



TOWN OF MELBOURNE BEACH

BOARD OF ADJUSTMENT MEETING

NOVEMBER 20, 2025

AGENDA PACKET

Town of Melbourne Beach

BOARD OF ADJUSTMENT MEETING THURSDAY, NOVEMBER 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:

Interim Town Manager Lisa Frazier
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. May 15, 2025 minutes
4. **PUBLIC HEARINGS**
 - A. Variance Application #VV2025-0003, 305 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, May 15, 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
Alternate Marivi Walker

Staff Present:

Town Clerk Amber Brown

Members Absent:

Member Peter Peterson
Alternate Travis Hunsucker

James Simmons made a motion to continue the meeting; Member Charles Cain seconded; Motion carried 5-0.

3. Approval of Minutes

A. February 20, 2025 minutes

Vice Chair Xochitl Ross spoke about an amendment to the minutes to correctly reflect that she voted Nay on the motion to approve the May 31, 2012 Official Zoning Map.

Member James Simmons moved to approve the minutes subject to the change; Alternate Marivi Walker seconded; Motion carried 5-0.

4. Public Hearing

A. Variance Application #VV2025-0002, 301 Oak Street

Clayton Bennett introduced himself as a professional engineer in the state of Florida and as an engineering consultant at the meeting on behalf of the homeowner applying for the variance.

Member James Simmons asked the clerk if anyone in the radius that would have received notification of the variance hearing had responded.

Town Clerk Amber Brown stated that no one had commented on the notice, but one was returned undeliverable.

Vice Chair Xochitl Ross asked Clayton if the front façade is going to be the only redevelopment of the property.

Clayton Bennett confirmed that yes, the only thing on the application is for a portion over the garage and the front doors. He did not have any knowledge of further development at the property.

Chairman Robert Schaefer stated that from what he could see, the modification would not be adding to or taking away from the footprint of the house.

Member James Simmons said that the only potential issue that could arise would be with setbacks and the changes are well within that.

Member James Simmons moved to approve variance VV2025-0002 for 301 Oak Street; Vice Chair Xochitl Ross seconded; Motion carried 5-0.

5. New Business

Vice Chair Xochitl Ross brought up two (2) houses on Atlantic, one a new construction and one with a large addition. She did not remember if they had come before the board and wondered if it had been some time ago.

Member Charles Cain did not remember the two properties coming before the board.

Chairman Robert Schaefer tasked the Town Clerk with looking into the two properties to see if they had come to the board.

Town Clerk Amber Brown stated that she wasn't sure if it was the same properties, but the Building Department had to research the same footprint issue.

Vice Chair Xochitl Ross spoke about the need for these properties to anchor their builds because if they don't, everyone in the community receives a surcharge on their insurance according to FEMA.

Chairman Robert Schaefer stated that they will leave the issue open for now to be presented at a future meeting.

Member Charles Cain is going to confirm the addresses and send them to the Town Clerk.

6. Adjournment

Member James Simmons moved to adjourn; Alternate Marivi Walker seconded; Motion carried 5-0.

The meeting adjourned at 6:13 p.m.

ATTEST:

Robert Schaefer, Chairman

Amber Brown, CMC
Town Clerk

Board of Adjustment Meeting

Section: New Business

Meeting Date: November 20, 2025

From: Building Department

RE: Coastal Construction Variance for 305 Oak St. – New Home

Attachments:

- Staff Report with Exhibits: Application, Plot Plan, Details and Landscape, Special Purpose Survey, Florida Department of Environmental Protection Permit – Pages 7-30
- Notice of Public Hearing – Page 31
- Original Plans – Pages 32-35
- Surveys – Pages 36-37
- Amended Plans Approved by DEP – Pages 38-45
- House Plans – Pages 46-50
- Town Engineer Letter – Page 51
- Proof of Ownership– Pages 52-55
- 500' Radius Map – Page 56
- Radius Mailing Labels – Pages 57-58



TOWN OF MELBOURNE BEACH

Board of Adjustment

Staff Report – Board of Adjustment Public Hearing- October 16, 2025

1. PETITION DESCRIPTION

APPLICANT: Clayton Bennett, P.E.

OWNER: SB Leasing Ventures, LLC

ADDRESS: 305 Oak Street, Unit B, Melbourne Beach, Florida

PARCEL I.D. NO: 28-38-05-FU-1-10

ZONING
DISTRICT: 1-RS

REQUEST: The applicant is requesting a Coastal Construction Control Line (CCCL) Variance from the Town of Melbourne Beach Code Section 5A-4 "Certain Structures Prohibited" as generally described in the Application in **Exhibit "A"**. The application requests approval for demolition of the existing single-family residence and the construction of a new single-family residence, swimming pool, and other associated site improvements. The application requests a variance of 200.7' feet into the CCCL for the proposed single-family residence, 203.5' for the swimming pool, 207.0' for the pool deck, and 213.1' for the gazebo. This code section prohibits construction of any major structures or excavation of any material seaward of the coast construction setback line, and the 1986 Coastal Construction Control Line which serves as the Town's Coastal Setback Line under Section 5A is along the far western portion of the site.

