

# **TOWN OF MELBOURNE BEACH**

# **BOARD OF ADJUSTMENT MEETING**

## **FEBRUARY 20, 2025**

# AGENDA PACKET

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- B. Approval of the 2025 meeting schedule Pages 57-58
- C. Interpretation of the Official Zoning Map Pages 59-74

# **Town of Melbourne Beach**

## BOARD OF ADJUSTMENT MEETING THURSDAY, FEBRUARY 20, 2025, 6:00 P.M. COMMUNITY CENTER – 509 OCEAN AVENUE

## PUBLIC NOTICE AGENDA

#### **Board Members:**

Chairman Robert Schaefer Member Xochitl Ross Member Charles Cain Member Pete Peterson Member James D. Simmons Alternate Travis Hunsucker

#### Staff Members:

Town Manager Elizabeth Mascaro Town Clerk Amber Brown Town Attorney Ryan Knight Town Planner Corey O'Gorman

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES
  - A. August 15, 2024 minutes

## 4. PUBLIC HEARINGS

A. Variance Application #VV2025-0001, 1200 Orange Street

#### 5. NEW BUSINESS

- A. Appointment of the 2025 Chairperson
- B. Approval of the 2025 meeting schedule
- C. Interpretation of the Official Zoning Map
- 6. OLD BUSINESS
- 7. ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, if an individual decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting, a verbatim transcript of the proceedings may be required and the individual may need to ensure that a verbatim transcript of the proceedings is made.

One or more Commission members may be present at this meeting.

In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting shall, at least 48 hours prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860.

# **Town of Melbourne Beach**

## BOARD OF ADJUSTMENT MEETING THURSDAY, AUGUST 15, 2024 COMMUNITY CENTER, 509 OCEAN AVENUE

## **MINUTES**

## **Board Members:**

Chairman Robert Schaefer Vice Chair Xochitl Ross Member Charles Cain Member James D. Simmons Member Peter Peterson Alternate Travis Hunsucker Alternate Tim Reed

## Staff Members:

Town Manager Elizabeth Mascaro Town Clerk Amber Brown Building Official Robert Bitgood Town Planner Corey O'Gorman Town Attorney Ryan Knight

## 1. Call to Order

Chairman Robert Schaefer called the meeting to order at 6:00 p.m.

#### 2. Roll Call

Town Clerk Amber Brown led the roll call.

Members Present: Chairman Robert Schaefer Vice Chairperson Xochitl Ross Member Charles Cain Member James D. Simmons Member Peter Peterson Alternate Travis Hunsucker Alternate Tim Reed <u>Staff Present:</u> Town Manager Elizabeth Mascaro Building Official Robert Bitgood Town Clerk Amber Brown

## 3. Approval of Minutes

A. January 18, 2024 draft minutes

## <u>Member James Simmons moved to approve the minutes from January 18, 2024; Member Peter</u> <u>Peterson seconded; Motion carried 5-0.</u>

4. Public Hearing

A. Coastal Construction Variance Application #PCCV24-0001, 1503 Atlantic Street Unit B

Homeowner Michael Costello was present for any questions.

Member Peter Peterson spoke about how the DEP permit for number 3 says the type of foundation is pile, but on the construction plans it does not show the pool being pile-supported.

Homeowner Michael Costello spoke about the pool being a fiberglass pool, and those are the plans DEP received.

Building Official Robert Bitgood spoke about the pool is not on piles.

The Board discussed if it gets approved it could be approved with the condition of getting clarification from DEP.

Vice Chair Xochitl Ross asked for clarification on when the 30% pervious is required.

Member James Simmons spoke about that requirement is only for new construction.

Member Charles Cain spoke about the title being a generic template that includes a screen enclosure, but the application is not for a screen enclosure.

Member James Simmons verified there is no additional lighting being installed.

# Member James Simmons moved to approve variance PCCV24-0001 contingent upon clarification from the DEP on whether pilings are required; Vice Chair Xochitl Ross seconded; Motion carried 5-0

## 5. New Business

Chairman Robert Schaefer spoke about not wanting the extra pages that are blank because they do not apply to this type of application. He also spoke about having the applicant's responses on the pages of the application instead of on a separate page.

## 6. Adjournment

## Member James Simmons moved to adjourn; Vice Chair Xochitl Ross seconded; Motion carried 5-0.

The meeting adjourned at 6:19 p.m.

ATTEST:

Robert Schaefer, Chairman

Amber Brown, Town Clerk



## TOWN OF MELBOURNE BEACH **DEVELOPMENT APPLICATION**

#### 1. SUBMITTAL REQUIREMENTS:

- 1. Fees per current schedule.
- 2. Deed to property.
- 3. Pre-Application meeting is mandatory. Contact the Building Official or Building Clerk to submit information required and to schedule a pre-application meeting.
- 4. Application deadlines are determined annually by the Boards and will be provided at the pre-application meeting.
- 5. All applicants must complete pages 1-3 and the section(s) as applicable to the request (refer to section II. below). All materials listed in the applicable sections must be provided, and fees paid.

#### 11. REQUEST:

- Land Use Plan Amendment
- Special Exception
- 💰 Variance
- □ Site Plan Review Single Family (1RS, 2RS, 3RS) □ Site Plan Review Multifamily (4RM, 5RMO)
- Site Plan Review Commercial (6B, 7C, 8B, 9I)
- Rezoning
- Coastal Construction Variance
- Appeal (Application must be filed within 30 days)

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- Amendment to the Land Development Code Other (specify)

Ш. **PROPERTY INFORMATION:** 

General Location: 1200 Orange St
Address: 1200 Orange Street
Parcel Number(s): 28-38-08- FY-13-11
Area (in acreage): 131 Area (in square feet): 13,500
Current Zoning: <u>3-RS</u> Proposed Zoning:
Current Future Land Use:
Brief Description of Application: Request for Setback Zoning
Variance for addition

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable):

#### IV. APPLICANT INFORMATION:

Property Owner	
Name: Susan Tewksbury	Phone: 321 - 984 - 1925
Address: 1200 Orange St	Fax:
Melbourne Beach, \$1	Email: Sghouse Chotmail. com
Applicant (if other than property owner)	
Name:	Phone:
Address:	Fax:
	Email:

#### V. OWNER AUTHORIZATION:\*

The undersigned hereby affirms the following:

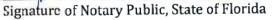
- That I/we are the fee simple title owner/contract purchaser (circle one) of the property described in this application.
- 2. That I/we have read and understands the entire application and concurs with the request.
- 3. That I/we have appointed the Applicant to represent the application, and empowers the Applicant to accept any and all conditions of approval imposed by the Town of Melbourne Beach.

Signature Lewish usan Print Name:

Date:	3/27 /2024
Title	OWNER

\*Must sign in front of notary.

State of Florida County of Brevard. The foregoing application is acknowledged before me this 28 day of <u>Acarch</u>, 2024, by <u>Susan Tewks bury</u>. <u>Susan</u> the second se





## VI. APPLICANT CERTIFICATION:\*

03-2023

I/we affirm and certify that I/we understand and will comply with the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the application and support documents are fully complete and comply with the requirements of the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the statements and/or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief that this application, attachments and application filing fees become part of the official public record of the Town of Melbourne Beach, Florida and are not returnable or refundable.

Under penalties of perjury, I/we declare that I/we have read the foregoing application and that to the best of my/our knowledge and belief the facts stated in the application are true.

Signature: Jum Lewksburg Date:	3/27/2024
Print Name: Susan Tewksbury Title:	owner
*Must sign in front of notary.	
State of Florida County of Brevard. The foregoing application is acknowledged before me this <u>28</u> day of <u>Much</u> , 20 <u>24</u> , by <u>Sus an Tew</u> who is/are personally known to me, or who has/have produce as identification. <u>Much</u> Signature of Notary Public, State of Florida	KIM R. KOTSIFAS MY COMMISSION # HH 416017 EXPIRES: August 9, 2027
VII. PROJECT DESCRIPTION:	
Describe Application: Owner Seeks to	ADA Compliant
addition for her disabled Sor	
Provide attachment if more space is needed.	
Describe Existing Conditions: Owners Son is	extremely constricted
With current building arrangem	ert
Provide attachment if more space is needed.	
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#### Future Land Use Plan Amendment\*

<u>Consistency with the Comprehensive Plan</u> – Provide a written summary of how the proposed Amendment to the Future Land Use Plan is consistent with the Comprehensive Plan, and cite Comprehensive Plan Goals, Objectives and Policies in this analysis.

9

Provide attachment if more space is needed.

<u>Impact of Public Facilities</u> – the applicant must provide information on the impact of the proposed future land use plan amendment on public facilities including, but not limited to parks and open space, traffic, public utilities, police and fire.

Provide attachment if more space is needed.

<u>Environmental Impacts</u> – the applicant must provide information on the impacts of the proposed future land use plan amendment on environmental resources including but not limited to wetlands, soils posing severe limitations to development, unique habitat, endangered wildlife and/or plant species, flood prone areas, and coastal zones/dune systems.

Provide attachment if more space is needed.

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and all supporting documentation.

#### Rezoning\*

Justification - Provide a written justification of the proposed rezoning and the need for the change as proposed.

Provide attachment if more space is needed.

<u>Effect</u> – Provide a written narrative on the effect of the change, if any, on the particular property and on surrounding properties.

Provide attachment if more space is needed.

<u>Undeveloped land</u> – provide information on the amount of undeveloped land in the town having the same classification as that being requested.

<u>Purpose and Intent</u> – Provide a written description of the proposed change in relationship to the purpose and intent of the present zoning and zoning requested.

Provide attachment if more space is needed.

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and all supporting documentation.

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#### Amendment to the Land Development Code\*

<u>General Description of the proposed amendment to the Land Development Code</u> – Provide a written description of the proposed change and explain why the amendment is necessary or appropriate.

11

Provide attachment if more space is needed.

The specific code section to be amended or adopted – Provide the specific wording of the proposed change.

Provide attachment if more space is needed.

<u>Consistency with the Comprehensive Plan</u> – Provide a written summary of how the proposed amendment to the Land Development Code is consistent with the Comprehensive Plan.

Provide attachment if more space is needed.

<u>Impact of Public Facilities</u> – the applicant must provide information on the impact of the proposed amendment to the Land Development Code on the Town's ability to provide adequate public facilities including, but not limited to parks and open space, traffic, public utilities, police and fire and maintain the existing level of service as identified in the Comprehensive Pan, if the amendment is grated.

#### Provide attachment if more space is needed.

<u>Environmental/Natural/Historical Impacts</u> – the applicant must provide information on the impacts of the proposed amendment to the Land Development Code on environmental/natural/historical resources including but not limited to wetlands, soils posing severe limitations to development, unique habitat, endangered wildlife and/or plant species, flood prone areas, and coastal zones/dune systems.

Provide attachment if more space is needed.

<u>Public notification</u> – Payment for all appropriate processing fees and charges will be made at the time of the application and at any other time as set forth by the Town Commission or Resolution. Payment by the applicant shall include all costs necessary for giving of any public notice as required by state or local law.

\* Provide twelve (12) copies of the completed application and all supporting documentation.

### Special Exception\*

Site and architectural plans elevations of all faces of a building and an overhead view shall be submitted with all special exception applications that include a **new building(s)**, facade renovations, or substantial improvements to an existing building. The drawings shall be submitted in color and at the minimum shall include:

- Sealed and signed survey of existing improvements. All elevations should be NGVD/NAVD or Comparable for FEMA reference. (Include Lot Dimensions, Square footage & Coverage Percentage)
- Architectural elevations showing:
  - Proposed architectural style.
  - Exterior construction material specifications.
  - o Color charts.
- A site plan pursuant to the requirements of Section 7A-51/7A-51.1.
- Structure dimensions and setbacks from all property lines.
- Refuse service area location.
- Mechanical outdoor equipment location.
- Master outdoor lighting plan.
- Screening devices.
- Master signage plan.
- Master landscaping and irrigation plan.
- Wall or fence details.
- Stormwater Management

<u>Narrative</u> – the applicant shall provide a narrative that explains how the use and the development will be compatible with surrounding uses in its function, its hours of operation, the type and amount of traffic to be generated, building size and setbacks, its relationship to land values and other factors that may be used to measure compatibility.

Provide attachment if more space is needed.

Special Exception Applications for space in an existing building must provide the following information:

- Survey of existing improvements.
- Architectural elevations showing:
  - Existing/proposed architectural style.
  - Existing/proposed exterior construction material specifications.
  - Existing/proposed exterior color.
- A site plan showing any proposed site improvements as described pursuant to the requirements of Section 7A-51/7A-51.1.
- Structure dimensions and setbacks from all property lines.
- Existing/proposed refuse service area location.

#### Variances\*

Variances are allowed only for area, size of structure, size of yards, and open spaces. All applications shall provide a written Justification Statement describing the existing conditions, the proposed improvements necessitating a variance, and shall address the following specific criteria:

Describe the special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district

home is no longer suitable for the disabled Son. This variance is needed as this is OWNERS most cost - effective solution for ADA compliant tion

Provide attachment if more space is needed.

Describe why the literal interpretation of the provisions of this Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Land Development Code

The owner seeks to hadify the home that was purchased by hor parents in 1979. She is a widow with a disabled son with limited resources. All other options have been extrasively explore the owner's daughter and family have combined resources to make this Provide attachment if more space is needed.

Document that the special conditions and circumstances referred to above, do not result from the actions of the applicant.

Provide attachment if more space is needed.

NOTE: Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. Variances to maximum building heights are not authorized. Under no circumstances shall the Board of Adjustment grant a variance to permit a use not generally or by special exception permitted in the district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code.

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- Existing/proposed mechanical outdoor equipment location.
- Existing/proposed outdoor lighting layout.
- Existing/proposed screening and buffering.
- Existing/proposed signage.
- Existing/proposed landscaping and irrigation.
- Existing/proposed Wall or fence details.
- Stormwater Management

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and twelve (12) 11X17 copies of all supporting documentation.

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<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

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\* Provide twelve (12) copies of the completed application and all supporting documentation.

### A. Variance to Coastal Construction Line Restrictions\*

Applications for variance to the Coastal Construction restrictions shall provide a statement describing the proposed work, activity, and construction seaward of the coastal setback line.

#### Provide attachment if more space is needed,

Applications shall also include a topographic survey of the subject property with the following specific information:

- The location of the contour line corresponding to elevation zero feet NGVD;
- The location of any existing vegetation line on the subject property;
- The location of the established State Department of Environmental Protection Coastal Construction Control Line and the mean high water line, for the full width of the subject property, including the location and number of the two nearest State Department of Environmental Protection's baseline monuments;
- The location of all proposed development to be constructed as a result of the proposed variance;
- The location of all existing development to remain on-site as a part of the development or redevelopment of the site;
- The location seaward of the coastal construction control line of all portions of all existing, and planned development, depicting the number of feet seaward of the coastal construction control line of the development;
- The location for the full width of the subject property of: the line of continuous construction; the top of the coastal dune system; the toe of the coastal dune system on or adjacent to the property at the time of application to the point at the dune, as it existed in September, 1972; and the location of the East side of the A-1-A right-of-way; the location of any principal structure to the North and South of the proposed project property and located within 100 feet of the proposed project property. As used in this subsection, the term *LINE OF CONTINUOUS CONSTRUCTION* is a line drawn from the most seaward edge of any principal structure to the North, and within 100 feet of the proposed project to the most seaward edge of any principal structure to the South, and within 100 feet, of the proposed project; and
- A certification as to the maximum number of feet seaward of the coastal construction control line for which the variance is requested for the full width of the subject property.

The applicant shall also provide detailed final construction plans and specifications for all structures proposed to be constructed seaward of the coastal setback line. These documents shall be signed and sealed by a professional engineer or architect, as appropriate, who must be registered in the state.

