112,116 SF (2.57 AC)
GROSS BUILDING AREA	22,459 SF (ENCLOSED)
MAX BUILDING COVERAGE	44,846 SF (40%)
PROPOSED BUILDING COVERAGE	12,837 SF (11%)
MAX BUILDING HEIGHT	44'
PROPOSED BUILDING HEIGHT	43'
TOTAL REQUIRED PARKING	85 SPACES (4 ADA)
1 SPACE PER 3 SEATS (180 SEATS)	60 SPACES
1 SPACE PER CLUB EMPLOYEE (25 EMPLOYEES)	25 SPACES
TOTAL PROVIDED PARKING	96 SPACES
MAIN LOT	
STANDARD SPACES	37 SPACES
COMPACT SPACES	4 SPACES
ADA SPACES	2 SPACES
NORTH CONDO SPACES	12 SPACES (1 ADA)
AUXILIARY LOT (TENNIS PARCEL)	41 SPACES (1 ADA)

NOTE: NORTH CONDO SPACES ARE ALLOTTED PER INGRESS/EGRESS AND PARKING EASEMENT (ORB. 1785, PG. 622) WHICH OFFERS 12 OF THE 15 SURFACE LOT SPACES TO THE CLUB

Drawing Name: F:\2023\23-022 The Ocean Club of Florida Reno\01 Drawings\CAD\3042 PROJECT TEMPLATE\Sheets\PLANNING AND ZONING\A-1 OVERALL FIRST FLOOR PLAN.dwg, Last Modified: Feb 16, 2026 - 2:04pm, Plotted on: Feb 16, 2026 - 2:05pm by icampus



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OCEAN CLUB
OF
FLORIDA

NEW
CLUBHOUSE

PLANNING &
ZONING

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OCEAN RIDGE, FL
33435

Seal :

AOR: ISAAC F. CAMPOS
Lic. no. AR99594

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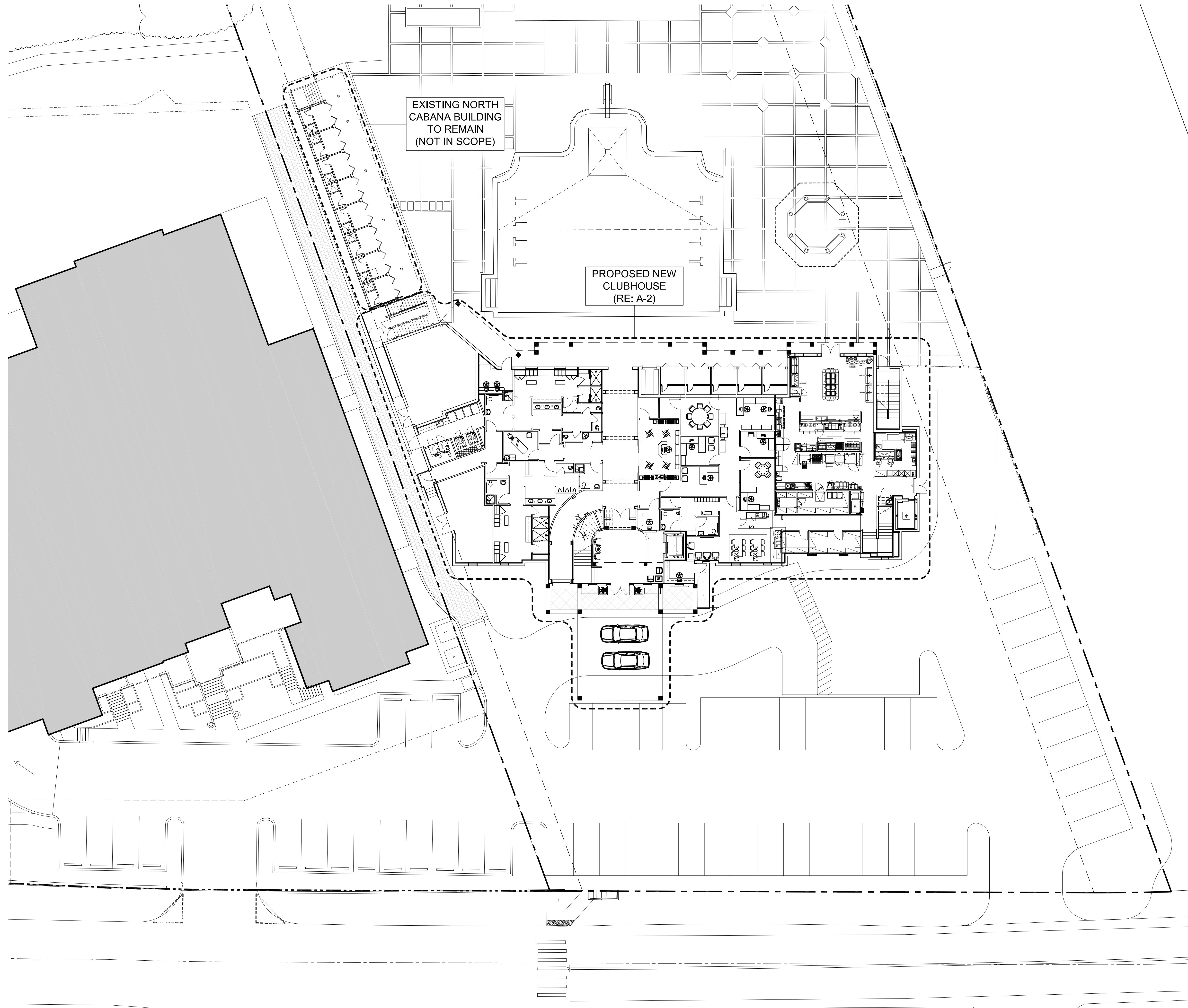
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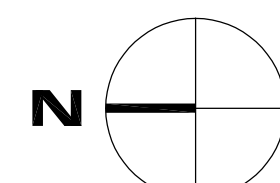
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Of:



EXISTING NORTH
CABANA BUILDING
TO REMAIN
(NOT IN SCOPE)

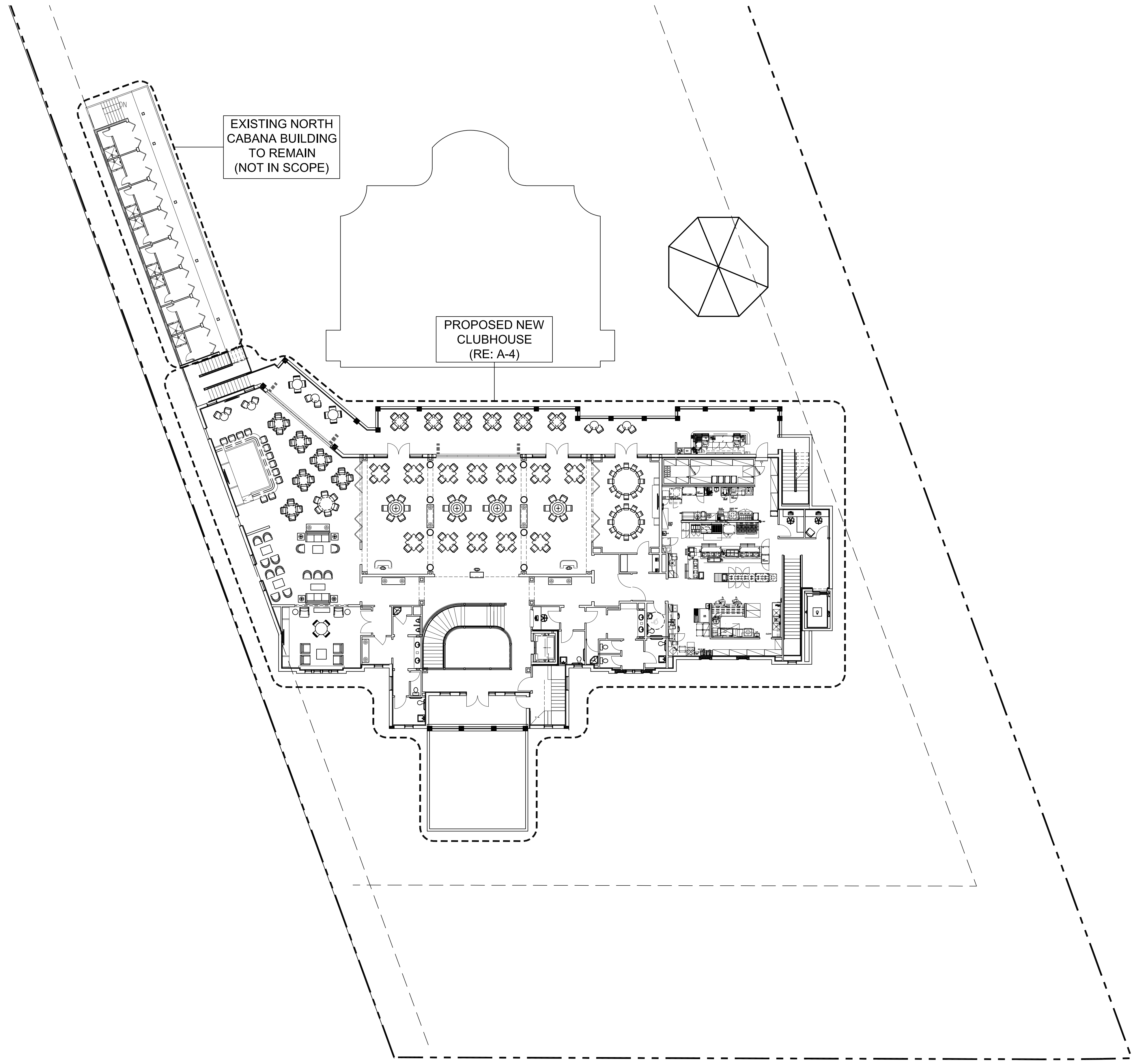
PROPOSED NEW
CLUBHOUSE
(RE: A-2)



OVERALL FIRST FLOOR PLAN

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

Drawing Name: F:\2023\23-022 The Ocean Club of Florida Reno\01_Drawings\CAD\3042 PROJECT TEMPLATE\Sheets\PLANNING AND ZONING\A-3 OVERALL SECOND FLOOR PLAN.dwg, Last Modified: Feb 14, 2026 - 8:16pm, Plotted on: Feb 16, 2026 - 2:14pm by isampas



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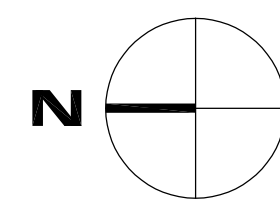
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**OVERALL SECOND
FLOOR PLAN**

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A-3
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OVERALL SECOND FLOOR PLAN

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



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ENLARGED ROOF
PLAN

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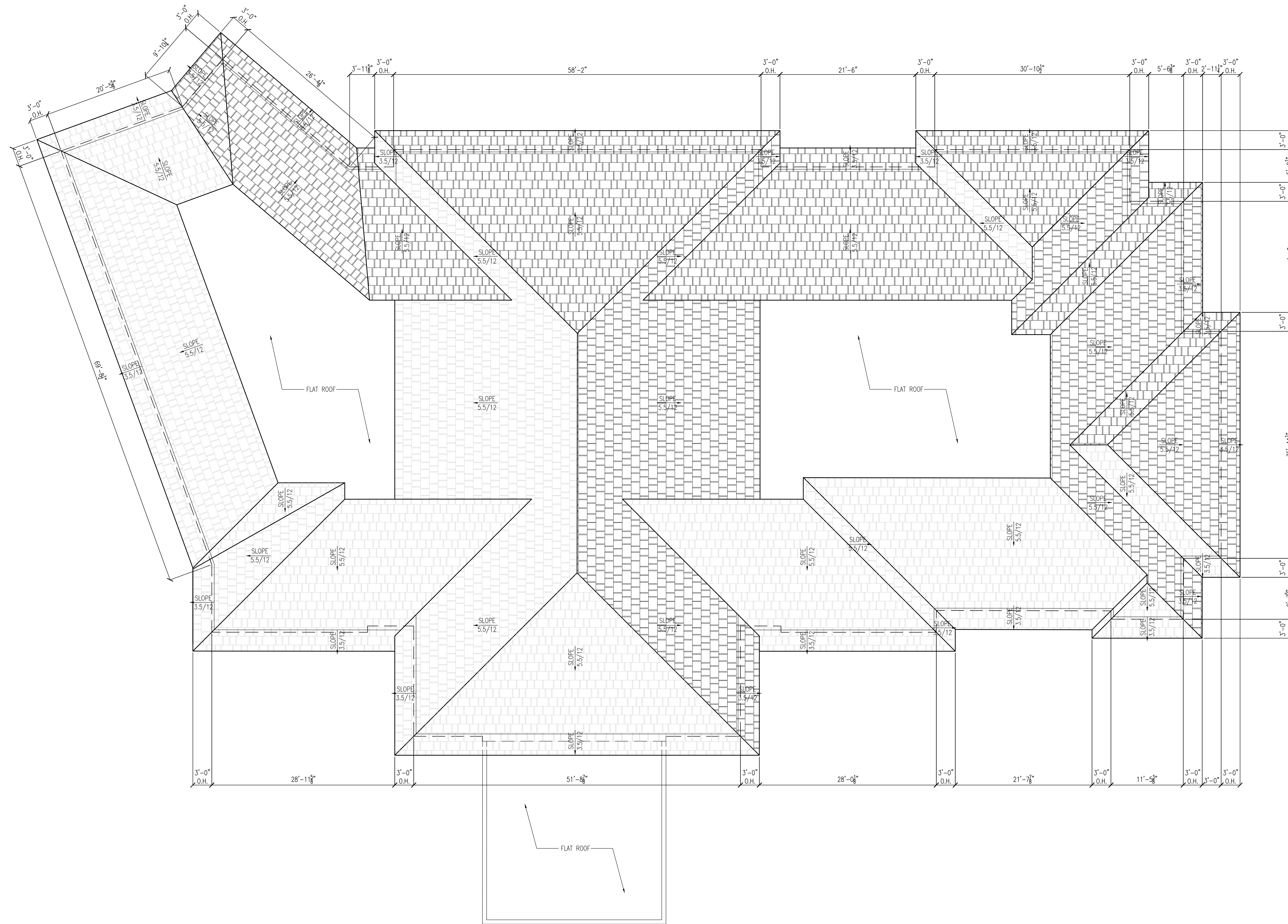
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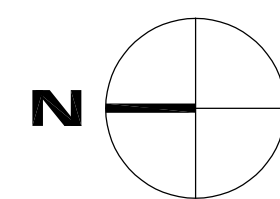
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ENLARGED ROOF PLAN

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

Drawing Name: F:\2023\23-022 The Ocean Club of Florida Reno\01 Drawings\01 Drawings\042 PROJECT TEMPLATE\Sheets\PLANNING AND ZONING\A-6 FRONT ELEVATION.dwg, Last Modified: Feb 16, 2026 - 6:21 pm, Plotted on: Feb 20, 2026 - 11:22 am by icompos

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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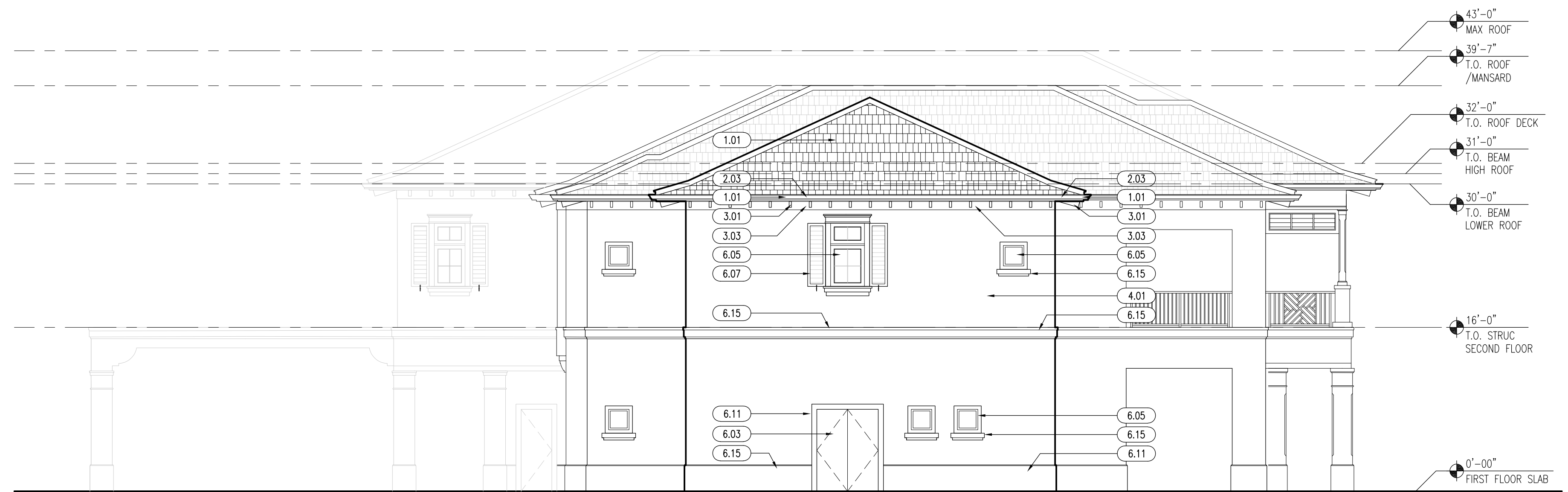
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WEST (FRONT) ELEVATION

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



SOUTH ELEVATION

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

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KEY NOTES - ELEVATIONS	
KEY NO.	KEYNOTE
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FLORIDA**

**NEW
CLUBHOUSE**

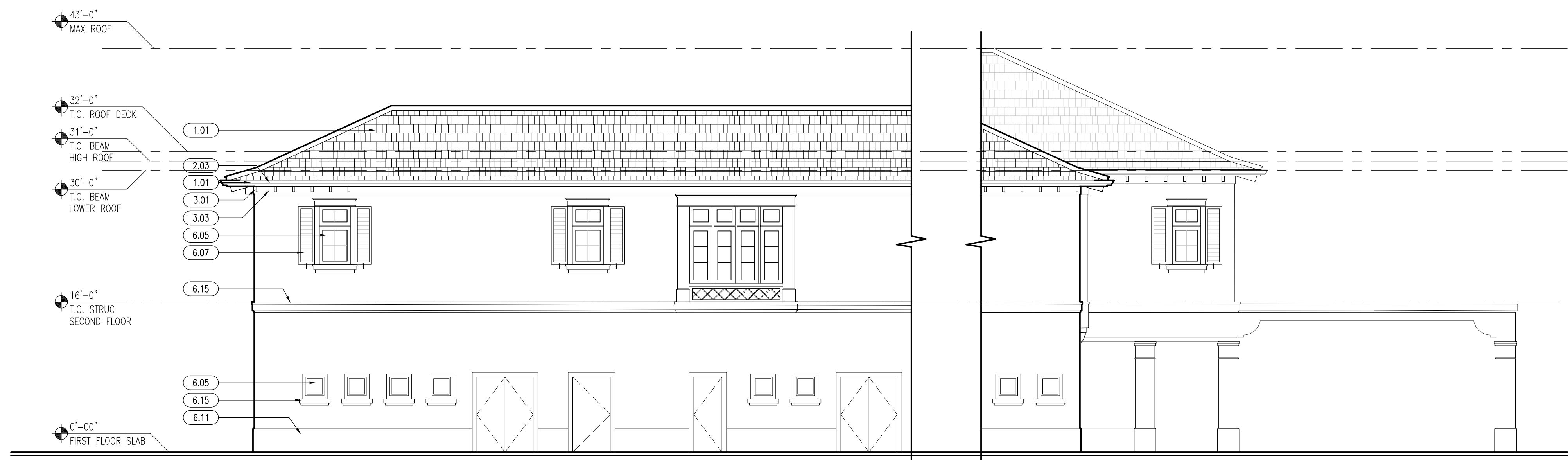
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6849 N. OCEAN BLVD
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EAST (REAR) ELEVATION