2. BACKGROUND

The plot plan (Sheet C-1), site and section details (Sheets C-2, and C-3) and landscape plan (Sheet L-1) prepared by Bennett Engineering & Consulting and the survey prepared by Kane Surveying, Inc. (see **Exhibit "B"**) show the existing building and structures, and the proposed new home and site improvements, and specifying compliance with the Town of Melbourne Beach 1-RS Zoning District regulations. The plot plan shows the proposed new construction 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"**). The permit dated September 19, 2025 from the Florida Department of Environmental Protection (**Exhibit "D"**) demonstrates compliance with state regulations for construction seaward of the CCCL.

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 new single-family home. A permit has been issued by the Florida Department of Environmental Regulation for this new home evidencing compliance with applicable State of Florida regulations. Construction must also comply with any applicable federal requirements and local building codes, and as such this application 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:

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

III. PROPERTY INFORMATION:

General Location: The subject site is located on Oak St just south of the northern town limits.

Address: 305 Oak Street, Melbourne Beach, FL 32951

Parcel Number(s): 28-38-05-fu-1-10

Area (in acreage): +/- 1.24 Area (in square feet): +/- 54,014

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

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

Brief Description of Application: Both a Coastal Construction Line Variance and a Site Plan review is requested to allow for the demo of the existing single-family residence and the construction of a new single-family residence, swimming pool, and other associated site improvements on the subject lot.

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

IV. APPLICANT INFORMATION:

Property Owner

Name: SB Leasing Ventures, LLC

Phone: _____

Address: 743 Glengarry Dr.

Fax: _____

Melbourne, FL 32940

Email: _____

Applicant (if other than property owner)

Name: Clayton Bennett, P.E.Phone: (321) 622-4462Address: 4940 Ranchland RdFax: (321) 633-4462Melbourne, FL 32934Email: 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.

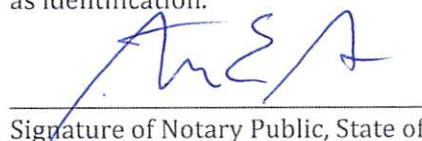
Signature: Scott BuescherDate: 7/25/2025Print Name: Scott BuescherTitle: Managing Member, SB Leasing Ventures, LLC

*Must sign in front of notary.

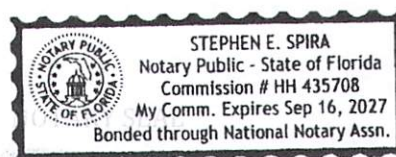
State of Florida

County of Brevard.

The foregoing application is acknowledged before me

this 25 day of JULY, 2025, by SCOTT BUESCHER,who is/are personally known to me, or who has/have produced _____
as identification.


Signature of Notary Public, State of Florida



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: Scott Buescher Date: 7-25-25
 Print Name: Scott Buescher Title: owner

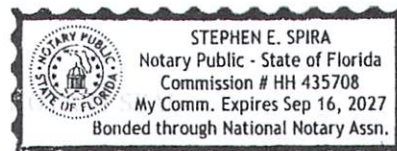
*Must sign in front of notary.

State of Florida
 County of Brevard.

The foregoing application is acknowledged before me
 this 25 day of July, 2025, by SCOTT BUESCHER,
 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: Both a Coastal Construction Control Line Variance and a site Plan review are
requested to allow for the demolition of the existing single-family residence and the reconstruction of a
proposed single-family residence, swimming pool, and other associated site improvements to 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.

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 200.7 feet is requested to allow for the construction of the proposed single family residence; 203.5 feet swimming pool, 207.0 feet swimming pool deck; and 213.1 feet for a gazebo.

The proposed work will include a proposed single-family residence, swimming pool, pool deck, gazebo, dune crossover, 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; the 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 single-family residence and swimming pool are to be constructed on a pile foundation.
- The proposed building and swimming pool 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 residence and swimming pool are located landward of the existing single-family residence.
- Native vegetation along the top of dune is to be protected and preserved.
- 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

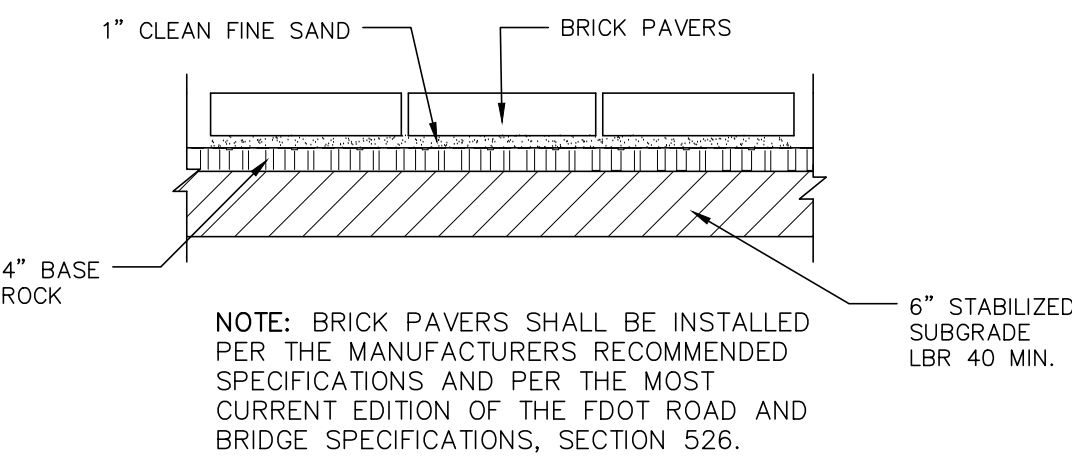
EXHIBIT "B"