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The Applicant must provide documentation and narrative demonstrating the following:

That the subject property experienced less than 25 feet of beach-dune erosion since September, 1972. The erosion will be measured by determining the extent of horizontal recession from the toe of the dune as it exists at the time of application to the point at the dune as it existed in September, 1972, which corresponds to the same elevation as the toe of the dune as it exists at the time of application;

Provide attachment if more space is needed.

That the granting of the variance will not be injurious to adjacent properties, nor contrary to the public interest

Provide attachment if more space is needed.

That the granting of the variance will not jeopardize the stability of the beach-dune system. In granting any variance, the Board of Adjustment will when reasonable to do so require that new development on the property subject to the variance be no further seaward than existing development to the North or South of the subject property.

Provide attachment if more space is needed.

A notice containing the aforementioned information shall be posted by the applicant on the affected property at least 15 days prior to the public hearing. If the property abuts a public road right-of-way, the notice shall be posted in such a manner as to be visible from the road right-of-way. An affidavit signed by the owner or applicant evidencing posting of the affected real property shall be received by the Town Board of Adjustment, prior to the public hearing.

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and all supporting documentation.

#### APPEAL\*

1. Nature of Appeal – Please be specific in your narrative:

2. Provide any supporting drawings, information and documentation. All records and attachments shall be considered part of the application and will become part of the public record and will not be returned.

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and all supporting documentation.

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### Site Plan for Single Family Development

A site plan must be reviewed and evaluated by the Town Engineer, Building Official and or Zoning Official and Planning and Zoning Board and approved by the Town Commission. The applicant shall provide the following in support of their application for site plan approval of a single family home:

- 1. Narrative description of proposed improvements and demolitions.
- 2. Two (2) Sealed Surveys of the existing conditions prepared by a professional surveyor. All elevations should be NGVD/DAVD or Comparable for FEMA reference. (Include Lot Dimensions, Square footage & Coverage Percentage)
  - a. All existing structures (including but not limited to outbuildings, sheds, pools, etc), major features, trees and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines.
- 3. Two (2) Professionally prepared plans in compliance with Ordinance 2019-06 showing the following:
  - a. Name, location, owner, and designer of the proposed development and the intended use
  - b. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties
  - c. Date, north arrow, and graphic scale (not less than one inch equals 20 feet)
  - d. Location of all property lines, existing streets adjacent to the subject property, easements, as well as proposed driveways and general lot layout
  - e. All existing and/or proposed structures, major features, and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines
  - f. Site data providing all information needed to confirm compliance with zoning regulations including "required" and "provided" information:
    - i. Proposed principal use and/or any proposed accessory uses
    - ii. Lot size and dimensions
    - iii. Lot coverage
    - iv. Proposed living area square footage (e.g., square footage under air), and square footage of any other spaces including garage, covered entries, covered porches, screen rooms, etc.
    - v. Number of enclosed parking spaces
    - vi. Setbacks from all property lines
    - vii. Number of stories
    - viii. Height of structure
    - ix. Floor plan a fully dimensioned floor plan shall be provided depicting all existing and/or proposed spaces corresponding to the square footages on the site data breakdown above.
    - x. Architectural elevations of each building façade professionally prepared plan drawn to scale and depicting the height dimension of the proposed structure, construction, or expansion or redevelopment thereof.
    - xi. Landscaping & irrigation plan
- 4. Drainage Site Plan showing flow paths and retention areas to meet certification requirements. (3A-80 & 7A-51.1)
- 5. Ten (10) 11X17 Complete sets of plans (all information as outlined in item 3 above) including a copy of the survey both existing and proposed and the Drainage Site Plan.

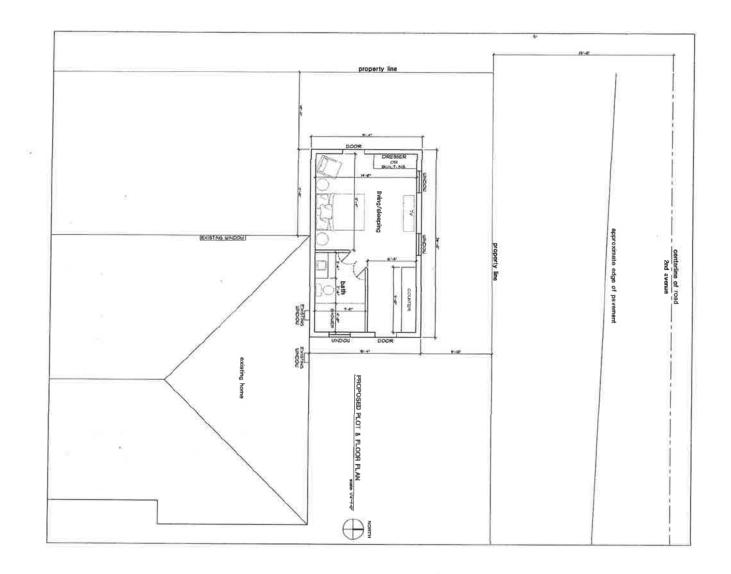
pg. 15 03-2023 Site Plan for duplex, multi-family, and/or commercial

A site plan must be reviewed and evaluated by the Town Engineer, Building Official and or Zoning Official and Planning and Zoning Board and approved by the Town Commission. The applicant shall provide the following in support of their application for site plan approval of a single family home:

- 1. Narrative description of proposed improvements and demolitions.
- 2. Survey of the existing conditions prepared by a professional surveyor. All elevations should be NGVD/NAVD or Comparable for FEMA reference. (Include Lot Dimensions, Square footage & Coverage)
  - a. All existing structures (including but not limited to outbuildings, sheds, pools, etc), major features, trees and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines.
- 3. Two (2) Professionally prepared plans in compliance with Ordinance 2019-06 showing the following:
  - a. Name, location, owner, and designer of the proposed development and the intended use
  - Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties
  - c. Date, north arrow, and graphic scale (not less than one inch equals 20 feet)
  - d. Location of all property lines, existing streets adjacent to the subject property, easements, as well as proposed driveways and general lot layout
  - e. All existing and/or proposed structures, major features, and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines
  - f. Site data providing all information needed to confirm compliance with zoning regulations including "required" and "provided" information:
    - i. Proposed principal use and/or any proposed accessory uses
    - ii. Lot size and dimensions
    - iii. Lot coverage
    - iv. Proposed living area square footage (e.g., square footage under air), and square footage of any other spaces including garage, covered entries, covered porches, screen rooms, etc.
    - v. Number of enclosed parking spaces
    - vi. Setbacks from all property lines
    - vii. Number of stories
    - viii. Height of structure
    - ix. Floor plan a fully dimensioned floor plan shall be provided depicting all existing and/or proposed spaces corresponding to the square footages on the site data breakdown above.
    - x. Architectural elevations of each building façade professionally prepared plan drawn to scale and depicting the height dimension of the proposed structure, construction, or expansion or redevelopment thereof.
    - xi. Landscaping and irrigation plan

 Drainage Site Plan showing flow paths and retention areas to meet certification requirements. (3A-80 & 7A-51.1)

 Ten (10) 11X17 Complete sets of plans (all information as outlined in item 3 above) including a copy of the survey both existing and proposed and the Drainage Site Plan.



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AREA TABULATION (addition only)



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## Project Narrative / Variance Justification Statement 1200 Orange Street

### Project Narrative

The following narrative provides the background on the need for an addition of square footage to the subject house, and for a setback variance. The existing house at 1200 Orange Street was constructed in 1968 includes a total of 2,420 square feet of living area plus a garage. The proposed addition is for a family member, Brandon, and it was designed to address his special needs.

Everybody knows Brandon! That's what you hear when you enter our quaint little town. Brandon is 44 years old and has spent most of his life in Melbourne Beach. He was born with a birth defect called Spina Bifida which caused him to be paralyzed from the waist down as well as other developmental delays. He is confined to a wheelchair and has a special motorized bike attachment to help him get around town. He is always uptown hanging out with friends, helping out the local businesses, or running errands for other residents.

When our father passed after a short battle with stomach cancer our family was devastated. There were many discussions about what the best move would be so Brandon would have future care lined up. It was at that time my husband I decided to sell our home and move ourselves and three kids in with my mother and Brandon to be there to help with the day to day maintenance and support they needed. I always knew that my life plan included taking care of Brandon eventually and my biggest fear was making him leave the only home he ever knew.

This proposed addition to our family home excitedly keeps Brandon in the place he calls home! We want to build Brandon a handicap accessible suite on our property. This will offer Brandon the opportunity to live on his own while still having family close by to check on him, take care of his medical needs, and his general well being daily. This is where I hope our friends, family, and neighbors will come together for Brandon and getting this hardship variance passed.

The addition is necessary to provide an accessible space at the house for Brandon. Based on the architect's analysis, the minimum amount of space and improvements necessary for the accessibility improvements is as shown on the plan to include private accessible bath, living and sleeping area. The architect has considered alternatives to the addition including renovation of the existing interior space, an addition between the existing house and garage, and the primary issue is that the house was designed and constructed in 1968 without consideration to handicapped accessibility.

Consequently, the layout of the interior does not lend itself to additions with access internal to the existing home, and because the garage floor and tie beam are at a different elevation from the house, as such the addition must have its own access and the proposed addition is the only practical location. In addition because of the special requirements for handicapped spaces, the existing space cannot be modified to provide those accessibility improvements and provide for the space needs of the other family members.

As such, the only alternative that provides the accessible space is the one shown on the plan which requires a variance from the side corner setback along  $2^{nd}$  Avenue from 25' to 9' 10", and from the rear setback to the west property line from 25' to 10' 8".

### Justification Statement

a. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district.

Special circumstances and conditions which are peculiar to the land, structure and building include that the lot has double frontages and increased setbacks, existing layout of the house on the site in relationship to other structures prevents other alternative additions; the existing layout of the interior of the house cannot be modified to meet accessibility requirements and provide for the special needs of the other family members and ensure compliance with the requirements for the design of accessible improvements.

b. Describe why the literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this land development code.

Homes located in other parts of the community in the same zoning district can be modified, renovated and expanded to meet standard building construction requirements where this addition must ensure accessibility for mobility impaired.

c. Document that the special conditions and circumstances referred to above, do not result from the actions of the applicant.

The house was constructed in 1968 prior to purchase by the current owner. The house was not designed or constructed to accommodate accessibility interior features and spaces. The other site improvements (garage, swimming pool) were also constructed prior to purchase by the current owner and the configuration on a corner lot with double frontage was not the result of the actions of the applicant.

d. If a variance is granted with regard to a condition relating to a structure, the variance shall terminate when the structure, or all of that portion of the structure specifically affected by the variance, is razed or otherwise removed from the affected property, unless the Board of Adjustment otherwise specifies in its final order. With regard to any variance granted before January 1, 2015, no term of said variance shall be construed to be limited, unless the Board of Adjustment's order specifically so provides.

No response needed.



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## TOWN OF MELBOURNE BEACH

#### Board of Adjustment

Susan Tewkshury

Staff Report – Board of Adjustment Public Hearing- 02.20.2025

#### 1. PETITION DESCRIPTION

APPLICANT:

	Susan rewisbury
OWNER:	Susan Tewksbury
ADDRESS:	1200 Orange Street, Melbourne Beach, Florida
PARCEL I.D. NO:	28-38-08-FY-13-11
ZONING DISTRICT:	3RS - Single Family

REQUEST: The applicant is requesting a variance from 7A-33(f)(7) "c" & "d" to allow building expansion at the northern edge of the side of the property, to be located 9'10" from the northern property line and 10'8" from the rear property line. This would require a variance of 15'2" from the required 25' side (corner) setback, and a variance of 14'4" from the required 25' rear setback, see Exhibit "A" Application.

#### 2. BACKGROUND

The home at 1200 Orange Street was constructed in 1968, and was sold to the current owner/applicant in 1994. At or following initial construction, a detached garage and a pool were added at the southern interior of the property, leaving open space at the northern side edge of the property, see Exhibit "B", Survey.

The applicant has proposed an addition at the northern side (corner) of the property to accommodate a handicapped family member. The proposed addition is 26' wide by 15' 4" deep (or approximately 398 square feet) and as noted in the project justification statement is a minimal space necessary to provide a modest living/sleeping area and bathroom meeting the appropriate accessibility standards, see Exhibit "C", Plans. The existing home is 40 wide (facing 2<sup>nd</sup> Avenue) and 63.8' deep (along Orange Street) for a total of approximately 2,552 square feet.

As described in the justification statement the architect has analyzed the existing building and site layout and considered alternatives to the addition including renovation of the interior space and an addition between the existing house and garage. The primary issue is that the existing space cannot be modified to provide accessible improvements while also providing for the needs of other family members. Consequently, configuration of the existing building and site improvements prevent renovation or addition without a variance.

#### 3. STAFF ANALYSIS.

Section 7A-152(c) of the Land Development Code states that "The Board of Adjustment shall have the authority to hear and decide only such special exceptions as it is specifically authorized to pass on by

the terms of this Land Development Code; to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this chapter or other applicable ordinances; or to deny special exceptions when not in harmony with the purpose and intent of the Land Development Code."

Section 7A-152(d) states that "A variance shall not be considered by the Board of Adjustment unless and until a written application for a variance is submitted demonstrating:

a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district;

b. That literal interpretation of the provisions of this Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Land Development Code; and

c. That the special conditions and circumstances referred to in division (5)a. above, do not result from the actions of the applicant.

d. If a variance is granted with regard to a condition relating to a structure, the variance shall terminate when the structure, or all of that portion of the structure specifically affected by the variance, is razed or otherwise removed from the affected property, unless the Board of Adjustment otherwise specifies in its final order. With regard to any variance granted before January 1, 2015, no term of said variance shall be construed to be limited, unless the Board of Adjustment's order specifically so provides."

Section 7A-152 of the Land Development Code enables the Board of Adjustments to approve variance provided the requirements of that code section are met, that the reasons set forth in the application justify the granting of the variance, and subject to compliance with all criteria for granting a variance.

Attached to this agenda item is the applicant's Project Narrative and Justification Statement which provides background to the request and their response to each of the criteria. Below is the Town Staff response to each item:

a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district;

#### Staff Response

Special circumstances and conditions that exist are regarding the existing configuration of the improvements on the subject property, and the size and configuration of the existing home in relationship to accessibility standards.

b. That literal interpretation of the provisions of this Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Land Development Code; and

#### Staff Response

Literal interpretation of the provisions of this Land Development Code would deprive the applicant of the ability to accommodate all family members in the home including the one handicapped member of the family with accessibility issues.

c. That the special conditions and circumstances referred to in division (5)a. above, do not result from the actions of the applicant.

#### Staff Response:

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The special circumstances and conditions existed in the home prior to purchase by the applicant and as such did not result from their actions.

d. If a variance is granted with regard to a condition relating to a structure, the variance shall terminate when the structure, or all of that portion of the structure specifically affected by the variance, is razed or otherwise removed from the affected property, unless the Board of Adjustment otherwise specifies in its final order. With regard to any variance granted before January 1, 2015, no term of said variance shall be construed to be limited, unless the Board of Adjustment's order specifically so provides.

#### Staff Response:

Should the requested setback variances be granted, it will terminate when the structure is razed or removed.

Any variance granted by the board shall be noted in its official minutes along with the reasons which justify the granting thereof and required conditions and safeguards.

#### 4. STAFF RECOMMENDATION

The Board of Adjustment should consider the information provided in the staff report, the testimony provided at the meeting, public comment and approve or disapprove the variance based on compliance with the criteria for granting a variance.



## TOWN OF MELBOURNE BEACH

**Board of Adjustment** 

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EXHIBIT "A"

Application

Town of Melbourne Beach –Board of Adjustment Variance 1200 Orange Street



## TOWN OF MELBOURNE BEACH **DEVELOPMENT APPLICATION**

#### I. SUBMITTAL REQUIREMENTS:

- 1. Fees per current schedule.
- 2. Deed to property.
- 3. Pre-Application meeting is mandatory. Contact the Building Official or Building Clerk to submit information required and to schedule a pre-application meeting.
- 4. Application deadlines are determined annually by the Boards and will be provided at the pre-application meeting.
- 5. All applicants must complete pages 1-3 and the section(s) as applicable to the request (refer to section II. below). All materials listed in the applicable sections must be provided, and fees paid.

