



# **TOWN OF MELBOURNE BEACH**

## **BOARD OF ADJUSTMENT MEETING**

**MAY 15, 2025**

**AGENDA PACKET**

# **Town of Melbourne Beach**

## **BOARD OF ADJUSTMENT MEETING**

### **THURSDAY, MAY 15, 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. February 20, 2025 minutes
4. **PUBLIC HEARINGS**
  - A. Variance Application #VV2025-0002, 301 Oak Street
5. **NEW BUSINESS**
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, FEBRUARY 20, 2025 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 Marivi Walker

#### **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 Chair Xochitl Ross  
Member Charles Cain  
Member James D. Simmons  
Member Peter Peterson

#### **Staff Present:**

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

#### **Members Absent:**

Alternate Travis Hunsucker  
Alternate Marivi Walker

#### **3. Approval of Minutes**

A. August 15, 2024 minutes

**Member James Simmons moved to approve the minutes from August 15, 2024; Member Charles Cain seconded; Motion carried 5-0.**

#### 4. Public Hearing

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

Chairman Robert Schaefer introduced the agenda item and spoke about the variance being for two lot lines to add an addition to the house.

*Erin McMullen – 1200 Orange St – Spoke about her family living at the address with her brother and mother. The variance is to allow her brother who is in a wheelchair to have an area of his own for independence while still being on the property to get help with his physical and medical needs.*

Chairman Robert Schaefer introduced the variance and read parts of the application. The property is a corner lot with 25-foot setbacks. This is a variance for 2 setbacks to build to 9 foot 10 inches on one side and 10 foot 8 inches on the other.

Member James Simmons asked if cost effectiveness is allowed to be considered versus considering other solutions.

Town Attorney Ryan Knight read Town Code Section 7A-152(d) a-d which are the criteria to be considered and apply the facts to make a determination.

Member Charles Cain asked about the staff response to items a and c.

Erin McMullen – 1200 Orange – Spoke about they did look into converting the garage and the slab elevation is not the same, and that would require removing a window from a bedroom in the home which is required to have the bedroom. Spoke about it being more costly to convert the garage.

Matthew McMullen – 1200 Orange – The other issue with using the garage was the roof elevation, and the amount of work and scope of it according to the architect it would not be feasible.

Building Official Robert Bitgood spoke about having conversations with the architect about required dimensions needed as well as affordability in terms of the Americans with Disabilities Act.

Member James Simmons asked if they have looked into building a second floor with an elevator.

Erin and Matthew McMullen – 1200 Orange – Spoke about that is even more costly around \$350,000.

Member Charles Cain asked for clarification on why the two structures having a different elevation would be an issue.

Erin and Matthew McMullen – 1200 Orange St – Spoke about the garage conversion being costly due to all the work that would be needed.

Kara Parks – 403 Anchor Key – Spoke about this process has cost a lot to get this on the agenda. If there were any other options, they would have done it.

Member James Simmons spoke about this variance is a huge ask. This is going to be a major decision.

Erin and Matthew McMullen – 1200 Orange St – Spoke about doing this because it is there only option and this is truly necessary. The current home is not sustainable. They would do anything on the lot to make this accommodation.

Vice Chair Xochitl Ross asked about the pervious vs impervious calculation.

Building Official Robert Bitgood spoke about having conversations with the design professional and that she assured him the 30% leftover pervious would stay in effect and they would remove several things to maintain that.

Haley Conrad – 2100 Oak St – Spoke about being an engineer and deals with ADA a lot. The Board needs to look at the legal aspects.

Jan Futch Guillbeau – 806 Oak – Spoke about supporting whatever Brandon needs and supports ADA needs. Does not care about setbacks. Just get him what he needs.

Brad Cushing – 403 Anchor Key - If there is ever a reason to grant a variance, it should be for ADA compliance.

Member James Simmons asked if there was any feedback from the mailings to the residents.

Town Clerk Amber Brown spoke about there has not been any feedback.

Member Charles Cain spoke about considering the best interest of everybody else outside of this situation and his concern about setting precedent in regard to changing setbacks.

Member Peter Peterson spoke about this situation being more important than setbacks and something needed for a member of the community.

Vice Chair Xochitl Ross spoke about wanting to put a stipulation that it cannot be rented out separate from the home.

Town Attorney Ryan Knight spoke about not being able to put in a stipulation about not renting out a portion of the residence. He also reminded the board members to strictly look at the evidence being presented today and not to base their decision on personal feelings.

Member James Simmons asked about whether a restriction against rental could be put in as part of the development work like can be done with a special exception. He asked the homeowners if they would be willing to enter into a binding development agreement.

Erin and Matthew McMullen – 1200 Orange St – Asked the board to look at the evidence put in front of them right now and not what could happen with a potential home buyer in the far future.

Chair Robert Schaefer expressed concern as to whether a binding development agreement could hold any water and actually prevent someone using the home for a vacation rental because they are not illegal.

Town Attorney Ryan Knight provided another reminder for the board to base their decision-making on the four factors in the staff report, not on future use.

**Member James Simmons moved to approve variance VV2025-0001 at 1200 Orange St; Member Peter Peterson seconded; Motion carried 5-0.**

## **5. New Business**

- A. Appointment of the 2025 Chairperson

**Member James Simmons made a motion for Robert Schaefer as the Chairperson; Member Charles Cain seconded; Motion carried 5-0.**

- B. Approval of the 2025 meeting schedule

**Member James Simmons made a motion to approve; Vice Chair Xochitl Ross seconded; Motion carried 5-0.**

- C. Interpretation of the Official Zoning Map

Town Manager Elizabeth Mascaro explained how she discovered that there were multiple zoning maps floating around with conflicting zoning.

Vice Chair Xochitl Ross asked if the resident who asked about his zoning wants something that he can't have.

Town Manager Elizabeth Mascaro said that he wanted the zoning that he thought he had (3RM).

Chairman Robert Schaefer stated that his opinion would be to select the existing map that shows the address in question as 3RS.

Member James Simmons asked if the map had any other errors that needed correction such as town boundaries.

Town Manager Elizabeth Mascaro confirmed that the town boundaries are correct.

Town Manager Elizabeth Mascaro described how some of the multi-family parcels are larger than they were on the first map circa 1967.

Member Charles Cain mentioned that the current map appears to have small boxes inside the parcels to show the building, which makes the map more confusing to view.

Town Clerk Amber Brown explained that the boxes indicate individual owners.

Member James Simmons asked for confirmation that we're not changing the zoning and setting ourselves up for an issue in the future.

Town Attorney Ryan Knight confirmed that we are not changing the zoning, only correcting a scrivener's error on the map.

**Member Charles Cain made a motion to make a determination that the Mayor 31, 2012 Official Zoning Map on page 65 is a true and correct map delineating the districts; Member James Simmons seconded; Motion carried 5-0.**

## **6. Adjournment**

**Member James Simmons moved to adjourn; Chairman Robert Schaefer seconded; Motion carried 5-0.**

The meeting adjourned at 7:20 p.m.

ATTEST:

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Robert Schaefer, Chairman

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Amber Brown, CMC  
Town Clerk



## TOWN OF MELBOURNE BEACH

### Board of Adjustment

#### *Staff Report – Board of Adjustment Public Hearing- May 15, 2025*

#### 1. PETITION DESCRIPTION

APPLICANT: Clayton Bennett, P.E.

OWNER: John Moran

ADDRESS: 301 Oak Street, Unit B, Melbourne Beach, Florida

PARCEL I.D. NO: 28-38-05-FU-1-8

ZONING DISTRICT: 1-RS

REQUEST: The applicant is requesting a Coastal Construction Control Line (CCCL) Variance for construction of building additions to the existing single-family home, from the Town of Melbourne Beach Code Section 5A-4 "Certain Structures Prohibited" as generally described in the Application in **Exhibit "A"**. The applicant is requesting an approximate variance of approximately 140.6' feet into the CCCL for a proposed open garage entry cover, and 147.1' for a proposed porch deck. This code section prohibits construction of any major structures or excavation of any material seaward of the coast construction setback line.

#### 2. BACKGROUND

The plot plan prepared by Bennett Engineering & Consulting (Sheet C-1) and the survey prepared by Kane Surveying, Inc. (see **Exhibit "B"**) show the existing building and structures. The plot plan shows the proposed building additions extending seaward of the CCCL. The special purpose survey, prepared by Kane Surveying, Inc. shows the dune profile on October 15, 2024 as compared to the dune profile from November 8, 1972 (**Exhibit "C"**).

Chapter 5A, Coastal Setback Regulations, of the Melbourne Beach Code of Ordinances prohibits construction seaward of the 1986 Coastal Construction Control Line without a variance.

#### 3. STAFF ANALYSIS.

The subject request includes a Town of Melbourne Beach application for a Coastal Construction Variance, and includes supporting information including a plot plan, description of proposed variance, and a special purpose survey.

**Section 5A-2** establishes the coastal construction setback line as the "Florida Coastal Construction Line" as adopted on December 4, 1986. **Section 5A-4** states that no structures shall be constructed nor any excavation conducted seaward of the coastal setback line; and, **Section 5A-1** defines major structures as including single-family homes, swimming pools, etc., and minor structures including dune and beach walkover structures, beach access ramps and walkways, etc. **Section 5A-6(a)** allows the Board of Adjustment to grant variances to Sections 5A-2 and 5A-4 and



**Section 5A-6(d)** allows the Board of Adjustment to grant the requested variance “where the facts presented at the public hearing demonstrate the following:”

1. **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;**

**Analysis:** As evidenced by the Special Purpose Survey by Kane Surveying, accretion rather than erosion has occurred in this area, and the application complies with this requirement.

2. **That the granting of the variance will not be injurious to adjacent properties, nor contrary to the public interest; and,**

**Analysis:** Granting the variance would allow construction of the proposed additions to the front façade of the home which will be subject to compliance with applicable federal state and local building codes, and complies with this requirement.

In making a decision regarding coastal setback variances, **Section 5A-6** specifies general conditions of granting a variance including: (1) with regard to any variance granted pursuant to this section after August 1, 2012, if the rights authorized by a variance are not exercised within 730 days of the date of grant of such variance, they shall lapse and may be reestablished only after notice, a new hearing, and an evaluation pursuant to this section; (2) all variances issued pursuant to this section are conditioned upon the development depicted on the survey submitted pursuant to this subsection and will not be applicable to or permit other development; (3) in compliance with 44 CFR 60.3(a)(2), all other applicable state or federal permits must be obtained before the commencement of development. In addition, all new construction must comply with the provisions of Sections 7A-31, 1-RS Single-family Residential District as appropriate, and per **Section 5A-6(c)** the applicant is required to submit detailed final construction plans and specifications to the Town for review and approval.