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



NORTH ELEVATION

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

Seal :

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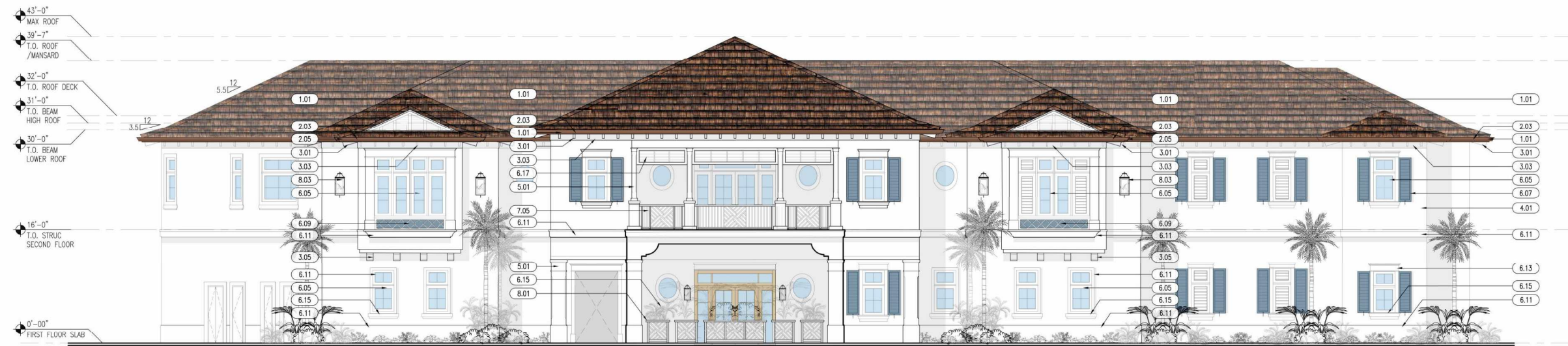
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FLORIDA**

**NEW
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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	White Dove OC-17	KEY NO. 1.01 2.03 2.05 3.01 3.03 3.05	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)
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 4.03 5.01 6.01 6.03 6.05 6.07 6.09 6.11 6.13 6.15 6.17	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 DOC 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)
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.		7.05 8.01 8.03	7.05 42" HIGH ORNAMENTAL RAILING (COLOR #OC-17) 8.01 SITE FURNISHING (BY OTHERS) 8.03 DECORATIVE EXTERIOR LIGHTING (REFER TO ELECT. DOCS)



WEST (FRONT) ELEVATION

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



SOUTH ELEVATION

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

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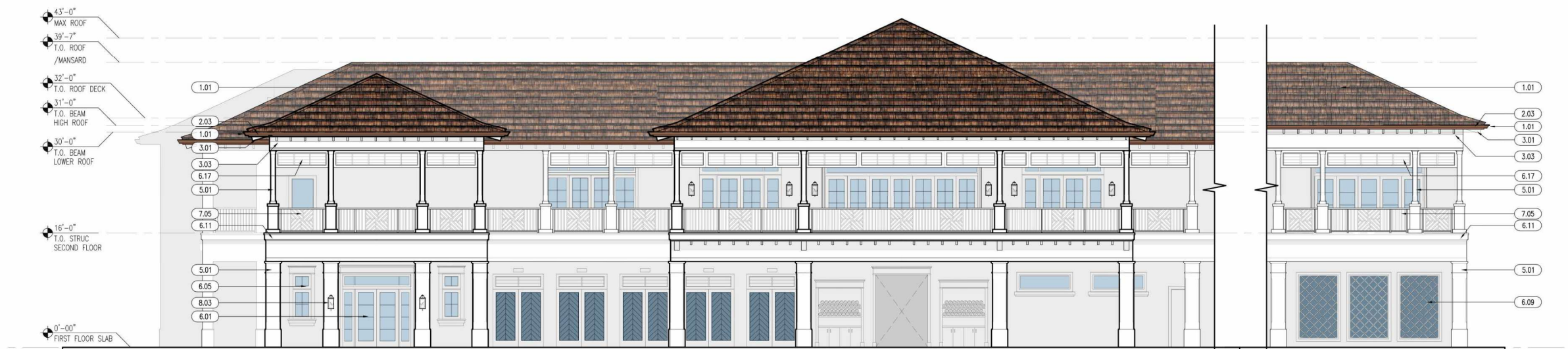
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FLORIDA**

**NEW
CLUBHOUSE**

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MATERIAL SCHEDULE - ELEVATIONS		KEY NOTES - ELEVATIONS	
PAINT: COLOR #1 <ul style="list-style-type: none"> MAIN BUILDING COLOR MANUF: BENJAMIN MOORE COLOR: WHITE DOVE (OC-17) LOCATIONS: <ul style="list-style-type: none"> WALLS EXTERIOR TRIM MOLDINGS RAILINGS WINDOW FRAMES 	White Dove OC-17	KEY NO. 1.01 2.03 2.05 3.01 3.03 3.05 4.01 4.03 5.01 6.01 6.03 6.05 6.07 6.09 6.11 6.13 6.15 6.17 7.05 8.01 8.03	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 <ul style="list-style-type: none"> ACCENT COLOR MANUF: BENJAMIN MOORE COLOR: PORCELAIN GLAZE (CSP-550) LOCATIONS: <ul style="list-style-type: none"> DECORATIVE SHUTTERS ACCENT ON LATTICE PANELS 	Porcelain Glaze CSP-550		
ROOFING: MATERIAL #1 (FLAT CONCRETE TILE ROOF) <ul style="list-style-type: none"> MANUF: EAGLE ROOFING PROFILE: SEQUOIA COLOR: S8514 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"

Seal :

ACR: ISAAC F. CAMPOS
I: rrr: AR99594
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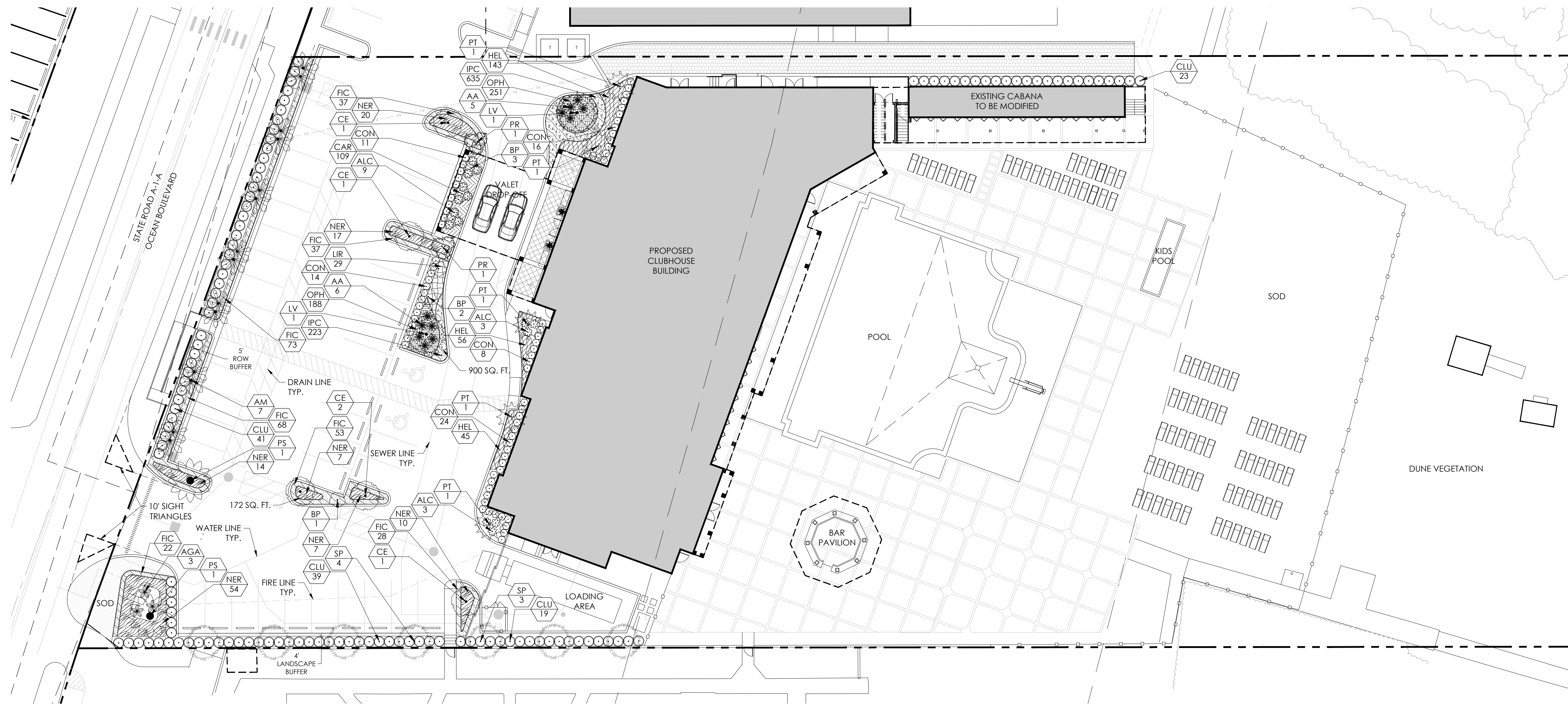
Sheet Title :
ELEVATIONS

Revisions :

#	Date	Rev. Description

Comm. : 23-022	Date : 2026-02-16
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Of:

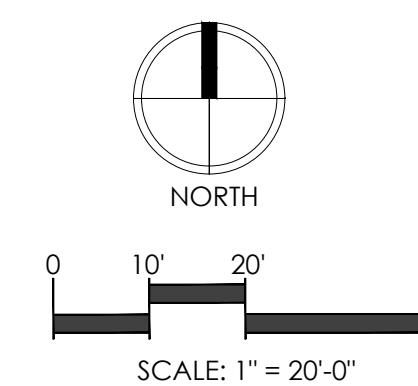


PLANT SCHEDULE

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 X 48" 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



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www.insitestudio.com | License#: LC26000606

Consultants:

- A. CONTRACT DOCUMENTS: Shall consist of specifications and its general conditions and the 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.
- B. VERIFICATION: The Contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications or in the work of others affecting his/her work, he/she shall notify the Owner's Representative immediately. The Contractor shall be held responsible for any damages or loss due to his/her failure to observe these instructions.
- C. MATERIALS, MACHINERY, EMPLOYEES: Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary and incidental to the completion of his/her work.
- D. SURVEYS, PERMITS, REGULATIONS: The Owner shall furnish an adequate survey of the property. The Contractor shall obtain and pay for all permits and 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 variance exists therewith he/she shall promptly notify the Owner's Representative in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work.
- E. PROTECTION OF WORK, PROPERTY AND PERSON: 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.
- F. CHANGES IN THE WORK: The Owner may order changes in the work, and the contract sum being adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extras must be made in writing before executing the work involved.
- G. CORRECTION OF WORK: The Contractor 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 for a period of ninety (90) days from the date of completion of the contract.
- H. Owner's Authorized Representative: The Owner's authorized representative acts as the authorized representative of the Owner in conjunction with the project manager, and has authority to accept or reject materials or workmanship and to make minor changes in the work not involving extra cost. He will also interpret the meaning of the contract documents and may stop the job if necessary to ensure its proper execution.
- I. CLARIFICATION OF DRAWINGS BEFORE BIDDING: After reviewing the drawings thoroughly it is the Contractor's responsibility to clarify any questions the Contractor may have regarding the method of construction, quantities, or quality of materials included or called out. If the Contractor cannot contact the Owner's Representative, the Contractor must qualify his/her bid or accept the interpretation of the Owner's Representative on the questionable areas as they develop during construction.
- J. SAMPLES: The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request by the Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

015639
Tree and Plant Protection

PART 1 GENERAL

1.1 SUMMARY

The scope of work includes all labor, materials, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with protection of existing trees and other plants as shown on the drawings and as specified herein.

- 1. Provide preconstruction evaluations
- 2. Provide tree and plant protection fencing
- 3. Provide protection of root zones and above ground tree and plants
- 4. Provide pruning of existing trees and plants
- 5. Coordinate with the requirements of Section Planting Soil for modifications to the soil within the root zone of existing trees and plants
- 6. Provide all insect and disease control
- 7. Provide maintenance of existing trees and plants including irrigation during the construction period as recommended by the arborist report.
- 8. Provide maintenance of existing trees and plants including irrigation during the post construction plant maintenance period.
- 9. Remove tree protection fencing and other protection from around and under trees and plants.
- 10. Clean up and disposal of all excess and surplus material.

1.2 CONTRACT DOCUMENTS

- A. Shall consist of specifications and general conditions and the 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.
- B. It is the intent of this section that the requirements apply to all sections of the project specification such that any subcontractor must comply with the restrictions on work within designated Tree and Plant Protection Areas.
- C. RELATED DOCUMENTS AND REFERENCES
- A. Related Documents:
 - 1. Drawings and general provisions of contract including general and supplementary conditions and Division I specifications apply to work of this section.
 - 2. Section - Planting
- 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 specifications 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.
 - 1. ANSI A300 (Part 5) - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current editions.
 - 2. Pruning practices shall conform with recommendations "Structural Pruning: A Guide For The Green Industry", Published by Urban Tree Foundation, Visalia, California, most current edition.
 - 3. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.
- 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.

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 promptly notify 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 or codes or Owner's Representative shall determine which shall govern.
- 1.6 PROTECTION OF WORK, PROPERTY AND PERSON
- A. The Contractor shall 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 should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.
- 1.8 CORRECTION OF WORK
- A. The Contractor 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. Owner's Representative is 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.

- A. Reasonable and reasonably: When used in this specification it means that the conditions cited will not affect the establishment, long term stability, health or growth of the plant. This specification recognizes that plants are not free of defects, and that plant conditions change with time. This specification also recognizes that some decisions cannot be totally based on measured findings and that professional judgment is required. In cases of differing opinion, the Owner's Representative expert shall determine when conditions within the plant are judged as reasonable.

- C. Shrub: Woody plants with mature height approximately less than 25 feet.
- D. 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 dripline 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 of this 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 to 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 individual's 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:
- B. PLASTIC MESH FENCE: 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 snugly in place with out sagging. The fabric shall be attached to the post using attachment ties 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 not present a sufficient barrier to access.
- C. GATES: for each fence type and in each separate fence 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 50 feet o.c. The tree protection sign shall read "Tree and Plant Protection Area- Keep Out".
- 2.5 TREE GROWTH REGULATOR (TGR)
 - A. Combiat 25C.
 - B. Submit suppliers product data that product meets the requirements for approval.
- 2.6 MATING
- A. Mating for vehicle and work protection shall be heavy duty matting designed for vehicle loading over tree roots, Altumats as manufactured by Altumats, Inc. Franklin, Pa 14323 approved equal.
- B. Submit suppliers product data that product meets the requirements for approval.

2.7 GEGRID

- A. Geogrid shall be woven polyester fabric with PVC coating, Uni-axial or biaxial geogrid, inert to biological degradation, resistant to naturally occurring chemicals, alikals, acids.
 - 1. Geogrid shall be Miragrid 2XT as manufactured by Ten Cate Nicolon, Norcross, 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 to naturally occurring chemicals, alikals and acids.
 - 1. Mirafi 135 n as manufactured by Ten Cate Nicolon, Norcross, GA. <http://www.tenocate.com> or approved equal.
 - 2. 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 Areas 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. Notify the Owner's Representative of any conflicts immediately.
- 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 alignments of required Tree and Plant Protection Fencing and root pruning. Obtain the Owner's Representative 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 point to a depth of at least 18 inches. No soil work or other activity shall be permitted within the Tree and Plant Protection Area when the volumetric soil moisture is above 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 wilting 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, Silt loam	11 -22%	31 -36%
Silt clay, Silty clay loam	22 -28%	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 Specialties 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 operations until the soil moisture drains to below field capacity.

3.6 ROOT PRUNING:

- A. Prior to any excavating into the existing soil grade within a 25 feet of the limit of the Tree and Plant Protection Area or trees to remain, root prune oil 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 conformance with ANSI A300 (part 8) latest edition.
 - 1. Using a rack saw, chain trimmer or manual 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 lopper, saw or pruner to remove all root tool ends on the tree side of the excavation, and backfill the trench immediately with existing soil, filling all voids.
- 3.7 INSTALLATION OF GEORGRIDS, FILTER FABRIC, MATING, 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 as 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.
 - C. In the above requirements, light vehicle is defined as a truck skid steer with a ground pressure of 4 psi or lighter. A heavy vehicle is any vehicle with a tire or track pressure of greater than 4 psi. Lightweight materials are any packaged 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.

3.8 PROTECTION:

- A. Protect the Tree and Plant Protection Area at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Owner's Representative of any spills, compaction or damage and take corrective action immediately using methods approved by the Owner's Representative.
- 3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:
 - A. The Contractor shall not engage in any construction activity within the Tree and Plant Protection Area without the approval of the Owner's Representative including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity is any within the Tree and Plant Protection Area maybe indicated on the drawings along with any required remedial activity as listed below.
 - B. In the event that construction activity is unavoidable within the Tree and Plant Protection Area, notify the Owner's Representative and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not the subject a description of the proposed activity; the time period for the activity, and list of remedial actions that will reduce the impact on the Tree and Plant Protection Area from the activity. Remedial actions shall include but shall not be limited to the following:
 - 1. In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tool, directional boring and or Air Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots or soil.
 - 2. When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilting point at all times. Roots one inch and larger in diameter shall not be cut with out the approval of the owners representative. Excavation shall be tunneled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
 - 3. Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be removed when specifically indicated by the Owner's Representative. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboricultural practices (ANSI A300, part 8) and be performed under supervision of the arborist.
 - 4. Matting: Install temporary matting over the Wood Chips or Mulch to the extent indicated. Do not permit foot traffic, scaffolding or the storage of materials within the Tree and Plant Protection Area to occur off of the temporary matting.
 - 5. Trunk Protection: Protect the trunk of each tree to remain by covering it with a ring of 8 foot long 2 inch x 6 -inch planks loosely banded onto the tree with 3 steel bands. Staple the bands to the planks as necessary to hold them securely in place. Trunk protection must be kept in place no longer than 12 months. If construction requires work near a particular tree to continue longer than 12 months, the steel bands shall be inspected every six months and loosened if they are found to have become tight.
 - 6. Air Excavation Tool: If excavation for footings or utilities is required within the Tree and Plant Protection Area, air excavation tool techniques shall be used where practical or as designed on the drawings.
 - a. Remove the Wood Chips from an area approximately 18 inches beyond the limits of the hole or trench to be excavated. Cover the Wood Chips for a distance of not less than 15 feet around the limit of the excavation area with Filter Fabric or plastic sheathing to protect the Wood Chips from silt. Mound the Wood Chips so that the plastic slopes towards the excavation.
 - b. Using a sprinker or soaker hose, apply water slowly to the area of the excavation for a period of at least 4 hours, approximately 12 hours prior to the start of the work so that the ground water level is at or near field capacity of the beginning of the work. For excavations that go beyond the damp soil, rewet the soil as necessary to keep soil moisture near field capacity.
 - c. Using an air excavation tool specifically designed and manufactured for the intended purpose, and at pressures recommended by the manufacturer of the equipment, fracture the existing soil to the shape and the depths required by the work. Work at rates and using techniques that do not harm tree roots. Air pressure shall be a maximum of 90-100 psi.
 - 1.) The air excavation tool shall be "Air-Spade" as manufactured by Concept Engineering Group, Inc., Verona, PA (412) 826-8800, or Air Knife as manufactured by Easy Use Air Tools, Inc. Allison Park, Pa (866) 328-5723 or approved equal.