#### 11. REQUEST:

- Land Use Plan Amendment
- Special Exception
- 🗹 Variance

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- □ Site Plan Review Single Family (1RS, 2RS, 3RS) □ Site Plan Review Multifamily (4RM, 5RMO)
- Site Plan Review Commercial (6B, 7C, 8B, 9I)
- Rezoning
- Coastal Construction Variance
- Appeal (Application must be filed within 30 days)
- D Amendment to the Land Development Code Other (specify)
- **PROPERTY INFORMATION:** 111.

General Location: 1200 Orange St
Address: 1200 Orange Street
Parcel Number(s): 28-38-08- FY-13-11
Area (in acreage): 131 Area (in square feet): 13,500
Current Zoning: <u>3-RS</u> Proposed Zoning:
Current Future Land Use: Proposed Future Land Use:
Brief Description of Application: Request for Setback Zoning
Jariance for addition

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable):

#### IV. APPLICANT INFORMATION:

Property Owner	
Name: Susan Tewksbury	Phone: 321 - 984 - 1925
Address: 1200 Oxange St	Fax:
Melbourne Beach, \$1	Email: Sghouse Chotmail. com 51
324	21
Applicant (if other than property owner)	
Name:	Phone:
Address:	Fax:
	Email:

### V. OWNER AUTHORIZATION:\*

The undersigned hereby affirms the following:

- 1. That I/we are the fee simple title owner/contract purchaser (circle one) of the property described in this application.
- 2. That I/we have read and understands the entire application and concurs with the request.
- 3. That I/we have appointed the Applicant to represent the application, and empowers the Applicant to accept any and all conditions of approval imposed by the Town of Melbourne Beach.

Signature: Juna Sew Kabury	Date:3/27 12024	_
Print Name: Jusan Tewksburg	Title:OWAy	

\*Must sign in front of notary.

State of Florida County of Brevard. The foregoing application is acknowledged before me this 28 day of <u>Alarch</u>, 2024, by <u>Susan Tewks bury</u>, <u>br. Lic.</u> who is/are personally known to me, or who has/have produced <u>A FI</u>. <u>Dr. Lic.</u> as identification.

Signature of Notary Public, State of Florida



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#### VI. APPLICANT CERTIFICATION:\*

I/we affirm and certify that I/we understand and will comply with the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the application and support documents are fully complete and comply with the requirements of the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the statements and/or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief that this application, attachments and application filing fees become part of the official public record of the Town of Melbourne Beach, Florida and are not returnable or refundable.

Under penalties of perjury, I/we declare that I/we have read the foregoing application and that to the best of my/our knowledge and belief the facts stated in the application are true.

Signature Juse Juksburg Date: 3/27/2024
Print Name: Susan Tewksbury Title: owner
*Must sign in front of notary.
State of Florida County of Brevard. The foregoing application is acknowledged before me this <u>D</u> day of <u>Much</u> , 20 <u>24</u> , by <u>Jusan Teuck shury</u> who is/are personally known to me, or who has/have produced <u>A FL. M. Lic.</u> as identification. <u>KIM R. KOTSIFAS</u> <u>Signature of Notary Public, State of Florida</u> <u>KIM R. KOTSIFAS</u> <u>MY COMMISSION # HH 416017</u> <u>EXPIRES: August 9, 2027</u>
VII. <u>PROJECT DESCRIPTION:</u>
Describe Application: Owner Seeks to ADA Compliant
addition for her disabled Son
Provide attachment if more space is needed.
Describe Existing Conditions: Owners Son is extremely constructed
With Current building arrangement
Provide attachment if more space is needed.
pg. 3 Town of Melbourne Beach – Development Application 03-2023

#### Variances\*

Variances are allowed only for area, size of structure, size of yards, and open spaces. All applications shall provide a written Justification Statement describing the existing conditions, the proposed improvements necessitating a variance, and shall address the following specific criteria:

Describe the special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district

for the home is no longer suitable This variance is needed as this is OWNERS most cost effective solution for ADA compliant

addition

Provide attachment if more space is needed.

Describe why the literal interpretation of the provisions of this Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Land Development Code

to Hadify the home that was purchased Spers the owner 1979. She is a widow with a disabled son esources. All other options have been extensively explored have combined resources to make this daughter and family The owners Provide attachment if more space is needed. DUSSIBLE

Document that the special conditions and circumstances referred to above, do not result from the actions of the applicant.

Provide attachment if more space is needed.

NOTE: Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. Variances to maximum building heights are not authorized. Under no circumstances shall the Board of Adjustment grant a variance to permit a use not generally or by special exception permitted in the district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code.

### Project Narrative / Variance Justification Statement 1200 Orange Street

#### Project Narrative

The following narrative provides the background on the need for an addition of square footage to the subject house, and for a setback variance. The existing house at 1200 Orange Street was constructed in 1968 includes a total of 2,420 square feet of living area plus a garage. The proposed addition is for a family member, Brandon, and it was designed to address his special needs.

Everybody knows Brandon! That's what you hear when you enter our quaint little town. Brandon is 44 years old and has spent most of his life in Melbourne Beach. He was born with a birth defect called Spina Bifida which caused him to be paralyzed from the waist down as well as other developmental delays. He is confined to a wheelchair and has a special motorized bike attachment to help him get around town. He is always uptown hanging out with friends, helping out the local businesses, or running errands for other residents.

When our father passed after a short battle with stomach cancer our family was devastated. There were many discussions about what the best move would be so Brandon would have future care lined up. It was at that time my husband I decided to sell our home and move ourselves and three kids in with my mother and Brandon to be there to help with the day to day maintenance and support they needed. I always knew that my life plan included taking care of Brandon eventually and my biggest fear was making him leave the only home he ever knew.

This proposed addition to our family home excitedly keeps Brandon in the place he calls home! We want to build Brandon a handicap accessible suite on our property. This will offer Brandon the opportunity to live on his own while still having family close by to check on him, take care of his medical needs, and his general well being daily. This is where I hope our friends, family, and neighbors will come together for Brandon and getting this hardship variance passed.

The addition is necessary to provide an accessible space at the house for Brandon. Based on the architect's analysis, the minimum amount of space and improvements necessary for the accessibility improvements is as shown on the plan to include private accessible bath, living and sleeping area. The architect has considered alternatives to the addition including renovation of the existing interior space, an addition between the existing house and garage, and the primary issue is that the house was designed and constructed in 1968 without consideration to handicapped accessibility.

Consequently, the layout of the interior does not lend itself to additions with access internal to the existing home, and because the garage floor and tie beam are at a different elevation from the house, as such the addition must have its own access and the proposed addition is the only practical location. In addition because of the special requirements for handicapped spaces, the existing space cannot be modified to provide those accessibility improvements and provide for the space needs of the other family members.

As such, the only alternative that provides the accessible space is the one shown on the plan which requires a variance from the side corner setback along 2<sup>nd</sup> Avenue from 25' to 9' 10", and from the rear setback to the west property line from 25' to 10' 8".

#### Justification Statement

a. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district.

Special circumstances and conditions which are peculiar to the land, structure and building include that the lot has double frontages and increased setbacks, existing layout of the house on the site in relationship to other structures prevents other alternative additions; the existing layout of the interior of the house cannot be modified to meet accessibility requirements and provide for the special needs of the other family members and ensure compliance with the requirements for the design of accessible improvements.

b. Describe why the literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this land development code.

Homes located in other parts of the community in the same zoning district can be modified, renovated and expanded to meet standard building construction requirements where this addition must ensure accessibility for mobility impaired.

c. Document that the special conditions and circumstances referred to above, do not result from the actions of the applicant.

The house was constructed in 1968 prior to purchase by the current owner. The house was not designed or constructed to accommodate accessibility interior features and spaces. The other site improvements (garage, swimming pool) were also constructed prior to purchase by the current owner and the configuration on a corner lot with double frontage was not the result of the actions of the applicant.

d. If a variance is granted with regard to a condition relating to a structure, the variance shall terminate when the structure, or all of that portion of the structure specifically affected by the variance, is razed or otherwise removed from the affected property, unless the Board of Adjustment otherwise specifies in its final order. With regard to any variance granted before January 1, 2015, no term of said variance shall be construed to be limited, unless the Board of Adjustment's order specifically so provides.

No response needed.

- Existing/proposed mechanical outdoor equipment location.
- Existing/proposed outdoor lighting layout.
- Existing/proposed screening and buffering.
- Existing/proposed signage.
- Existing/proposed landscaping and irrigation.
- Existing/proposed Wall or fence details.
- Stormwater Management

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and twelve (12) 11X17 copies of all supporting documentation.

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and all supporting documentation.

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#### A. Variance to Coastal Construction Line Restrictions\*

Applications for variance to the Coastal Construction restrictions shall provide a statement describing the proposed work, activity, and construction seaward of the coastal setback line.

#### Provide attachment if more space is needed.

Applications shall also include a topographic survey of the subject property with the following specific information:

- The location of the contour line corresponding to elevation zero feet NGVD;
- The location of any existing vegetation line on the subject property;
- The location of the established State Department of Environmental Protection Coastal Construction Control Line and the mean high water line, for the full width of the subject property, including the location and number of the two nearest State Department of Environmental Protection's baseline monuments;
- The location of all proposed development to be constructed as a result of the proposed variance;
- The location of all existing development to remain on-site as a part of the development or redevelopment of the site;
- The location seaward of the coastal construction control line of all portions of all existing, and planned development, depicting the number of feet seaward of the coastal construction control line of the development;
- The location for the full width of the subject property of: the line of continuous construction; the top of the coastal dune system; the toe of the coastal dune system on or adjacent to the property at the time of application to the point at the dune, as it existed in September, 1972; and the location of the East side of the A-1-A right-of-way; the location of any principal structure to the North and South of the proposed project property and located within 100 feet of the proposed project property. As used in this subsection, the term *LINE OF CONTINUOUS CONSTRUCTION* is a line drawn from the most seaward edge of any principal structure to the North, and within 100 feet of the proposed project to the most seaward edge of any principal structure to the South, and within 100 feet, of the proposed project; and
- A certification as to the maximum number of feet seaward of the coastal construction control line for which the variance is requested for the full width of the subject property.

The applicant shall also provide detailed final construction plans and specifications for all structures proposed to be constructed seaward of the coastal setback line. These documents shall be signed and sealed by a professional engineer or architect, as appropriate, who must be registered in the state.

The Applicant must provide documentation and narrative demonstrating the following:

That the subject property experienced less than 25 feet of beach-dune erosion since September, 1972. The erosion will be measured by determining the extent of horizontal recession from the toe of the dune as it exists at the time of application to the point at the dune as it existed in September, 1972, which corresponds to the same elevation as the toe of the dune as it exists at the time of application;

Provide attachment if more space is needed.

That the granting of the variance will not be injurious to adjacent properties, nor contrary to the public interest

Provide attachment if more space is needed.

That the granting of the variance will not jeopardize the stability of the beach-dune system. In granting any variance, the Board of Adjustment will when reasonable to do so require that new development on the property subject to the variance be no further seaward than existing development to the North or South of the subject property.

Provide attachment if more space is needed.

A notice containing the aforementioned information shall be posted by the applicant on the affected property at least 15 days prior to the public hearing. If the property abuts a public road right-of-way, the notice shall be posted in such a manner as to be visible from the road right-of-way. An affidavit signed by the owner or applicant evidencing posting of the affected real property shall be received by the Town Board of Adjustment, prior to the public hearing.

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and all supporting documentation.

#### APPEAL\*

1. Nature of Appeal – Please be specific in your narrative:

2. Provide any supporting drawings, information and documentation. All records and attachments shall be considered part of the application and will become part of the public record and will not be returned.

<u>Public notification</u> – As required by code for the respective applications, the applicant must provide a map showing the subject site and all properties within a 500' radius. The applicant must also provide self-addressed envelopes with the Town's return address for each property owner within that 500' radius for purposes of providing notice to property owners of record. A sign must also be posted on the property within the timeframes required to provide additional public notification as required by Code.

\* Provide twelve (12) copies of the completed application and all supporting documentation.

#### Site Plan for Single Family Development

A site plan must be reviewed and evaluated by the Town Engineer, Building Official and or Zoning Official and Planning and Zoning Board and approved by the Town Commission. The applicant shall provide the following in support of their application for site plan approval of a single family home:

- 1. Narrative description of proposed improvements and demolitions.
- 2. Two (2) Sealed Surveys of the existing conditions prepared by a professional surveyor. All elevations should be NGVD/DAVD or Comparable for FEMA reference. (Include Lot Dimensions, Square footage & Coverage Percentage)
  - a. All existing structures (including but not limited to outbuildings, sheds, pools, etc), major features, trees and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines.
- 3. Two (2) Professionally prepared plans in compliance with Ordinance 2019-06 showing the following:
  - a. Name, location, owner, and designer of the proposed development and the intended use
  - b. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties
  - c. Date, north arrow, and graphic scale (not less than one inch equals 20 feet)
  - d. Location of all property lines, existing streets adjacent to the subject property, easements, as well as proposed driveways and general lot layout
  - e. All existing and/or proposed structures, major features, and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines
  - f. Site data providing all information needed to confirm compliance with zoning regulations including "required" and "provided" information:
    - i. Proposed principal use and/or any proposed accessory uses
    - ii. Lot size and dimensions
    - iii. Lot coverage
    - iv. Proposed living area square footage (e.g., square footage under air), and square footage of any other spaces including garage, covered entries, covered porches, screen rooms, etc.
    - v. Number of enclosed parking spaces
    - vi. Setbacks from all property lines
    - vii. Number of stories
    - viii. Height of structure
    - ix. Floor plan a fully dimensioned floor plan shall be provided depicting all existing and/or proposed spaces corresponding to the square footages on the site data breakdown above.
    - x. Architectural elevations of each building façade professionally prepared plan drawn to scale and depicting the height dimension of the proposed structure, construction, or expansion or redevelopment thereof.
    - xi. Landscaping & irrigation plan
- Drainage Site Plan showing flow paths and retention areas to meet certification requirements. (3A-80 & 7A-51.1)
- 5. Ten (10) 11X17 Complete sets of plans (all information as outlined in item 3 above) including a copy of the survey both existing and proposed and the Drainage Site Plan.