**TOWN OF MELBOURNE BEACH**

**Board of Adjustment**

**EXHIBIT "A"**

**Application**



**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.

**II. REQUEST:**

- |   |  |
|---|--|
| <input type="checkbox"/> Land Use Plan Amendment                        | <input type="checkbox"/> Rezoning  |
| <input type="checkbox"/> Special Exception                              | <input checked="" type="checkbox"/> Coastal Construction Variance          |
| <input type="checkbox"/> Variance                                       | <input type="checkbox"/> Appeal (Application must be filed within 30 days) |
| <input type="checkbox"/> Site Plan Review Single Family (1RS, 2RS, 3RS) | <input type="checkbox"/> Site Plan Review Multifamily (4RM, 5RMO)          |
| <input type="checkbox"/> Site Plan Review Commercial (6B, 7C, 8B, 9I)   | <input type="checkbox"/> Amendment to the Land Development Code            |
|   | <input type="checkbox"/> Other (specify) _____                             |

**III. PROPERTY INFORMATION:**

General Location: The subject site is located toward the north end of Oak St.

Address: 301 Oak, Melbourne Beach, FL 32951

Parcel Number(s): 28-38-05-FU-1-8

Area (in acreage): +/- 0.94 Area (in square feet): +/- 341,098

Current Zoning: 1-RS Proposed Zoning: 1-RS

Current Future Land Use: Single-Family Proposed Future Land Use: Single-Family

Brief Description of Application: A Coastal Construction Line Variance is requested to allow for non-substantial building additions to the existing single-family residence located on the subject lot.

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

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: [Signature]

Date: 3/12/25

Print Name: John Moran

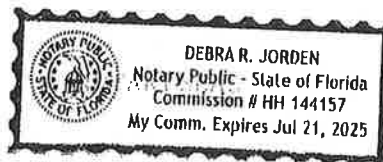
Title: owner

\*Must sign in front of notary.

State of Florida  
County of Brevard.

The foregoing application is acknowledged before me this 12 day of March, 2025 by John Moran who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public, State of Florida



VII. **PROJECT DESCRIPTION:**

Describe Application: A Coastal Construction Control Line Variance is requested to allow for a non-substantial building addition to an existing single-family residence located on the subject lot.

Provide attachment if more space is needed.

Describe Existing Conditions: The subject site is currently developed as an existing single family residence.

Provide attachment if more space is needed.

IV. APPLICANT INFORMATION:

Property Owner

Name: John Moran

Phone: 321-890-6050

Address: 301 Oak St

Fax: \_\_\_\_\_

Melbourne Beach, FL 32951

Email: moranj@pineapplecoveclassicalacademy.com

Applicant (if other than property owner)

Name: Clayton Bennett, P.E.

Phone: (321) 622-4462

Address: 4940 Ranchland Rd

Fax: (321) 633-4462

Melbourne, FL 32934

Email: ClaytonABennett@gmail.com

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: [Signature]

Date: 3/16/25

Print Name: John Moran

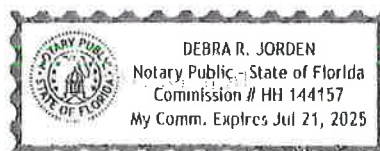
Title: owner

\*Must sign in front of notary.

State of Florida  
County of Brevard.

The foregoing application is acknowledged before me  
this 12 day of March, 2025, by John Moran  
who is/are personally known to me, or who has/have produced \_\_\_\_\_  
as identification.

Signature of Notary Public, State of Florida



#### 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.

A Coastal Construction Control Line variance of 147.1 feet is requested to allow for building additions on the landward side of the existing single family residence. The proposed work will include building additions, site grading, and other site related items.

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.

## **REQUIRED ATTACHMENT TO THE COASTAL SETBACK/EXCAVATION VARIANCE APPLICATION**

Please answer each of the following questions fully. These questions will assist the Board of Adjustment to determine whether your application meets the minimum criteria for obtaining a variance as described in Section 5A-6 of the Code of Ordinances. Use additional pages if necessary. **The Board of Adjustment will not accept reference to a site plan as the answer to any of these questions.**

Address the questions one at a time and be as detailed as possible. As you provide the answers you may want to consider the question "Why is your land different than anyone else's land to a degree that it should be treated differently?" Personal hardships such as health or financial issues that change with ownership of the property are not valid reasons for granting a variance.

- 1. Explain in detail that the property experienced less than 25 feet of beach-dune erosion since September, 1972. The erosion shall be measured by determining the extent of horizontal recession from the toe of the dune as it exists at the time of the application to the point of 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 the application.**

The enclosed Special Purpose Surveys at R-130 prepared by Kane Surveying, Inc., dated October 15, 2024 show the dune profile as the dune existed on November 8, 1972 and the beach dune profile as the dune currently exists as of October 15, 2024. The survey demonstrates that less than 25 feet of beach erosion has occurred. No significant dune alteration (major storm event or nourishment program) has occurred since the October 15, 2024 survey.

- 2. Provide facts that demonstrate that granting of the variance will not be injurious to adjacent properties, nor contrary to the public interest.**
  - The proposed improvements are to be designed in accordance with the current State Coastal Construction Regulations; Florida Building Code; and FEMA Flood Zone Regulations. The said regulations provide reasonable assurance that the proposed improvements will not be injurious to adjacent properties.
  - The proposed building additions are located landward of the existing single-family residence.
  - The proposed exterior lighting will be designed to meet current FDEP sea turtle lighting requirements.
- 3. Establish that the granting of the variance will not jeopardize the stability of the beach-dune system.**
  - The proposed building addition is located on the landward side of the existing single-family residence. No natural vegetation on the dune is proposed to be removed for the building additions.
  - The existing single-family residence is to remain and act as a barrier to keep construction workers and equipment off the dune.
  - The proposed improvements will be subject to the scrutiny of the Florida Department of Environmental Protection review and approval process for coastal construction improvements.