- d. Using a commercial, high-powered vacuum truck if required, remove the soil from the excavation produced by the Air Knife excavation. The vacuum truck should generally operate simultaneously with the hose operator, such that the soil produced is picked up from the excavation hole, and the exposed roots can be observed and not damaged by the ongoing operation. Do not drive the vacuum truck into the Tree and Plant Protection Area unless the area is protected from compaction as approved in advance by the Owner's Representative.
 - e. Remove all excavated soil and excavated Wood Chips, and contaminated soil at the end of the excavation.
 - f. Schedule the work so that foundations or utility work is completed immediately after the excavation. Do not let the roots dry out. Mix the roots several times during the day. If the excavated area must remain open over night, install matting over the roots and cover the excavation with plastic.
 - g. Dispose of all soil in a manner that meets local laws and regulations.
 - h. Restore soil within the trench as soon as the work is completed. Utilize soil of similar texture to the removed soil and lightly compact with hand tools. Leave soil mounded over the trench to a height of approximately 10% of the trench depth to account for settlement.
- i. Restore any Geogrids, Filter Fabric, Wood Chips or Mulch and/or matting that was previously required for the area.

3.10 TREE REMOVAL:

- A. Remove all trees indicated by the drawings and specifications, as requiring removal, in a manner that will not damage adjacent trees or structures or compacts the soil.
- B. Remove trees that are adjacent to trees or structures to remain, in sections, to limit the opportunity of damage to adjacent crowns, trunks, ground plane elements and structures.
- C. Do not drop trees with a single cut unless the tree will fall in an area not included in the Tree and Plant Protection Area. No tree to be removed within 50 feet of the Tree and Plant Protection Area shall be pushed over or up-rooted using a piece of grading equipment.
- D. Protect adjacent paving, soil, trees, shrubs, ground cover plantings and understory plants to remain from damage during any tree removal operations, and from construction operations. Protection shall include the root system, trunk, limbs, and crown for breakage or scoring, and the soil from compaction.
- E. Remove stumps and immediate root plate from existing trees to be removed. Grind trunk bases and large buttress roots to a depth of the largest buttress root or at least 18 inches below the top trunk whorl and ever 6 inch over the area of three times the diameter of the trunk (DBH).
 - 1. For trees where the stump will fall under new paved areas, grind roots to a total depth of 18 inches below the existing grade. If the sides of the stump hole still have greater than approximately 20% wood visible, continue grinding operation deeper and or wider until the resulting hole has less than 20% wood. Remove all wood chips produced by the grinding operation and back fill in 8 inch layers with controlled fill of a quality acceptable to the site engineer for fill material under structures, compacted to 95% of the maximum dry density standard practor. The Owner's Representative shall approve each hole at the end of the grinding operation.
 - 2. In areas where the tree location is to be a planting bed or lawn, remove all woodchips and backfill stump holes with planting soil as defined in Specification Section Planting Soil, in maximum of 12 inch layers and compact to 80 - 85% of the maximum dry density standard practor.

3.11 PRUNING:

- A. Within six months of the estimated date of substantial completion, prune all dead or hazardous branches larger than 2 inch in diameter from all trees to remain.
- B. Implement all pruning recommendations found in the arborist report.
- C. Prune any low, hanging branches and vines from existing trees and shrubs that overhang walks, streets and drives, or parking areas as follows:
 - 1. Walks - within 8 feet vertically of the proposed walk elevation.
 - 2. Parking areas - within 12 feet vertically of the proposed parking surface elevation.
 - 3. Streets and drives - within 14 feet vertically of the proposed driving surface elevation.
- D. All pruning shall be done in accordance with ANSI A300 (part 1), ISA BMP Tree Pruning (latest edition, and the "Structural Pruning: A Guide for the Green Industry", Edward Gilman, Brian Kempf, Nelda Matheny and Jim Clark, 2013 Urban Tree Foundation, Visalia CA.
- E. Perform other pruning tasks as indicated on the drawings or requested by the Owner's Representative.
- F. Where tree specific disease vectors require, sterilize all pruning tools between the work in individual trees.

3.13 WATERING

- A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants to be preserved during the entire construction period. Adequate water is defined to be maintaining soil moisture above the permanent wilting point to a depth of 18 inches or greater.
- B. Implement all watering recommendations found in the arborist report, including the use of automatic irrigation system, if available, and apply additional water, using hoses or water tanks as required.
- C. Periodically test the moisture content in the soil within the root zone to determine the water content.

3.14 WEED REMOVAL

- A. During the construction period, control any plants that seed in and around the fenced Tree and Plant Protection area at least three times a year.
 - 1. All plants that are not shown on the planting plan or on the Tree and Plant Protection Plan to remain shall be considered for removal.
 - B. At the end of the construction period provide one final weeding of the Tree and Plant Protection Area.

3.15 INSECT AND DISEASE CONTROLLER

- A. Monitor all plants to remain for disease and insect infestations during the entire construction period. Provide all disease and insect control required to keep the plants in a healthy state using the principles of Integrated Plant Management (IPM). All pesticides shall be applied by a certified pesticide applicator.

3.16 CLEAN UP

- A. During tree and plant protection work, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.
 - 1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris generated by the Contractor from all surfaces within the project or on public right of ways and neighboring property.
- B. Once tree protection work is complete, wash all soil from pavements and other structures. Ensure that Mulch is confined to planting beds.
- C. Make all repairs to grades, nuts, and damage to the work or other work of the site.
- D. Remove and dispose of all excess Mulch, Wood Chips, packaging, and other material brought to the site by the Contractor.

3.17 Removal of fencing and other Tree and plant protection

- A. At the end of the construction period or when requested by the Owner's Representative remove all fencing, Wood Chips or Mulch, Geogrids and Filter Fabric, trunk protection and/or any other Tree and Plant Protection material.

3.18 DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN

- A. Any trees or plants designated to remain and which are damaged by the Contractor shall be replaced in kind 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 approval 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 by the Contractor at his own expense.
 - 1. The Owner's Representative may engage an independent arborist to assess any 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 the stump to a depth sufficient to plant the replacement tree or plant, removal of all chips from the site and the silt 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 vertical mulching, pruning and/or cabling, insect and disease control including injections, compensatory watering, additional mulching, and could include application tree growth regulators (TGR).
- E. Remedial work may extend up to two years following the completion of construction to allow for any requirements of multiple applicators or the need to undertake applications of 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, provide 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 I specifications apply to work of 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 Owner's Representative.
 - 1. State of California, Department of Food and Agriculture, Regulations for Nursery Inspectors, Rules and Grading.
 - 2. ANSI Z60.1 American Standard for Nursery Stock, most current edition.
 - 3. ANSI A300 - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current edition and 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 names or plant descriptions disagree between the several documents, the most current document shall prevail.
 - a. USDA - The Geoplasm Resources Information Network (GRIN) <http://www.ars-grin.gov/npgs/searchgirn.html>
 - b. Manual of Woody Landscape Plants; Michael Dirr; Stipes Publishing, Champaign, Illinois; Most Current Edition.
 - c. The New Sunset Western Garden Book, Oxnard 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 between the plan 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 determine contract 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 promptly notify 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 should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.
- 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 as possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

- A. All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.
 - A. Bred 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 banded 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 in this section meet all the requirements of the warranty. It is intended that the materials and workmanship warranty 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 standards).
 - 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.
 - L. Reasonable and reasonably: When used in this specification relate 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 all defects, but that some accepted industry protocols and standards result in plants unacceptable to this project.

- When reasonable or

1.15 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review all 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 were not observed.

B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants of the nursery prior to delivery and to reject any plants that do not meet specifications as set forth in this specification. If a particular defect or substantial defect 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 plants 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 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 rigid mat or surface to keep moisture in the root ball above will point and below saturation.

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 habit than specified, or plants of the same genus and species but different cultivar 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.

B. Soil 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 covering soil or substrate for the Contractor's approval. The Contractor's Representative shall not be held responsible for plant material under the warranty clause of the specifications.

B. If 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 areas(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 observed 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 Z601.1 "American Standard for Nursery Stock" latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z601.1, 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 Z601.1. Larger plants may not be acceptable if the resulting root ball cannot 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, pest, and weeds. Observation certificates required by law shall accompany each shipment of plants.

D. Plant Quality:

1. General: Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, borers, and larvae. All plants shall have a root 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 Greens and Standards Free grade Florida Fancy or Florida #1 and the following:

- 1. Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar planned to a central and dominant leader.
a. Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-trunk, clump, or unique selection such as contorted or weeping cultivars.
2. 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.
3. 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.
a. Main branches shall be distributed along the central leader trunk not clustered together. They shall form a balanced crown appropriate for the cultivar/species.
b. Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
c. The attachment of the largest branches (scaffold branches) shall be free of included bark.
4. Trunk: The tree trunk shall be relatively straight, 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 rot/dieback, sap leakage, signs of boring insects, galls, cankers, girdling 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) of at least one-half the diameter of the pruning cut shall be present.
1.) All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.

4. 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 impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:

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

5.) The root system shall be reasonably free of stem girdling roots over the root collar or kninked roots from nursery production practices.
6.) Use 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 BURAPPED PLANTS

1. All Balled and Burrapped 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 falls 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 should 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 will 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 as the ANSI Z601.1 requirements for Balled and Burrapped plants.

2. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants known to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing 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 shall be established and well rooted in removable containers.

6. Container class size shall conform to ANSI Z601.1 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 leaf out (bud break).

8. The root spread dimensions of the harvested plants shall conform to ANSI Z601.1 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 at pea gravel.

a. The pea gravel bed shall be 18 inches deep over a sheet of plastic.
b. Space trees to allow the unbanded branches to grow without shading each other.
c. Once stored in pea 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 clipped, 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. Defronding, 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, blind 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, drop, 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 peat humus. Sand shall be clean, soil-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, rock, plant roots, debris or other foreign matter. If area soil contain noxious plant growth (such as Bermuda, Torpedo or nut grass), it shall feel between the pH range of 5.0 to 7.0 unless otherwise specified and contain no toxic residue or substances that would endanger plant growth. If topsoil is not available on site, it shall be imported from local sources with similar soil characteristics to that found at project site, obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth not less than 4". Peat humus shall be decomposed peat with no identifiable fibers or if available, muck may be substituted and shall be free from stones, excessive plant roots, debris or other foreign matter. Muck shall not be overly saturated with water.

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 Arbolite manufactured by Deep Root Partners, LP, or approved equal.

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

C. Below ground anchor 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.

2.9 PLASTIC BAGS

E. Plastic free 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 shall release over a several day period, not within a few hours.

F. Watering bags shall:
1. Tregarator irrigation Bags sized to the appropriate model for the requirements of the plant, manufactured by Spectrum Products, Inc., Youngville, NC 27566.
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.

G. 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.

B. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote storage 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. Lay out all individual tree and shrub locations. Place plants above surface of planting location or place a labeled stake at planting location. Lay out bed lines with leveling markers in the root ball above will point and below saturation. 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 mechanized 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 operations shall be above permanent wilting point and below field capacity for every type of soil texture within the following ranges:

B. 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 ball may need additional staking and water after planting. The Owner's Representative may reject the plant if the root modification process makes the tree unstable or if the tree is not healthy at the end of the warranty period. Such plants shall 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

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 site 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.
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 or 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.

I. Set top outer edge of the root ball at the average elevation of the proposed finish. Set the plant plumb and upright in the center of the planting hole. The tree graft, if applicable, shall be visible above the grade. Do not place soil on top of the root ball.
J. The Owner's Representative may request that plants orientation be rotated when planted based on the form of the plant.

K. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Planting Soil, for requirements to modify the soil within the planting bed.

L. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides at ball six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. DO NOT over compact the backfill or use mechanical or pneumatic tamping equipment. Over compaction shall be defined as greater than 85% of maximum dry density, standard proctor or greater than 2500 psi as measured by a cone penetrometer when the volumetric soil moisture is lower than field capacity.

M. After the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not foot the planting space. The soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.

N. Where indicated on the drawings, build a 4 inch high, level berm of Planting Soil around the outside of the root ball to retain water. Tamp the berm to reduce leaking and erosion of the saucer.

O. Thoroughly water the Planting Soil and root ball immediately after planting.
P. Remove all nursery plant identification tags and ribbons as per Owner's Representative instructions. The Owner's Representative's seals are to remain on plants until the end of the warranty period.
Q. Remove congegated cardboard trunk protection after planting.
R. Follow additional requirements for the permitted root ball packages.

3.8 Permitted Root ball packages and Special planting requirements

A. The following are permitted root ball packages and special planting requirements that shall be followed during the planting process in addition to the above General planting requirements.

B. BALLED AND BURAPPED PLANTS

1. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down onto the Planting Soil.
2. If the plant is shipped with a wire basket that does not meet the requirements of a "Low Rise" basket, remove the top 2- 8 inches of the basket wires just below the first backfilling of the tree.
3. Earth root balls shall be kept intact except for any modifications required by the Owner's Representative to make root package comply with the requirement in Part 2 Products.

C. SPADE HARVESTED AND TRANSPLANTED PLANTS

1. After installing the tree, loosen the soil along the seam between the root ball and the surrounding soil out to a radius from the root ball edge equal to the diameter of the root ball to a depth of 8 - 10 inches by hand digging to disturb the soil interface.
2. Fill any gaps below the plant with loose soil.
D. CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS

1. This specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
2. Remove the container.
3. Perform root ball shaving as defined in Installation of Plants: General above.

4. Remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.
5. Remove all substrate at the bottom of the root ball that does not contain roots.
6. Using a hose, power washer or air excavation device, wash out the substrate from around the trunk and top of the remaining root ball and find and remove all stem girdling roots within the root ball above the top of the structural roots.

E. BARE ROOT PLANTS

1. Dig the planting hole to the diameter of the spread of the roots to a depth in the center that maintains the root collar at the elevation of the surrounding finished grade and slightly deeper along the edges of the hole.
2. Spread all roots out radial to the trunk in the prepared hole making the hole wider where needed to accommodate long roots. Root tips shall be directed away from the trunk. Prune any broken roots removing the least amount of tissue possible.
3. Maintain the trunk plumb while backfilling soil around the roots.
4. Lightly tamp the soil around the roots to eliminate voids and reduce settlement.

5. Remove all watering berm at each palm. Berms shall extend a minimum of 18 inches out from the trunk all around and shall be a minimum of 6 inches high.
6. Remove twine which ties fronds together after placing plant in planting hole and securing it in the upright position.

7. Spread any excess soil around in the spaces between plants.
H. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.
I. Water each planting area as soon as the planting is completed. Apply additional water to keep the soil moisture at the required levels. Do not over water.

3.9 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. Assure that soil moisture is within the required levels prior to planting. Irrigation, if required, shall be applied for least 12 hours prior to planting to avoid planting in muddy soil.
B. Assure that soil grades in beds are smooth and as shown on the plans.
C. Plants shall be planted in even, nonrigidly spaced rows, at the intervals called out for on the drawings, unless otherwise noted. The first row of Annual flower plants shall be 6 inches from the bed edge unless otherwise directed.
D. Dig planting holes sufficiently large enough to insert the root system without deforming the roots. Set the top of the root system at the grade of the soil.

E. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil. Do not plant the root system in the mulch. Pull mulch back so it is not on the root ball surface.
F. Press soil to bring the root system in contact with the soil.
G. Spread any excess soil around in the spaces between plants.

H. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.
I. Water each planting area as soon as the planting is completed. Apply additional water to keep the soil moisture at the required levels. Do not over water.

3.10 PALM PLANTING

A. Palm trees shall be placed at grade making sure not to plant the tree any deeper in the ground than the palm trees originally



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)

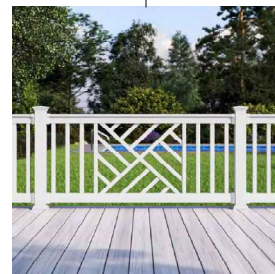


Rear Elevation (Looking West)

Drawing Name: F:\2023\23-022 The Ocean Club of Florida Reno\01 Drawings\CA0\30-42 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 keenes



DECORATIVE SHUTTER



DECORATIVE RAILING



DECORATIVE LOUVERS



MAIN PAINT COLOR



ACCENT PAINT COLOR



FLAT ROOF TILES



PEACOCK + LEWIS
Architects and Planners, L.L.C.
1295 U.S. Highway One
Suite 200
North Palm Beach, FL 33408

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F. 561.626.9719



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OF
FLORIDA

NEW
CLUBHOUSE

PLANNING &
ZONING

6849 N. OCEAN BLVD
OCEAN RIDGE, FL
33435

Seal:

AOR: ISAAC F. CAMPOS
Lic. No. AR99594
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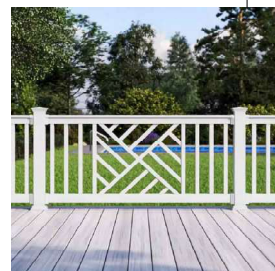
Sheet Title:
WEST (FRONT)
RENDERING

Revisions:		
#	Date	Rev. Description

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

Sheet No.
A-8

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DECORATIVE RAILING



DECORATIVE LOUVERS

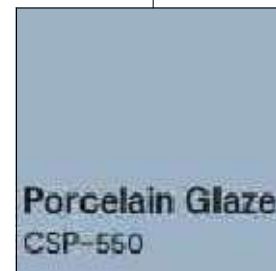


FLAT ROOF TILES



White Dove
OC-17

MAIN PAINT COLOR



Porcelain Glaze
CSP-550

ACCENT PAINT COLOR



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**OCEAN CLUB
OF
FLORIDA**

**NEW
CLUBHOUSE**

**PLANNING &
ZONING**

6849 N. OCEAN BLVD
OCEAN RIDGE, FL
33435

Seal:

AOR: ISAAC F. CAMPOS
Lic. No. AR99594
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Sheet Title:
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RENDERING**

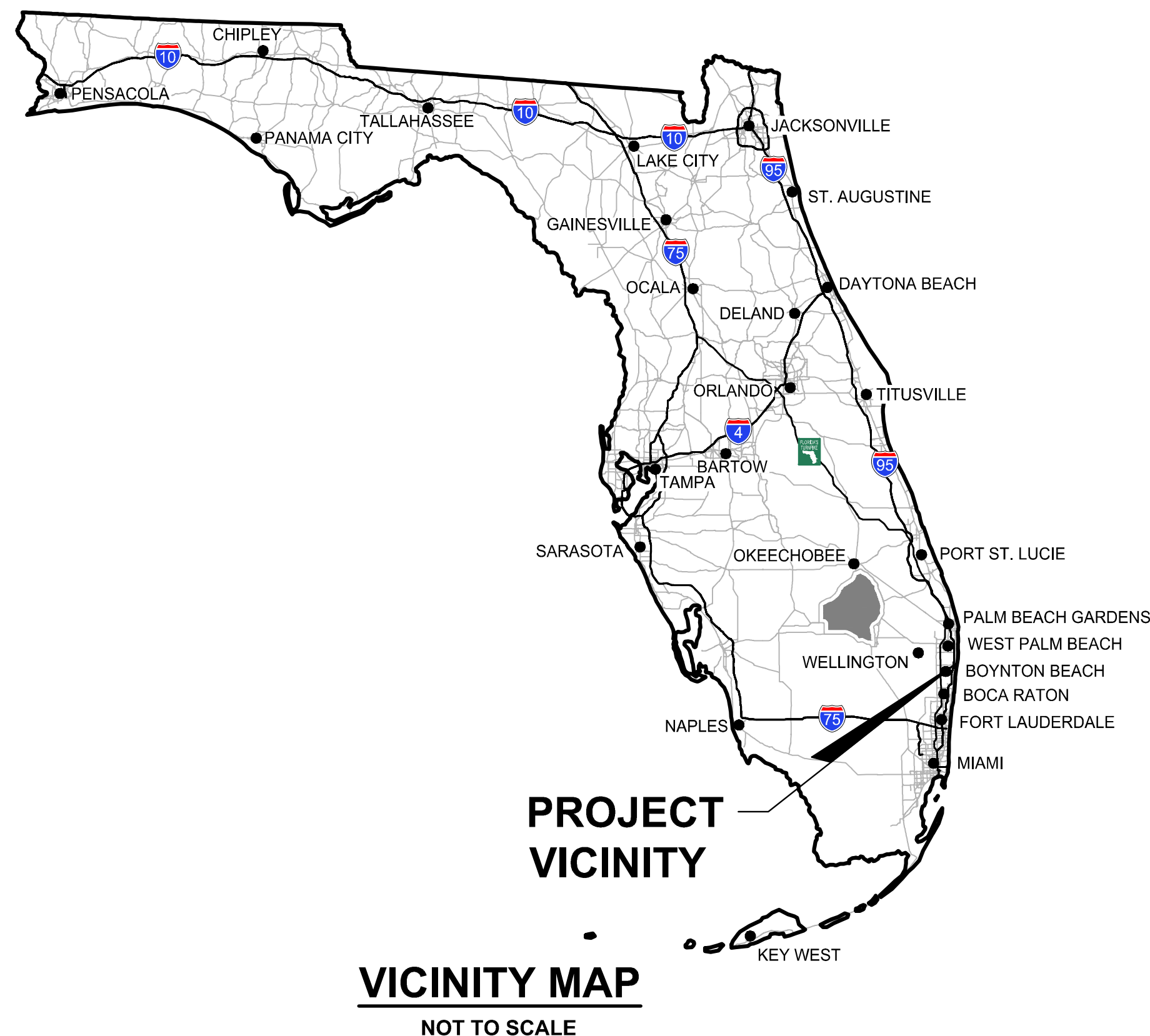
Revisions:		
#	Date	Rev. Description

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

Sheet No.
A-9
Of: Page 117 of 132

CONCEPTUAL PLANS OCEAN CLUB OF FLORIDA

**SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA**



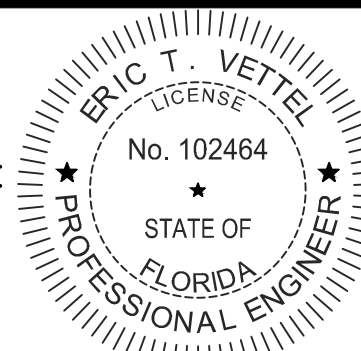
INDEX OF SHEETS

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
DIGITALLY SIGNED AND
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