Site Plan for duplex, multi-family, and/or commercial

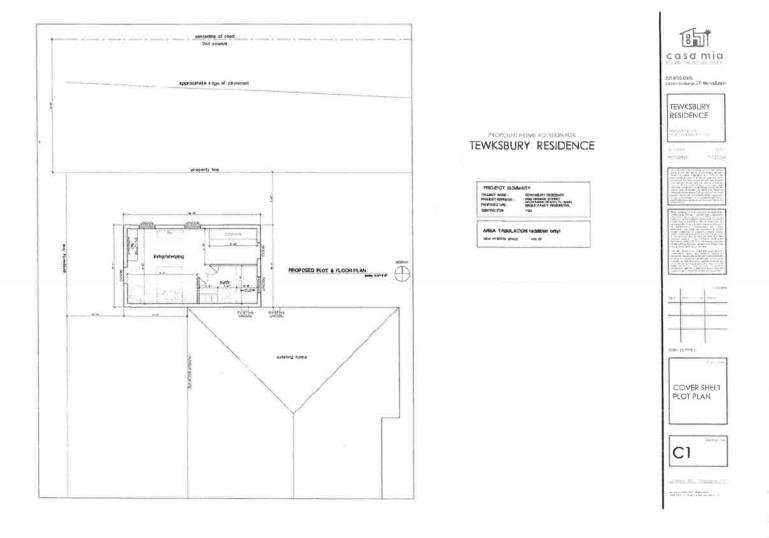
A site plan must be reviewed and evaluated by the Town Engineer, Building Official and or Zoning Official and Planning and Zoning Board and approved by the Town Commission. The applicant shall provide the following in support of their application for site plan approval of a single family home:

- 1. Narrative description of proposed improvements and demolitions.
- 2. Survey of the existing conditions prepared by a professional surveyor. All elevations should be NGVD/NAVD or Comparable for FEMA reference. (Include Lot Dimensions, Square footage & Coverage)
  - a. All existing structures (including but not limited to outbuildings, sheds, pools, etc), major features, trees and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines.
- 3. Two (2) Professionally prepared plans in compliance with Ordinance 2019-06 showing the following:
  - a. Name, location, owner, and designer of the proposed development and the intended use
  - b. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties
  - c. Date, north arrow, and graphic scale (not less than one inch equals 20 feet)
  - d. Location of all property lines, existing streets adjacent to the subject property, easements, as well as proposed driveways and general lot layout
  - e. All existing and/or proposed structures, major features, and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines
  - f. Site data providing all information needed to confirm compliance with zoning regulations including "required" and "provided" information:
    - i. Proposed principal use and/or any proposed accessory uses
    - ii. Lot size and dimensions
    - iii. Lot coverage
    - iv. Proposed living area square footage (e.g., square footage under air), and square footage of any other spaces including garage, covered entries, covered porches, screen rooms, etc.
    - v. Number of enclosed parking spaces
    - vi. Setbacks from all property lines
    - vii. Number of stories
    - viii. Height of structure

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- ix. Floor plan a fully dimensioned floor plan shall be provided depicting all existing and/or proposed spaces corresponding to the square footages on the site data breakdown above.
- x. Architectural elevations of each building façade professionally prepared plan drawn to scale and depicting the height dimension of the proposed structure, construction, or expansion or redevelopment thereof.
- xi. Landscaping and irrigation plan
- Drainage Site Plan showing flow paths and retention areas to meet certification requirements. (3A-80 & 7A-51.1)
- Ten (10) 11X17 Complete sets of plans (all information as outlined in item 3 above) including a copy of the survey both existing and proposed and the Drainage Site Plan.





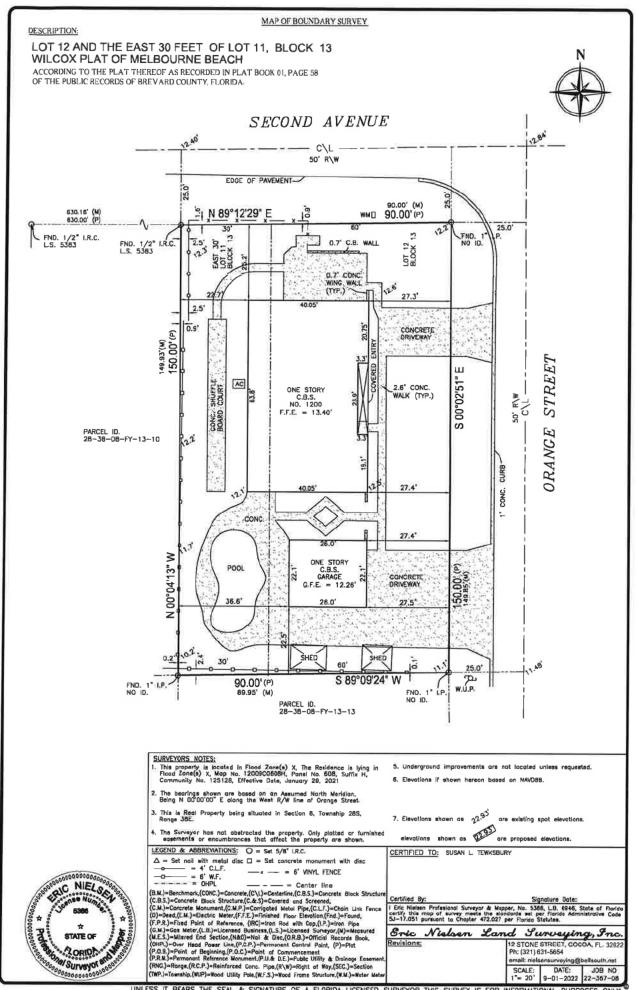
## TOWN OF MELBOURNE BEACH

**Board of Adjustment** 

EXHIBIT "B"

Survey

Town of Melbourne Beach –Board of Adjustment Variance 1200 Orange Street



UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURE



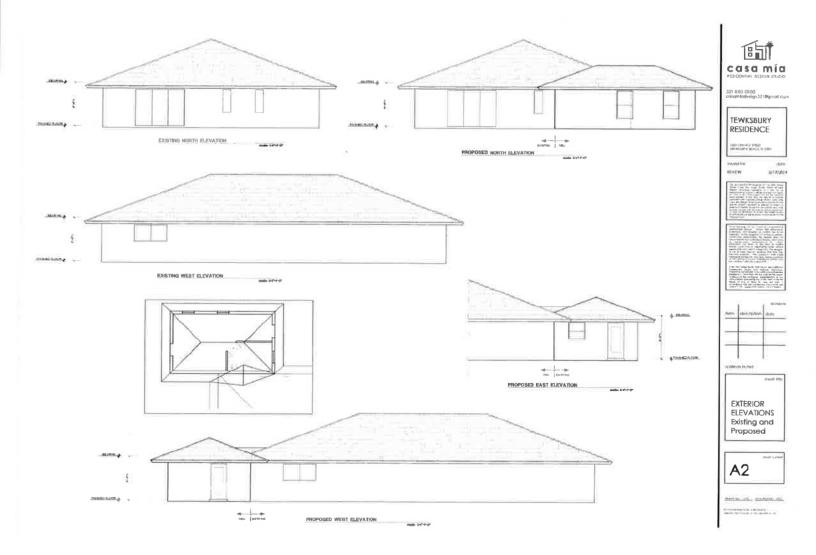
## TOWN OF MELBOURNE BEACH

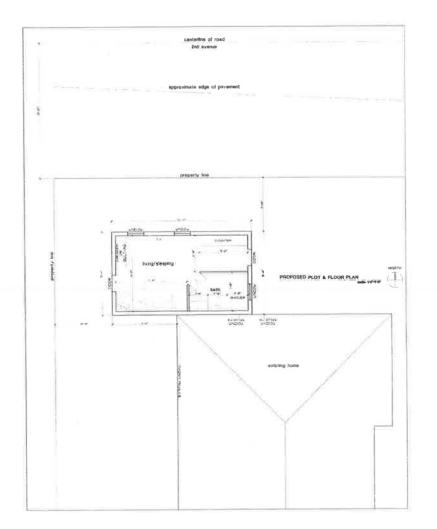
**Board of Adjustment** 

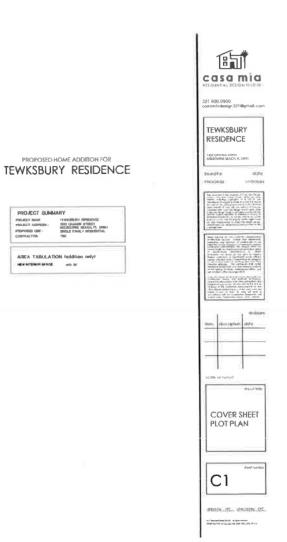
## EXHIBIT "C"

Plans

Town of Melbourne Beach –Board of Adjustment Variance 1200 Orange Street







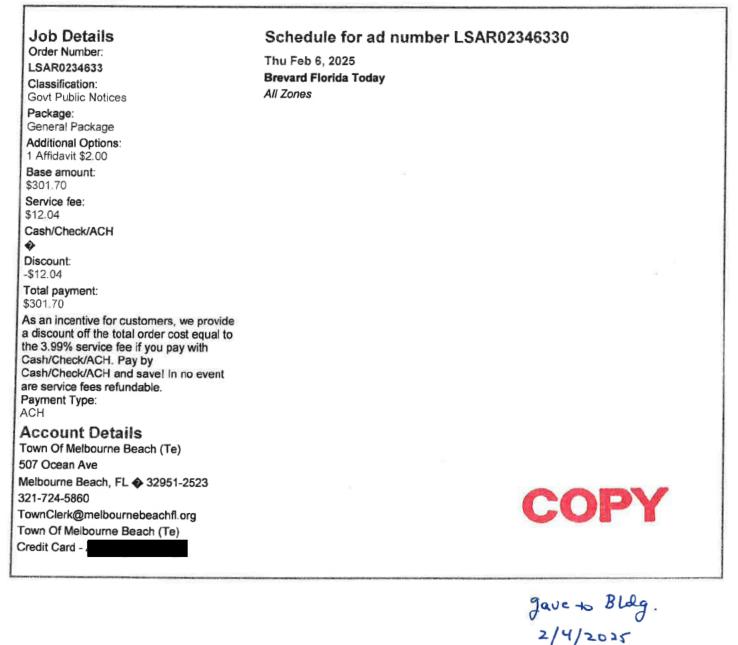
From:	Brevard Legals <brelegals@gannett.com></brelegals@gannett.com>	
Sent:	Tuesday, February 4, 2025 9:33 AM	
То:	Melbourne Beach Finance	
Subject:	Thank you for placing your order with us.	

#### THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Brevard Florida Today's online Classifieds <u>HERE</u> to place your legal notices in the future.

# Changes and/or cancellations may not be honored up to 2 business days prior to your first publication date.



## Town of Melbourne Beach Board of Adjustment Notice of Public Hearing

The Board of Adjustment will hold public hearings on **Thursday, February 20, 2025 at 6:00 p.m.** or as soon thereafter as may be convenient to the Board, in the Community Center, at 509 Ocean Avenue, Melbourne Beach, FL, 32951, to hear interested persons in regard to the requested variance applications:

Variance Application: 1200 Orange Street

Variance Application #VV2025-0001: This is a request for a variance from the Town of Melbourne Beach Land Development Code Section 7A-33(f) (7) "c" & "d" as follows:

(7) Minimum yard requirements:

c. Side corner lot setback, 25 feet from lot line.

d. Rear setback, 25 feet from lot line.

The variance request is to allow building expansion at the northern edge of the side of the property, to be located 9'10" from the northern property line and 10'8" from the rear property line. This would require a variance of 15'2" from the required 25' side (corner) setback, and a variance of 14'4" from the required 25' rear seatback. Property Description: The property is legally described by the Brevard

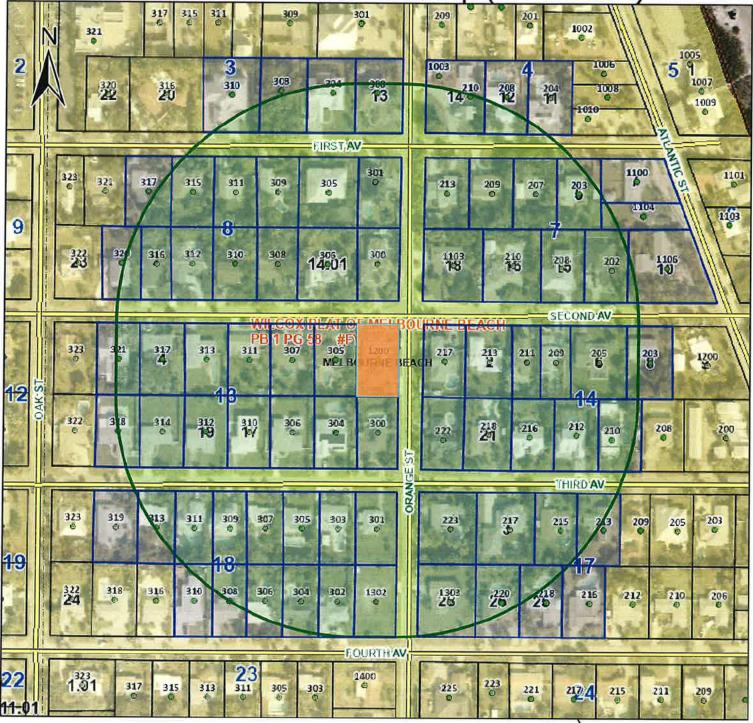
County Property Appraiser as:

Parcel ID: 28-38-08-FY-13-11

Legal Description: LOT 12 AND



# Public Notification Radius Map (Buffer 500ft)



#### Parcel Information Layers

Block Text Subdivisions Parcels Parcel Property Parcel Property Layer165 Address Point Layer

Address Points

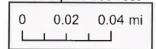


### Buffer Boundary in GREEN

#### Notify Properties in BLUE

Disclaimer: This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Scale: 1:2,400 1 inch equals 200 feet





### Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700 www.BCPAO.us Disclaimer

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#### **REAL PROPERTY DETAILS** Account 2847842 - Roll Year 2024

TEWKSBURY, SUSAN L
1200 ORANGE ST MELBOURNE BEACH FL 32951
1200 ORANGE ST MELBOURNE BEACH FL 32951
28-38-08-FY-13-11
34X0 - MELBOURNE BEACH
HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL WDWW - WIDOW'S EXEMPTION FOR WIFE
0110 - SINGLE FAMILY RESIDENCE
0.31
0001 - NO OTHER CODE APPL.
0001/0058
WILCOX MELBOURNE BEACH
WILCOX MELBOURNE BEACH E 30 FT OF LOT 11 & ALL LOT 12 BLK 13



	VALUE SUMMARY		
Category	2024	2023	2022
Market Value	\$647,430	\$629,460	\$589,990
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$190,240	\$184,700	\$179,330
Assessed Value School	\$190,240	\$184,700	\$179,330
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$5,000	\$5,000	\$500
Taxable Value Non-School	\$135,240	\$129,700	\$128.830
Taxable Value School	\$160,240	\$154,700	\$153,830
	SALES / TRANSFERS	3	
Date	Price	Type	Instrument

Duit	FIICE	Type	instrument
03/17/2021		DC	9091/2501
05/01/1994	\$120,000	PR	3396/1448
07/01/1986		NN	2712/1143
11/01/1979	\$76,500		2203/0486
04/01/1970	\$250,000	<b>17</b> 20	1124/0249
			and the second