**TOWN OF MELBOURNE BEACH**

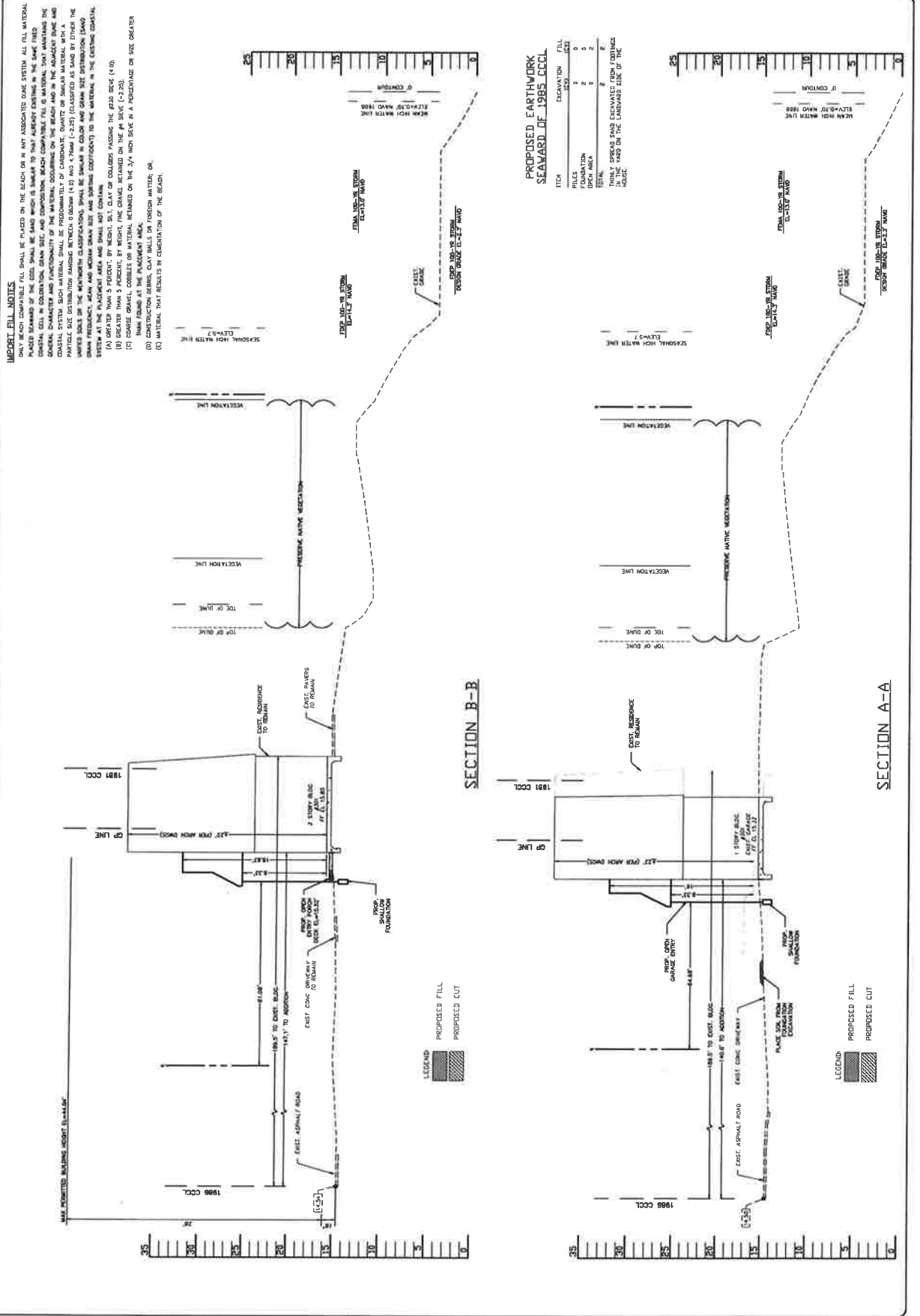
**Board of Adjustment**

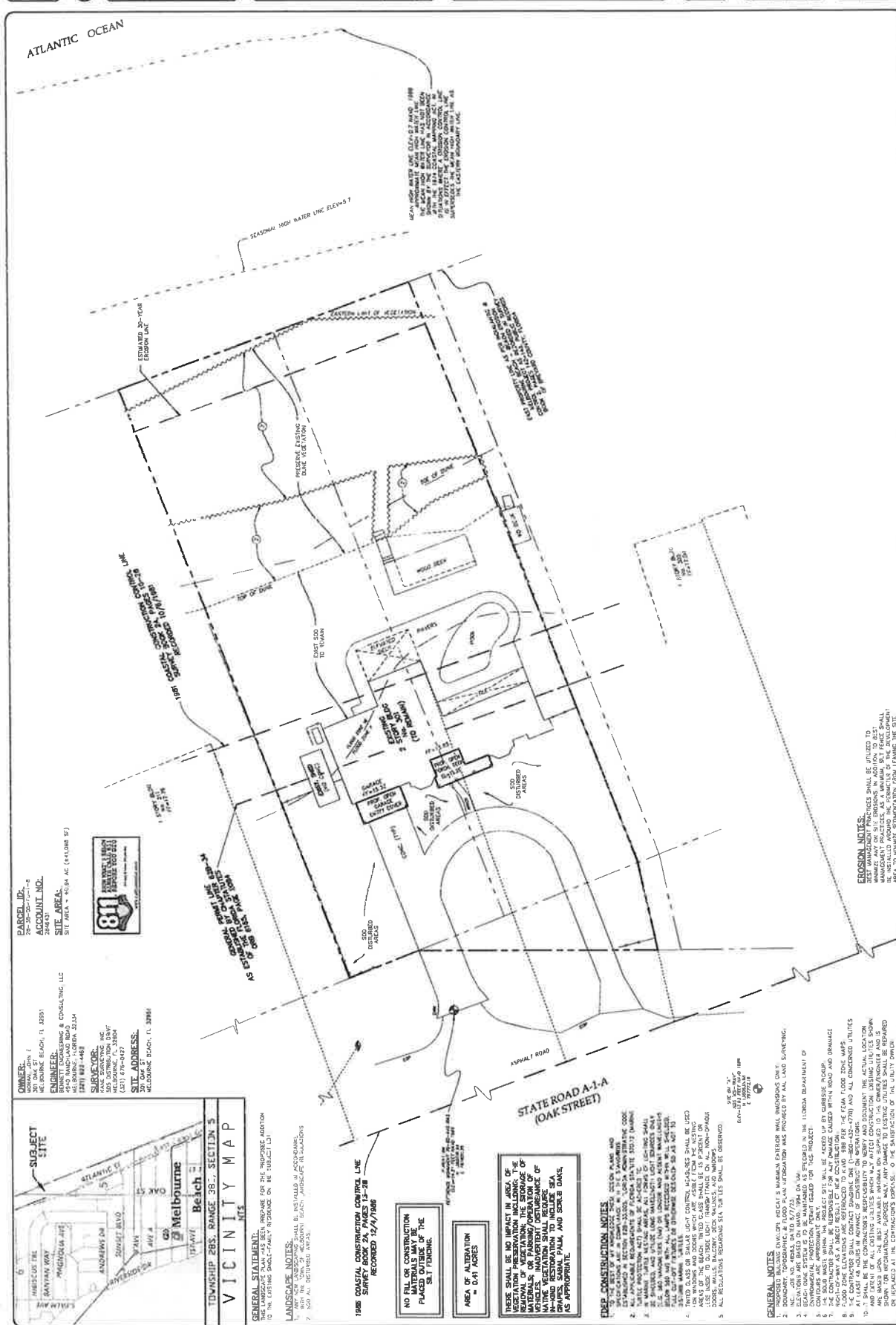
**EXHIBIT "B"**

**Plot Plan**













## **TOWN OF MELBOURNE BEACH**

**Board of Adjustment**

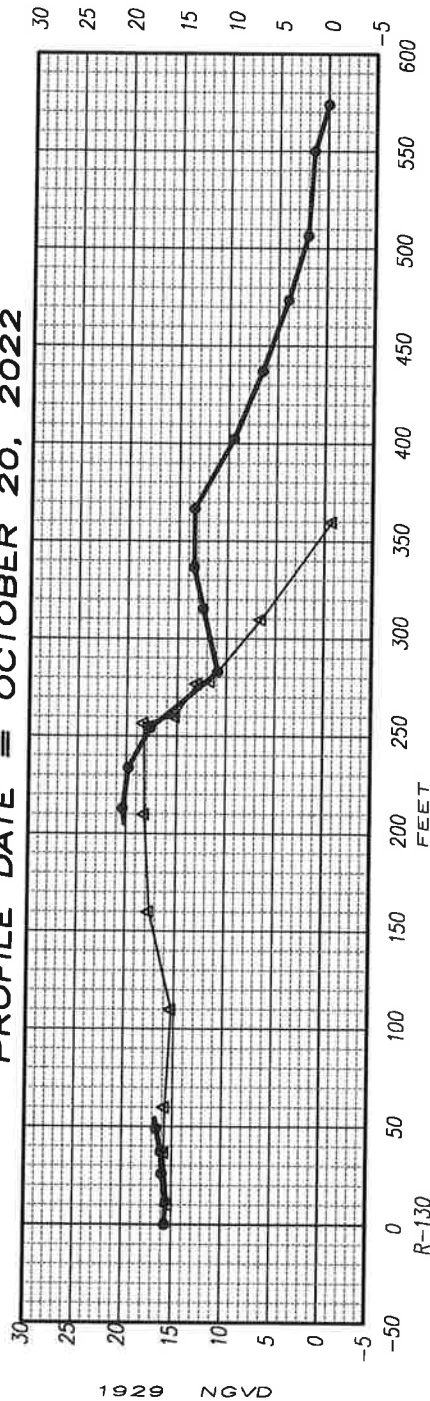
### **EXHIBIT "C"**

### **Special Purpose Survey**

# SPECIAL PURPOSE SURVEY

## BREVARD RANGE MONUMENT R-130

PROFILE DATE = OCTOBER 20, 2022



OCTOBER 15, 2024 PROFILE  
 NOVEMBER 8, 1972 PROFILE

- NOTES:**
1. SOLE PURPOSE OF THIS SURVEY IS TO DOCUMENT THE EXISTING BEACH PROFILE FROM DEPARTMENT OF NATURAL RESOURCES MONUMENT R-130 NORTHEASTERLY TO THE 0 FOOT CONTOUR LINE ALONG A LINE N80°E FROM R-130
  2. ELEVATIONS BASED ON NGVD 1929 AND NATURAL RESOURCES MONUMENT R-130 BEING AT AN ELEVATION OF 15.71 FEET NGVD 1929.
  3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  4. R-130 = N-1359936.85/E-641762.49 NORTH AMERICAN DATUM 1927
  5. R-130 WAS RECOVERED AND WAS FOUND IN GOOD CONDITION



**CERTIFICATION:**

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 10/17/24

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA NO. LS 6133

DRAWN BY: JED

SCALE 1 INCH = 30 FEET

SPECIAL PURPOSE SURVEY

PROFILE/R130  
DATE: 10/15/24

**LEGEND**

NGVD = NATIONAL GEODETIC VERTICAL DATUM

**Kane Surveying, Inc.**  
FLORIDA LICENSED BUSINESS NO. LB 7838  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA 32904  
(321) 676-0427 FAX (321) 984-1448



# Public Notification Radius Map (Buffer 500ft)



## Parcel Information Layers

- ☐ Block Text
- ☐ Subdivisions
- ☐ Parcels
- ☐ Parcel Property
- ☐ Parcel Property Layer75

## Address Point Layer

- ☐ Address Points



Print Time: 3/11/2025 5:05 PM

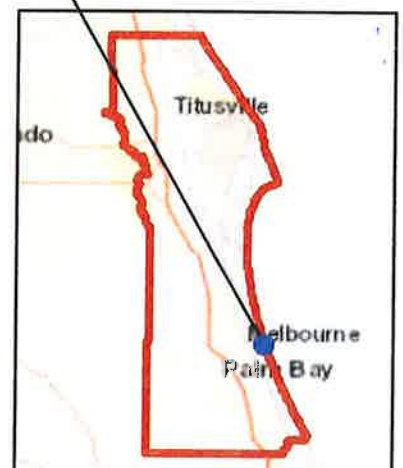
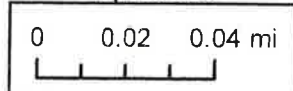
Buffer Boundary in GREEN

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



10





**REAL PROPERTY DETAILS**  
Account 2846431 - Roll Year 2024

Owners MORAN, JOHN E  
Mailing Address 301 OAK ST MELBOURNE BEACH FL 32951  
Site Address 301 OAK ST MELBOURNE BEACH FL 32951  
Parcel ID 28-38-05-FU-1-8  
Taxing District 34X0 - MELBOURNE BEACH  
Exemptions NONE  
Property Use 0110 - SINGLE FAMILY RESIDENCE  
Total Acres 0.74  
Site Code 0120 - OCEAN FRONT  
Plat Book/Page 0010/0017  
Subdivision BEAUJEANS PLAT OF MELBOURNE BEACH REPLAT OF  
BLKS 1, 3  
Land Description BEAUJEANS PLAT OF MELBOURNE BEACH REPLAT OF  
BLKS 1, 3 LOT 8,N 65 FT OF LOT 9,LOT 22 EX S 10 FT BLK  
1



**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$2,280,730	\$2,280,440	\$2,257,980
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$2,280,730	\$2,280,440	\$822,580
Assessed Value School	\$2,280,730	\$2,280,440	\$822,580
Homestead Exemption	\$0	\$0	\$25,000
Additional Homestead	\$0	\$0	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$2,280,730	\$2,280,440	\$772,580
Taxable Value School	\$2,280,730	\$2,280,440	\$797,580

**SALES / TRANSFERS**

Date	Price	Type	Instrument
05/21/2024	\$4,400,000	WD	10073/0270
04/08/2022	\$2,581,800	WD	9471/0471
05/30/1997	\$522,500	WD	3673/2930
06/01/1990	--	PT	3069/2761
01/01/1988	\$500,000	WD	2875/2794
06/01/1983	\$462,500	WD	2437/0362
10/01/1980	\$185,000	--	2260/1001

**BUILDINGS**

**PROPERTY DATA CARD #1**

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

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1952
Frame:	WOOD FRAME , MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN , CEM/CLY/MTL TILE	Floors	2
Roof Structure:	GMBRL/MNSRD/MNTR , HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	2,475	Wood Deck	275
Base Area (2nd)	2,560	Patio - Concrete	84
Garage	594	Fireplace	2
Open Porch	120	Pool - Residential	1
Total Base Area	5,035	Pool Deck	758
Total Sub Area	5,749		





**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.

**II. REQUEST:**

- |   |  |
|---|--|
| <input type="checkbox"/> Land Use Plan Amendment                        | <input type="checkbox"/> Rezoning  |
| <input type="checkbox"/> Special Exception                              | <input checked="" type="checkbox"/> Coastal Construction Variance          |
| <input type="checkbox"/> Variance                                       | <input type="checkbox"/> Appeal (Application must be filed within 30 days) |
| <input type="checkbox"/> Site Plan Review Single Family (1RS, 2RS, 3RS) | <input type="checkbox"/> Site Plan Review Multifamily (4RM, 5RMO)          |
| <input type="checkbox"/> Site Plan Review Commercial (6B, 7C, 8B, 9I)   | <input type="checkbox"/> Amendment to the Land Development Code            |
|   | <input type="checkbox"/> Other (specify) _____                             |

**III. PROPERTY INFORMATION:**

General Location: The subject site is located toward the north end of Oak St.

Address: 301 Oak, Melbourne Beach, FL 32951

Parcel Number(s): 28-38-05-FU-1-8

Area (in acreage): +/- 0.94

Area (in square feet): +/- 341,098

Current Zoning: 1-RS

Proposed Zoning: 1-RS

Current Future Land Use: Single-Family

Proposed Future Land Use: Single-Family

Brief Description of Application: A Coastal Construction Line Variance is requested to allow for non-substantial building additions to the existing single-family residence located on the subject lot.

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

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: [Signature]

Date: 3/12/25

Print Name: John Moran

Title: owner

\*Must sign in front of notary.