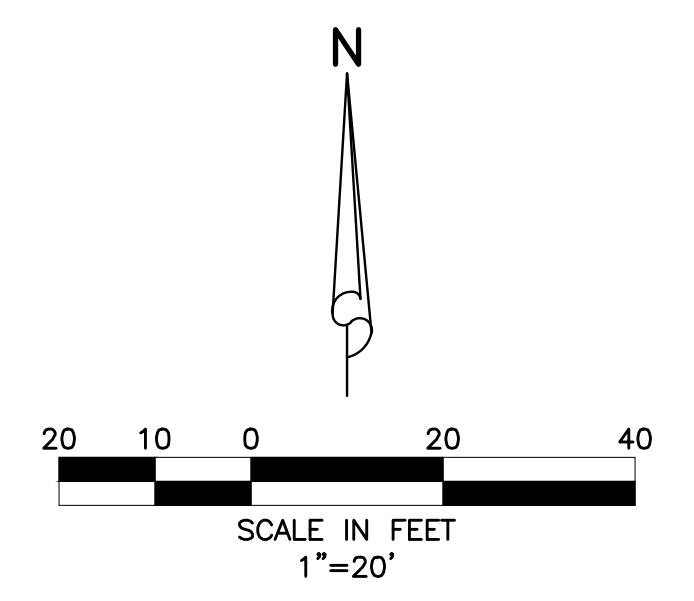
OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
TITLE SHEET

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

- 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.



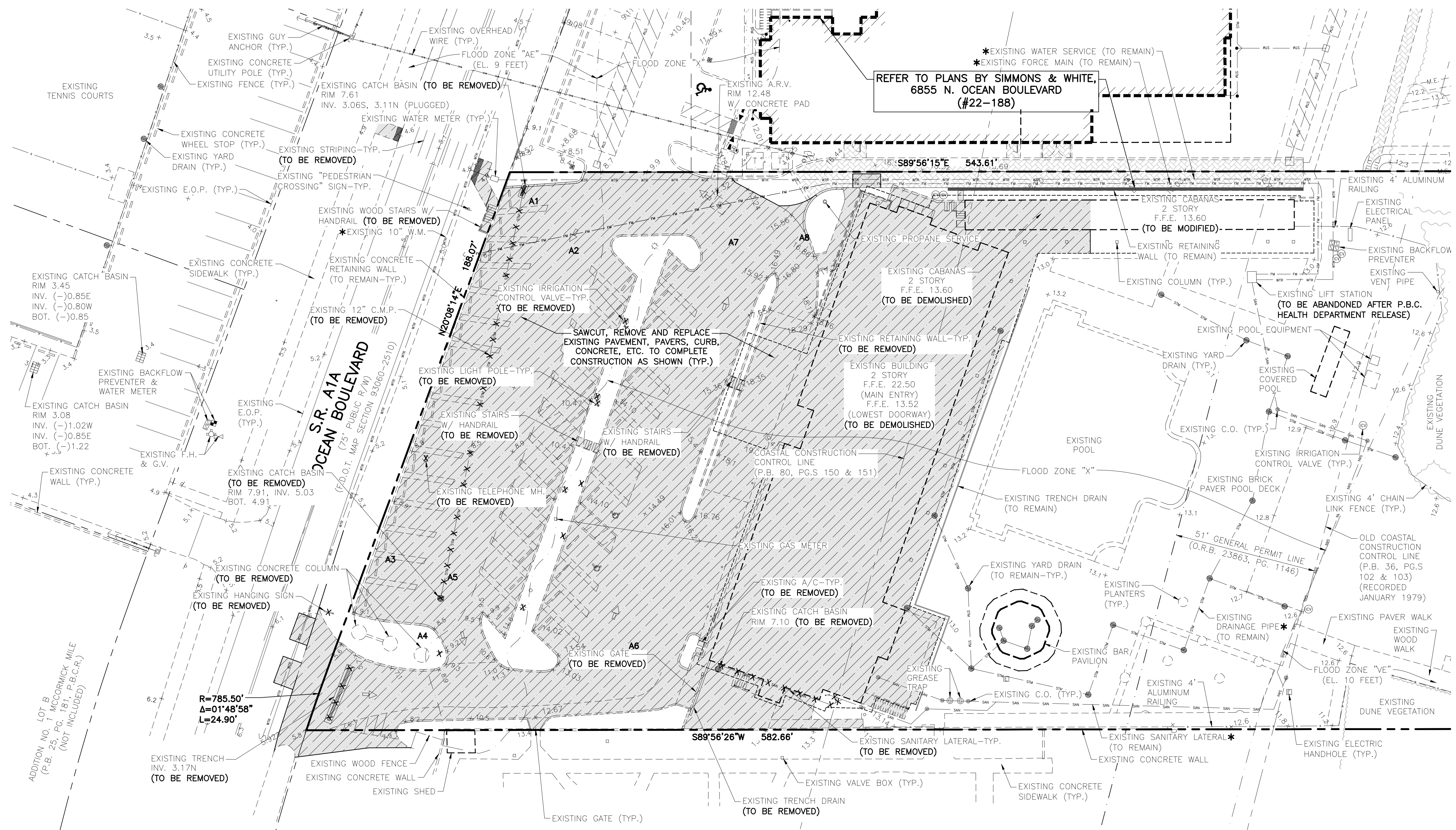
LOCATION MAP
NOT TO SCALE



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.

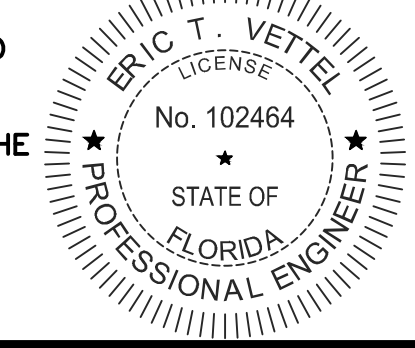


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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERIC T. VETTEL, P.E. ON THE DATE ADJACENT TO THE SEAL.

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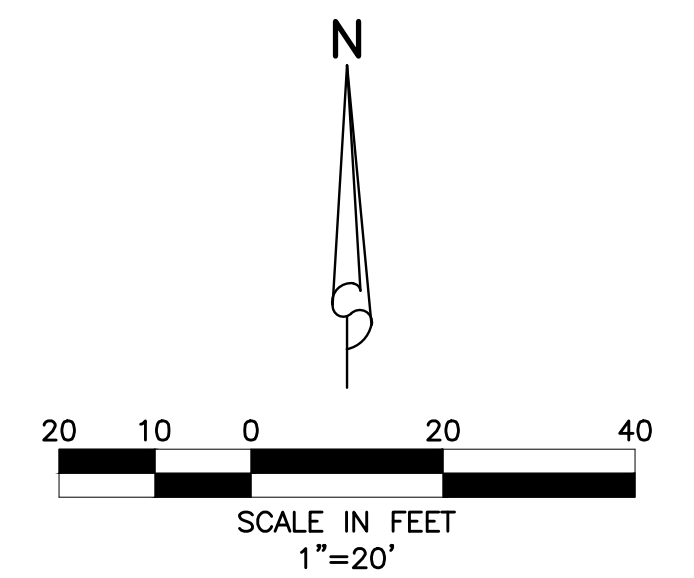
OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL DEMOLITION PLAN

DESIGN E.V.	DRAWN R.W.	CHECKED	APPROVED	DATE	JOB NO. 25-150	DRAWING NO. 25150C02	SHEET 2 OF 6

4/15/2026



LOCATION MAP
NOT TO SCALE

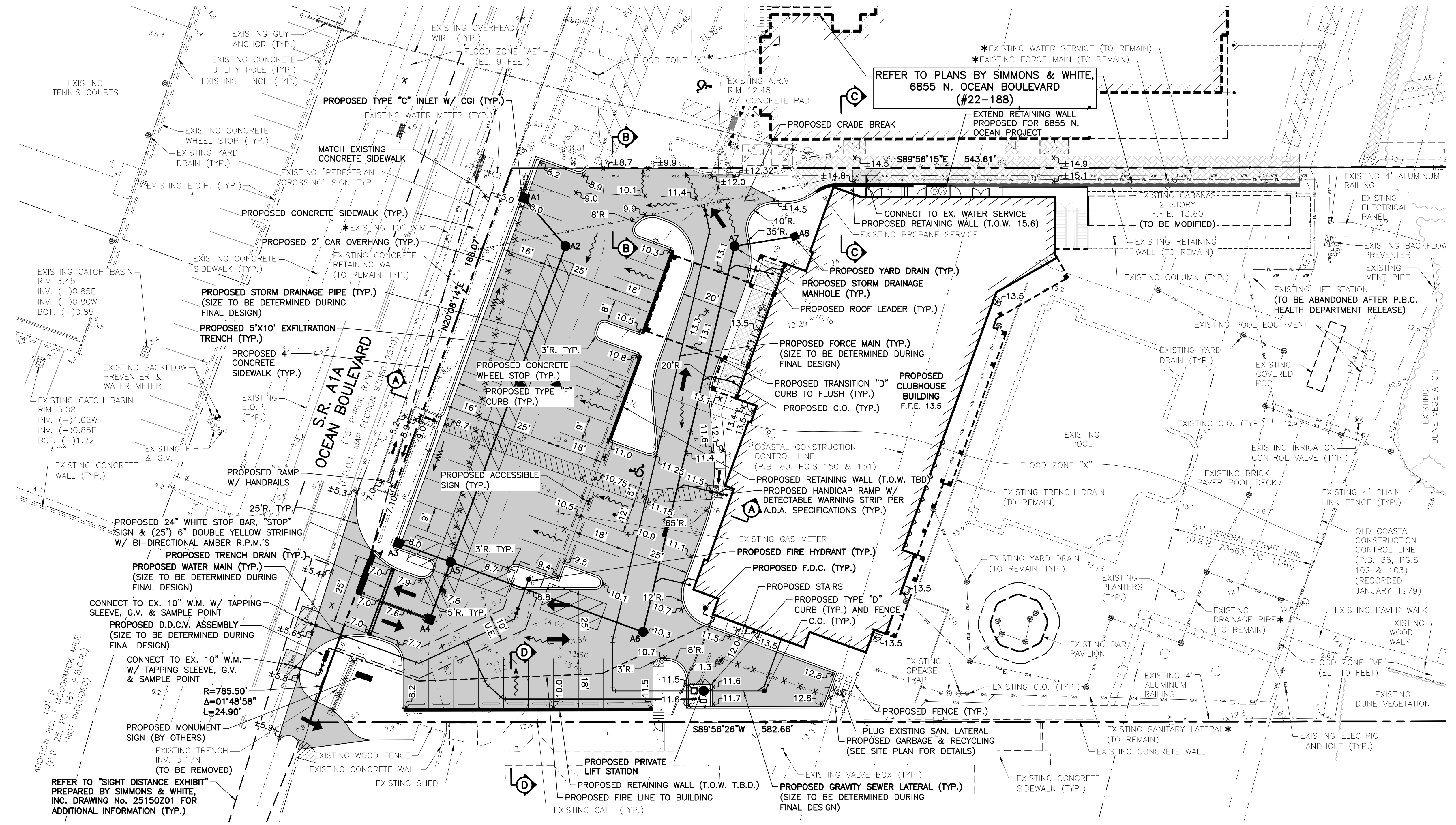


LEGEND

- 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

NOTES:

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- 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.

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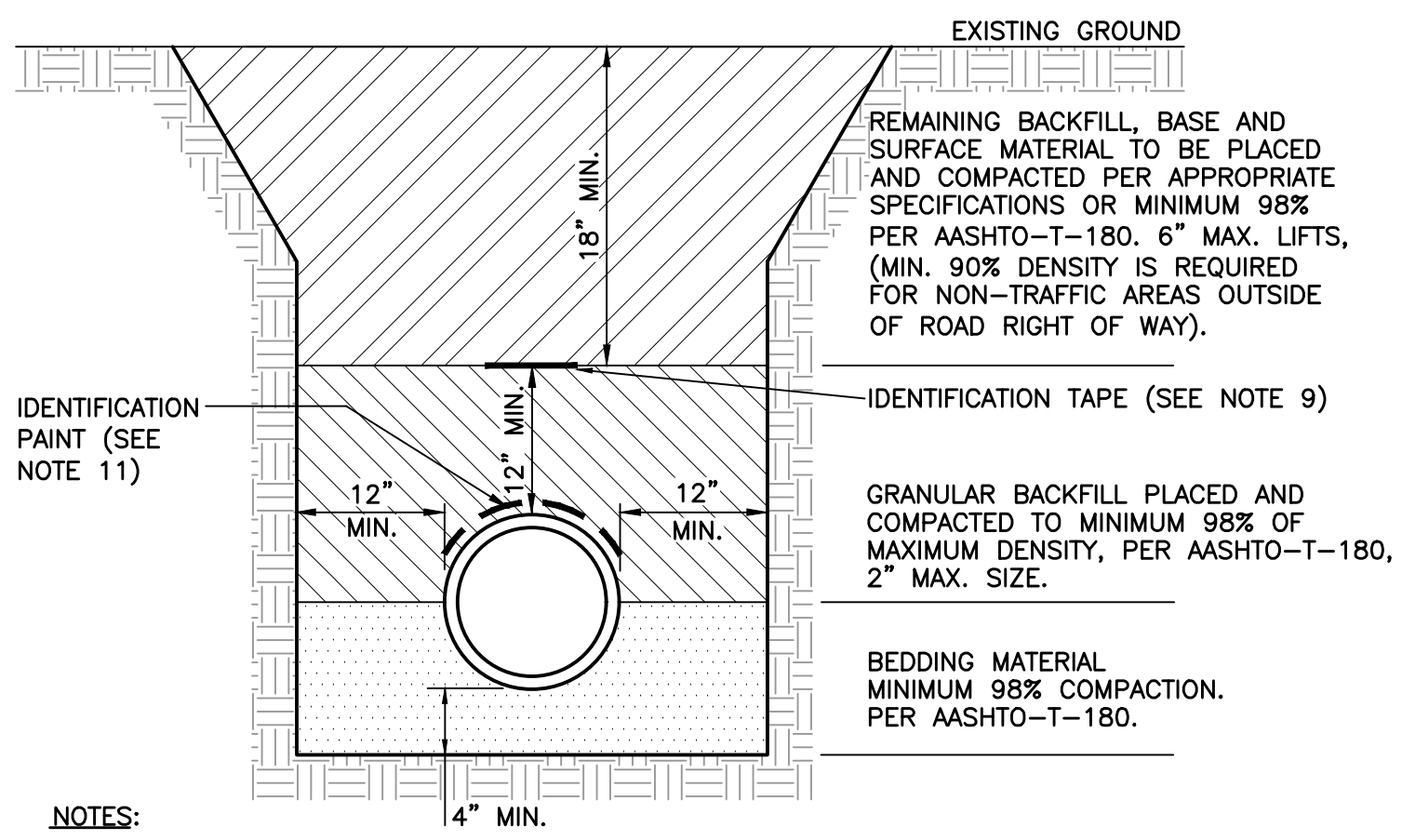
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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.