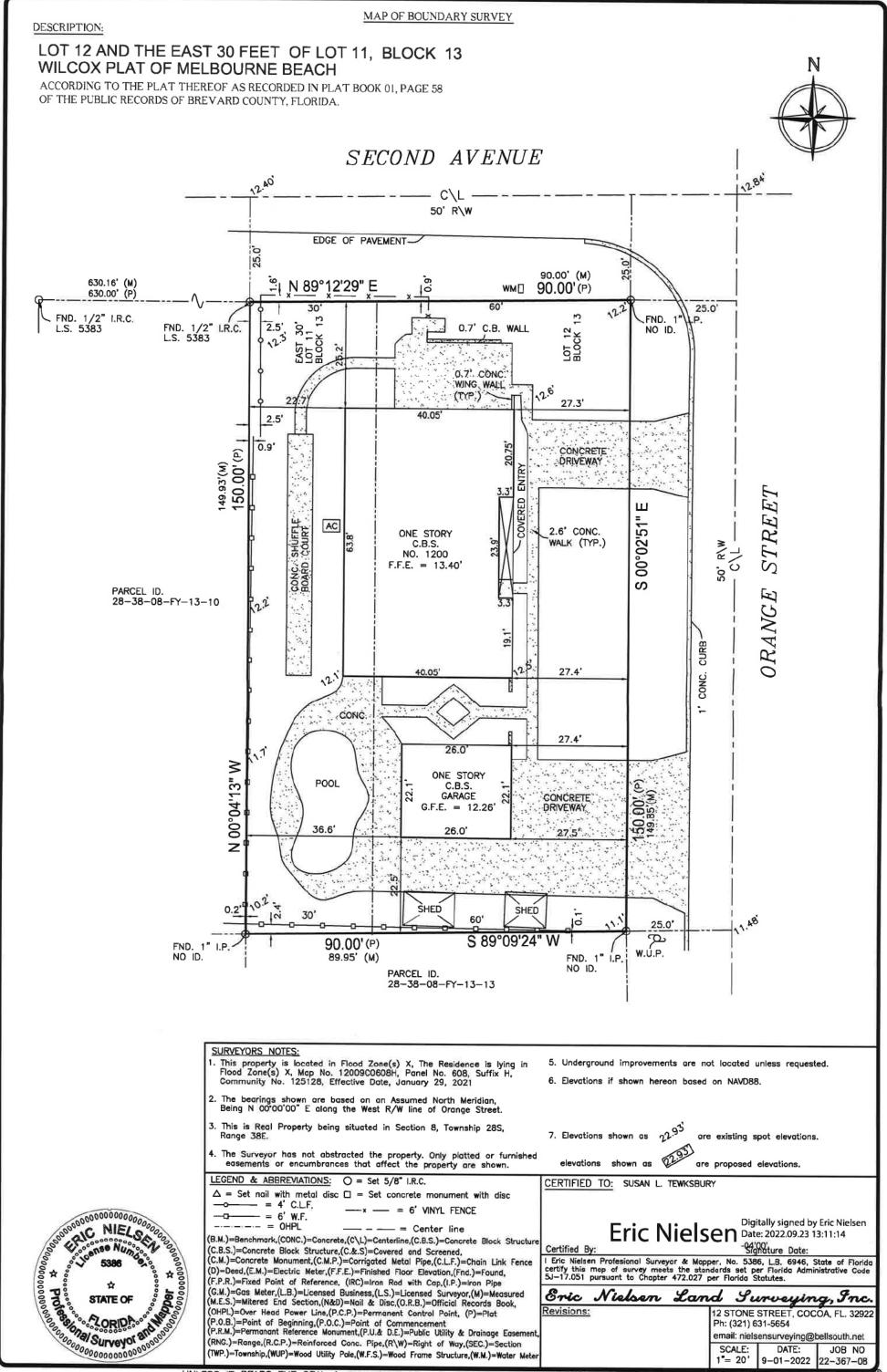
#### BUILDINGS

#### **PROPERTY DATA CARD #1**

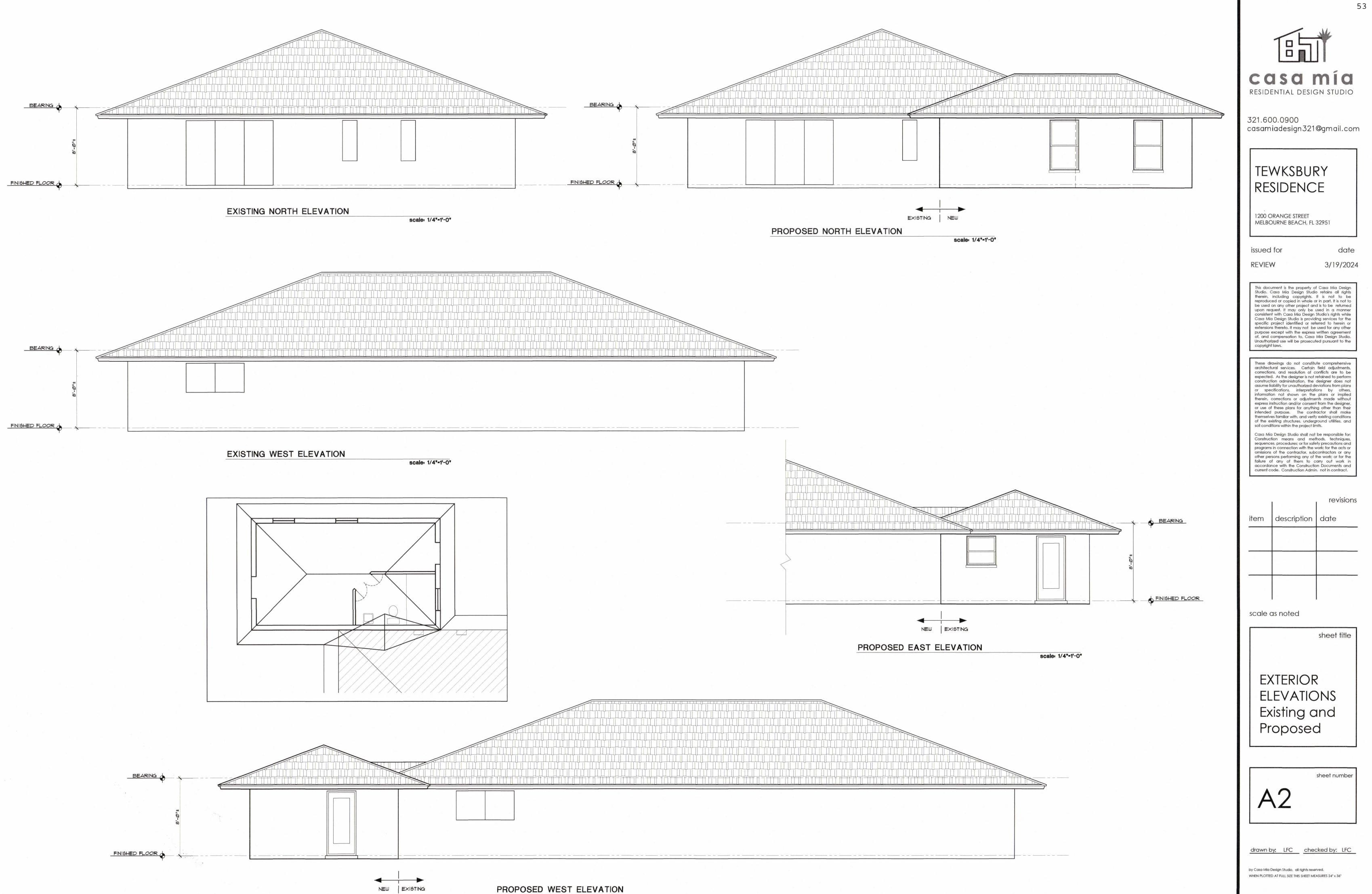
#### Building Use: 0110 - SINGLE FAMILY RESIDENCE

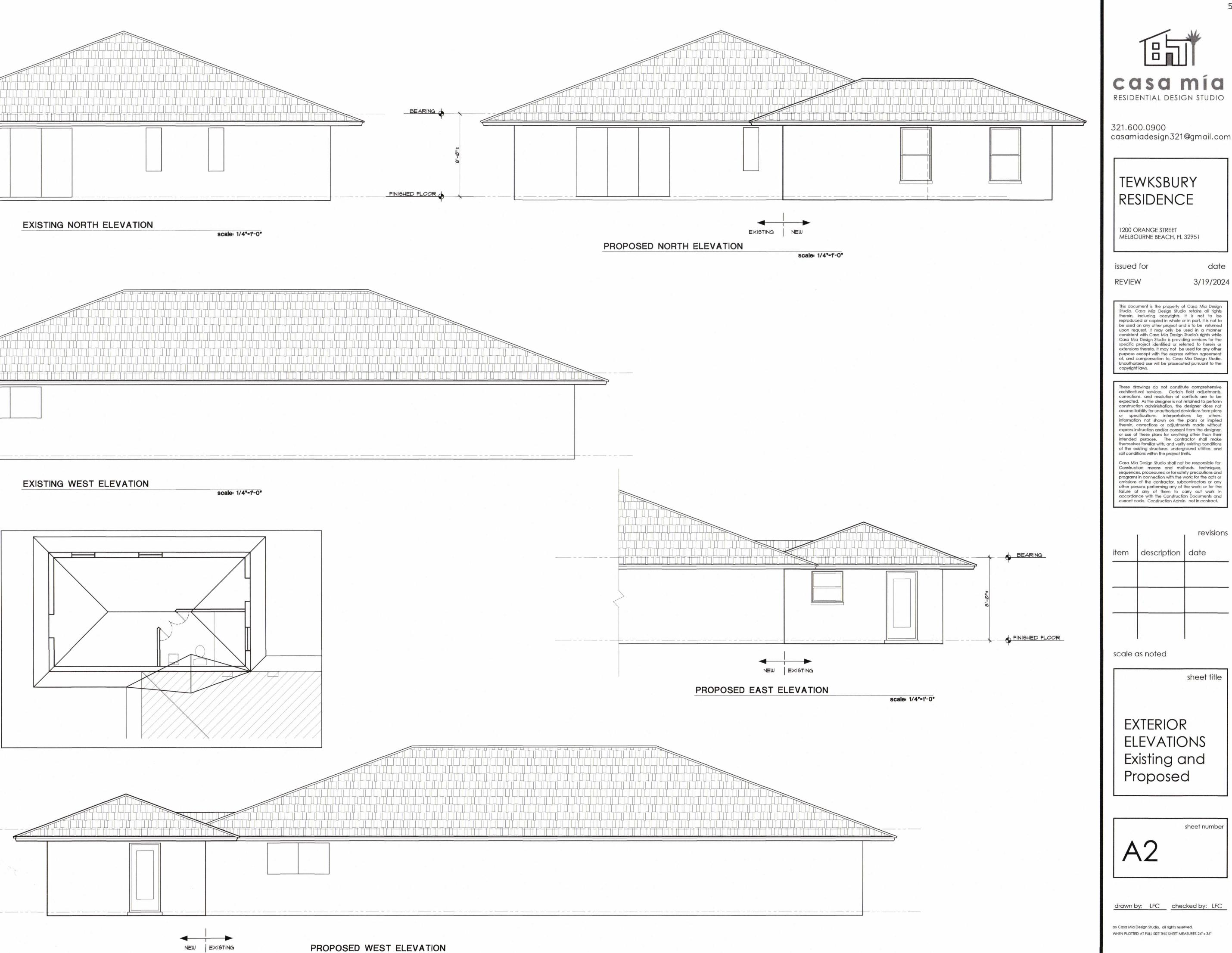
	Materials	Details	
Exterior Wall:	STUCCO	Year Built	1968
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
	Sub-Areas	Extra Feature	S
Base Area (1st)	2,420	Pool - Residential	1
Garage	572	Pool Deck	550
Open Porch	20	Outbuilding	128
Total Base Area	2,420	Patio - Concrete	414
Total Sub Area	3,012		