State of Florida  
County of Brevard.

The foregoing application is acknowledged before me  
this 12 day of March, 2025 by John Moran  
who is/are personally known to me, or who has/have produced \_\_\_\_\_  
as identification.

[Signature]  
Signature of Notary Public, State of Florida



VII. **PROJECT DESCRIPTION:**

Describe Application: A Coastal Construction Control Line Variance is requested to allow for a  
non-substantial building addition to an existing single-family residence located on the subject lot.

Provide attachment if more space is needed.

Describe Existing Conditions: The subject site is currently developed as an existing single family residence.

Provide attachment if more space is needed.

IV. APPLICANT INFORMATION:

Property Owner

Name: John Moran

Phone: 321-890-6050

Address: 301 Oak St

Fax: \_\_\_\_\_

Melbourne Beach, FL 32951

Email: moranj@pineapplecoveclassicalacademy.com

Applicant (if other than property owner)

Name: Clayton Bennett, P.E.

Phone: (321) 622-4462

Address: 4940 Ranchland Rd

Fax: (321) 633-4462

Melbourne, FL 32934

Email: ClaytonABennett@gmail.com

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: [Signature]

Date: 3/18/25

Print Name: John Moran

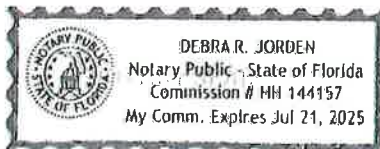
Title: owner

\*Must sign in front of notary.

State of Florida  
County of Brevard.

The foregoing application is acknowledged before me  
this 12 day of March, 2025, by John Moran  
who is/are personally known to me, or who has/have produced \_\_\_\_\_  
as identification.

[Signature]  
Signature of Notary Public, State of Florida



#### 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.

A Coastal Construction Control Line variance of 147.1 feet is requested to allow for building additions on the landward side of the existing single family residence. The proposed work will include building additions, site grading, and other site related items.

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.



***Bennett Engineering & Consulting***

*Clayton Bennett, PE ~ Managing Member  
4940 Ranchland Road Melbourne, FL 32934*

***Phone/Fax (321) 622-4462***

March 17, 2025

Building Department  
Town of Melbourne Beach  
507 Ocean Ave.  
Melbourne Beach, FL 32951

**Re: Coastal Variance Application  
301 Oak Street, Melbourne Beach  
BEC No. 25.020**

Dear Staff:

On behalf of our client, we hereby submit the following for your review and processing:

1. Development Application
2. Processing Fee
3. Mailing Labels for addresses within 500 feet of the subject property
4. Deed
5. Boundary and Topographic Survey (12 copies)
6. Civil Drawings consisting of Sheets C-1, C-2, & L-1 (12 copies)

We trust this meets your needs at this time. Should you have any questions or need additional information, please contact me directly.

Bennett Engineering & Consulting, LLC.

Clayton A. Bennett, P.E.  
Managing Member

## **REQUIRED ATTACHMENT TO THE COASTAL SETBACK/EXCAVATION VARIANCE APPLICATION**

Please answer each of the following questions fully. These questions will assist the Board of Adjustment to determine whether your application meets the minimum criteria for obtaining a variance as described in Section 5A-6 of the Code of Ordinances. Use additional pages if necessary. **The Board of Adjustment will not accept reference to a site plan as the answer to any of these questions.**

Address the questions one at a time and be as detailed as possible. As you provide the answers you may want to consider the question "Why is your land different than anyone else's land to a degree that it should be treated differently?" Personal hardships such as health or financial issues that change with ownership of the property are not valid reasons for granting a variance.

- 1. Explain in detail that the property experienced less than 25 feet of beach-dune erosion since September, 1972. The erosion shall be measured by determining the extent of horizontal recession from the toe of the dune as it exists at the time of the application to the point of 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 the application.**

The enclosed Special Purpose Surveys at R-130 prepared by Kane Surveying, Inc., dated October 15, 2024 show the dune profile as the dune existed on November 8, 1972 and the beach dune profile as the dune currently exists as of October 15, 2024. The survey demonstrates that less than 25 feet of beach erosion has occurred. No significant dune alteration (major storm event or nourishment program) has occurred since the October 15, 2024 survey.

- 2. Provide facts that demonstrate that granting of the variance will not be injurious to adjacent properties, nor contrary to the public interest.**

- The proposed improvements are to be designed in accordance with the current State Coastal Construction Regulations; Florida Building Code; and FEMA Flood Zone Regulations. The said regulations provide reasonable assurance that the proposed improvements will not be injurious to adjacent properties.
- The proposed building additions are located landward of the existing single-family residence.
- The proposed exterior lighting will be designed to meet current FDEP sea turtle lighting requirements.

- 3. Establish that the granting of the variance will not jeopardize the stability of the beach-dune system.**

- The proposed building addition is located on the landward side of the existing single-family residence. No natural vegetation on the dune is proposed to be removed for the building additions.
- The existing single-family residence is to remain and act as a barrier to keep construction workers and equipment off the dune.
- The proposed improvements will be subject to the scrutiny of the Florida Department of Environmental Protection review and approval process for coastal construction improvements.



Prepared by and return to:

Jeffrey J. Wolfe, Esq.  
Sachs Sax Caplan, P.L.  
6111 Broken Sound Parkway NW, Ste. 200  
Boca Raton, Florida 33487  
561-994-4499  
File No.: 13433.9

[Space Above This Line For Recording Data]

## Warranty Deed

**THIS WARRANTY DEED** made this 24<sup>th</sup> day of May, 2024, by and between **Boca Cove Highland Beach, LLC, a Florida limited liability company**, whose post office address is 835 NE 35th St., Boca Raton, FL 33431, Grantor, and **John E. Moran, a married man**, whose post office address is 301 Oak Street, Melbourne Beach, FL 32951, Grantee.

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

**Witnesseth**, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

**Lot(s) 8, 9 and 22, Block 1, Replat of Blocks 1 and 3, a Part of Atlantic Street and Harland Ave Beaujean Plat of Melbourne Beach, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 17, of the Public Records of Brevard County, Florida. Except the South 10.00 feet of Lots 9 and 22 of the above plat, being a strip of land 10 Feet wide and running from the West side of Oak Street to the Atlantic Ocean and bounded on the South by Lots 10 and 21 of the same plat.**

**Parcel Identification Number: 28-38-05-FU-1-8**

**Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing same.**

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

WARRANTY DEED

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

Signed, sealed and delivered in our presence:

Jeffrey A. Wolfe  
Printed Witness 1 Name: Jeffrey Wolfe  
Witness Address: 6111 Broken Sound Parkway NW,  
#200, Boca Raton, FL 33487

Dawn Andrie  
Printed Witness 2 Name: DAWN ANDRIE  
Witness Address: 6111 Broken Sound Parkway NW,  
#200  
Boca Raton, FL 33487

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of May, 2024, by Steve Teben as Manager of Boca Cove Highland Beach, LLC, a Florida limited liability company, on behalf of the company. He:

- ☒ is personally known to me OR  
☐ produced a Florida driver's license as identification OR  
☐ produced \_\_\_\_\_ as identification.

[Notary Seal]



Boca Cove Highland Beach, LLC, a Florida limited liability company  
By: Steve Teben  
Printed Name: Steve Teben  
Its: Manager

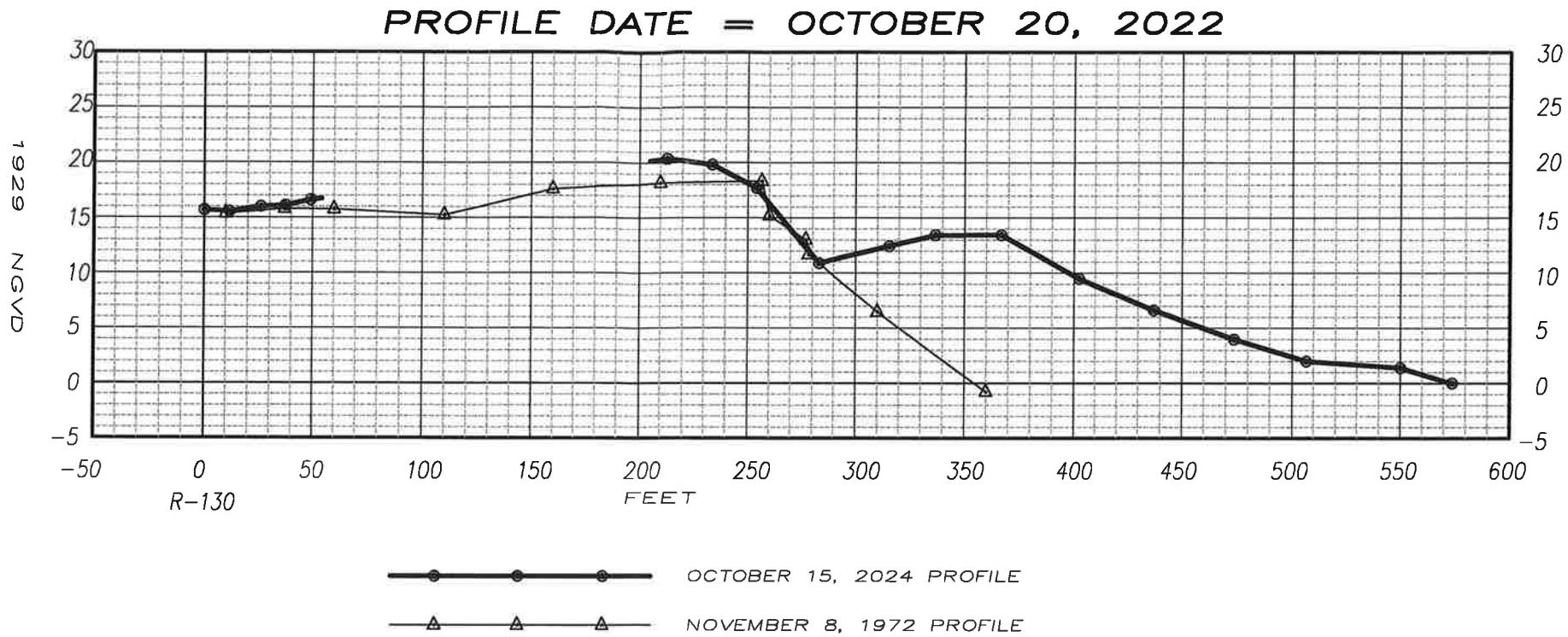
Jeffrey A. Wolfe  
Notary Public  
Jeffrey J. Wolfe  
Name typed, printed or stamped  
My Commission Expires: 7-11-24