Plot Plan, Details and Landscape

IMPORT FILL NOTES

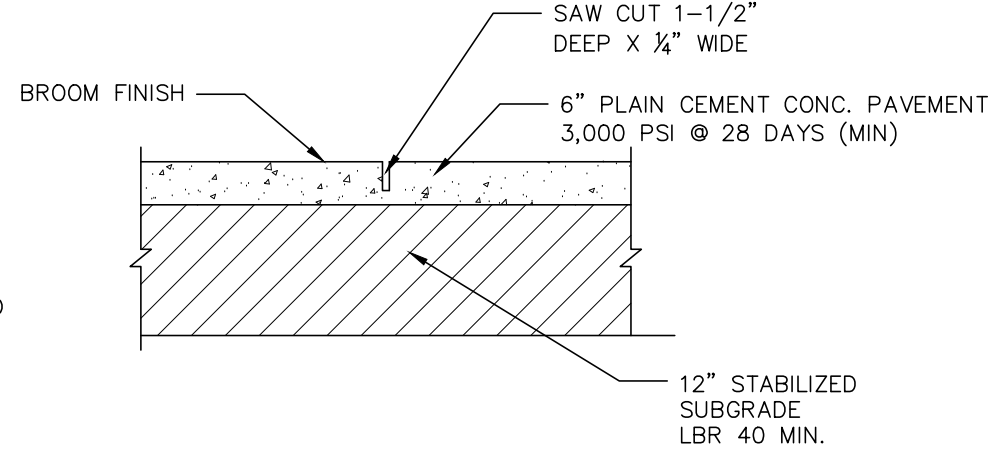
ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM. ALL FILL MATERIAL PLACED SEAWARD OF THE CCCL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME FIXED COASTAL CELL IN COLORATION, GRAIN SIZE, AND COMPOSITION. BEACH COMPATIBLE FILL IS MATERIAL THAT 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.