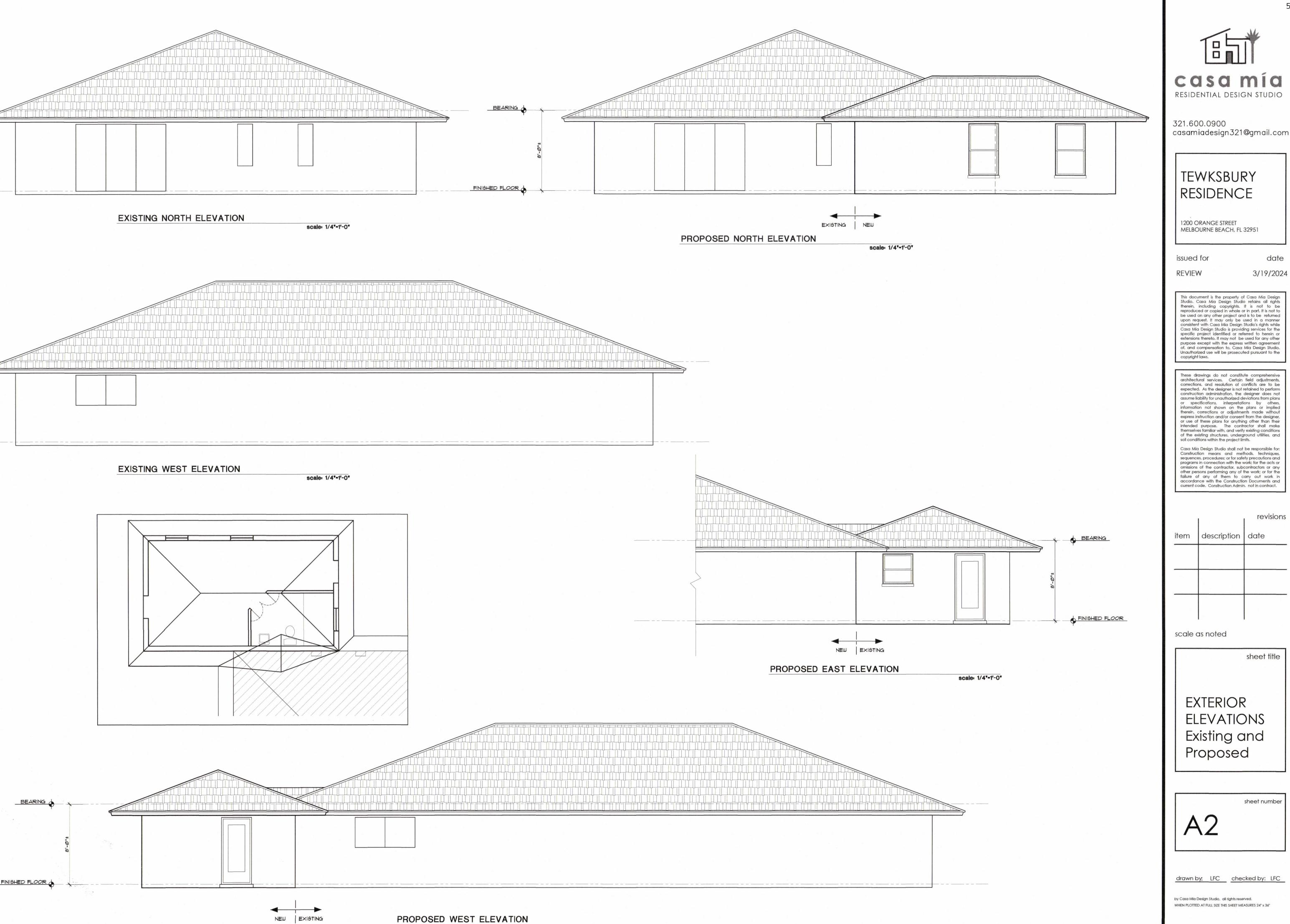


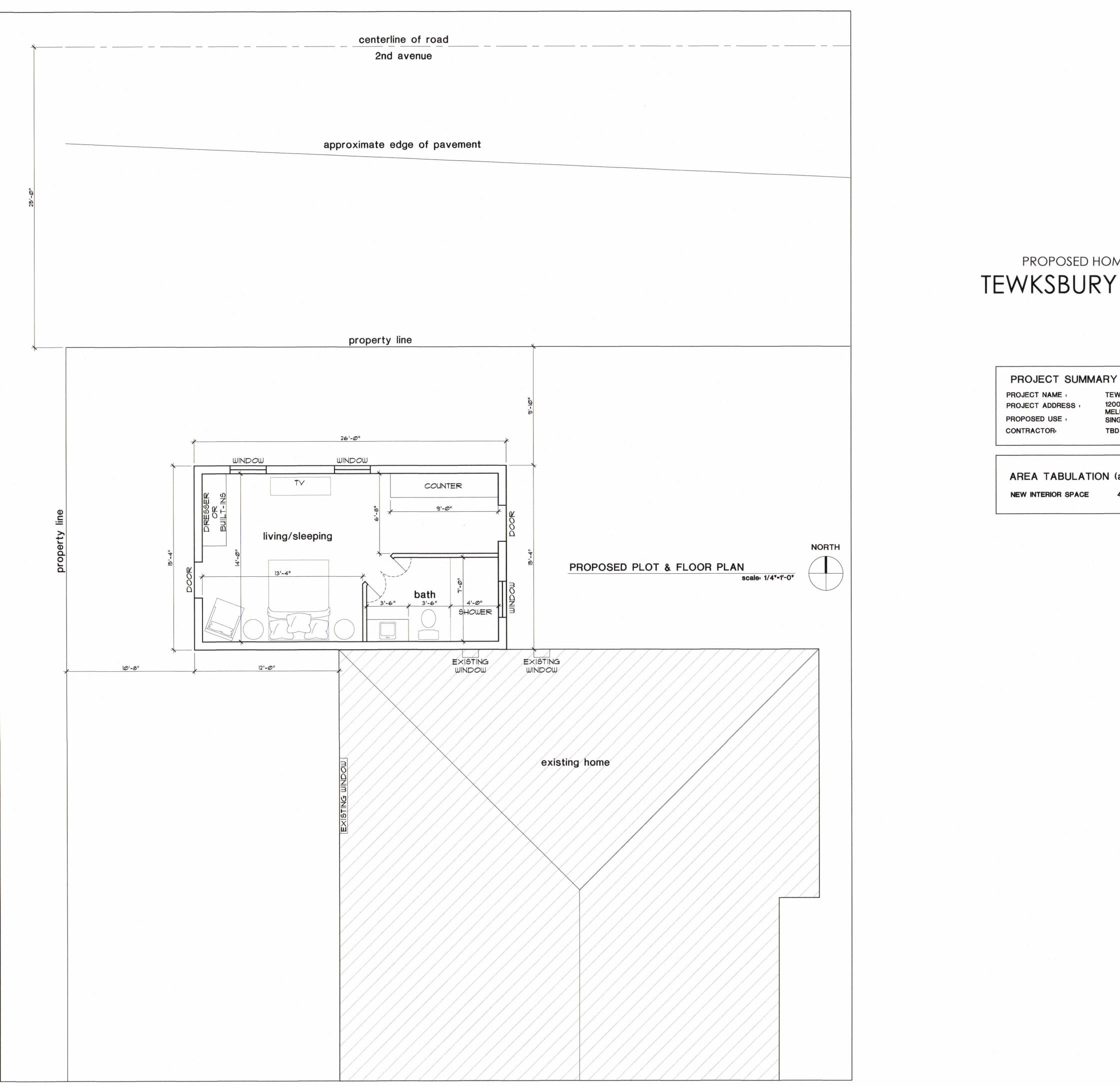


UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY,









# PROPOSED HOME ADDITION FOR TEWKSBURY RESIDENCE

TEWKSBURY RESIDENCE 1200 ORANGE STREET MELBOURNE BEACH, FL 32951 SINGLE FAMILY RESIDENTIAL TBD

## AREA TABULATION (addition only) 400 SF

321.600.0900 casamiadesign321@gmail.com

	Statement for an Page and
TEWKSBURY RESIDENCE 1200 ORANGE STREET MELBOURNE BEACH, FL 32951	
issued for	date
PROGRESS 1,	/10/2024
This document is the property of Casa Studio. Casa Mia Design Studio retai therein, including copyrights. It is reproduced or copied in whole or in par be used on any other project and is to b upon request. It may only be used in consistent with Casa Mia Design Studio's Casa Mia Design Studio is providing sen specific project identified or referred t extensions thereto. It may not be used for purpose except with the express written of, and compensation to, Casa Mia Des Unauthorized use will be prosecuted pur copyright laws.	ns all rights not to be t. It is not to be returned a manner rights while vices for the o herein or or any other agreement esign Studio.
These drawings do not constitute cor architectural services. Certain field a corrections, and resolution of conflicts expected. As the designer is not retained construction administration, the designer assume liability for unauthorized deviation or specifications, interpretations I information not shown on the plans therein, corrections or adjustments more express instruction and/or consent from t or use of these plans for anything other intended purpose. The contractor themselves familiar with, and verify existin of the existing structures, underground soil conditions within the project limits.	adjustments, are to be d to perform er does not is from plans by others, or implied ade without he designer, er than their shall make g conditions

Casa Mia Design Studio shall not be responsible for: Construction means and methods, techniques, sequences, procedures; or for safety precautions and programs in connection with the work; for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work; or for the failure of any of them to carry out work in accordance with the Construction Documents and current code. Construction Admin. pat in contract current code. Construction Admin. not in contract.

		revisions
item	description	date
2.1		

scale as noted

sheet title COVER SHEET PLOT PLAN
sheet number

drawn by: LFC checked by: LFC

by Casa Mia Design Studio, all rights reserved. WHEN PLOTTED AT FULL SIZE THIS SHEET MEASURES 24" x 36"

## Town of Melbourne Beach Board of Adjustment Notice of Public Hearing

February 4, 2025

The Board of Adjustment will hold public hearings on **Thursday, February 20, 2025 at 6:00 p.m.** or as soon thereafter as may be convenient to the Board, in the Community Center, at 509 Ocean Avenue, Melbourne Beach, FL, 32951, to hear interested persons in regard to the requested variance applications:

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Variance Application #VV2025-0001: This is a request for a variance from the Town of Melbourne Beach Land Development Code Section 7A-33(f)(7) "c" & "d" as follows:

- (7) Minimum yard requirements:
  - c. Side corner lot setback, 25 feet from lot line.
  - d. Rear setback, 25 feet from lot line.

The variance request is to allow building expansion at the northern edge of the side of the property, to be located 9'10" from the northern property line and 10'8" from the rear property line. This would require a variance of 15'2" from the required 25' side (corner) setback, and a variance of 14'4" from the required 25' rear seatback.

Property Description: The property is legally described by the Brevard County Property Appraiser as: Parcel ID: 28-38-08-FY-13-11 Legal Description: LOT 12 AND THE EAST 30 FEET OF LOT 11, BLOCK 13, WILCOX PLAT OF MELBOURNE BEACH

The application was submitted by Susan Tewksbury.

Applications may be reviewed during normal business hours 8:30 am to 4:30 pm in the Town Clerk's Office, 507 Ocean Avenue, Melbourne Beach, FL. Interested parties may be heard at the public hearing or may submit written comments to the Town Clerk's Office. This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the Board of Adjustment on this topic to properly noticed public hearings or to written communication to the Town Clerk's Office.

Pursuant to Section 286.0105, Florida Statutes, the Town hereby advises the public that if a person decides to appeal any decision made by this Board with respect to this or any matter considered at its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Town for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

The needs of a hearing or visually impaired person shall be met if the Town of Melbourne Beach is notified at least 48 hours prior to the public hearing by any person wishing assistance.

Amber Brown, Town Clerk Town of Melbourne Beach 507 Ocean Avenue Melbourne Beach, Florida 32951 Phone 321-724-5860 Fax 321-984-8994

## **Board of Adjustment Meeting**

Section:	New Business
Meeting Date:	February 20, 2025
From:	Town Clerk Amber Brown
RE:	Appointment of the 2025 Chairperson

#### **Background Information:**

By Town Code of Ordinances, the Board of Adjustment shall appoint a Chairperson on a yearly basis.

Town Code of Ordinances Article IX. Board of Adjustment 7A-150. Establishment; Terms and Memberships (c) The Board of Adjustment shall appoint the Chairperson of the Board on a yearly basis.

## **Board of Adjustment Meeting**

Section:	New Business
Meeting Date:	February 20, 2025
From:	Town Clerk Amber Brown
RE:	Approval of the 2025 meeting schedule

### Background Information:

Attached is the proposed 2025 meeting schedule for the Board of Adjustment.

Consider approving the schedule.

## **Town of Melbourne Beach**

Application Deadline	P & Z Meeting Date	Town Commission Date
December 03, 2024	January 07, 2025	January 15, 2025
January 07, 2025	February 04, 2025	February 19, 2025
February 04, 2025	March 04, 2025	March 19, 2025
March 04, 2025	April 08, 2025	April 16, 2025
April 08, 2025	May 06, 2025	May 21, 2025
May 06, 2025	June 03, 2025	June 18, 2025
June 03, 2025	July 01, 2025	July 16, 2025
July 01, 2025	August 05, 2025	August 20, 2025
August 05, 2025	September 02, 2025	September 17, 2025
September 02, 2025	October 07, 2025	October 15, 2025
October 07, 2025	November 3, 2025	November 19, 2025
November 3, 2025	December 02, 2025	December 17, 2025
December 02, 2025	January 06, 2026	January 21, 2026

## **Planning & Zoning, Commission**

## **Board of Adjustment Schedule**

Application Deadline	Meeting Date
November 21, 2024	January 16, 2025
December 19, 2024	February 20, 2025
January 16, 2025	March 20, 2025
February 20, 2025	April 17, 2025
March 20, 2025	May 15, 2025
April 16, 2025	June 19, 2025
May 14, 2025	July 17, 2025
June 19, 2025	August 21, 2025
July 17, 2025	September 18, 2025
August 21, 2025	October 16, 2025
September 18, 2025	November 20, 2025
October 16, 2025	December 18, 2025
November 20, 2025	January 15, 2026

## **Board of Adjustment Meeting**

Section:	New Business	
Meeting Date:	February 20, 2025	
From:	Elizabeth Mascaro, Town Manager	
Re:	Official Zoning Map Town of Melbourne Beach	
	203 Second Avenue, Melbourne Beach	

#### Background:

I need a determination from BOA on the correct boundary for 4RM and 3RS. I found this discrepancy while trying to determine if 203 Second Ave was in 3RS or 4RM. BOA is responsible for interpreting boundaries.

Town Code of Ordinances 7A-16(6) In cases where the actual location of physical features varies from those shown on the official zoning map, or in other circumstances not covered by divisions (1) through (5) above, the Board of Adjustment shall interpret the district boundaries;

On the original Wilcox Plat, 203 Second Ave is section 14, lot 8 on the south side of Second Avenue. Lot 8 clearly sits behind the multi-family dwellings facing A1A.

The Town has an Official Zoning map with a raised seal from with an original date of 9/1963, revised 12/1966, revised 8/1987 Resolution 395, revised 12/1997 Resolution 95-04. This zoning map depicts a black boundary between 3RS and 4RM as 1 block inside the multi-family housing block that faces A1A. I have maps (B-E) from 1988 that were included in our Comprehensive Plan that was sent to the State. It appears to be the same map, however I can't find lot 8. Map B depicts 6 blocks then the multi-family, Map C depicts 8 blocks then the multi-family, Map D depicts 7 blocks, and Map E is illegible.

I have zoning maps from 2012 Map F, 2014 Map G, and 2020 Map H. These maps are in color and each map states it's the Official Zoning Map. Maps F,G and H have all been used as the Official Zoning maps of the Town as submitted in our Comprehensive Plans to the State. I have not been able to locate a map with a raised seal. On all 3 of these maps, the delineation between 3RS and 4RM is the first lot facing A1A, where the multi-family units are located. On the map from 2014(G) there is a note at the bottom of the map that states "Map remastered by LaRue Planning & Mgt. Services, Inc., in February 2013. The colored maps do not have the correct number of Lots either, but the color clearly shows that 203 Second Avenue is in 3RS as the first lot behind the multi-family units on Second Avenue.

I have reviewed every Ordinance change date indicated in our Code Of Ordinances that pertains to zoning. I have reviewed the minutes from P&Z, BOA and the Ordinance changes. There is nothing in the Code or the minutes that indicates a change in the map between 3RS and 4RM. In the minutes, there are several mentions of keeping the density in 3RS to medium density. In Ordinance 97-02 there is reference to changing the density in 4RM and 5RMO from 10 units to 6 units. Currently 4RM allows up to 6 units. I do not know why the Town would allow multi-family zoning in the second parcel behind the existing multi-family. The 4RM lots are all oversize and appear to be double lots. The second lots in from the multi-family currently have single-family homes on them.

#### **Recommendation:**

Make a determination on where the delineation is between 4RM and 3RS.

Once BOA has made a determination, a new map will be drawn, to scale, sealed and signed as the Official Zoning Map of Melbourne Beach.

#### Attachments:

Letter from Town Planner regarding zoning location of 203 Second Avenue (2 pgs)

Wilcox Map

Zoning Maps B-H

Sealed Zoning Map from 1997

#### § 7A-16. RULES OF INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

(1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

(3) Boundaries indicated as approximately following Town limits shall be construed as following Town limits;

(4) Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;

(5) Boundaries indicated as parallel to or extensions of features indicated in divisions (1) through (4) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;

(6) In cases where the actual location of physical features varies from those shown on the official zoning map, or in other circumstances not covered by divisions (1) through (5) above, the Board of Adjustment shall interpret the district boundaries; and

(7) Where a district boundary divides a lot which was in single ownership on September 26, 1972, the Board of Adjustment may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 30 feet beyond the district line into the remaining portion of the lot.

(`75 Code, Appendix A, Art. III, § 3) (Ord. 85-7, passed 11-12-85; Am. Ord. 2017-05, adopted 12-20-17)



700 US Highway One, Suite C North Palm Beach, FL 33408 561-863-2722

January 31, 2025

Elizabeth Mascaro, Manager Town of Melbourne Beach 507 Ocean Avenue Melbourne Beach, FL 32951-2523

> RE: Zoning Verification 203 Second Avenue, Melbourne Beach, Florida

Dear Elizabeth,

I have reviewed the property and zoning information for the subject property and offer the following:

- Address: 203 Second Avenue, Melbourne Beach, FL 32951
- Parcel ID: 28-38-08-FY-14-8, see attached Property Appraiser Information and Map.
- Zoning: 3RS, see attached zoning map.

Please let me know if you have any questions. THANKS!

Sincerely,

. O'Gorman

President

/co

Attachments



## Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700 www.BCPAO.us Disclaimer

#### **REAL PROPERTY DETAILS** Account 2847857 - Roll Year 2024

Owners	DAVENPORT FLORIDA IRREVOCABLE TRUST
Mailing Address	555 HUDSON VALLEY AVE, STE 100 NEW WINDSOR NY 12553
Site Address	203 SECOND AVE MELBOURNE BEACH FL 32951
Parcel ID	28-38-08-FY-14-8
Taxing District	34X0 - MELBOURNE BEACH
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.31
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0001/0058
Subdivision	WILCOX MELBOURNE BEACH
Land Description	WILCOX MELBOURNE BEACH LOT 8 & W 30 FT OF LOTS 9,10 & 11 BLK 14



#### VALUE SUMMARY 2022 Category 2024 2023 Market Value \$551,200 \$535,560 \$513,090 Agricultural Land Value \$0 \$0 \$0 Assessed Value Non-School \$452,610 \$411,470 \$374,070 Assessed Value School \$551,200 \$535,560 \$513,090 Homestead Exemption \$0 \$0 \$0 Additional Homestead \$0 \$0 \$0 Other Exemptions \$0 \$0 \$0 Taxable Value Non-School \$452,610 \$411,470 \$374,070 Taxable Value School \$551,200 \$513,090 \$535,560

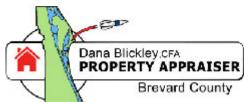
SALES / TRANSFERS					
Date	Price	Туре	Instrument		
01/19/2016	\$106,200	WD	7551/1749		
07/31/2007	\$300,000	WD	5806/1757		
02/28/1999	\$95,000	WD	3972/0509		
06/01/1986		NN	2705/1048		
05/01/1976			1619/0058		
04/01/1976		QC	1617/0092		