Tax Account ID: 2847144 REOLA, MICHAEL P 316 OAK STREET MELBOURNE BCH, FL 32951	Tax Account ID: 2847133 MURPHY FAMILY REVOCABLE LIVING TRUST 306 HIBISCUS TRL MELBOURNE BEACH, FL 32951	Tax Account ID: 2846431 MORAN, JOHN E 301 OAK ST MELBOURNE BEACH, FL 32951
Tax Account ID: 2846440 NANCY F REID TRUST NO 101 325 ATLANTIC DR MELBOURNE BEACH, FL 32951	Tax Account ID: 2847140 BOYLAN, KEVIN BOYLAN, LORRAINE 676 WOODLAND AVE MORRISTOWN, NJ 07960	Tax Account ID: 2847150 MANNING, HEIDI SHADLE MANNING, SIDNEY CORNELIUS 200 OAK ST MELBOURNE BEACH, FL 32951
Tax Account ID: 2846437 ROBERT & MARIETTA LEE JOINT LIVING TRUST 302 ATLANTIC ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2847134 BETTS, WARREN ANTONY BETTS, HEIDI 304 HIBISCUS TRL MELBOURNE BCH, FL 32951	Tax Account ID: 2846430 TERASEM MOVEMENT TRANSRELIGION INC 736 UPPER NOTCH RD LINCOLN, VT 05443
Tax Account ID: 2847142 BAUGHER, PAUL E 311 HIBISCUS TRL MELBOURNE, FL 32951	Tax Account ID: 2846434 WILLIAM S HARTLEY GST EXEMPT TRUST 307 OAK ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2846429 TERASEM MOVEMENT FOUNDATION INC 201 OAK ST MELBOURNE BEACH, FL 32951
Tax Account ID: 2846436 HUSTON, ROBERT ANDREW 300 ATLANTIC ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2847147 DAILEY, CHRISTOPHER JAMES DAILEY, TERESA MICHELLE 304 OAK ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2847120 BAILEY, PAUL M 400 MAGNOLIA AVE MELBOURNE BEACH, FL 32951
Tax Account ID: 2847145 SANTANGELO, JAMES 312 OAK ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2847139 MC CABE, GREGORY M MC CABE, LAURA 305 HIBISCUS TRL MELBOURNE BCH, FL 32951	Tax Account ID: 2846815 MARBINA SHORES LLC BESSEMER TRUST C/O LISA CARDONE 100 WOODBRIDGE CEN DR WOODBRIDGE, NJ 07095
Tax Account ID: 2846438 AROCENA, FEDERICO J BIENER, VALERIE 927 E NEW HAVEN AVE, STE 215 MELBOURNE, FL 32901	Tax Account ID: 2847148 MAGRINO, MARK MAGRINO, TIFFANY 300 OAK ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2847121 CODGEN, MARK T CODGEN, TARA 102 OAK ST MELBOURNE BCH, FL 32951
Tax Account ID: 2847141 SMITH, CAROLYN S 309 HIBISCUS TRL MELBOURNE BEACH, FL 32951	Tax Account ID: 2846433 SB LEASING VENTURES LLC BUESCHER, SCOTT 305 OAK ST MELBOURNE, FL 32951	Tax Account ID: 2866250 FINE, RANDALL ADAM FINE, WENDY LEE 103 OAK ST MELBOURNE BEACH, FL 32951
Tax Account ID: 2847146 HOYLE FAMILY TRUST 308 OAK ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2846432 OCEAN TRAIL HOMEOWNERS INC 206 OAK ST MELBOURNE BCH, FL 32951	Tax Account ID: 2846814 FINE, RANDALL ADAM FINE, WENDY LEE 103 OAK ST MELBOURNE BEACH, FL 32951
Tax Account ID: 2846435 SERENE BLUE LLC 927 E NEW HAVEN AVE STE 309 MELBOURNE, FL 32901	Tax Account ID: 2847149 DE WITT, BEN N DE WITT, SHARON 206 OAK ST MELBOURNE BCH, FL 32951	Tax Account ID: 2846813 PATRICK R WALBORN REVOCABLE TRUST 1220 RITTERS RD READING, PA 19606

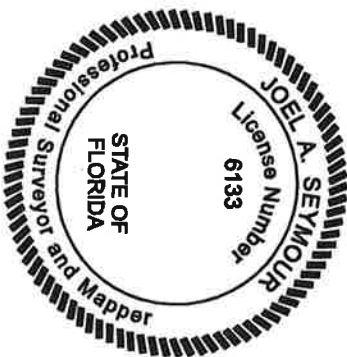
Tax Account ID: 2846439 DAVIDSON, JASON 315 ATLANTIC ST MELBOURNE BEACH, FL 32951		
Tax Account ID: 2847135 O'BRIEN, GERALDINE M 1722 ANCHOR CT POINT PLEASANT BORO, NJ 08742		
Tax Account ID: 2847138 KNASEL, DONALD LEE KNASEL, SHIRLEY B 303 HIBISCUS TRL MELBOURNE BEACH, FL 32951		
Tax Account ID: 2847136 PARADIS, RICHARD F PARADIS, KRYSTLE D 405 MAGNOLIA AVE MELBOURNE BEACH, FL 32951		
Tax Account ID: 2847137 LCB REVOCABLE LIVING TRUST 301 HIBISCUS TRL MELBOURNE BEACH, FL 32951		
Tax Account ID: 2847094 ISLAND GIRL GETAWAY LLC 2015 WAVERLY PL MELBOURNE, FL 32901		
Tax Account ID: 2847119 RUTHERFORD, BABETTE H PINAUD, MARTIN L 400 HIBISCUS TRL MELBOURNE BCH, FL 32951		
Tax Account ID: 2847118 FAUGHNAN, GEORGE H 402 HIBISCUS TRL MELBOURNE BEACH, FL 32951		

SPECIAL PURPOSE SURVEY  
BREVARD RANGE MONUMENT R-130



NOTES:

1. SOLE PURPOSE OF THIS SURVEY IS TO DOCUMENT THE EXISTING BEACH PROFILE FROM DEPARTMENT OF NATURAL RESOURCES MONUMENT R-130 NORTHEASTERLY TO THE 0 FOOT CONTOUR LINE ALONG A LINE N80°E FROM R-130
2. ELEVATIONS BASED ON NGVD 1929 AND NATURAL RESOURCES MONUMENT R-130 BEING AT AN ELEVATION OF 15.71 FEET NGVD 1929.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. R-130 = N-1359936.85/E-641762.49 NORTH AMERICAN DATUM 1927
5. R-130 WAS RECOVERED AND WAS FOUND IN GOOD CONDITION



CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A  
Seymour  
Digitally signed by Joel A  
Seymour  
Date: 2024.10.17 09:07:31  
-04'00'

DATE: 10/17/24

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA NO. LS 6133

DRAWN BY: JED

SCALE 1 INCH = 30 FEET

SPECIAL PURPOSE SURVEY

DATE: 10/15/24

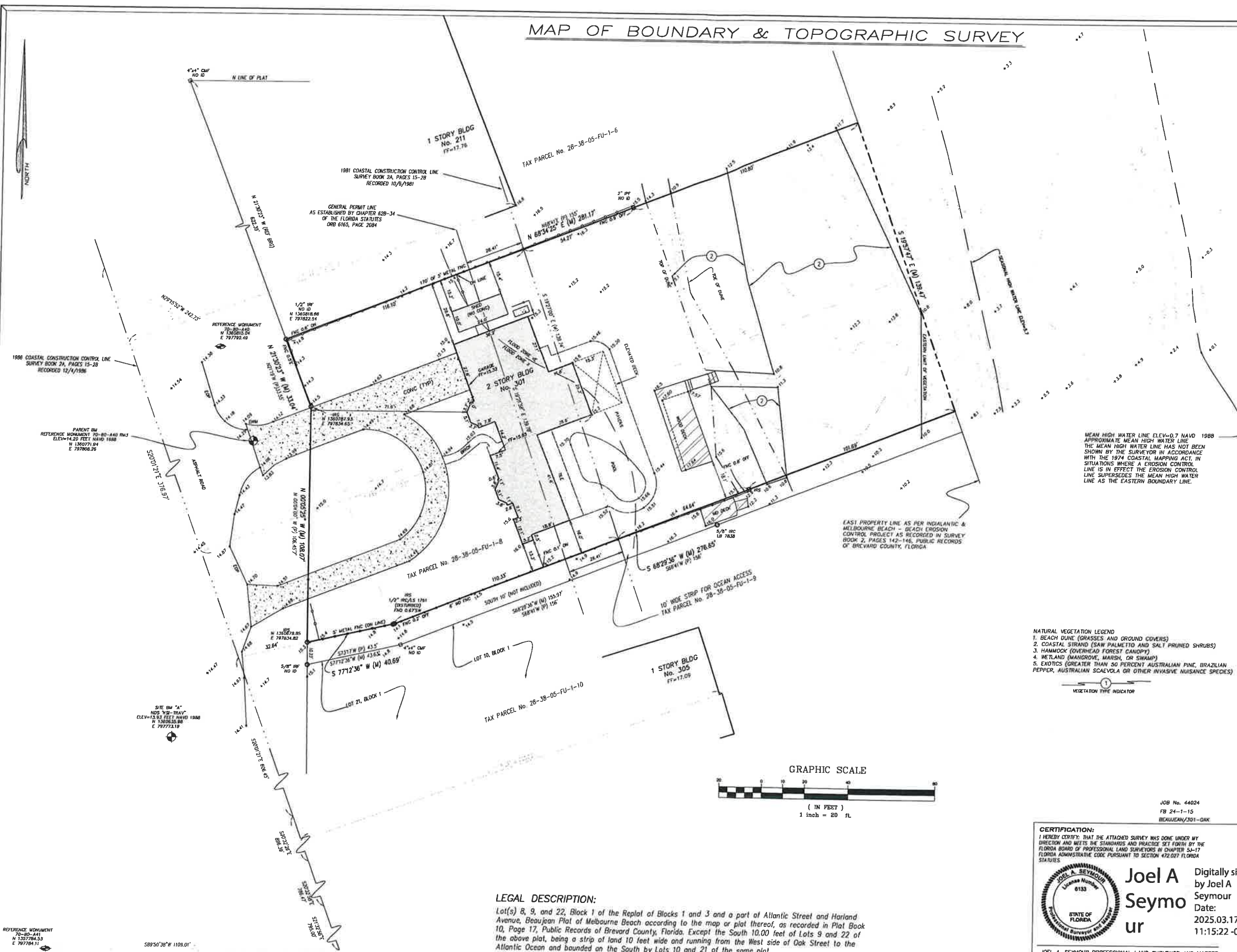
LEGEND

NGVD = NATIONAL GEODETIC VERTICAL DATUM

**Kane Surveying, Inc.**  
FLORIDA LICENSED BUSINESS No. LB 7838  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA 32904  
(321) 676-0427 FAX (321) 984-1448



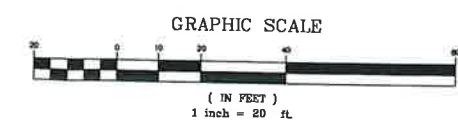
# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