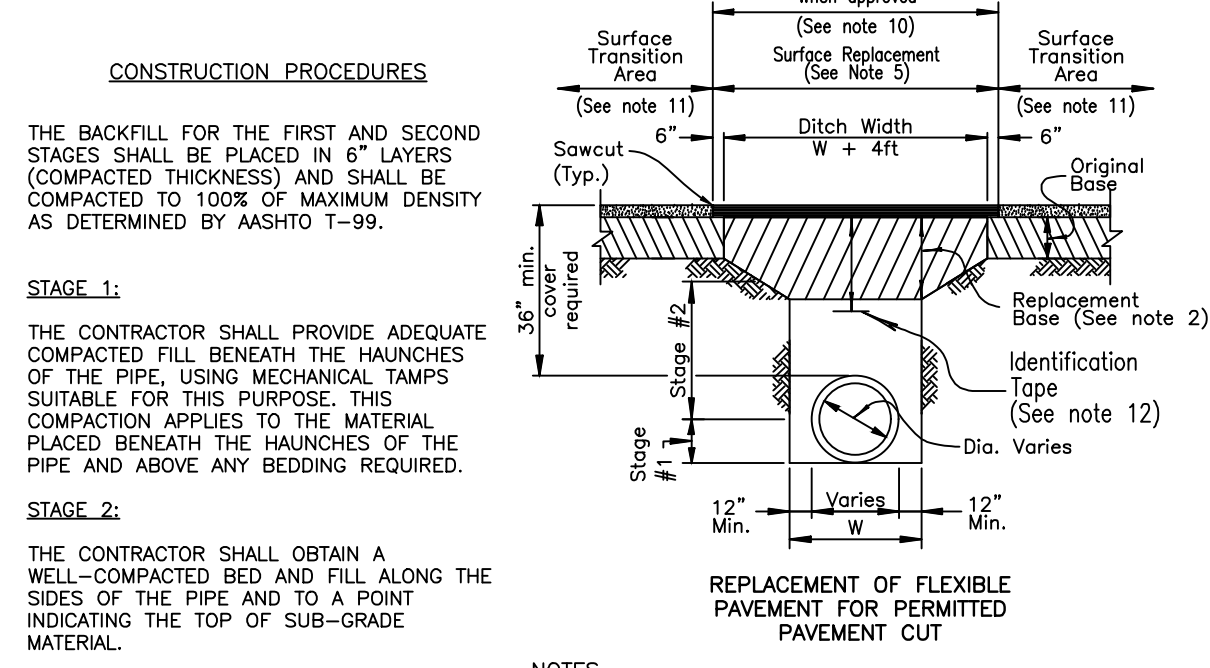
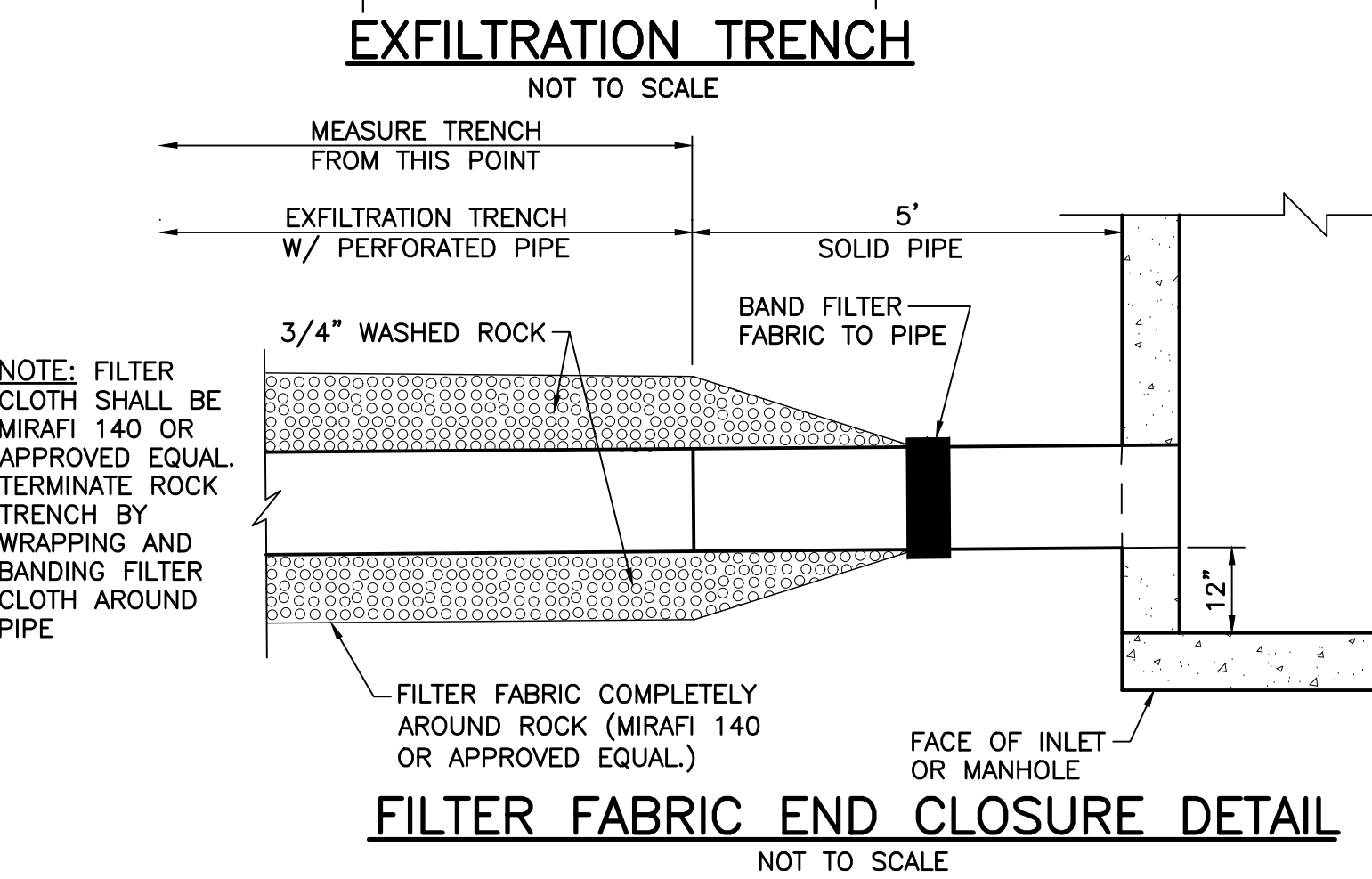
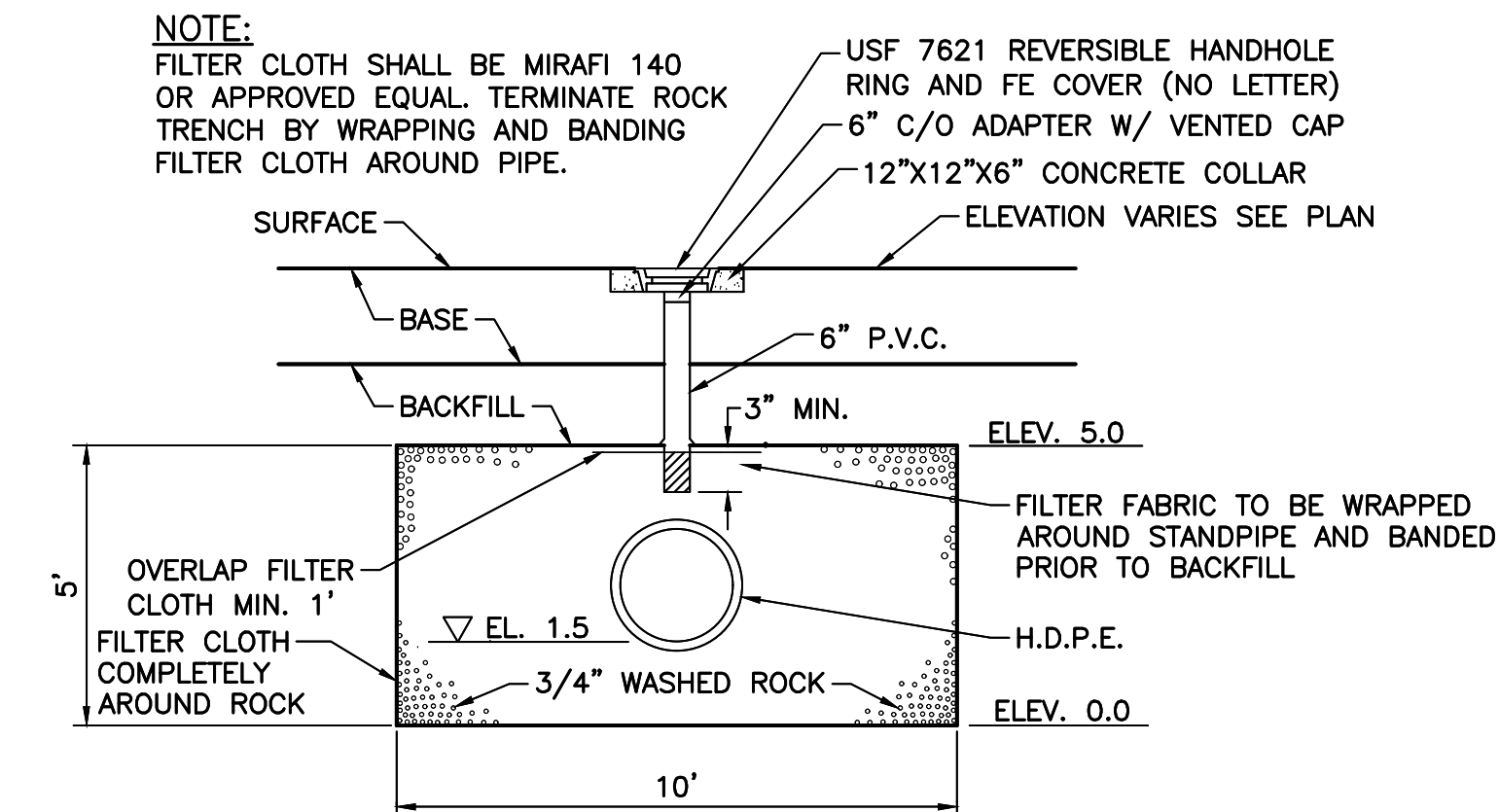
OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

DESIGN E.V.	DRAWN R.W.	CHECKED	APPROVED	DATE	JOB NO. 25-150	DRAWING NO. 25150C03	SHEET 3 OF 6
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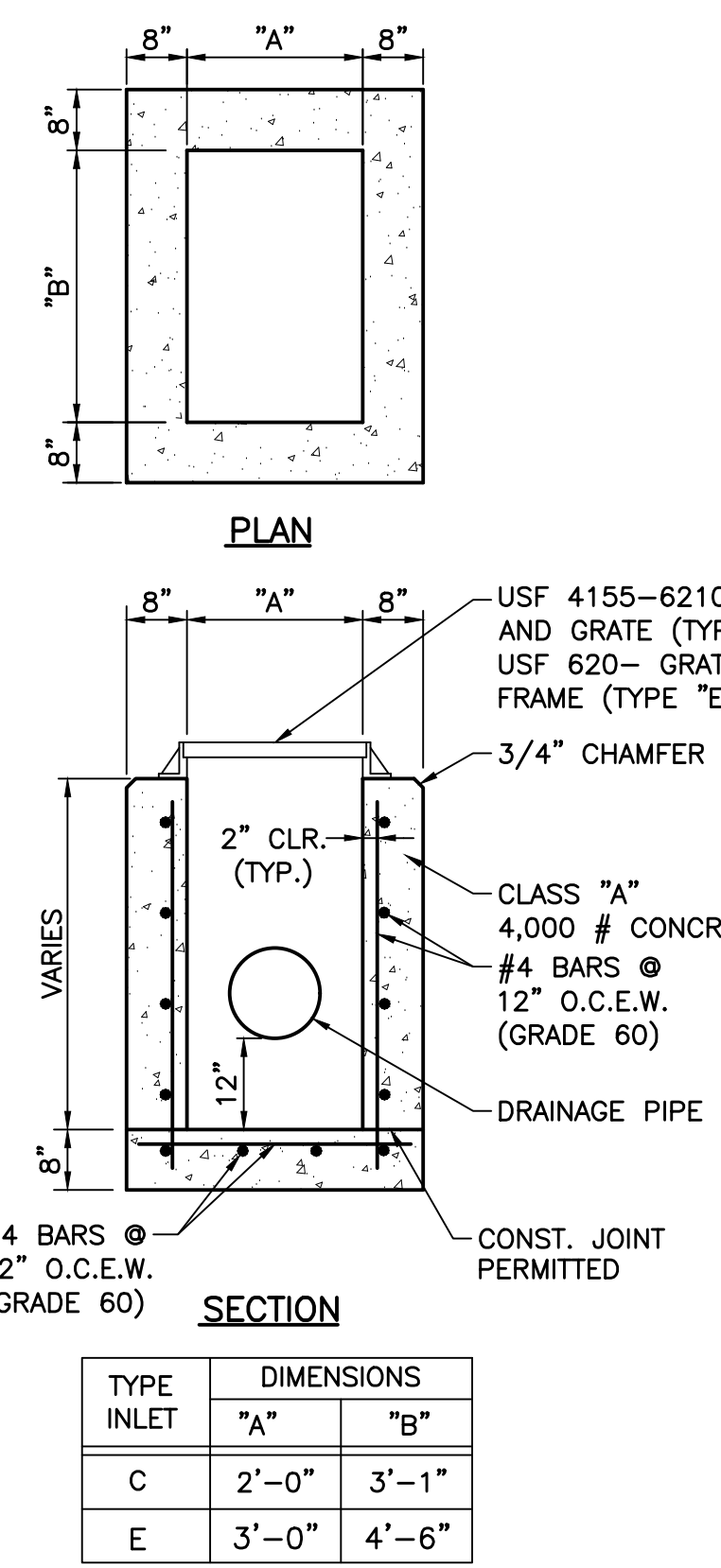
- NOTES:**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE 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 BARRIER.
 - CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP 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



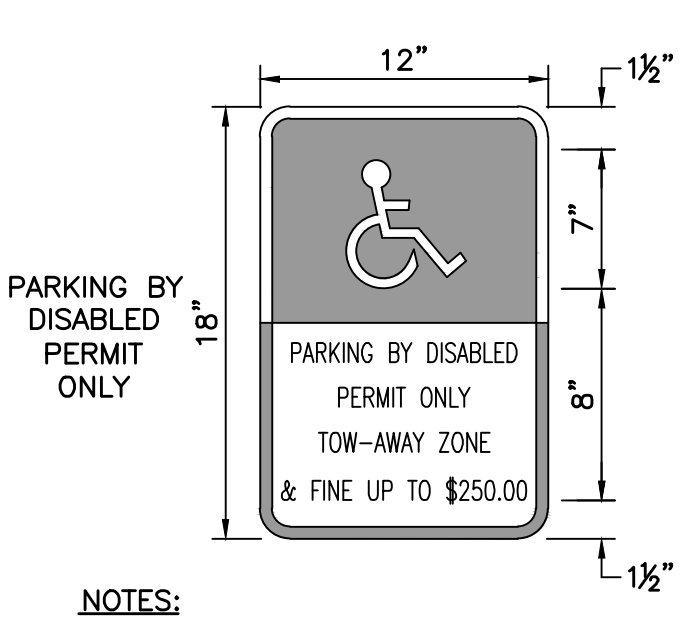
- NOTES:**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - REPLACED BASE MATERIAL OVER DITCH SHALL BE 16" 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-JOINTEED.
 - 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 80- TO 100 GAL/SY FOR LIMEROCK BASE. FOLLOW THE LATEST FDOT SPECIFICATIONS FOR APPLICATION RATES OF PRIME AND TACK COATS. CONTRACTOR TO SUBMIT MATERIALS AND RATES TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK.
 - PIPE SHALL BE PLACED IN A DRY TRENCH.
 - ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PPM# EL-0-3605.
 - DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
 - ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
 - IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.5" SP 12.5 STRUCTURAL 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 NOT LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY 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/PCCP 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)



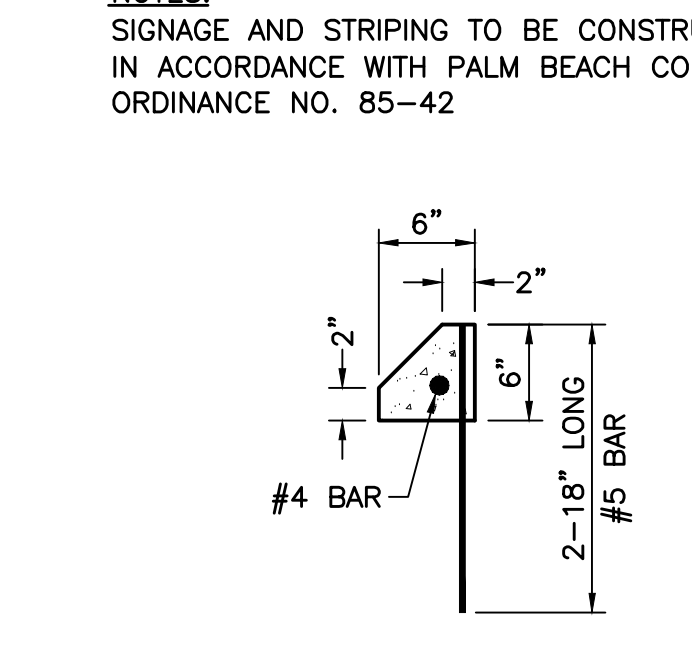
TYPE	INLET	DIMENSIONS
A	"A"	"B"
C	2'-0"	3'-1"
E	3'-0"	4'-6"

STANDARD TYPE "C" & "E" INLET
NOT TO SCALE

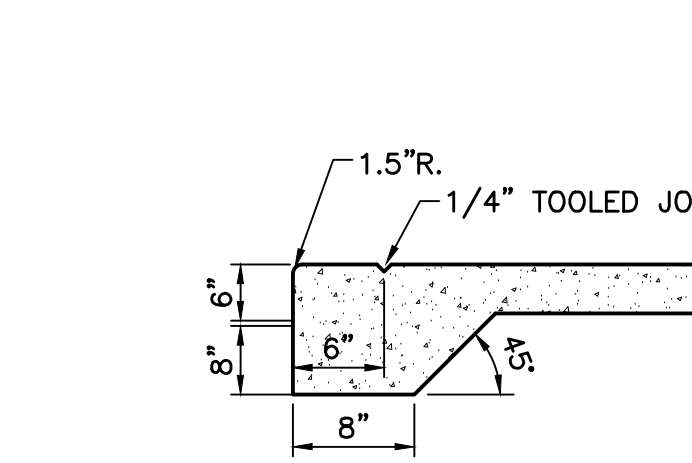


- NOTES:**
- ALL LETTERS ARE 1" SERIES 'C'.
 - TOP PORTION TO BE REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 - BOTTOM PORTION TO BE REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

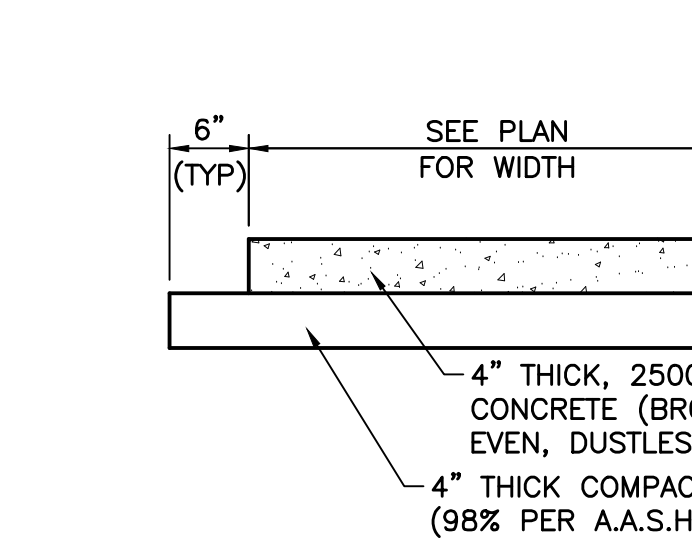
ACCESSIBLE SIGN DETAIL
NOT TO SCALE



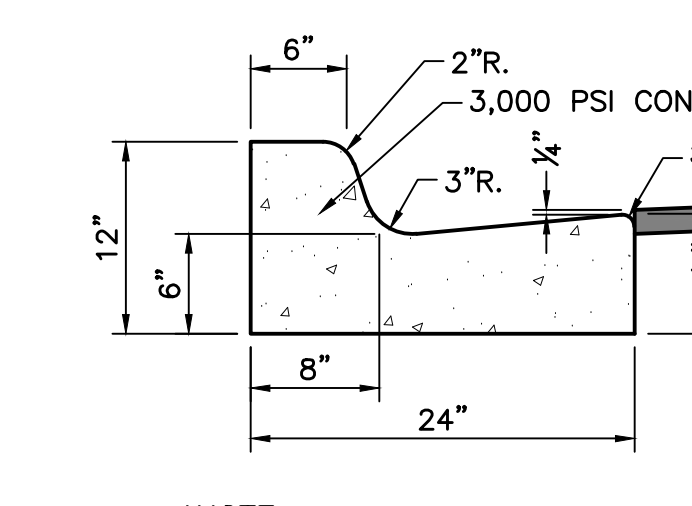
CONCRETE WHEEL STOP
NOT TO SCALE



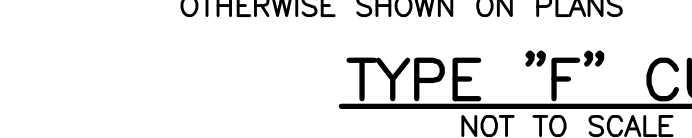
RAISED SIDEWALK DETAIL
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE