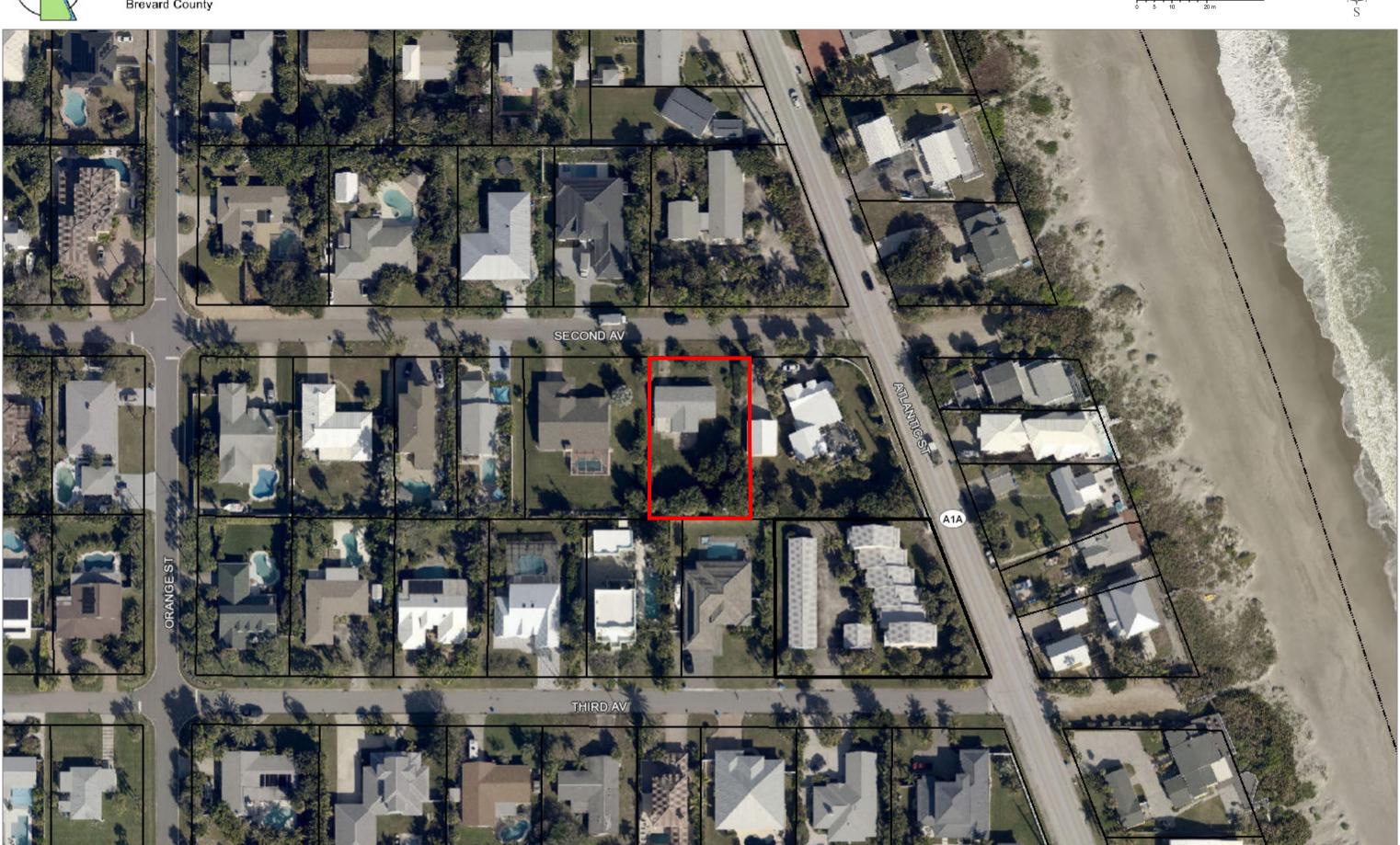
#### BUILDINGS

#### PROPERTY DATA CARD #1

#### Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	PLYWD/T111	Year Built	1976
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,265	No Data Found	
Garage	350		
Screen Porch	220		
Total Base Area	1,265		
Total Sub Area	1.835		





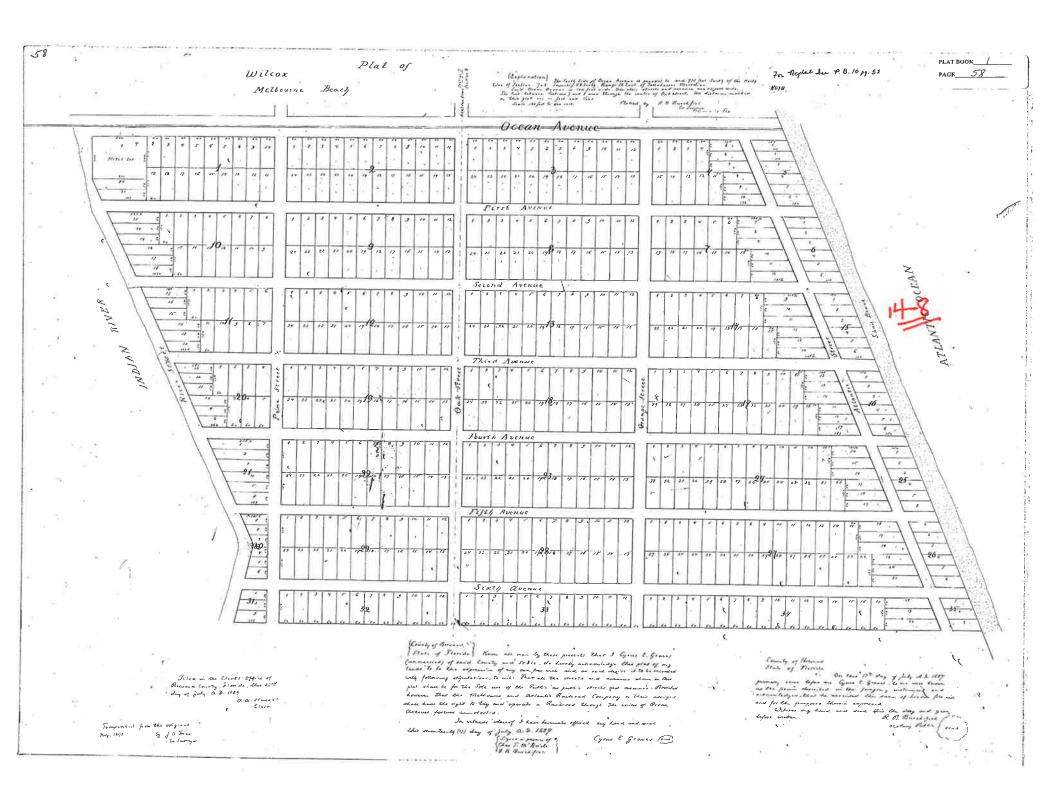
All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, and/or legal boundaries. Only a Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.

64

1:1.000

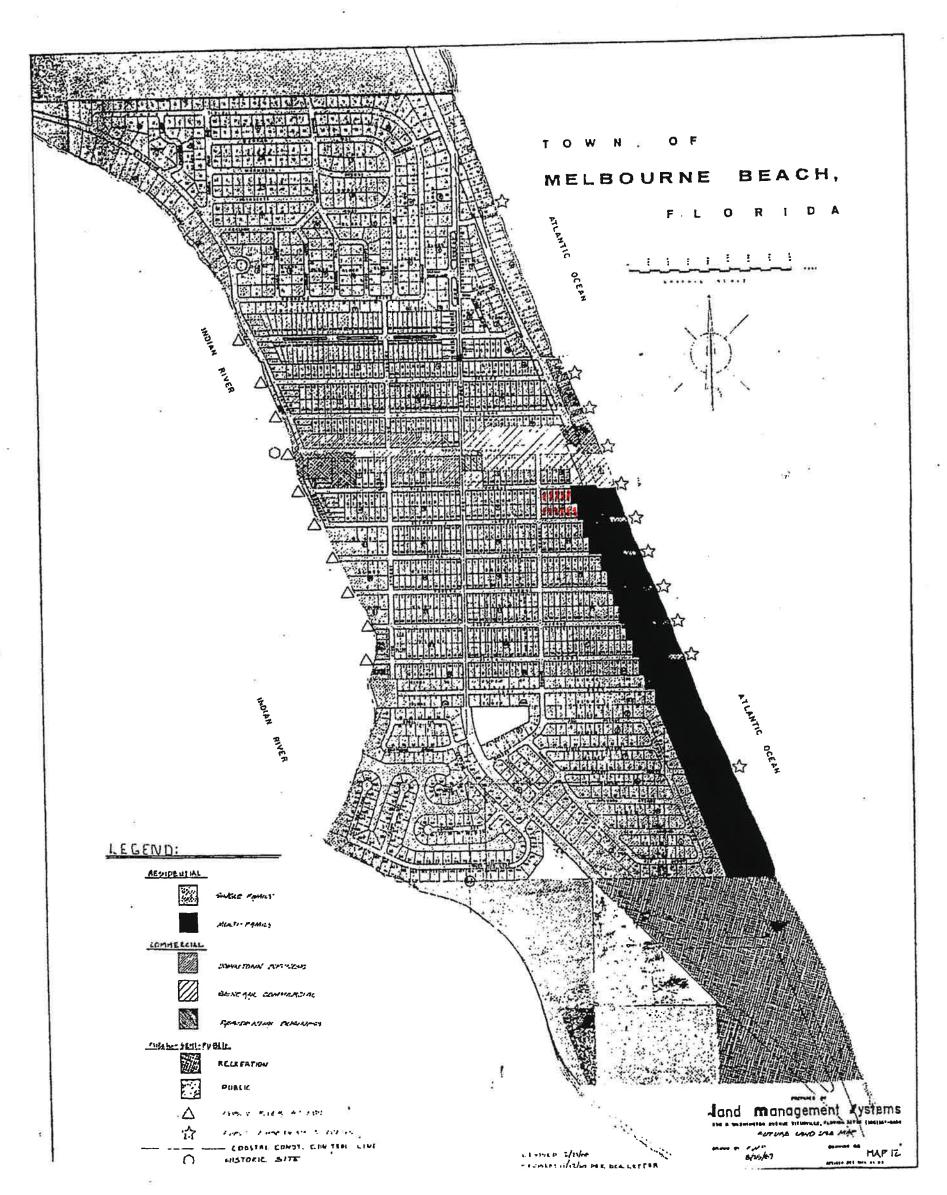
#### Town of Melbourne Beach Official Zoning Map May 31, 2012

SOUTH PALM BANYAN RUS Ū, ANDR Subject Site AVENUE B ZONING Ν 1RS-Single-Family 2RS - Single-Family 3RS - Single-Family 4RM - Multi-Family 5RMO - Oceanfront Multi-Family 6B - Downtown Bus. District 7C - Gen. Commercial District CORAL 8B - Res. -- Commercial District, DRIFTWOOD 9I - Institutional District RIVERVIEW FR 1,200 Feet 1,200 600 0 



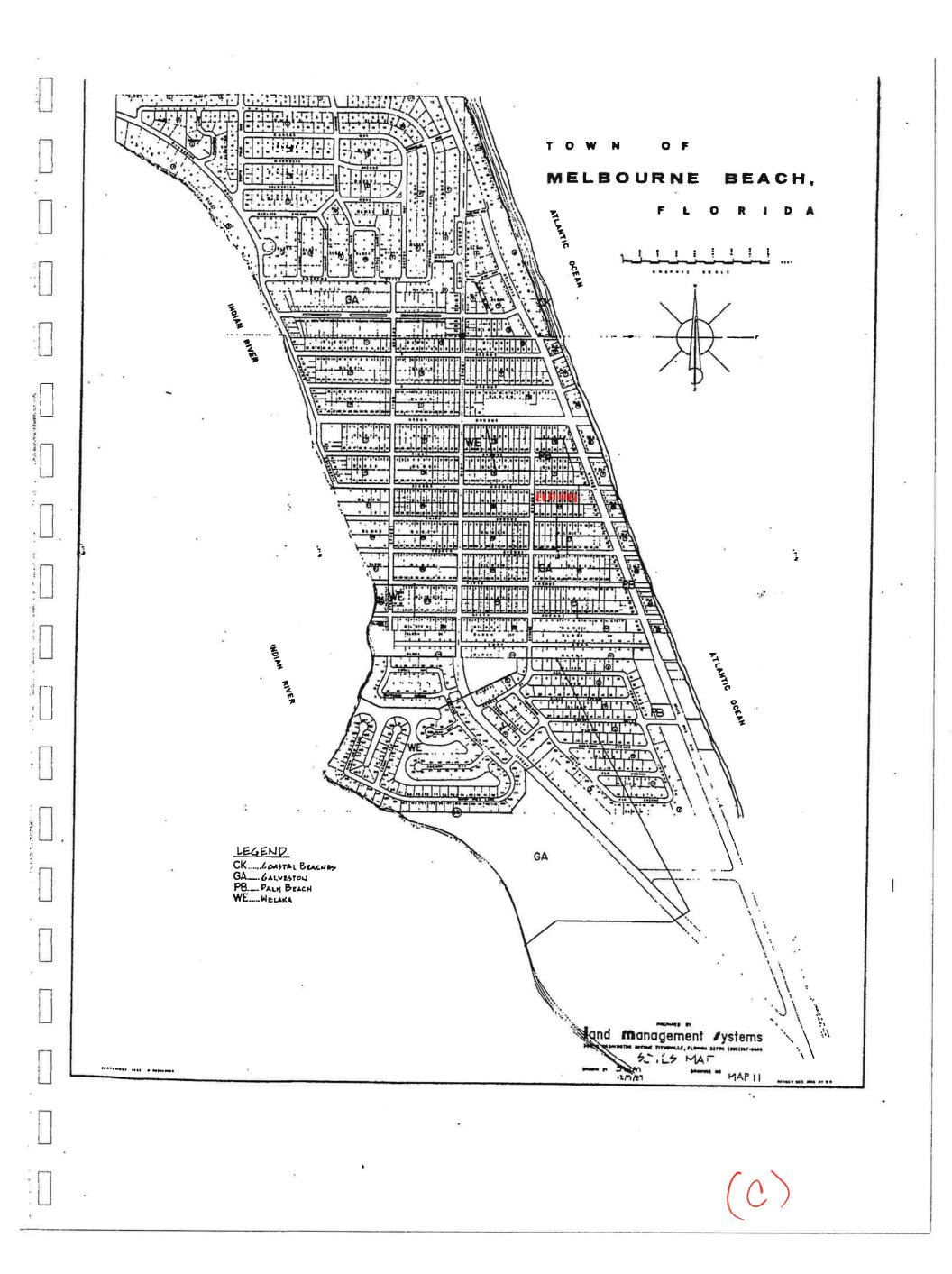


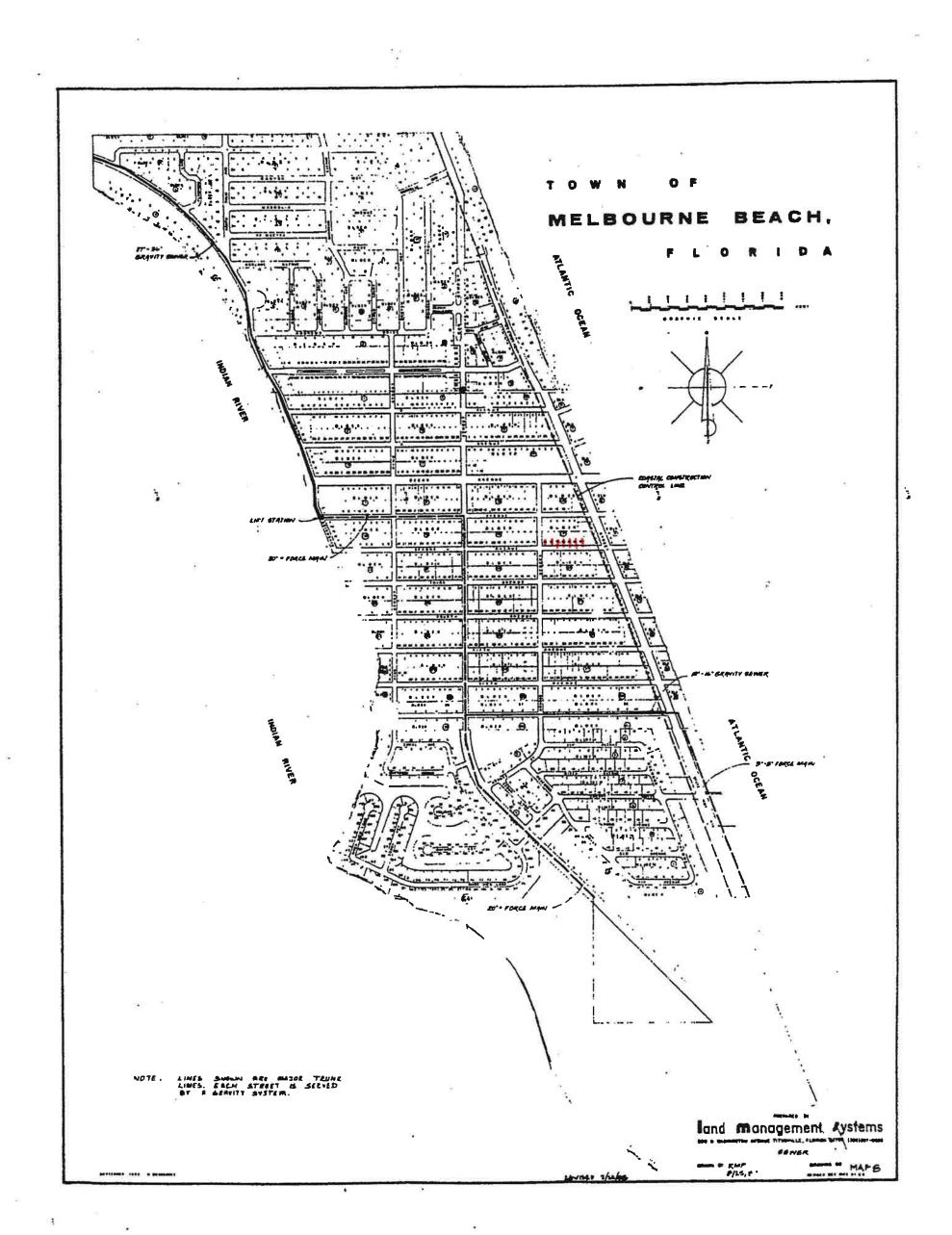
(A)