- ### LEGEND
- A = ARC
  - A/C = AIR CONDITIONER
  - BFE = BASE FLOOD ELEVATION
  - BLDG = BUILDING
  - BLK = BLOCK
  - BM = BENCHMARK
  - BRS = BRASS
  - (C) = CALCULATED
  - CAV = CABLE TELEVISION
  - CBS = CONCRETE BLOCK STRUCTURE
  - CHD = CHORD
  - C/L = CENTERLINE
  - CLT = CHAIN LINK FENCE
  - CMF = CONCRETE MONUMENT FOUND
  - CMP = CORRUGATED METAL PIPE
  - CONE = CONCRETE
  - COR = CORNER
  - (D) = DEED
  - DB = DEED BOOK
  - DA = DELTA ANGLE
  - ELEC = ELECTRIC
  - ELEV = ELEVATION
  - ENC = ENCROACHMENT
  - EOP = EDGE OF PAVEMENT
  - ESMT = EASEMENT
  - FB = FIELD BOOK
  - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - FF = FINISHED FLOOR
  - FNC = FENCE
  - FND = FOUND
  - FLBL = FLORIDA POWER & LIGHT COMPANY
  - ID = IDENTIFICATION
  - IRP = IRON PIPE FOUND
  - IRC = IRON ROD & CAP FOUND
  - IRF = IRON ROD FOUND
  - IRS = 5/8" IRON ROD SET 7.8 7838"
  - LB = LICENSED BUSINESS NUMBER
  - LS = (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
  - (M) = MEASURED
  - NAVD = NORTH AMERICAN VERTICAL DATUM
  - NAV = NAIL & BUSH FOUND
  - NGS = 1 1/4" NAIL & BUSH SET 7.8 7838"
  - NOVD = NATIONAL GEODETIC VERTICAL DATUM
  - NR = NUMBER
  - O/H = OVERHEAD
  - ORB = OFFICIAL RECORDS BOOK
  - O/S = OFFSET
  - (P) = PLAT
  - PL = PLAT BOOK
  - PC = POINT OF CURVATURE
  - PCC = POINT OF COMPOUND CURVATURE
  - PCP = PERMANENT CONTROL POINT
  - PI = POINT OF INTERSECTION
  - PBS = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRC = POINT OF REVERSE CURVATURE
  - PRM = PERMANENT REFERENCE MONUMENT
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - PT = POINT OF TANGENCY
  - PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - R = RADII
  - REF = REFERENCE
  - RNG = RANGE
  - R/W = RIGHT OF WAY
  - SEC = SECTION
  - SEMA = SPECIAL FLOOD HAZARD AREAS
  - TEL = TELEPHONE RISER
  - TWP = TOWNSHIP
  - TYP = TYPICAL
  - UP = UTILITY POLE
  - WD = WOOD
  - WTR-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
  - WM = WATER METER
  - XCF = CROSS CUT FOUND

- ### NOTES:
1. BEARINGS BASED ON THE EAST R/W LINE OF OAK STREET NORTH OF THE SUBJECT PARCEL BEING 52°30'23" AS PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS RECALCULATED IN 2011. (SEE SKETCH)
  2. ELEVATIONS BASED ON NAVD 1988 AND REFERENCE MONUMENT 70-80-440 RAS BEING AT AN ELEVATION OF 14.20 FEET NAVD 1988.
  3. FLOOD ZONE "X" & "V". MAP NO. 12009C0000H COMMUNITY NO. 125128, FIRM ADOPTED DATE: JANUARY 28, 2021. FLOOD ZONE INFORMATION DETECTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF FEMA.
  4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 54-17-6.003.
  5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
  6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
  8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
  9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.
  10. SHORELINE NOTE: THE MEAN HIGH WATER LINE HAS NOT BEEN LOCATED IN ACCORDANCE WITH THE 1974 COASTAL MAPPING ACT. SHOULD A PRECISE LOCATION OF THE MEAN HIGH WATER LINE BE REQUIRED AS A REGULATORY SETBACK LINE THE SURVEYOR SHOULD BE CONTACTED PRIOR TO ENGINEERING, PLANNING OR CONSTRUCTION.
  11. THE COORDINATES SHOWN HEREON ARE BASED ON 1983 NORTH AMERICAN DATUM FLORIDA MERCATOR EAST ZONE.

- ### NATURAL VEGETATION LEGEND
1. BEACH DUNE (GRASSES AND GROUND COVERS)
  2. COASTAL STRAND (SAW PALMETTO AND SALT PRUNED SHRUBS)
  3. HAMMOCK (OVERHEAD FOREST CANOPY)
  4. WETLAND (MANGROVE, MARSH, OR SWAMP)
  5. EXOTICS (GREATER THAN 50 PERCENT AUSTRALIAN PINE, BRAZILIAN PEPPER, AUSTRALIAN SCAEVOLA OR OTHER INVASIVE NUISANCE SPECIES)
- VEGETATION TYPE INDICATOR



**LEGAL DESCRIPTION:**  
 Lot(s) 8, 9, and 22, Block 1 of the Replat of Blocks 1 and 3 and a part of Atlantic Street and Harland Avenue, Beaujean Plat of Melbourne Beach according to the map or plat thereof, as recorded in Plat Book 10, Page 17, Public Records of Brevard County, Florida. Except the South 10.00 feet of Lots 9 and 22 of the above plat, being a strip of land 10 feet wide and running from the West side of Oak Street to the Atlantic Ocean and bounded on the South by Lots 10 and 21 of the same plat.

JOB No. 44024  
 FB 24-1-15  
 RECALCULATED/301-DAM

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Joel A Seymour**  
 License Number 6133  
 STATE OF FLORIDA  
 PROFESSIONAL LAND SURVEYOR AND MAPPER

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA NO. LS 6133  
 DRAWN BY: JAS

Digitally signed by Joel A Seymour  
 Date: 2025.03.17 11:15:22 -04'00'

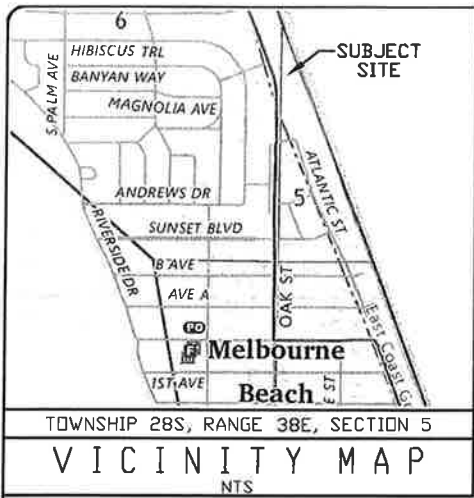
SCALE 1 INCH = 20 FEET

**CERTIFIED TO:**  
 BENNETT ENGINEERING

BOUNDARY & TOPOGRAPHIC SURVEY	DATE: 2/24/25
GENERAL PERMIT LINE ADDED	DATE: 3/11/25
ELEVATED DECK ADDED	DATE: 3/12/25

**Kane Surveying, Inc.**  
 FLORIDA LICENSED BUSINESS NO. LB 7838  
 505 DISTRIBUTION DRIVE  
 MELBOURNE, FLORIDA 32904  
 (321) 878-0427





**GENERAL STATEMENT:**  
THIS PLOT PLAN HAS BEEN PREPARED FOR NON-SUBSTANTIAL COVERED GARAGE ENTRY AND COVERED FRONT DOOR ENTRY IMPROVEMENTS TO THE EXIST RESIDENCE.

**LEGAL DESCRIPTION:** (BY SURVEYOR)  
LOT(S) 8, 9, AND 22, BLOCK 1 OF THE REPLAT OF BLOCKS 1 AND 3 AND A PART OF ATLANTIC STREET AND HARLAND AVENUE, BEAUJEAN PLAT OF MELBOURNE BEACH ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT THE SOUTH 10.00 FEET OF LOTS 9 AND 22 OF THE ABOVE PLAT, BEING A STRIP OF LAND 10 FEET WIDE AND RUNNING FROM THE WEST SIDE OF OAK STREET TO THE ATLANTIC OCEAN AND BOUNDED ON THE SOUTH BY LOTS 10 AND 21 OF THE SAME PLAT.

1986 COASTAL CONSTRUCTION CONTROL LINE  
SURVEY BOOK 2A, PAGES 15-28  
RECORDED 12/4/1986

NO FILL OR CONSTRUCTION MATERIALS MAY BE PLACED OUTSIDE OF THE SILT FENCING.

AREA OF ALTERATION  
= 0.1 ACRES

THERE SHALL BE NO IMPACT IN AREA OF VEGETATION PRESERVATION INCLUDING: THE REMOVAL OF VEGETATION; THE STORAGE OF MATERIALS; OR PARKING/OPERATION OF VEHICLES. INADVERTENT DISTURBANCE OF NATIVE VEGETATION SHALL REQUIRE IN-KIND RESTORATION TO INCLUDE SEA GRAPES, SABAL PALM, AND SCRUB OAKS, AS APPROPRIATE.

- FDEP CONSTRUCTION NOTES**
1. TO THE BEST OF MY KNOWLEDGE THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 628-33.005, FLORIDA ADMINISTRATIVE CODE.
  2. ALL APPLICABLE REQUIREMENTS OF FLORIDA STATUTE 370.12 (MARINE TURTLE PROTECTION ACT) SHALL BE ADHERED TO.
  3. IN MARINE TURTLE NESTING AREAS, ALL FORMS OF LIGHTING SHALL BE SHIELDED, AND UTILIZE LONG WAVELENGTH LIGHT SOURCES ONLY (E.G. 560 NANOMETERS (NM) OR LONGER AND ABSENT WAVELENGTHS BELOW 560 NM) WITH ALL LAMPS RECESSED WITHIN WELL SHIELDED, FULL CUT-OFF FIXTURES OR OTHERWISE DESIGNED SO AS NOT TO DISTURB MARINE TURTLES.
  4. TINTED GLASS OR SIMILAR LIGHT CONTROL MEASURES SHALL BE USED FOR WINDOWS AND DOORS WHICH ARE VISIBLE FROM THE NESTING AREAS OF THE BEACH. TINTED GLASS SHALL BE 45 PERCENT OR LESS INSIDE TO OUTSIDE LIGHT TRANSMITTANCE ON ALL NON-OPAQUE DOORS, WALLS, BALCONY, DECK RAILINGS, AND WINDOWS.
  5. ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.