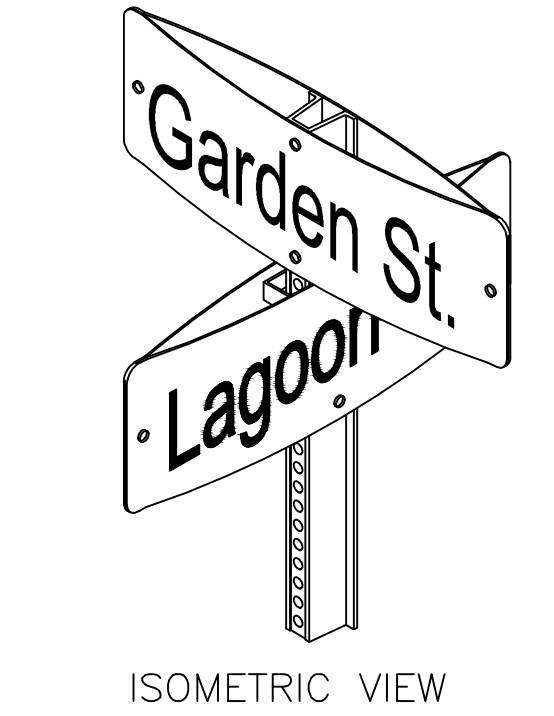


TYPE "F" CURB
NOT TO SCALE

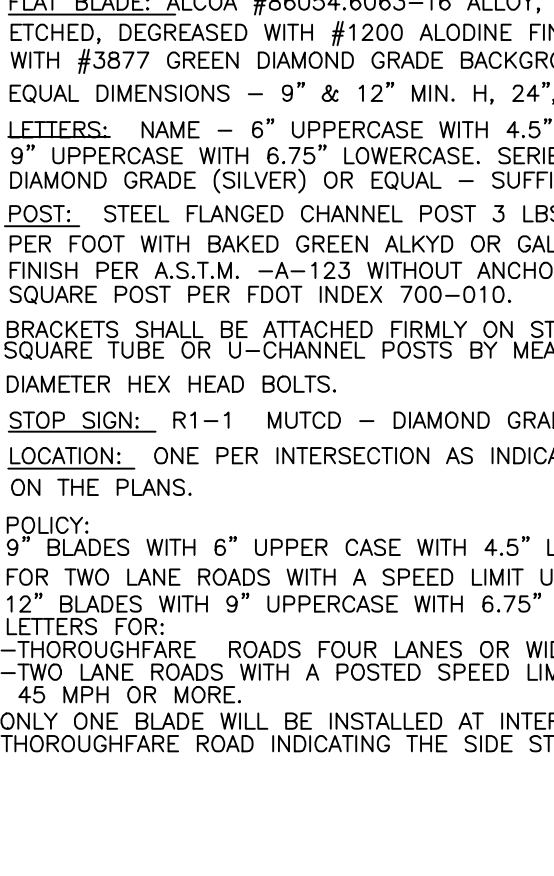


TYPE "D" CURB
NOT TO SCALE

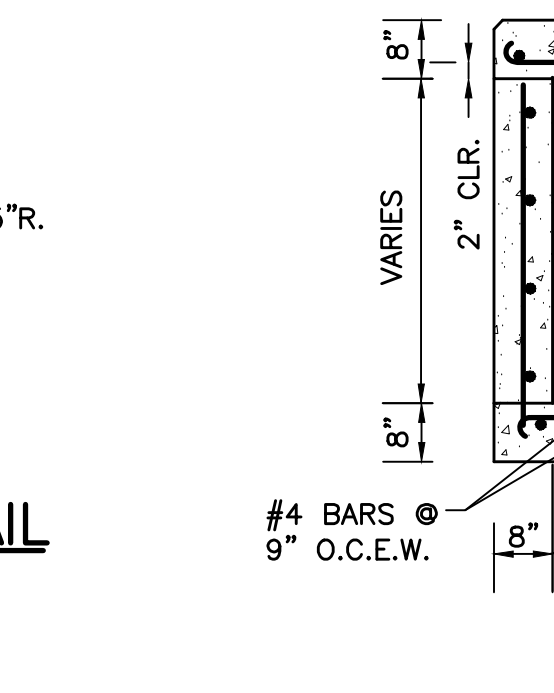
***NOTE:** WHEN USED ON HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS



ISOMETRIC VIEW

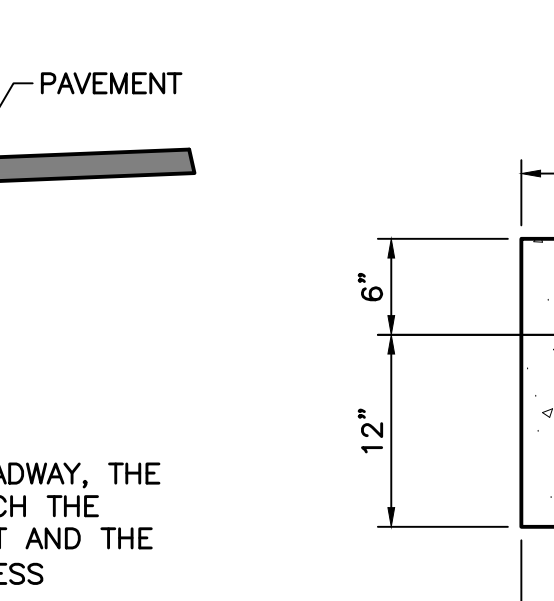


STREET NAME SIGN WITH STOP SIGN
NOT TO SCALE

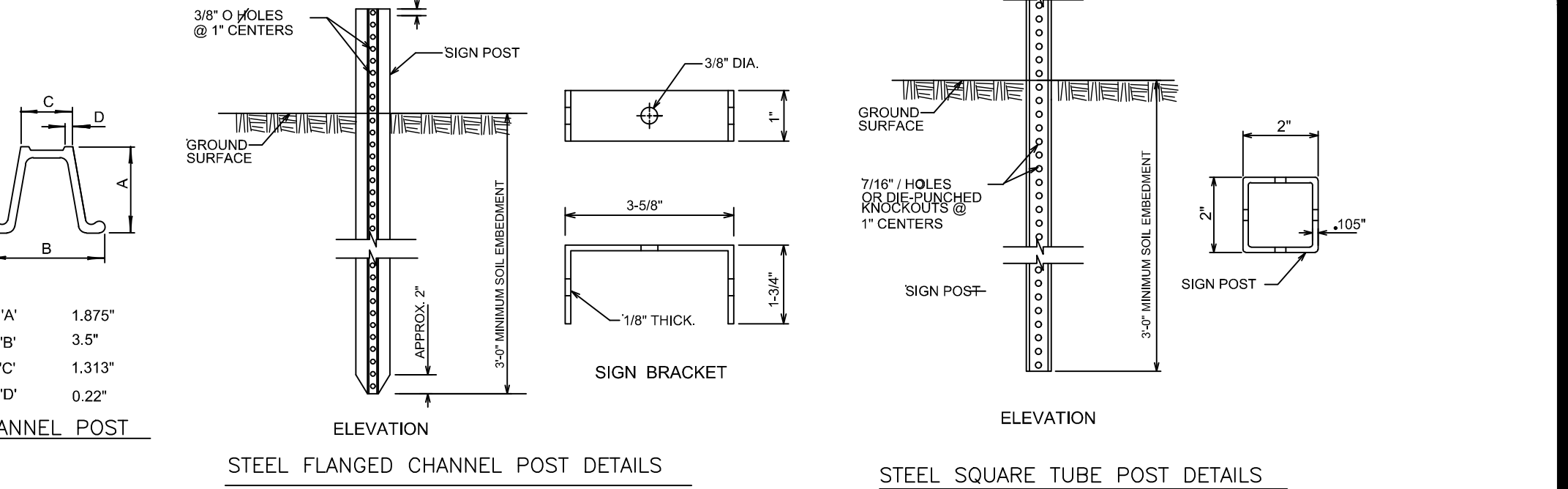
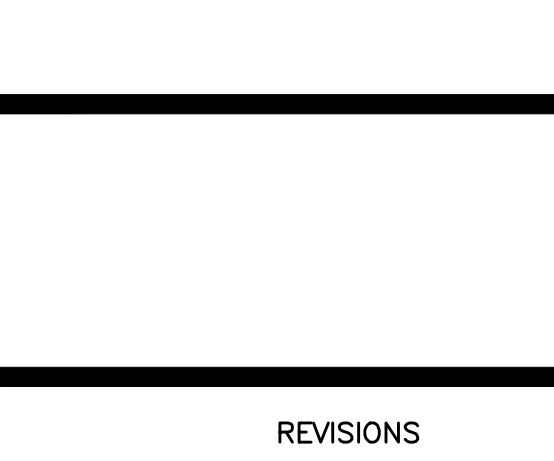


STANDARD MANHOLE
NOT TO SCALE

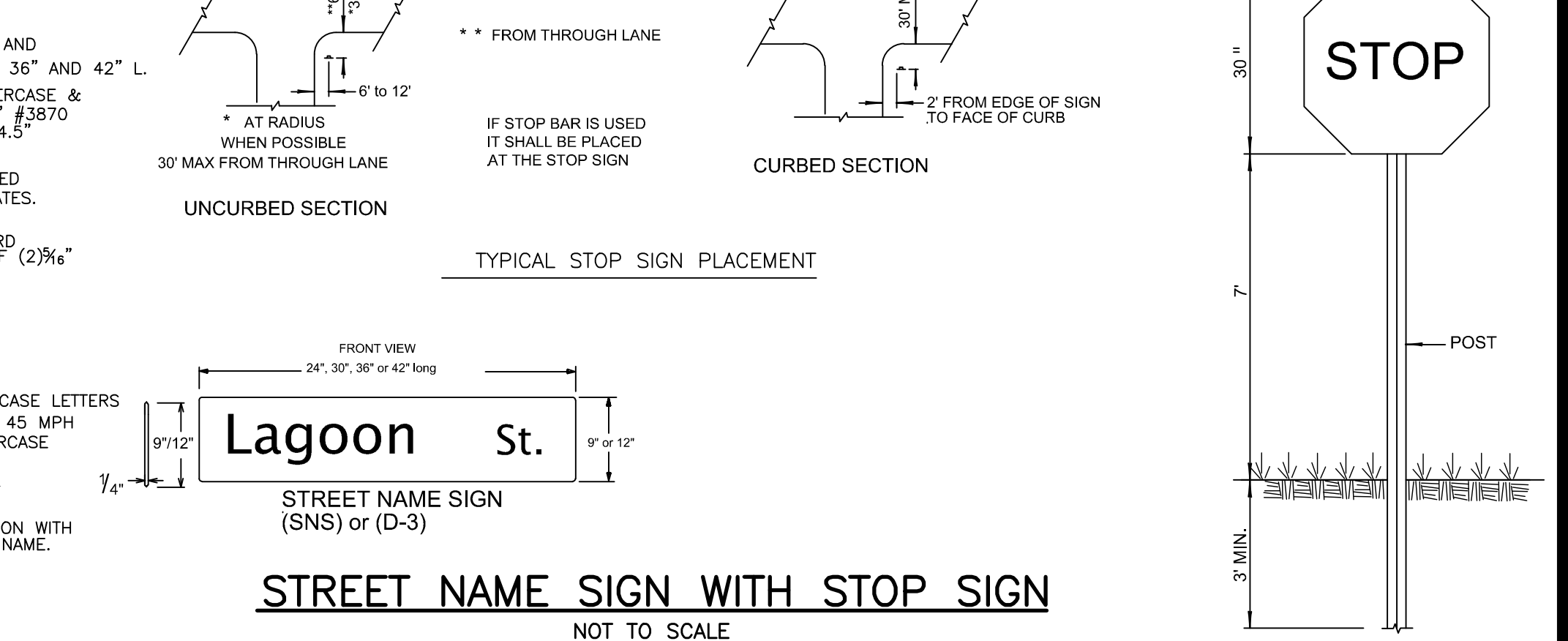
- INLET AND MANHOLE NOTES**
- ALL EXPOSED CORNERS AND EDGES SHALL BE CHAMFERED 3/4".
 - INLETS AND MANHOLES SHALL BE PRECAST CLASS "A" 4,000 P.S.I. CONCRETE.
 - FRAMES AND GRATES SHALL BE CAST IRON AND IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
 - REINFORCING STEEL SHALL CONFORM TO A.S.T.M. 615 GRADE 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.



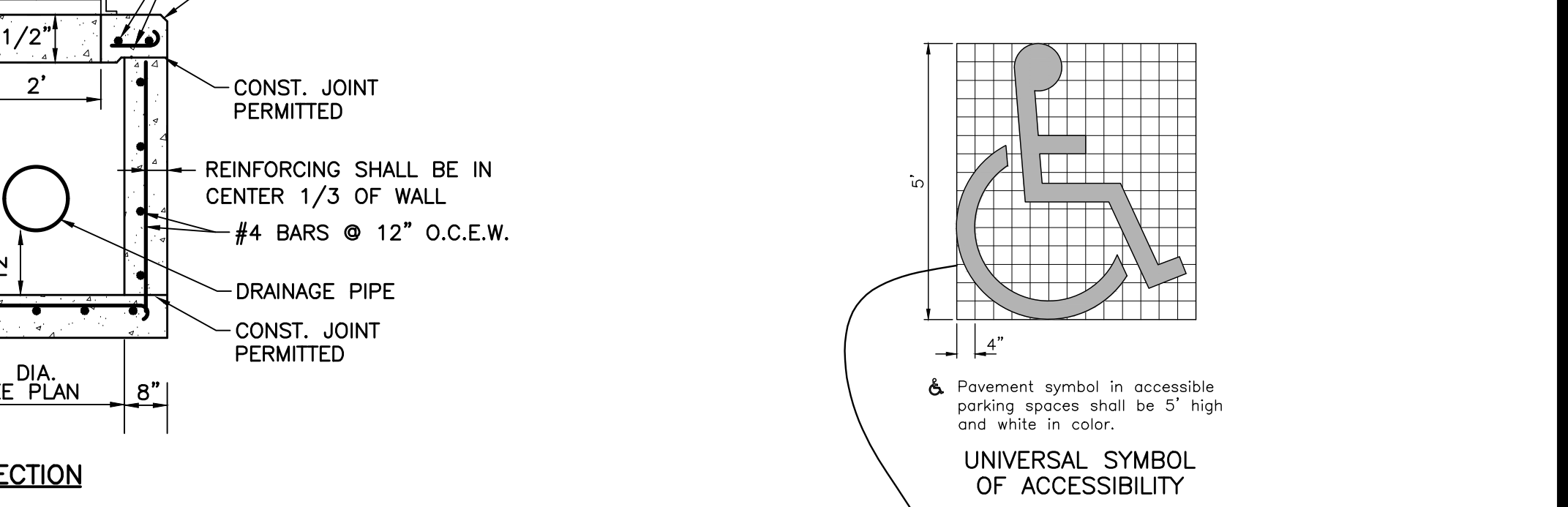
TYPICAL PARKING SPACES
NOT TO SCALE



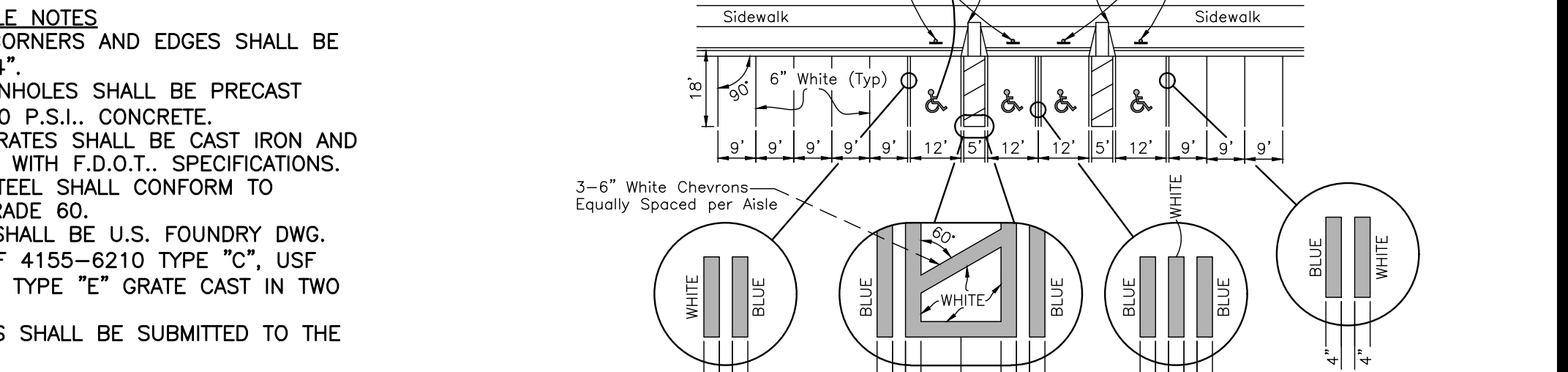
STEEL FLANGED CHANNEL POST DETAILS
STEEL SQUARE TUBE POST DETAILS



TYPICAL STOP SIGN PLACEMENT



PAVEMENT MARKING FOR PUBLIC SIDEWALK CURB RAMPS



TYPICAL PARKING SPACES
NOT TO SCALE

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

TYPICAL PARKING SPACES
NOT TO SCALE

4/15/2026

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

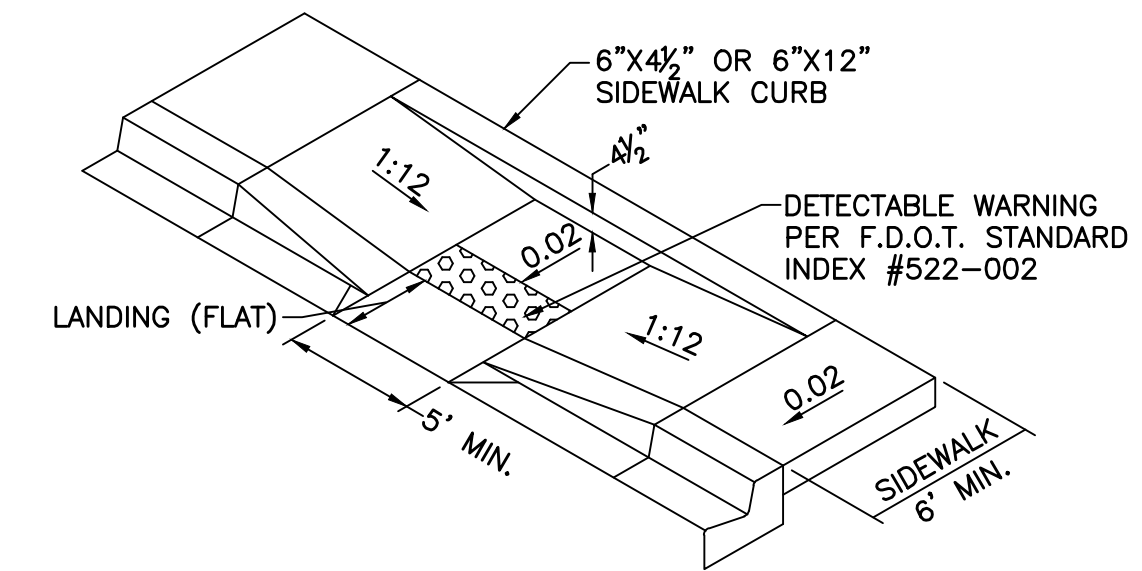
ERIC T. VETTEL
LICENSE
No. 102464
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

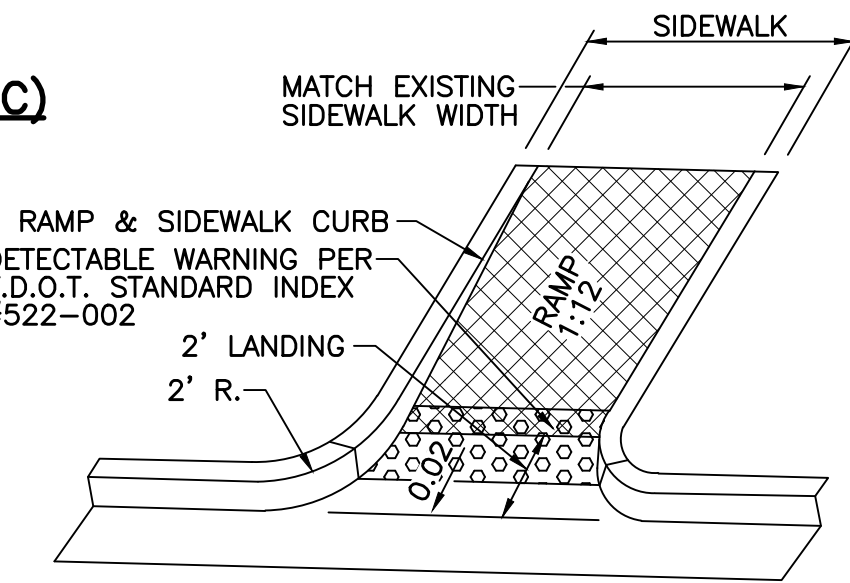
OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER DETAILS