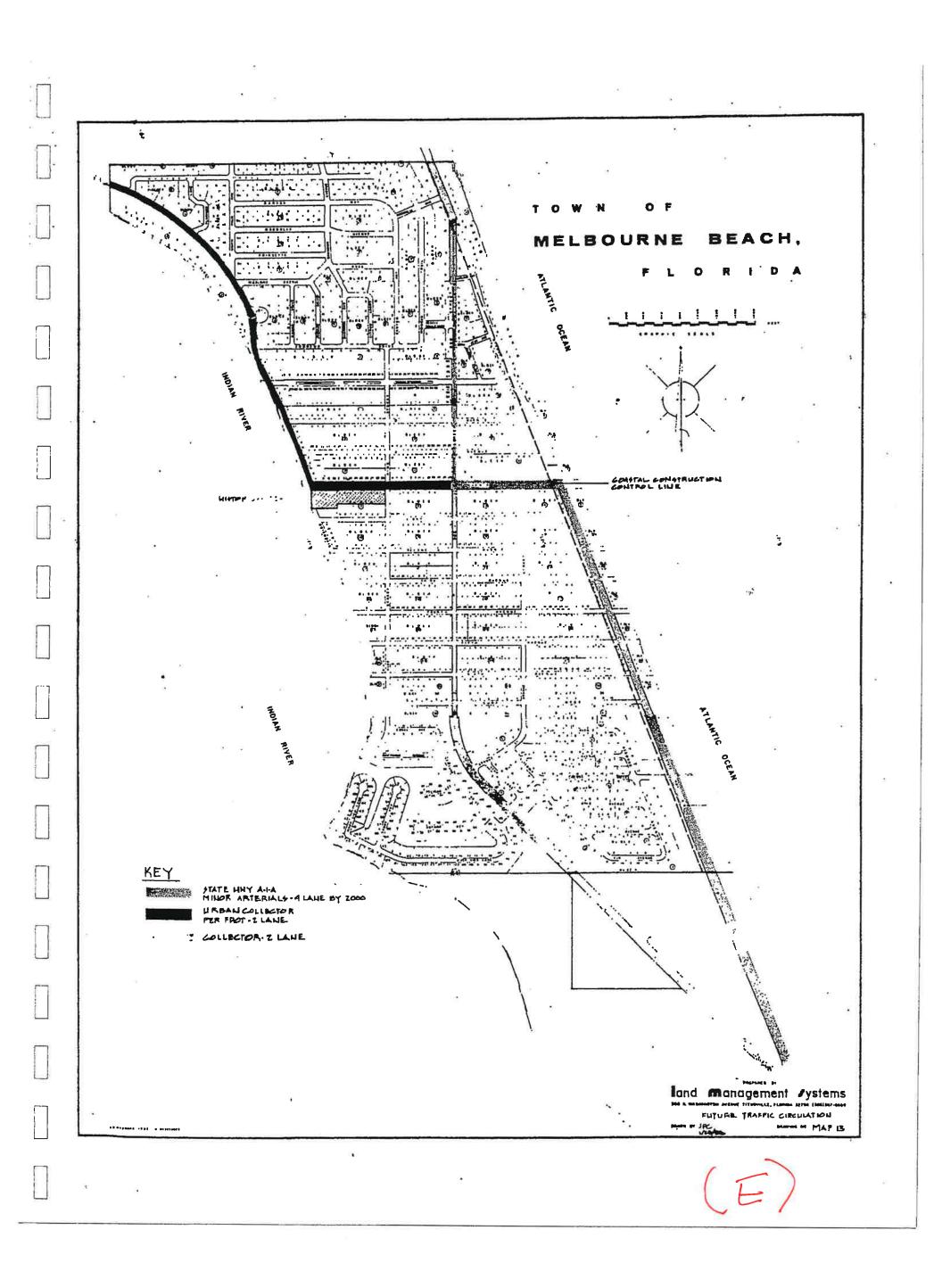


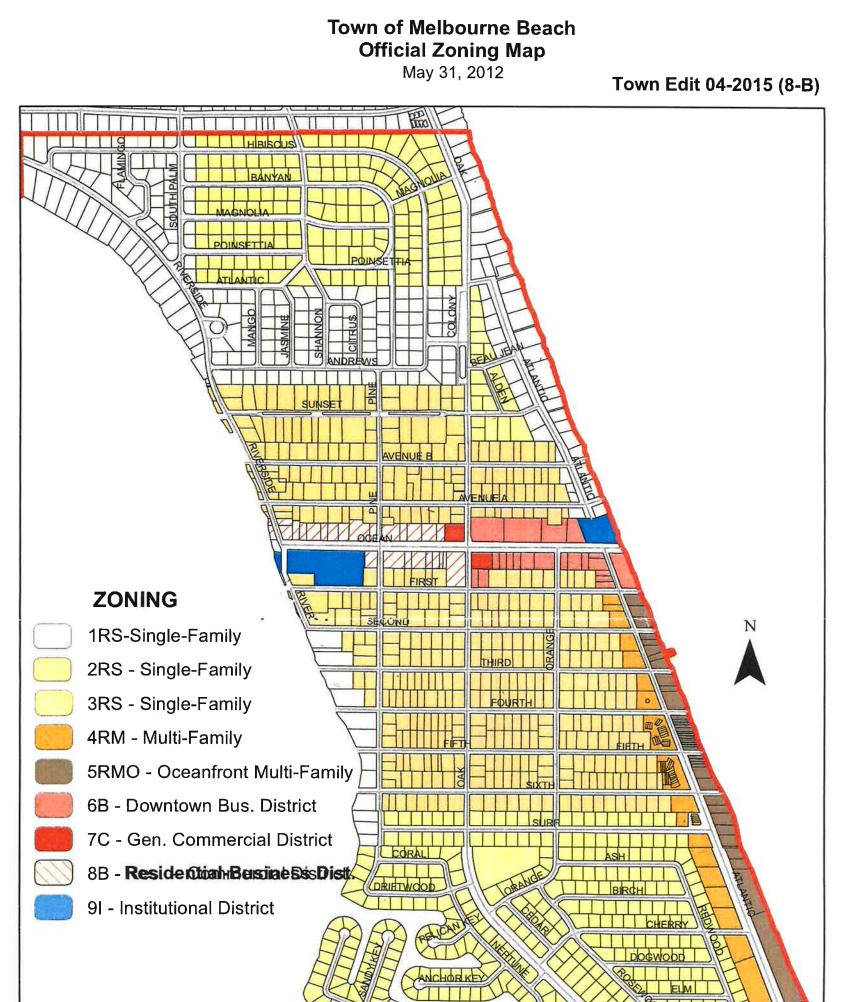
FRONTHE 1988 PLAN COMPREHENSIVE PLAN







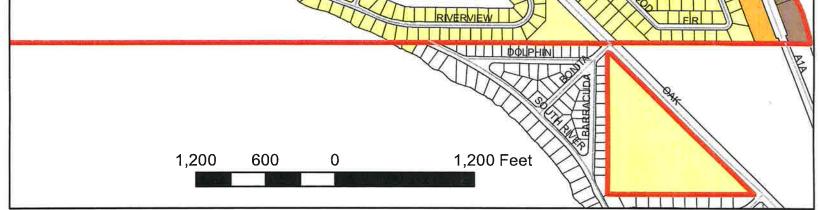




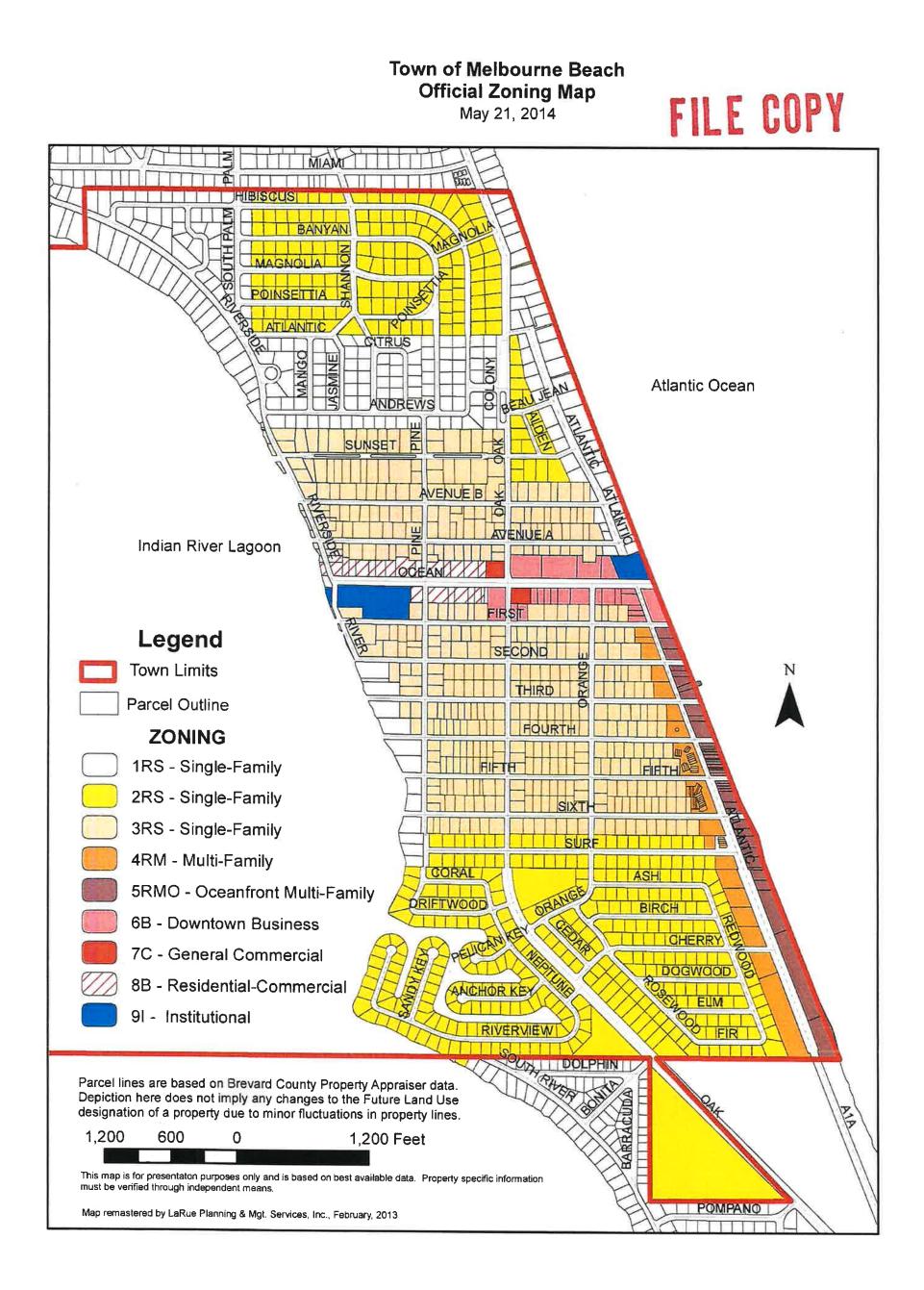
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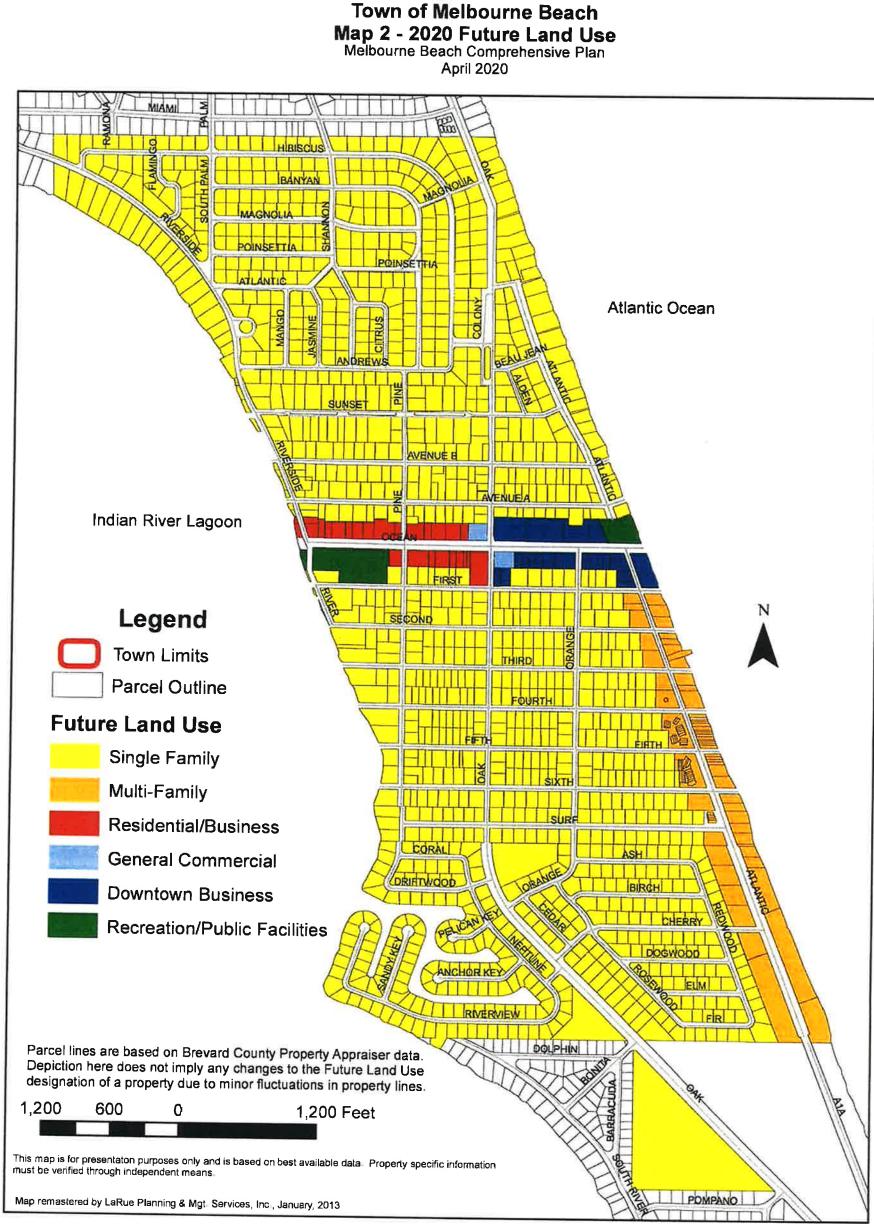
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**Town of Melbourne Beach** 