- GENERAL NOTES**
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
  2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 44024, DATED 2/24/25.
  3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
  4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
  5. CONTOURS ARE APPROXIMATE ONLY.
  6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
  8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
  9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
  10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
  11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

**OWNER:**  
MORAN, JOHN E  
301 OAK ST  
MELBOURNE BEACH, FL 32951

**ENGINEER:**  
BENNETT ENGINEERING & CONSULTING, LLC  
4940 RANCHLAND ROAD  
MELBOURNE, FLORIDA 32934  
(321) 622-4462

**SURVEYOR:**  
KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
(321) 676-0427

**SITE ADDRESS:**  
301 OAK ST  
MELBOURNE BEACH, FL 32951

**PARCEL ID:**  
28-38-05-FU-1-8

**ACCOUNT NO.:**  
2848431

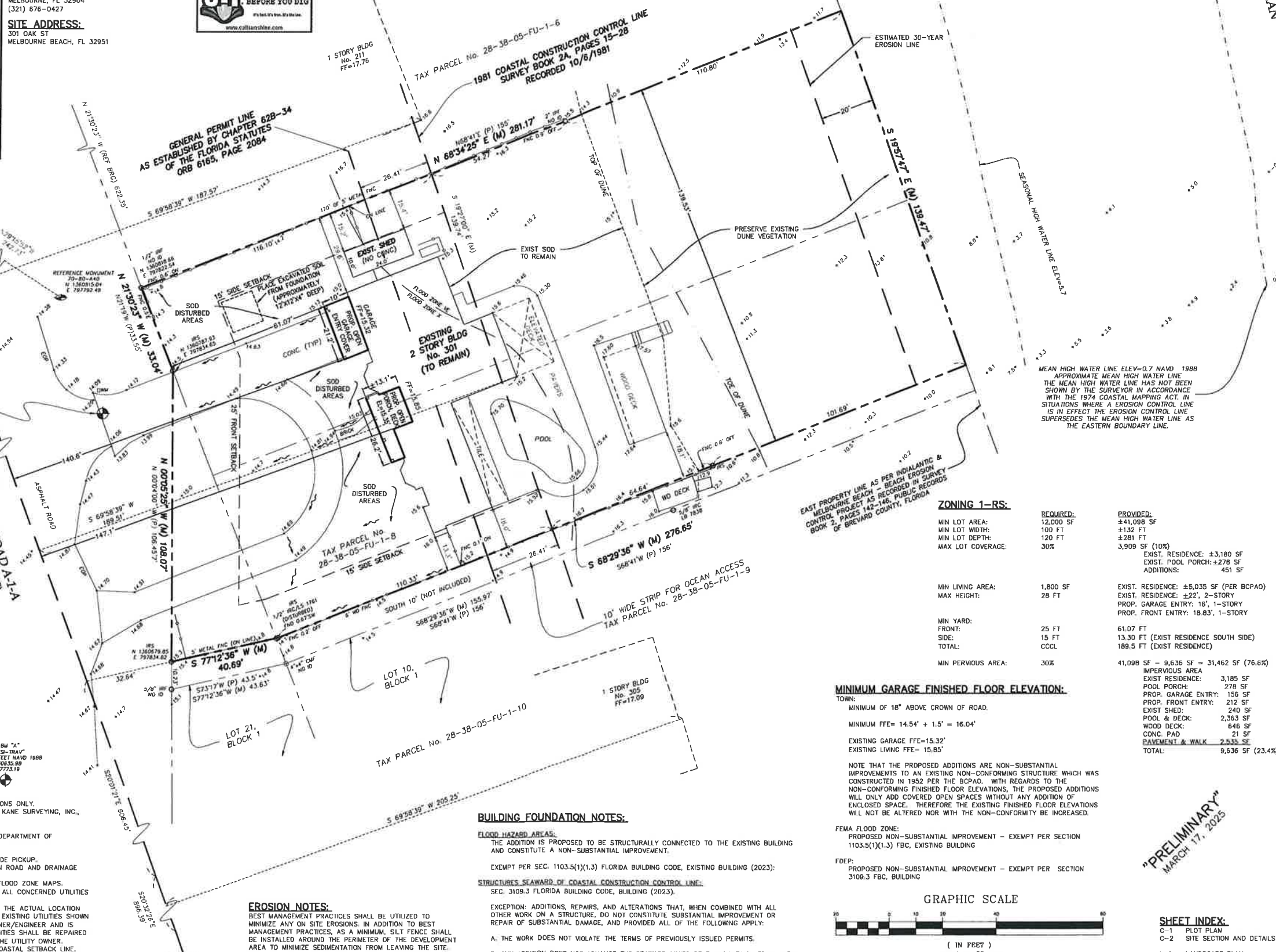
**SITE AREA:**  
SITE AREA = ±0.94 AC (±41,098 SF)

**ZONING:** 1-RS

**811**  
FROM WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's Just What You Need. My Line.

**NATIONAL FLOOD INSURANCE INFORMATION:**  
(AS PROVIDED ON THE SURVEY)  
MAP NO. 012009C0608H  
FIRM INDEX DATE: JANUARY 29, 2021  
FLOOD ZONES: "X" & "VE"

**LANDSCAPE NOTES:**  
1. ANY NEW LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF MELBOURNE BEACH LANDSCAPE REGULATIONS.  
2. SOD ALL DISTURBED AREAS.



**MORAN, JOHN E**  
301 OAK ST  
MELBOURNE BEACH, FL 32951

**MORAN RESIDENCE**  
301 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

**Bennett Engineering & Consulting**  
4940 RANCHLAND ROAD  
MELBOURNE, FL 32934  
(321) 622-4462  
FAX (321) 622-4462  
CA# 28236

**CLAYTON A. BENNETT**  
P.E. NO. 53129

**DATE**

© 2025 BENNETT ENGINEERING & CONSULTING, LLC.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE:

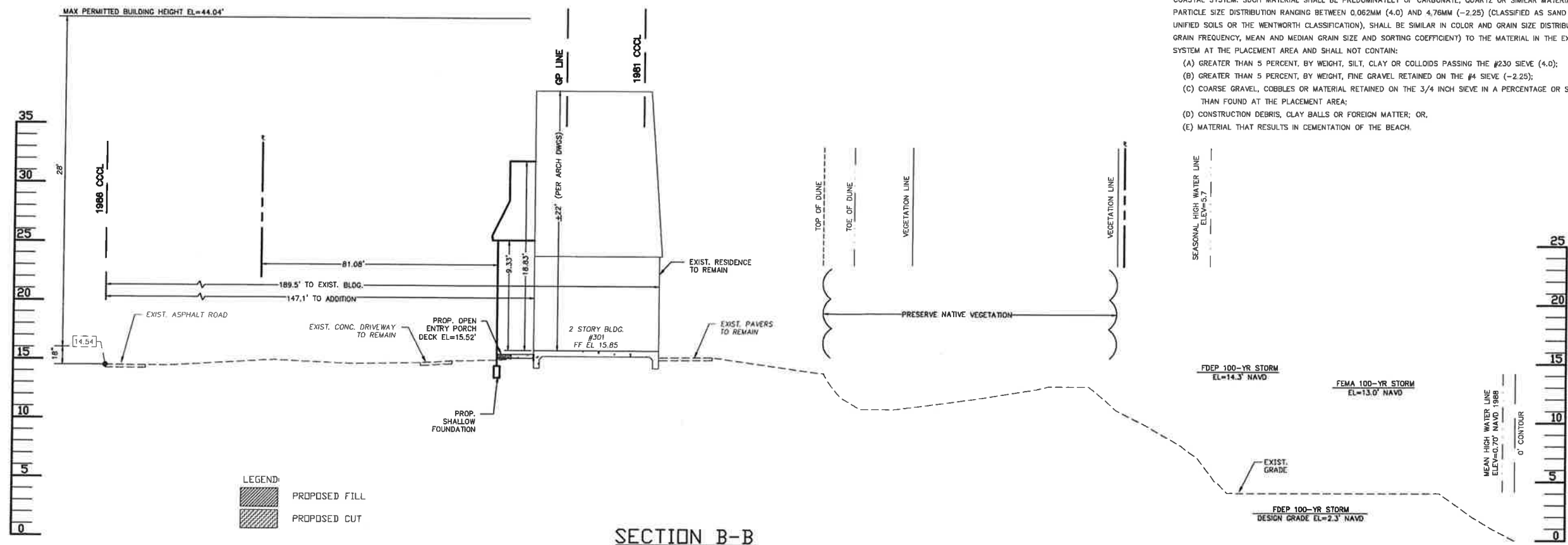
DATE

DESIGNED: CAB DATE 03/11/25  
DRAWN BY: CAB 03/11/25  
CHECKED:  
APPROVED:  
ACAD CODE: 25020M01.DWG  
PROJECT NO: 25.020

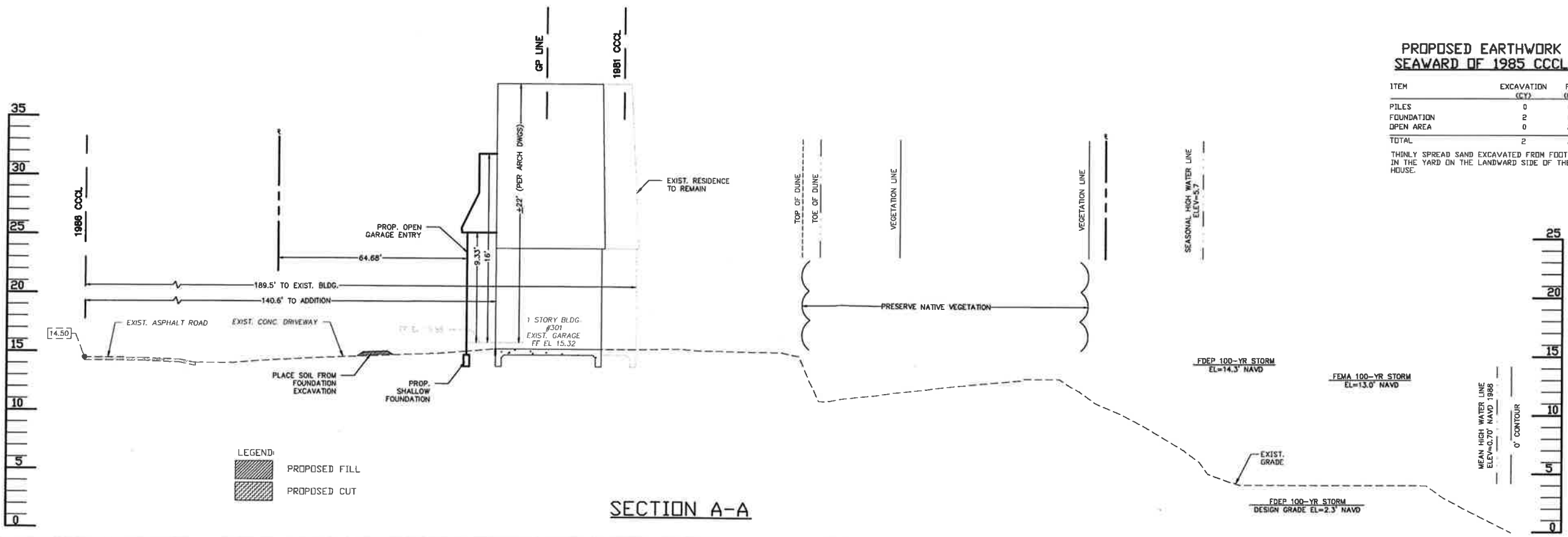
PLOT PLAN

**C-1**

SHEET 1 OF 2



SECTION B-B



SECTION A-A

# IMPORT FILL NOTES

ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM. ALL FILL MATERIAL PLACED SEAWARD OF THE CCCL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME FIXED COASTAL CELL IN COLORATION, GRAIN SIZE, AND COMPOSITION. BEACH COMPATIBLE FILL IS MATERIAL THAT MAINTAINS THE GENERAL CHARACTER AND FUNCTIONALITY OF THE MATERIAL OCCURRING ON THE BEACH AND IN THE ADJACENT DUNE AND COASTAL SYSTEM. SUCH MATERIAL SHALL BE PREDOMINATELY OF CARBONATE, QUARTZ OR SIMILAR MATERIAL WITH A PARTICLE SIZE DISTRIBUTION RANGING BETWEEN 0.062MM (4.0) AND 4.76MM (-2.25) (CLASSIFIED AS SAND BY EITHER THE UNIFIED SOILS OR THE WENTWORTH CLASSIFICATION), SHALL BE SIMILAR IN COLOR AND GRAIN SIZE DISTRIBUTION (SAND GRAIN FREQUENCY, MEAN AND MEDIAN GRAIN SIZE AND SORTING COEFFICIENT) TO THE MATERIAL IN THE EXISTING COASTAL SYSTEM AT THE PLACEMENT AREA AND SHALL NOT CONTAIN:

- (A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);
- (B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (-2.25);
- (C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT AREA;
- (D) CONSTRUCTION DEBRIS, CLAY BALLS OR FOREIGN MATTER; OR,
- (E) MATERIAL THAT RESULTS IN CEMENTATION OF THE BEACH.