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

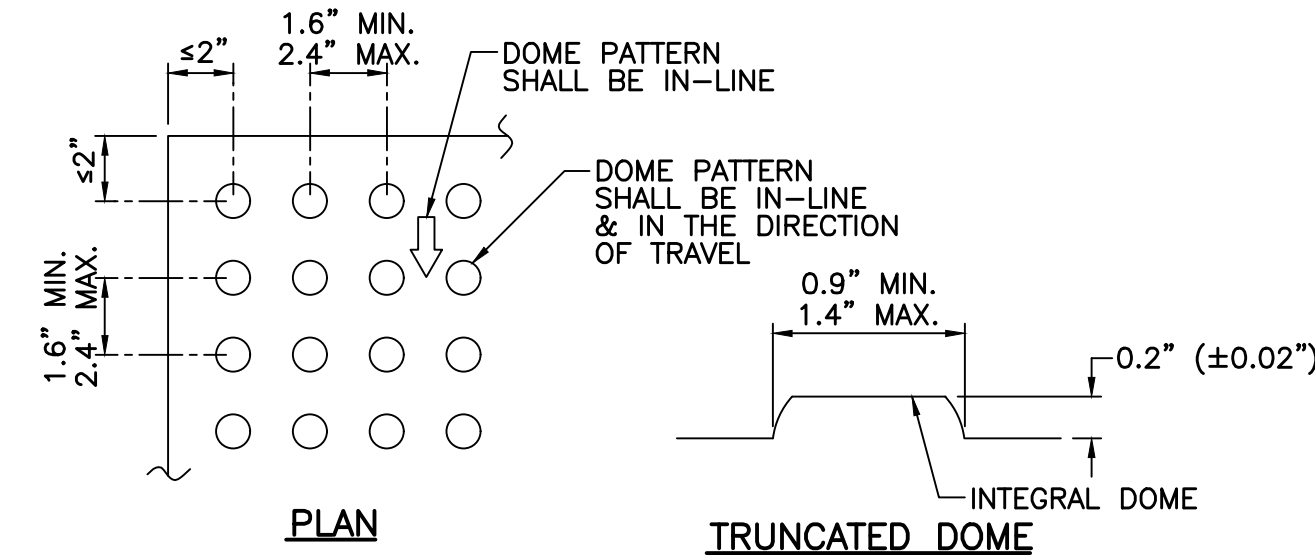
JOB NO.	DRAWING NO.	SHEET	OF
25-150	25150C04	4	6



ACCESSIBLE RAMP DETAIL (CR-C)
NOT TO SCALE



ACCESSIBLE RAMP DETAIL (CR-E)
NOT TO SCALE



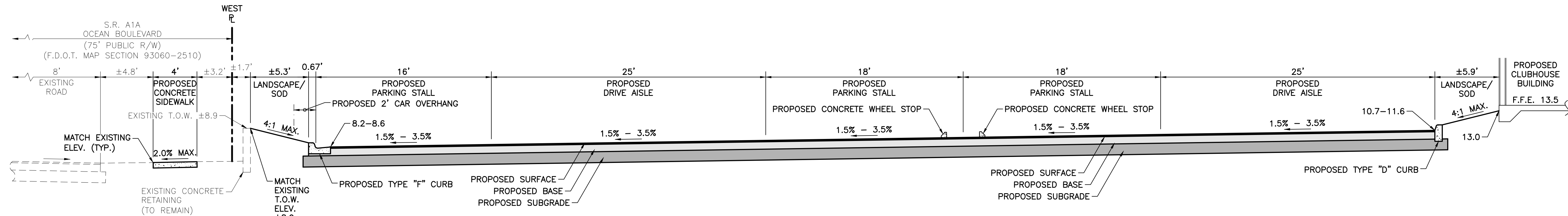
PLAN
NOTE: ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" IN PUBLIC R/W, 36" ON-SITE FROM THE BACK OF CURB. CONTRACTOR SHALL VERIFY W/ INSTALLATION. THE DETECTABLE WARNING SURFACE SHALL HAVE A CONTRASTING COLOR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

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)

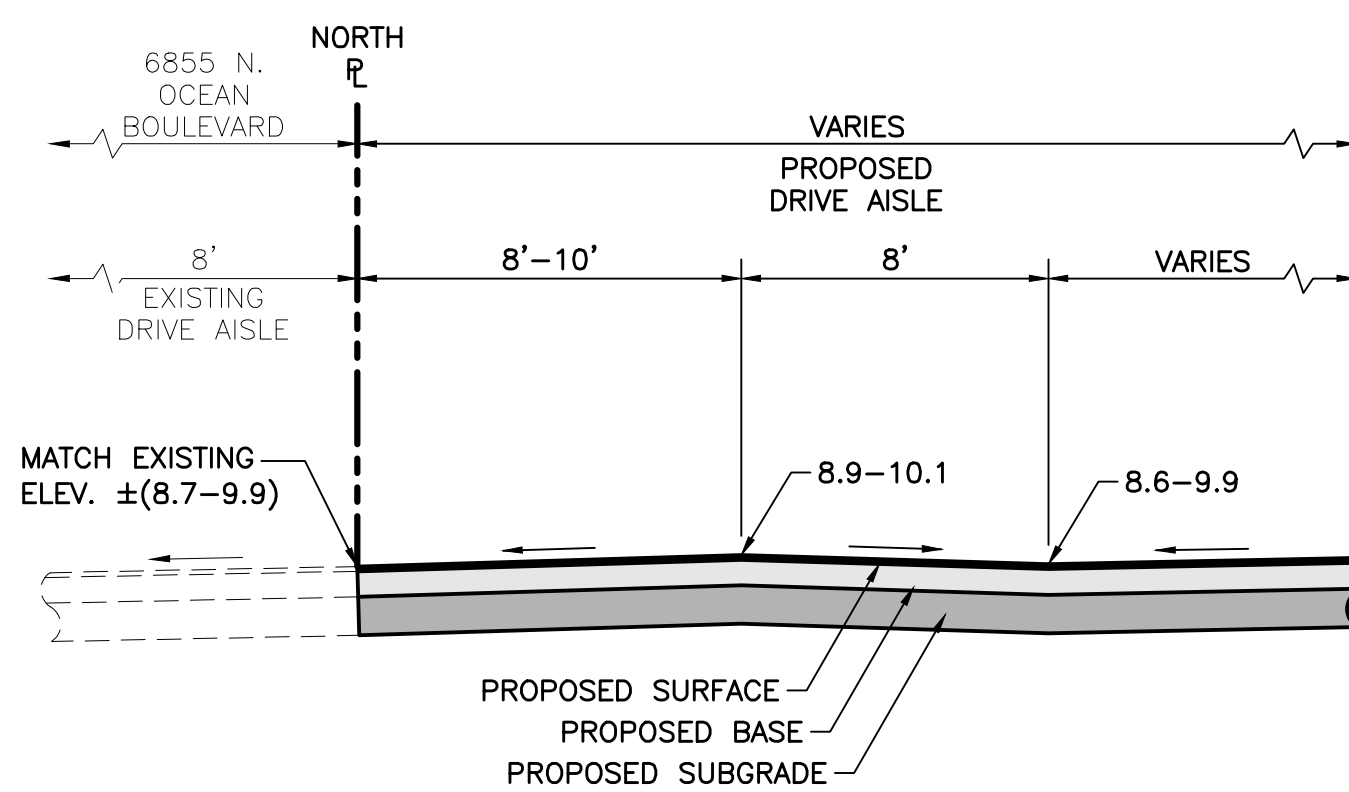
CURB RAMP DETECTABLE WARNING DETAIL
NOT TO SCALE

- 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.

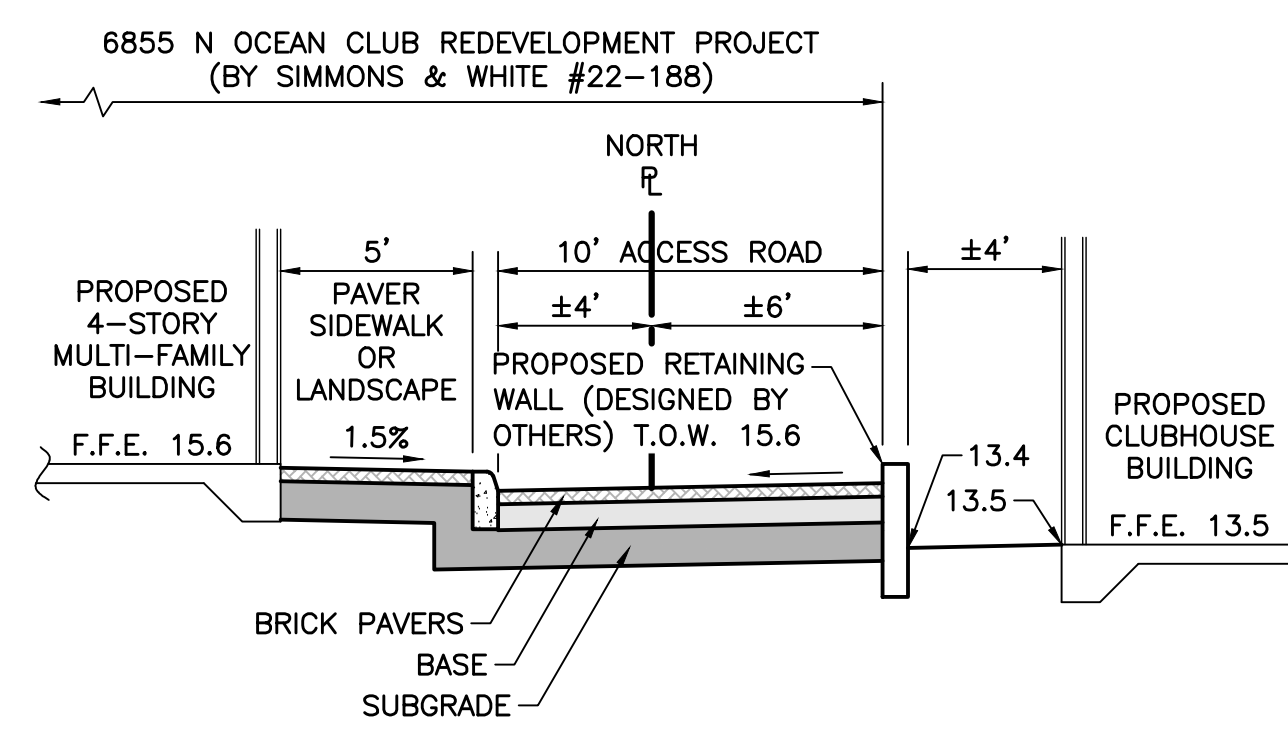
TYPICAL ACCESSIBLE RAMP DETAILS
NOT TO SCALE



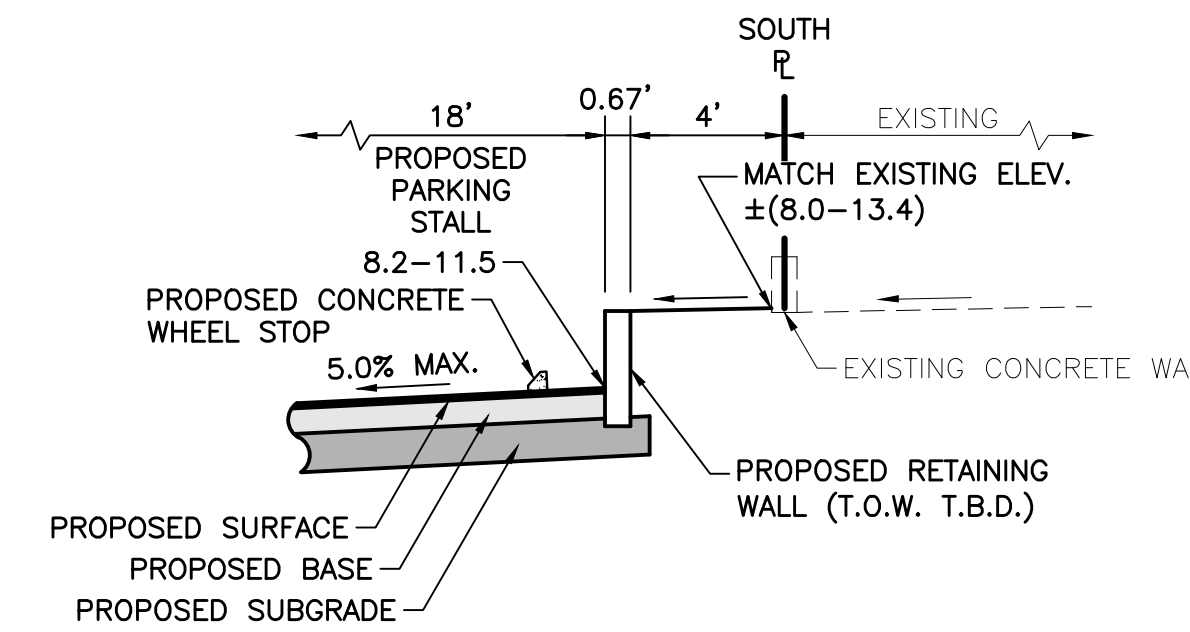
TYPICAL SECTION A-A
NOT TO SCALE



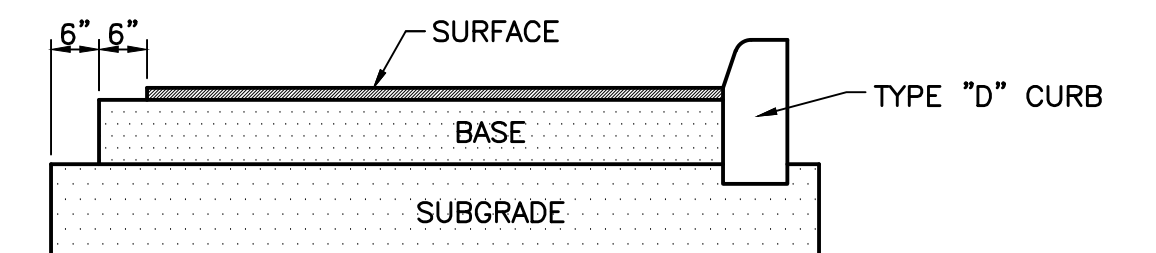
TYPICAL SECTION B-B
NOT TO SCALE



TYPICAL SECTION C-C
NOT TO SCALE



TYPICAL SECTION D-D
NOT TO SCALE



PAVEMENT SPECIFICATION
NOT TO SCALE

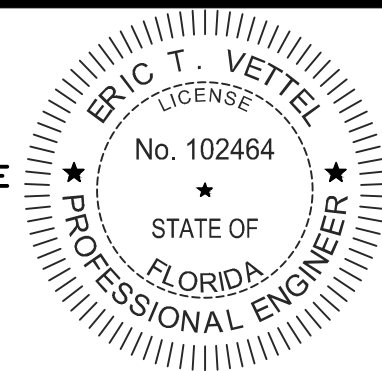
SURFACE: 1 1/2" SP 9.5 (TWO LIFTS)
BASE: 6" LIMEROCK COMPACTED TO 98% PER A.A.S.H.T.O. T-180
SUBGRADE: 12" COMPACTED GRANULAR MATERIAL COMPACTED TO 98% PER A.A.S.H.T.O. T-180

PAVEMENT SPECIFICATION
NOT TO SCALE

4/15/2026

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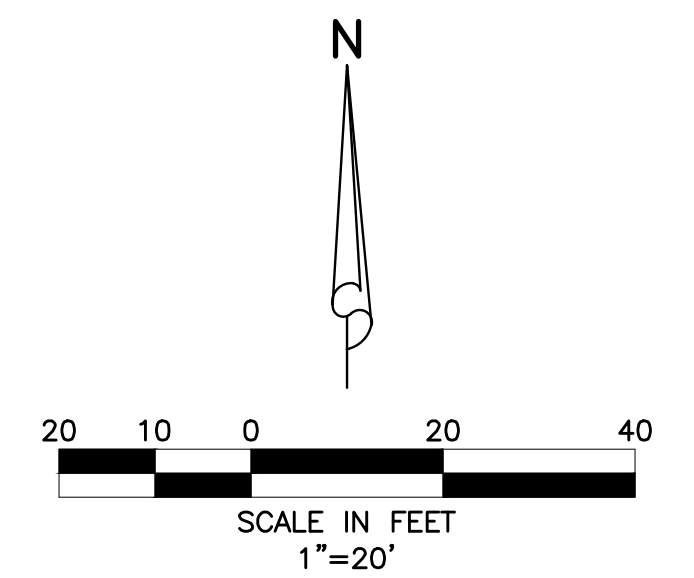


OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER DETAILS

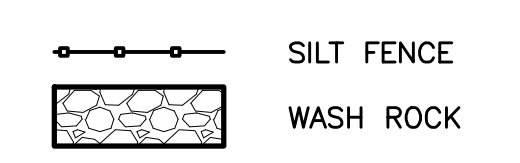
DESIGN E.V.	DRAWN R.W.	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
					25-150	25150C05	5	6



LOCATION MAP
NOT TO SCALE



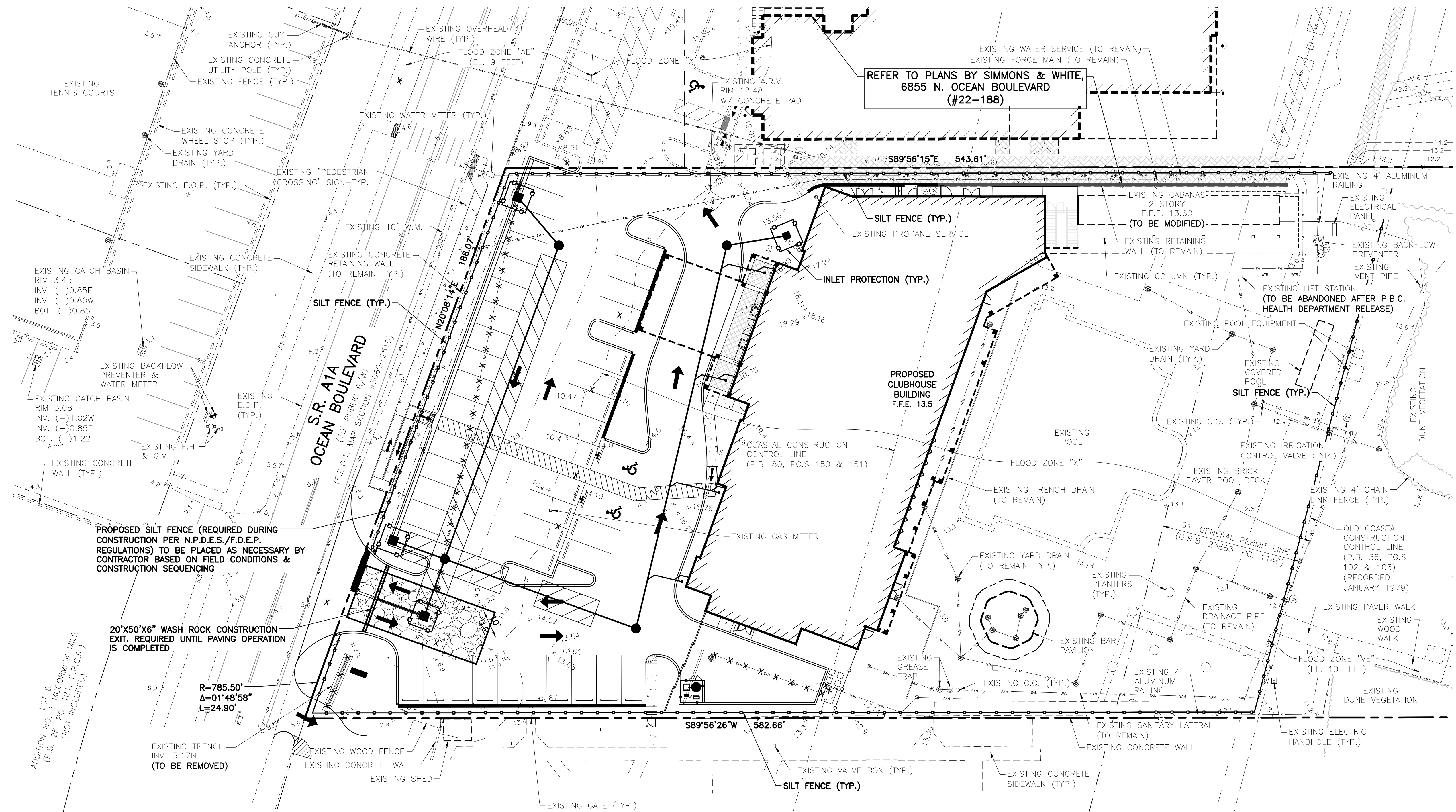
LEGEND



POLLUTION PREVENTION NOTES:

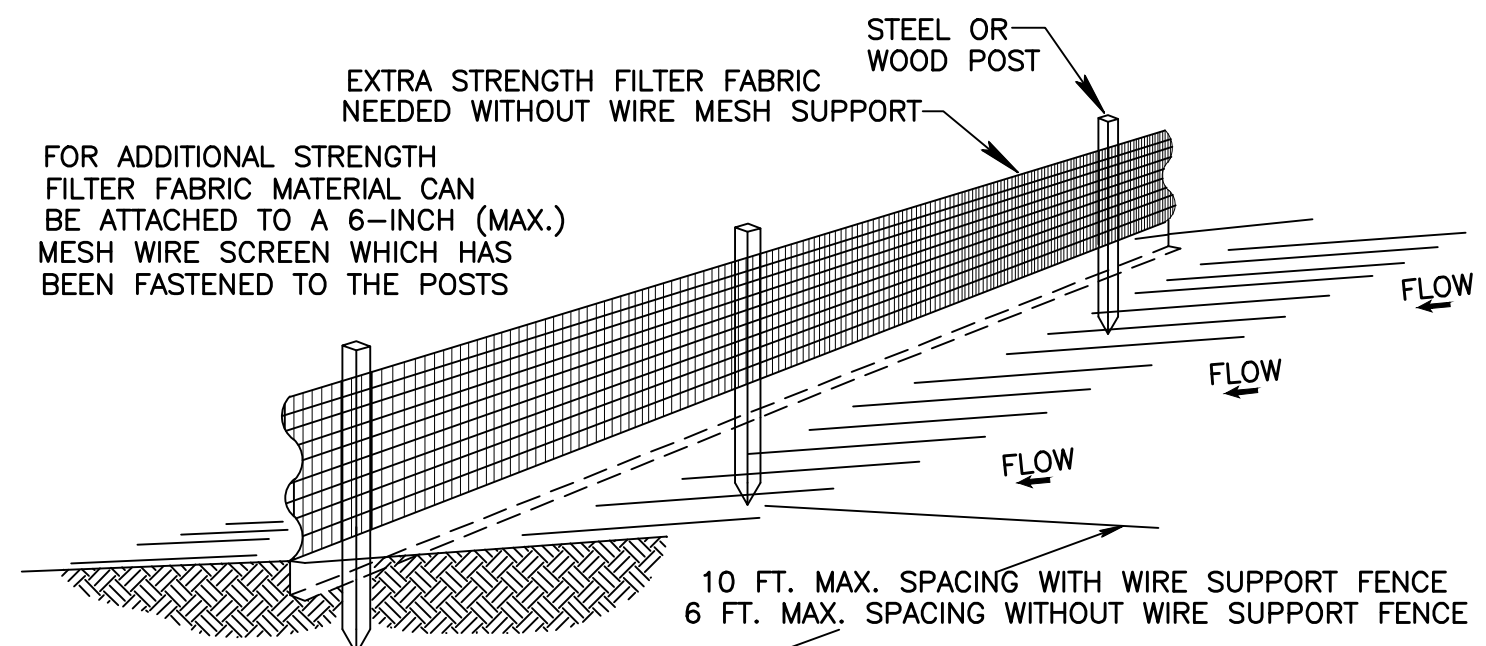
- 1.) THIS PLAN SHOULD BE USED AS A GUIDE. A COMPLETE STORMWATER POLLUTION PLAN SHOULD BE DEVELOPED BY THE CONTRACTOR TO MEET OR EXCEED F.D.E.P. REQUIREMENTS.
- 2.) CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO DIRT BE TRACKED OFF-SITE OR LEAVES THE SITE BY WIND, RUNOFF, OR OTHER MEANS.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL N.P.D.E.S. REQUIREMENTS INCLUDING FILING OF N.O.I., MONITORING REPORTS AND N.O.T.
- 4.) POLLUTION PREVENTION MEASURES SHALL CONSIST OF, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. CONSTRUCT WASHROCK PAD AT ALL POINTS EGRESS FOR WASHDOWN OF TRUCK TIRES.
 - B. CONSTRUCT EROSION CONTROL FENCE AND/OR TURBIDITY SCREENS ALONG PROPERTY LINES AS NEEDED.
 - C. NO AREA SHALL BE LEFT BARREN OR SUBJECT TO EROSION DURING CONSTRUCTION. SEEDING AND MULCHING IS REQUIRED FOR ANY AREAS ANTICIPATED TO BE BARREN DURING CONSTRUCTION FOR MORE THAN 15 DAYS.
 - D. TURBIDITY BARRIERS TO BE UTILIZED AT PROJECT OUTFALL.
 - E. OTHER MEASURES AS DIRECTED BY THE ENGINEER OR PALM BEACH COUNTY.
- 5.) IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS. FOR AFFECTED AREAS GREATER THAN 1 ACRE, COMPLIANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) THE FOLLOWING:
 - A. PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IN ACCORDANCE WITH THE D.E.P. "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (D.E.P. DOCUMENT NO. 62-621.300(4)(A))
 - B. SUBMITTAL OF THE NOTICE OF INTENT (N.O.I.) TO THE D.E.P.
 - C. MAINTENANCE AND INSPECTION OF THE ELEMENTS OF THE S.W.P.P.P.
 - D. MAINTENANCE OF RECORDS (INSPECTION REPORTS, N.O.I., S.W.P.P.P., ETC.)
 - E. SUBMITTAL OF THE NOTICE OF TERMINATION TO THE D.E.P. AT THE CONCLUSION OF THE PROJECT.
- 6.) PROPOSED SILT FENCE (REQUIRED DURING CONSTRUCTION PER N.P.D.E.S./F.D.E.P. REGULATIONS) TO BE PLACED AS NECESSARY BY CONTRACTOR BASED ON FIELD CONDITIONS & CONSTRUCTION SEQUENCING.

4/15/2026



SILT FENCE NOTES:

- 1.) THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
- 2.) THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
- 3.) POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
- 4.) A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- 5.) WHEN STANDARD STRENGTH FILTER FABRIC IS USED. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- 6.) THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- 7.) THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- 8.) PROPOSED SILT FENCE (REQUIRED DURING CONSTRUCTION PER N.P.D.E.S./F.D.E.P. REGULATIONS) TO BE PLACED AS NECESSARY BY CONTRACTOR BASED ON FIELD CONDITIONS AND CONSTRUCTION SEQUENCING.



SILT FENCE INSTALLATION DETAIL
NOT TO SCALE.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. (561) 392-1991.

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.

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

OCEAN CLUB OF FLORIDA
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL
POLLUTION PREVENTION PLAN

JOB NO. 25-150	DRAWING NO. 25150C06	SHEET 6 OF 6
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Town of Ocean Ridge, Florida
Town Commission Agenda Memorandum
Michelle Heiser, Town Manager

Subject: Town Manager

Town Manager Update
April 2026 – June 1, 2026

During the period of April through June 1, 2026, the Town continued to advance multiple strategic priorities identified by the Commission, with a focus on infrastructure modernization, financial stewardship, operational efficiency, grant management, intergovernmental coordination, and organizational development. Staff has remained focused on maintaining service levels while simultaneously advancing several long-term initiatives intended to strengthen resiliency, improve operational systems, and position the Town for future sustainability.

Infrastructure & Capital Projects

Significant progress has continued on multiple infrastructure and resiliency initiatives throughout the Town. Work remains ongoing related to drinking water infrastructure modernization, including coordination associated with future phases of watermain replacement and long-term capital planning. Staff also continued advancing drainage and resiliency projects, including permitting coordination and consultant management associated with ongoing capital improvement initiatives.

The Town Hall / PD roof replacement project commenced during this reporting period, with efforts focused on expediting construction while minimizing impacts to residents and visitors. In an effort to improve safety and reduce pedestrian conflicts, weekend work was authorized to accelerate progress around the primary public entrance areas.

Financial Management & Budget Development

Considerable effort has been dedicated toward development of the Fiscal Year 2026–2027 Proposed Budget and Five-Year Capital Improvement Plan. Staff has been reviewing organizational alignment, departmental operational needs, capital forecasting, and long-range financial planning strategies.

As part of the budget development process, the Town is proactively implementing a budget reduction exercise in anticipation of future state-level requirements related to increased budget transparency and service-level analysis. Departments are reviewing opportunities for operational efficiencies and identifying potential reductions for Commission consideration while maintaining core service delivery.

The Town also continued monitoring major fiscal obligations, infrastructure funding strategies, and grant reimbursement timelines to ensure ongoing financial stability and responsible stewardship of public resources.

Audit & Financial Reporting

The Fiscal Year 2025 audit process is nearing completion and is currently estimated to be approximately 97% complete. While the Town remains within the State's required submission deadline, additional coordination with the auditor remains necessary before final acceptance and adoption by the Commission.

Staff continues working diligently with auditors to finalize remaining items and anticipates the need for a Special Commission Meeting prior to June 30, 2026, for formal acceptance of the audit.

Intergovernmental Coordination & Strategic Discussions

The Town continued engaging in strategic discussions with neighboring jurisdictions and partner agencies regarding long-term infrastructure considerations and regional service coordination opportunities. This included ongoing evaluation of utility-related operational models and future infrastructure ownership considerations intended to support long-term fiscal and operational sustainability.

Leadership & Administration

In addition to daily operational management responsibilities, considerable attention has been given toward maintaining project momentum, organizational accountability, and strategic planning efforts across departments. While some projects have experienced delays outside of the Town's control, staff continues working proactively to mitigate impacts and maintain forward progress wherever possible.

Examples of delays currently impacting project schedules include:

- The Tropical Drive generator project, which has experienced multiple manufacturer-related delivery delays.
- Final completion of the FY2025 audit process pending final auditor coordination.

The Town Manager attended the Florida City and County Managers Association annual conference and provided similar leadership opportunities for others in the organization. Overall,

the organization remains focused on balancing day-to-day municipal operations with long-term strategic planning, infrastructure investment, resiliency improvements, and service delivery enhancements for the Ocean Ridge community.

Update Only

Suggested Motion: Update Only

Respectfully,
Michelle Heiser, Town Manager



Ocean Ridge Police Department

6450 N. Ocean Blvd., Ocean Ridge, FL 33435
Phone (561) 732-8331 • Fax (561) 732-8676
www.oceanridgeflorida.com

Scott McClure
Chief of Police

April 2026 Monthly Activity Report

Attachments;

- 1. Monthly Law Enforcement Activity Report
(Please see detailed reports attached)*
- 2. Monthly Boynton Beach Fire/EMS Activity Report
(Please see detailed reports attached)*



Ocean Ridge Police Department

Other Activity Report – April 2026

Traffic Enforcement

Type	Total
Citations	286
Written Warnings	252
Parking Tickets	16
Traffic Stops	406

Arrests

Type	Total
S19 Felony	2
S18 Misdemeanor	13

Telephone Calls Handled by Dispatch

Category	April	Year to Date
9-1-1	85	334
Incoming / Non-Emergency	522	1712
Outgoing / Non-Emergency	300	927
Total	907	2973

Walk-Ins Handled by Dispatch

Category	April	Year to Date
All	267	1100
After Business Hours	144	601

Administrative / Public Services

Service	April	Year to Date
Alarm Sign Issuance	0	0
Alarm Technician	22	75
AOD / Range Use	1	10
Burn Permit	0	0
Fingerprints	0	10
Keys	1	9
Pet Tag / Vehicle Decal	5	17
Report / Record Request	10	36
Vendors	49	149
Visitor for Chief	2	23
Visitor for Lt or Investigator	3	19
Visitor / Info	161	691
Gift/Food Delivery	2	17
Pick up Property/Evidence	4	11
Pill Drop	7	33

ACTIVITY SUMMARY BY SIGNALS

ALL UNITS From 04/01/2026 00:00 Through 04/30/2026 23:59

ACTIVITY SUMMARY BY SIGNALS		All Calls IN Signal Order
Signal	Description	Count
10108	10108 - ON FOOT W/PORTABLE	11
10109	10109 - VEHICLE MAINTENANCE	153
1040	1040 - MEAL BREAK	3
1050	1050 - TRAFFIC STOP	398
1058	1058 - AT STATION	4
1060	1060 - ASSIST TO MOTORIST	3
806	806 - VTC WORKING WHEN NOT PERMITTED	3
820	820 - VTC ANIMALS ON BEACH	8
823	823 - VTC CONSTRUCTION SITE	1
BCHK	BCHK - BEACH PATROL	182
DC	DC - DISTRICT CHECK	1304
HCKH	HCKH - HOUSE CHECK HAND	99
HCKV	HCKV - HOUSE CHECK VISUAL	69
LSV	LSV - LOW SPEED VEHICLE	1
S01	S01 - DRUNK DRIVER	1
S03	S03 - HIT AND RUN ACCIDENT	1
S04	S04 - AUTO ACCIDENT	4
S10	S10 - STOLEN VEHICLE	1
S12	S12 - RECKLESS DRIVER	3
S13	S13 - SUSPICIOUS INCIDENT	5
S13P	S13P - SUSPICIOUS PERSON	5
S13V	S13V - SUSPICIOUS VEHICLE	4
S14	S14 - INFORMATION	1
S15	S15 - SPECIAL DETAIL	54
S22	S22 - DISTURBANCE	1
S25	S25 - FIRE/FD ASSIST	1
S32A	S32A - SUICIDE ATTEMPT	1
S37	S37 - JUVENILE TROUBLE	1
S39	S39 - NEIGHBOR TROUBLE	1
S48	S48 - OPEN DOOR	2
S48G	S48G - OPEN GARAGE DOOR	8
S49	S49 - ALARM	23
S49F	S49F - FIRE ALARM	8

ACTIVITY SUMMARY BY SIGNALS

ALL UNITS From 04/01/2026 00:00 Through 04/30/2026 23:59

ACTIVITY SUMMARY BY SIGNALS		All Calls IN Signal Order
Signal	Description	Count
S51	S51 - TRESPASS	4
S66	S66 - CIVIL MATTER	2
S67	S67 - ACCIDENTAL INJURY	1
S68	S68 - POLICE SERVICE CALL	53
S72	S72 - LOST/FOUND PROPERTY	3
S73	S73 - MEDICAL CALL	20
S75	S75 - ILLEGAL DUMPING	2
S76	S76 - ASSIST OTHER DEPARTMENT	13
S79	S79 - 911 PRANK/FALSE/ACCID CALL	16
S81	S81 - ASSAULT/THREATS	1
S84	S84 - WELFARE CHECK	7
S86	S86 - LOUD NOISE/MUSIC	5
S88	S88 - FLORIDA POWER LIGHT ASSIST	2
S90	S90 - ILLEGAL PARKING	10
S95	S95 - TRAFFIC INCIDENT	1
S96	S96 - PROPERTY DAMAGE	1
TC	TC - TRAFFIC CONTROL	4
TE	TE - TRAFFIC ENFORCEMENT	7
		TOTAL ACTIVITY: 2516

April 2026 BOYNTON BEACH FIRE RESCUE REPORT

IncidentNumber	Date	Full Incident Address	Incident City	Station	Main Incident Type Description	Total Response Time (Exposure 0)
2604531	4/1/2026	6900 BLK N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 1	Rescue & Emergency Medical Service Incident	8
2604550	4/1/2026	6666 N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 4		7.9
2604587	4/2/2026	5550 N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 4	Service Call	4.9
2604593	4/2/2026	5505 N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 4		5.5
2604647	4/3/2026	6660 N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 1	Rescue & Emergency Medical Service Incident	6.1
2604661	4/4/2026	Oceanview Dr Ocean Ridge	Ocean Ridge	Station 4	Rescue & Emergency Medical Service Incident	5.1
2604739	4/6/2026	Island Dr S Ocean Ridge	Ocean Ridge	Station 1	Rescue & Emergency Medical Service Incident	8.7
2604744	4/6/2026	6415 N Ocean Blvd Ocean Ridge	Ocean Ridge	Tower 1	Rescue & Emergency Medical Service Incident	0
2604823	4/7/2026	Briny Breezes Blvd Briny Breezes	Briny Breezes	Station 1	Rescue & Emergency Medical Service Incident	4.6
2604899	4/8/2026	Bamboo Dr Briny Breezes	Briny Breezes	Station 4	Service Call	6.3
2604917	4/9/2026	6200 BLK N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 1	Service Call	8.3
2605014	4/11/2026	Spanish River Dr Ocean Ridge	Ocean Ridge	Station 1	False Alarm & False Call	5.4
2605097	4/13/2026	N Heron Dr Briny Breezes	Briny Breezes	Station 4		5.2
2605103	4/13/2026	5505 N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 4	Rescue & Emergency Medical Service Incident	6.8
2605142	4/14/2026	Harbour Dr S Ocean Ridge	Ocean Ridge	Station 1	Service Call	8.5
2605144	4/14/2026	Spanish River Dr Ocean Ridge	Ocean Ridge	Station 1	False Alarm & False Call	6.8
2605149	4/14/2026	Harbour Dr S Ocean Ridge	Ocean Ridge	Station 1	Rescue & Emergency Medical Service Incident	7.3
2605152	4/14/2026	Dock Dr Briny Breezes	Briny Breezes	Station 4	Rescue & Emergency Medical Service Incident	4.6
2605160	4/14/2026	6415 N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 1	Rescue & Emergency Medical Service Incident	5.1
2605205	4/15/2026	Hudson Ave Ocean Ridge	Ocean Ridge	Station 1	Rescue & Emergency Medical Service Incident	6.2
2605321	4/18/2026	Hudson Ave Ocean Ridge	Ocean Ridge	Station 1	Rescue & Emergency Medical Service Incident	9.4
2605378	4/20/2026	5000 BLK Old Ocean Blvd Ocean Ridge	Ocean Ridge	Station 4	Rescue & Emergency Medical Service Incident	6.6
2605688	4/26/2026	6800 BLKN Ocean Blvd Ocean Ridge	Ocean Ridge	Station 1	False Alarm & False Call	6.3
2605718	4/27/2026	6100 BLK N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 1	Good Intent Call	5.3
2605765	4/28/2026	5500 BLK N Ocean Blvd Ocean Ridge	Ocean Ridge	Station 2		6.4
2605848	4/30/2026	Mallard Dr Briny Breezes	Briny Breezes	Station 4	Rescue & Emergency Medical Service Incident	4.9
2605862	4/30/2026	Beachway Dr Ocean Ridge	Ocean Ridge	Station 4	Rescue & Emergency Medical Service Incident	4.4

Ocean Ridge Summary		Briny Breezes Summary	
Medical Calls	12	Medical Calls	3
Fire/Other Calls	10	Fire/Other Calls	2
Total	22	Total	5

EMS Calls exceeding 10 minutes consist of (0)