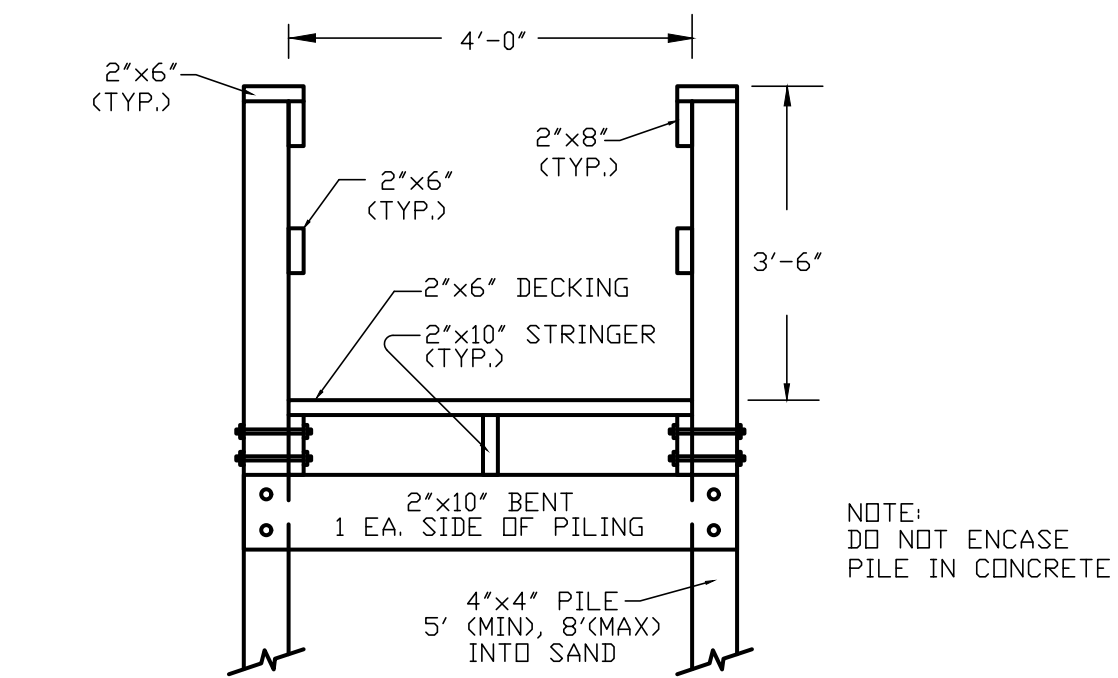
ALTERNATIVE BRICK PAVER PAVEMENT SECTION

NOT TO SCALE



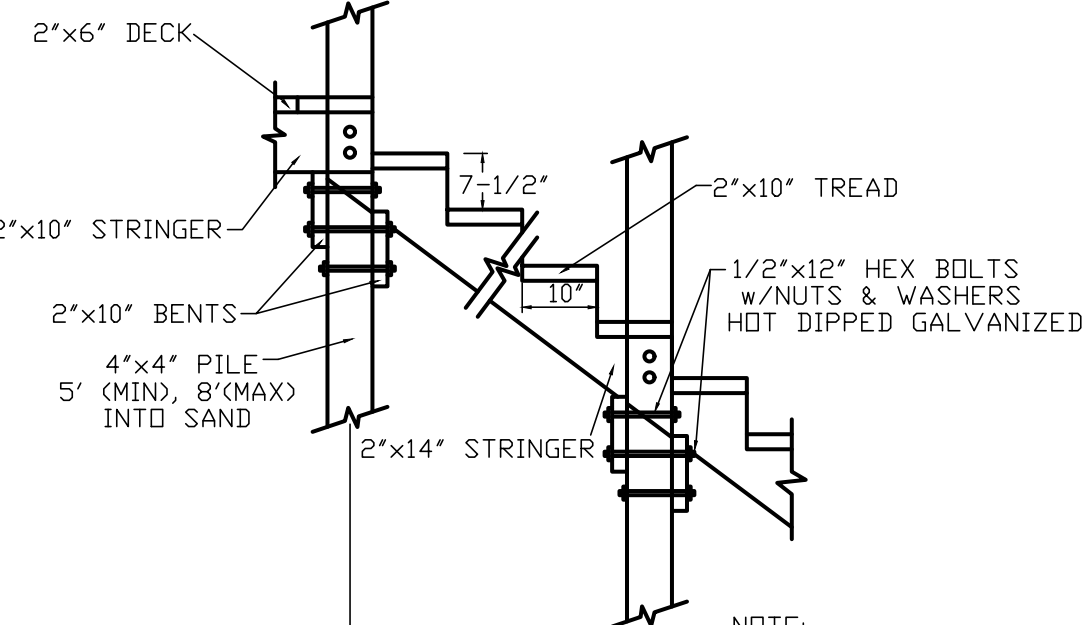
CONCRETE PAVEMENT SECTION

NOT TO SCALE



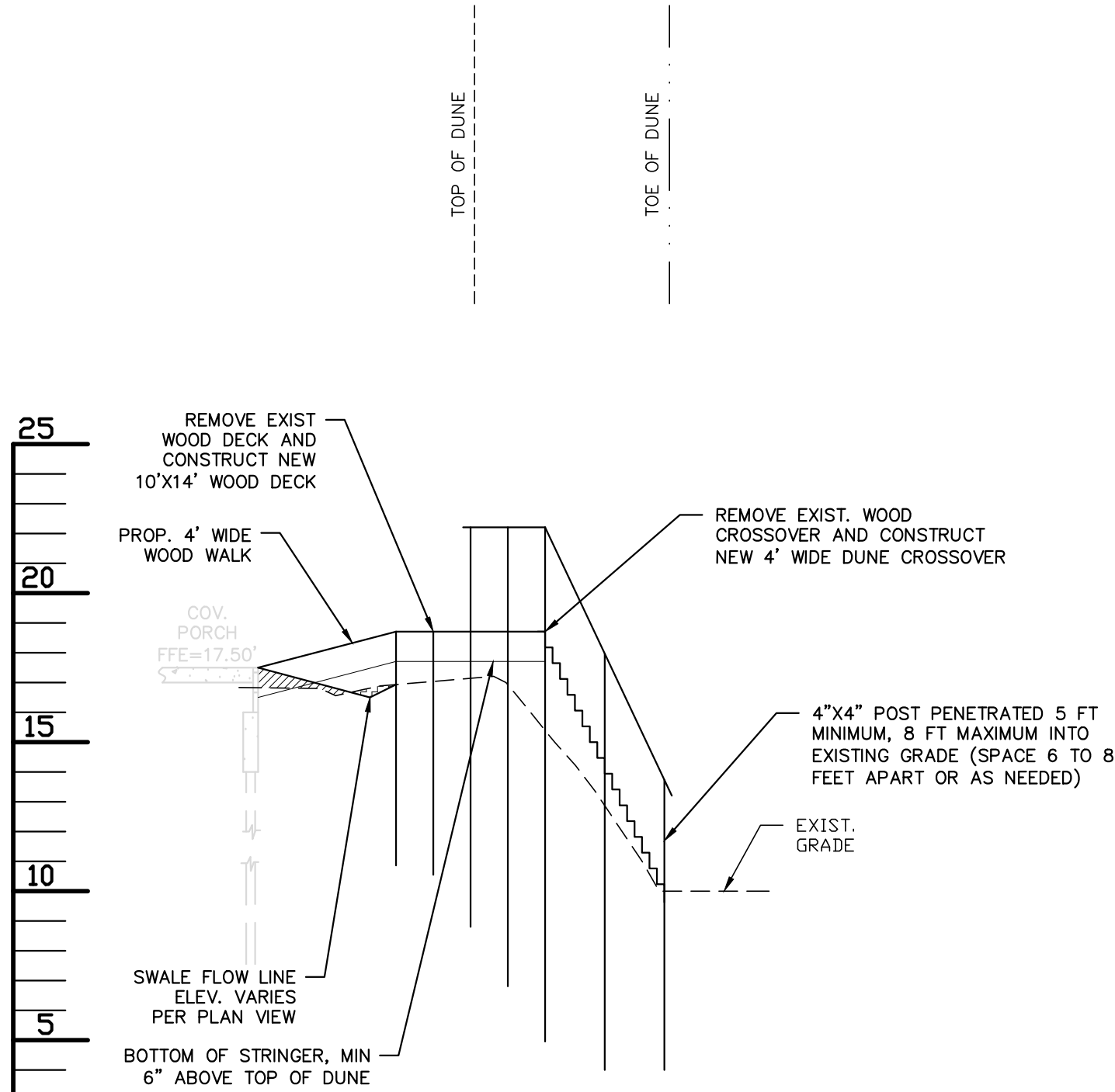
TYPICAL DUNE CROSSOVER SECTION

NTS



STAIR DETAIL

NTS



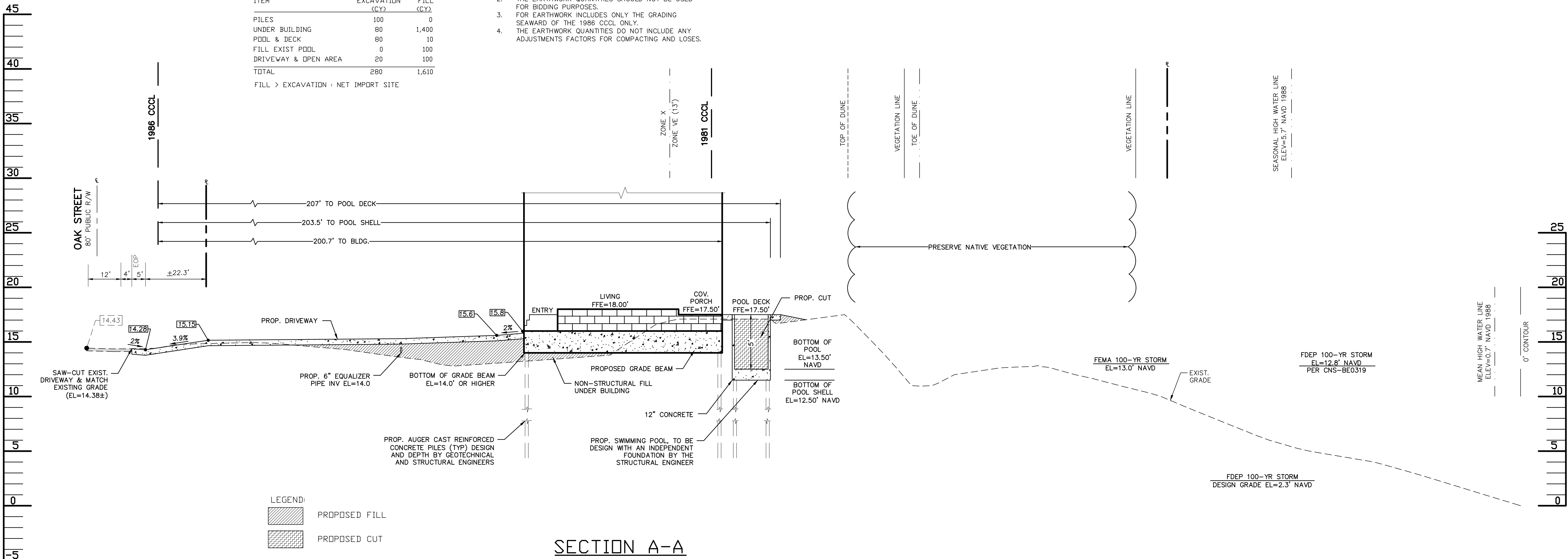
DUNE CROSSOVER SECTION

PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

ITEM	EXCAVATION (CY)	FILL (CY)
PILES	100	0
UNDER BUILDING	80	1,400
POOL & DECK	80	10
FILL EXIST POOL	0	100
DRIVEWAY & OPEN AREA	20	100
TOTAL	280	1,610
FILL > EXCAVATION : NET IMPORT SITE		

EARTHWORKS NOTES:

1. THE EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.
2. THE EARTHWORK QUANTITIES SHOULD NOT BE USED FOR BIDDING PURPOSES.
3. FOR EARTHWORK INCLUDES ONLY THE GRADING SEAWARD OF THE 1986 CCCL ONLY.
4. THE EARTHWORK QUANTITIES DO NOT INCLUDE ANY ADJUSTMENTS FACTORS FOR COMPACTING AND LOSSES.



SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SCALE: 1"=20'

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO. DATE REVISION

1		
2		
3		
4		
5		
6		
7		

Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
CLAYTON A. BENNETT
P.E. NO. 53129
FAX (321) 622-4462
CA# 28236
DATE
© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

DESIGNED: CAB 10/22/2024

DRAWN BY: CAB 10/22/2024

CHECKED:

APPROVED:

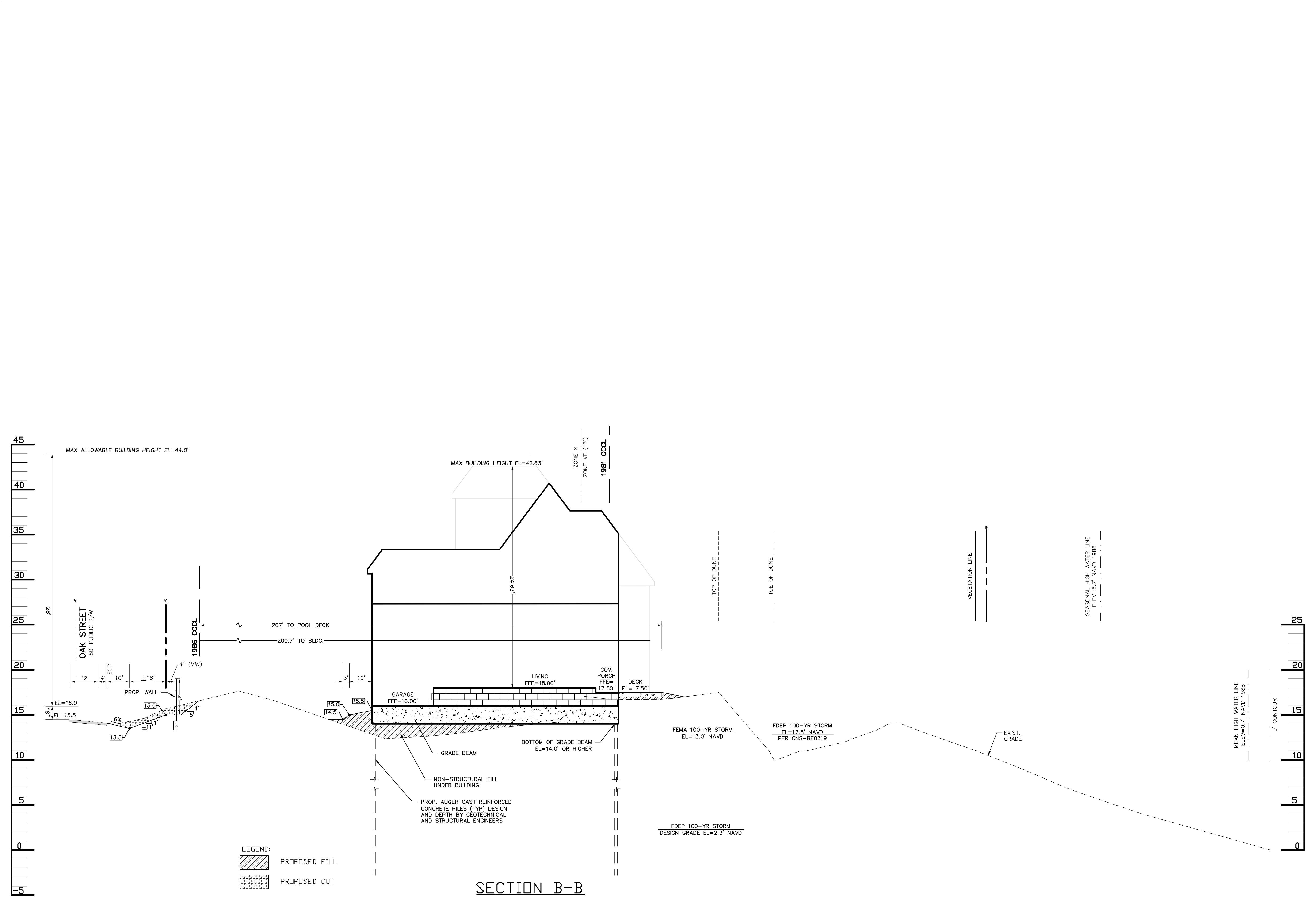
ACAD CODE: 24420M03.DWG

PROJECT NO: 24.420

SITE SECTION AND DETAILS

C-2

SHEET 2 OF 5



SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SCALE: 1"=20'

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
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
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THIS DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION UNLESS SIGNED
HERE:

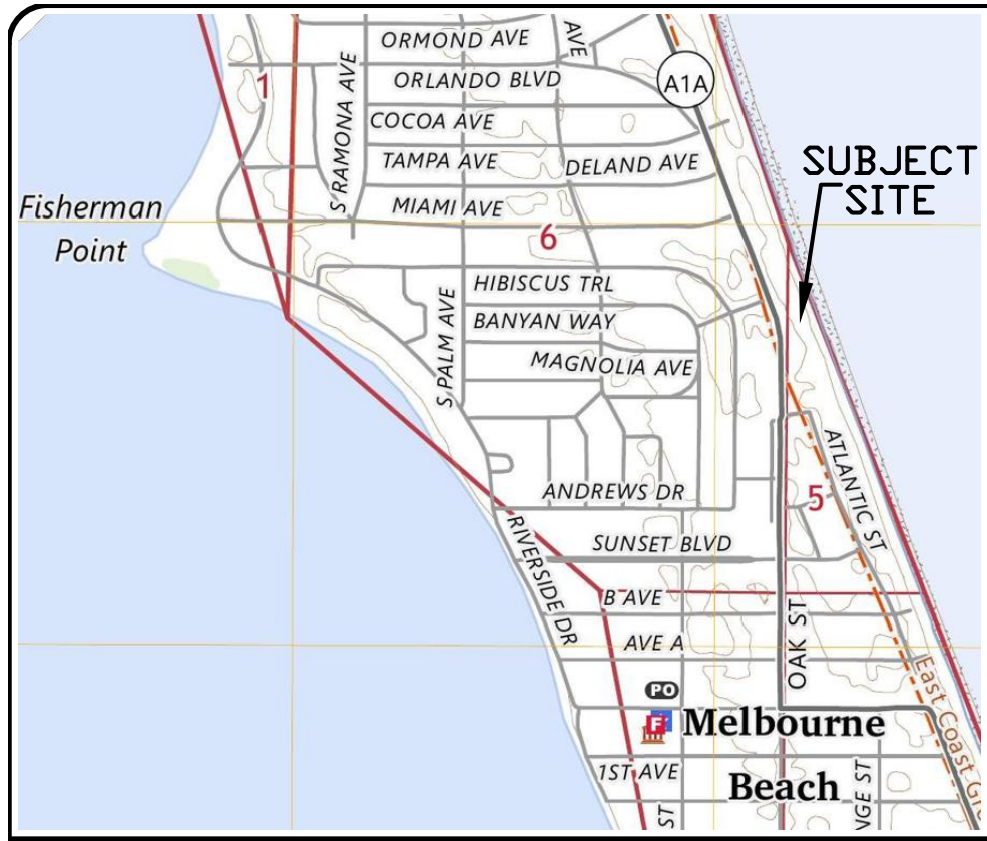
DATE

DESIGNED: CAB	DATE 10/22/2024
DRAWN BY: CAB	10/22/2024
CHECKED:	
APPROVED:	
ACAD CODE: 24420M03.DWG	
PROJECT NO: 24.420	

SITE SECTION
AND DETAILS

C-3
SHEET 3 OF 5

18



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

GENERAL STATEMENT:

THIS LANDSCAPE PLAN HAS BEEN PREPARED FOR THE DEMOLITION OF THE EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH THE ASSOCIATED SITE IMPROVEMENTS.

LEGAL DESCRIPTION:

LOT 21 OF BLOCK 1 OF THE REPLAT OF BLOCKS 1 AND 3 AND A PART OF ATLANTIC STREET AND HARLAND AVENUE IN BEAUJEAN PLAT OF MELBOURNE BEACH AS PER REPLAT RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LOTS TEN (10) AND ELEVEN (11) IN BLOCK ONE, ACCORDING TO THE BEAUJEAN PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 9 AT PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND AS REPLATTED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



SITE BM "A"
NDS "KSI-TRAV"
ELEV=13.93 FEET NAVD 1988

AREA OF ALTERATION
= 0.8 ACRES

SITE BM "B"
NDS "KSI-TRAV"
ELEV=14.23 FEET NAVD 1988

OWNER:
SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

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:
305 OAK ST
MELBOURNE BEACH, FL 32951

PARCEL ID:

28-38-05-FU-1-10

ACCOUNT NO:

2846433

SITE AREA: SITE AREA = ±1.24 AC (±54,185 SF)

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.

EDEP 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.
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.



SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
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
© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

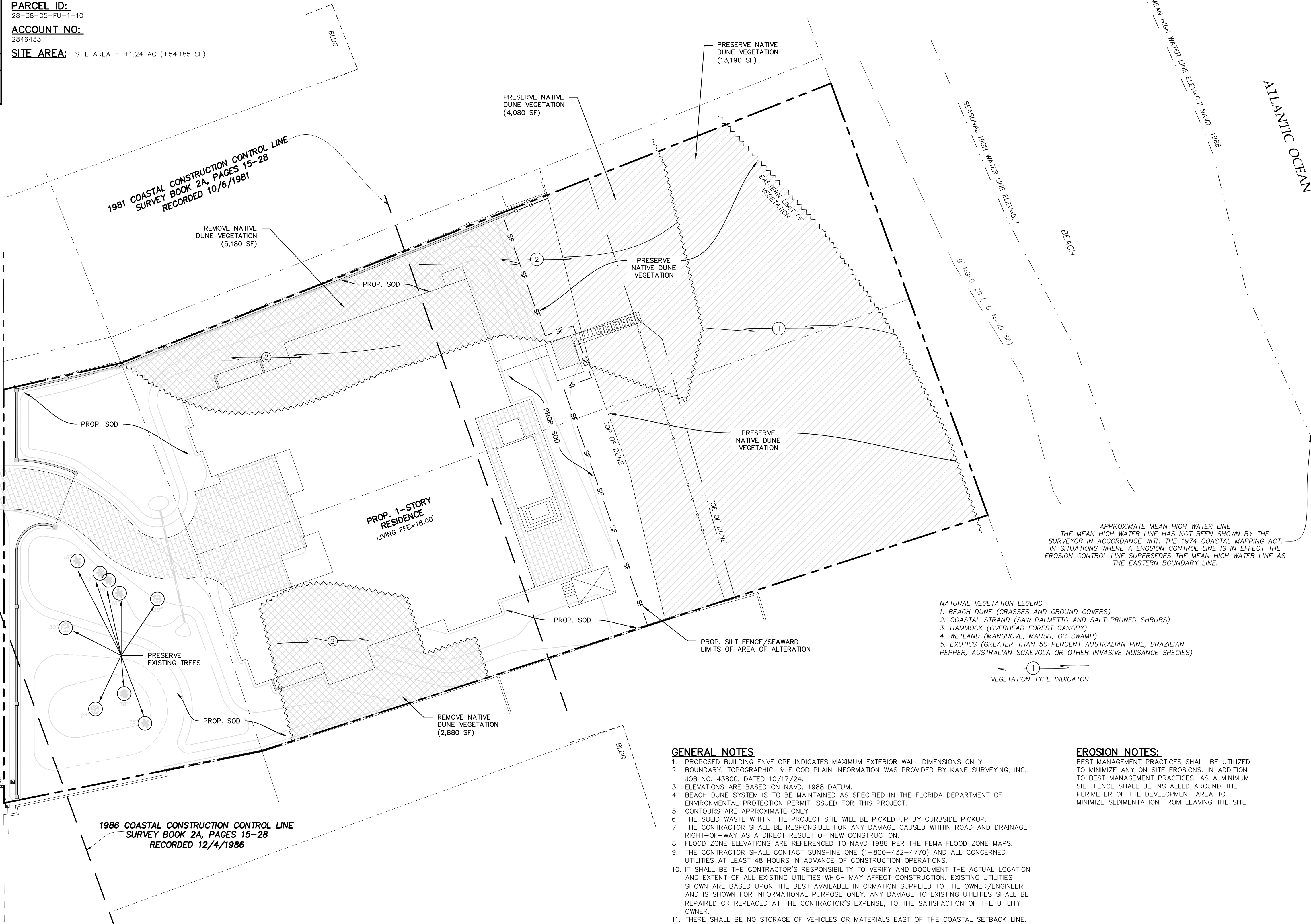
DATE

DESIGNED:	CAB	DATE	10/22/2024
DRAWN BY:	CAB	DATE	10/22/2024
CHECKED:			
APPROVED:			
ACAD CODE:	24420M03.DWG		
PROJECT NO:	24.420		