## PROPOSED EARTHWORK SEAWARD OF 1985 CCCL

ITEM	EXCAVATION (CY)	FILL (CY)
PILES	0	0
FOUNDATION	2	0
OPEN AREA	0	2
TOTAL	2	2

THINLY SPREAD SAND EXCAVATED FROM FOOTINGS IN THE YARD ON THE LANDWARD SIDE OF THE HOUSE.

BEC Bennett Engineering & Consulting

4940 RANCHLAND ROAD  
MELBOURNE, FL 32834  
(321) 622-4462  
FAX (321) 622-4462  
CA# 28236

CLAYTON A. BENNETT  
P.E. NO. 53729

DATE  
© 2023 BENNETT ENGINEERING & CONSULTING, LLC.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE:

DATE

DESIGNED: CAB DATE 03/11/25  
DRAWN BY: CAB 03/11/25  
CHECKED:  
APPROVED:  
ACAD CODE: 25020M01.DWG  
PROJECT NO: 25.020

SITE SECTION AND DETAILS

C-2

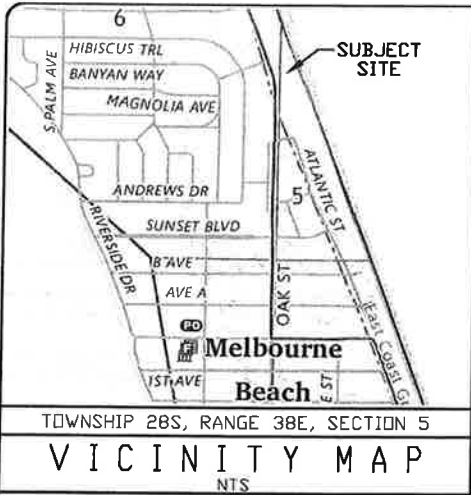
SHEET 2 OF 2

SCALE: 1"=20'

MORAN, JOHNE  
301 OAK ST  
MELBOURNE BEACH, FL 32951

MORAN RESIDENCE  
301 OAK ST, MELBOURNE BEACH





**OWNER:**  
MORAN, JOHN E  
301 OAK ST  
MELBOURNE BEACH, FL 32951

**ENGINEER:**  
BENNETT ENGINEERING & CONSULTING, LLC  
4940 RANCHLAND ROAD  
MELBOURNE, FLORIDA 32934  
(321) 622-4462

**SURVEYOR:**  
KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
(321) 676-0427

**SITE ADDRESS:**  
301 OAK ST  
MELBOURNE BEACH, FL 32951

**PARCEL ID:**  
28-38-05-FU-1-8

**ACCOUNT NO:**  
2846431

**SITE AREA:**  
SITE AREA = ±0.94 AC (±41,098 SF)



**GENERAL STATEMENT:**  
THIS LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY RESIDENCE ON THE SUBJECT LOT.

**LANDSCAPE NOTES:**  
1. ANY NEW LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF MELBOURNE BEACH LANDSCAPE REGULATIONS.  
2. SOD ALL DISTURBED AREAS.

1986 COASTAL CONSTRUCTION CONTROL LINE  
SURVEY BOOK 2A, PAGES 15-28  
RECORDED 12/4/1986

NO FILL OR CONSTRUCTION  
MATERIALS MAY BE  
PLACED OUTSIDE OF THE  
SILT FENCING.

AREA OF ALTERATION  
= 0.41 ACRES

THERE SHALL BE NO IMPACT IN AREA OF  
VEGETATION PRESERVATION INCLUDING: THE  
REMOVAL OF VEGETATION; THE STORAGE OF  
MATERIALS; OR PARKING/OPERATION OF  
VEHICLES. INADVERTENT DISTURBANCE OF  
NATIVE VEGETATION SHALL REQUIRE  
IN-KIND RESTORATION TO INCLUDE SEA  
GRAPES, SABAL PALM, AND SCRUB OAKS,  
AS APPROPRIATE.

**FDEP CONSTRUCTION NOTES**

1. TO THE BEST OF MY KNOWLEDGE THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B-33.005, FLORIDA ADMINISTRATIVE CODE.
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3. IN MARINE TURTLE NESTING AREAS, ALL FORMS OF LIGHTING SHALL BE SHIELDED, AND UTILIZE LONG WAVELENGTH LIGHT SOURCES ONLY (E.G. 560 NANOMETERS (NM) OR LONGER AND ABSENT WAVELENGTHS BELOW 560 NM) WITH ALL LAMPS RECESSED WITHIN WELL SHIELDED, FULL CUT-OFF FIXTURES OR OTHERWISE DESIGNED SO AS NOT TO DISTURB MARINE TURTLES.
4. TINTED GLASS OR SIMILAR LIGHT CONTROL MEASURES SHALL BE USED FOR WINDOWS AND DOORS WHICH ARE VISIBLE FROM THE NESTING AREAS OF THE BEACH. TINTED GLASS SHALL BE 45 PERCENT OR LESS INSIDE TO OUTSIDE LIGHT TRANSMITTANCE ON ALL NON-OPAQUE DOORS, WALLS, BALCONY, DECK RAILINGS, AND WINDOWS.
5. ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.

**GENERAL NOTES**

1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY AAL LAND SURVEYING, INC., JOB NO. 48563, DATED 6/7/23.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
5. CONTOURS ARE APPROXIMATE ONLY.
6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
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11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

STATE ROAD A-1-A  
(OAK STREET)

PARENT BM  
REFERENCE MONUMENT 70-80-440 RM3  
ELEV=14.22 FEET NAVD 1988  
N 1360771.94  
E 797808.26

SITE BM "A"  
NDS "K33-TRAY"  
ELEV=13.93 FEET NAVD 1988  
N 1360635.58  
E 797723.18

GENERAL PERMIT LINE  
AS ESTABLISHED BY CHAPTER 62B-34  
OF THE FLORIDA STATUTES  
ORB 6165, PAGE 2084

1981 COASTAL CONSTRUCTION CONTROL LINE  
SURVEY BOOK 2A, PAGES 15-28  
RECORDED 10/6/1981

1 STORY BLDG  
No. 211  
FF=17.76

EXIST. SHED  
(NO CONC)

CONC (TYP)

BRICK

EXISTING  
2 STORY BLDG  
No. 301  
(TO REMAIN)

POOL

W/DO DECK

W/DO DECK

1 STORY BLDG  
No. 305  
FF=17.09

ESTIMATED 30-YEAR  
EROSION LINE

PRESERVE EXISTING  
DUNE VEGETATION

TOP OF DUNE

TOP OF DUNE

EAST PROPERTY LINE AS PER INDIAN LANTIC &  
MELBOURNE BEACH - BEACH EROSION  
CONTROL PROJECT AS RECORDED IN SURVEY  
BOOK 2, PAGES 142-146, PUBLIC RECORDS  
OF BREVARD COUNTY, FLORIDA

MEAN HIGH WATER LINE ELEV=0.7 NAVD 1988  
APPROXIMATE MEAN HIGH WATER LINE.  
THE MEAN HIGH WATER LINE HAS NOT BEEN  
SHOWN BY THE SURVEYOR IN ACCORDANCE  
WITH THE 1974 COASTAL MAPPING ACT. IN  
SITUATIONS WHERE A EROSION CONTROL LINE  
IS IN EFFECT THE EROSION CONTROL LINE  
SUPERSEDES THE MEAN HIGH WATER LINE AS  
THE EASTERN BOUNDARY LINE.

ATLANTIC OCEAN



SCALE: 1"=20'

MORAN, JOHN E  
301 OAK ST  
MELBOURNE BEACH, FL 32951

MORAN RESIDENCE  
301 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
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5		
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7		

**BEC Bennett Engineering & Consulting**  
4940 RANCHLAND ROAD  
MELBOURNE, FL 32934  
(321) 622-4462  
FAX (321) 622-4462  
CA# 28236

CLAYTON A. BENNETT  
P.E. NO. 53129

DATE

© 2025 BENNETT ENGINEERING & CONSULTING, LLC.

THIS DOCUMENT IS NOT TO BE USED  
FOR CONSTRUCTION UNLESS SIGNED  
HERE:  
DATE

DESIGNED: CAB DATE 03/11/25  
DRAWN BY: CAB 03/11/25  
CHECKED:  
APPROVED:  
ACAD CODE: 25020M01.DWG  
PROJECT NO: 25.020

LANDSCAPE PLAN  
L-1  
SHEET 1 OF 1

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

April 22, 2025

The Board of Adjustment will hold public hearings on **Thursday, May 15, 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:

## **Coastal Construction Variance Application: 301 Oak Street**

Coastal Construction Variance Application #VV2025-0002: This is a request for a Coastal Construction Variance for the construction of building additions to the existing single-family home from the Town of Melbourne Beach Code Section 5A-4 certain structures prohibited as follows:

This code section prohibits the construction of any major structures or the excavation of any material seaward of the coastal setback line. In accordance with the application, this is a request for a coastal construction variance to construct an open garage entry cover and a porch deck on the landward side of the residential structure.

Property Description: The property is legally described by the Brevard County Property Appraiser as:

Parcel ID: 28-38-05-FU-1-8

Legal Description: BEAUJEANS PLAT OF MELBOURNE BEACH REPLAT OF BLKS 1, 3 LOT 8, N 65 FT OF LOT 9, LOT 22 EX S 10 FL BLK 1

The application was submitted by Clayton Bennett, P.E., on behalf of the homeowner John Moran.

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