LANDSCAPE PLAN

L-1

SHEET 1 OF 1



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. 43800, DATED 10/17/24.
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.

EROSION NOTES:

BEST MANAGEMENT PRACTICES SHALL BE UTILIZED TO MINIMIZE ANY ON SITE EROSIONS. IN ADDITION TO BEST MANAGEMENT PRACTICES, AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA TO MINIMIZE SEDIMENTATION FROM LEAVING THE SITE.



TOWN OF MELBOURNE BEACH

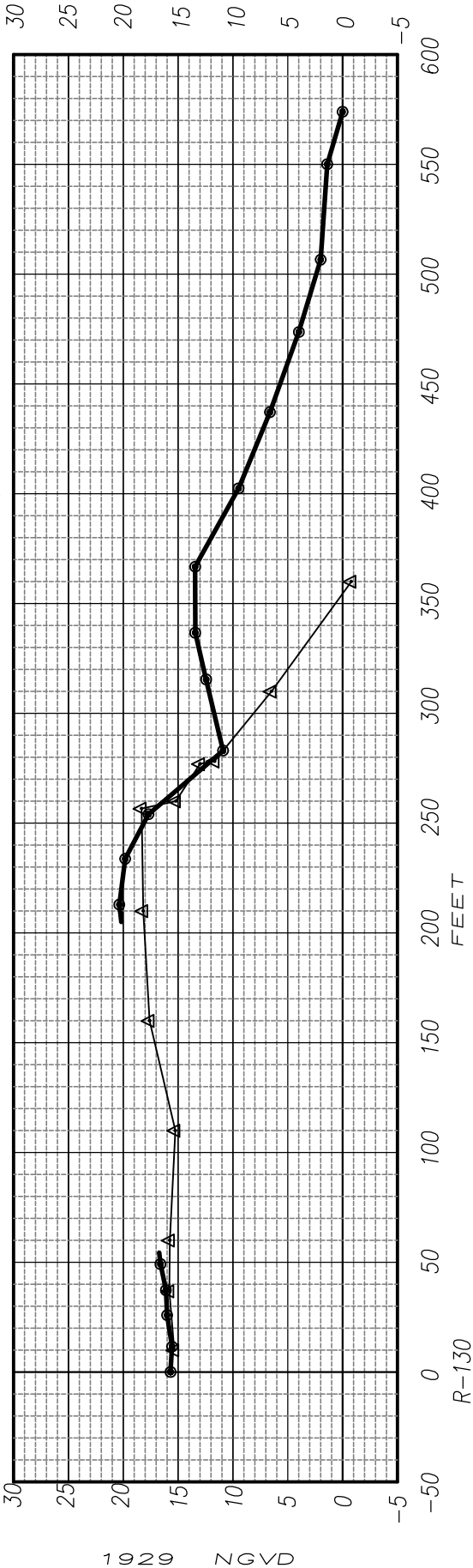
Board of Adjustment

EXHIBIT "C"

Special Purpose Survey

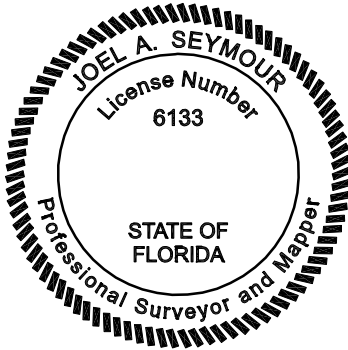
SPECIAL PURPOSE SURVEY
BREVARD RANGE MONUMENT R-130

PROFILE DATE = OCTOBER 20, 2022



OCTOBER 15, 2024 PROFILE
NOVEMBER 8, 1972 PROFILE

- NOTES:**
- 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
 - ELEVATIONS BASED ON NGVD 1929 AND NATURAL RESOURCES MONUMENT R-130 BEING AT AN ELEVATION OF 15.71 FEET NGVD 1929.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - R-130 = N-1359936.85/E-641762.49 NORTH AMERICAN DATUM 1927
 - R-130 WAS RECOVERED AND WAS FOUND IN GOOD CONDITION



PROFILE/R130

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.

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



TOWN OF MELBOURNE BEACH

Board of Adjustment

EXHIBIT "D"

Florida Department of Environmental Protection Permit



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Office of Resilience and Coastal Protection
Coastal Construction Control Line Program
2600 Blair Stone Road - Mail Station 3522
Tallahassee, Florida 32399-2400
(850) 245-8570

PERMIT NUMBER: BE001547

PERMITTEE

SB Leasing Ventures, LLC
 c/o Clayton A. Bennett, P.E.
 Bennett Engineering & Consulting, LLC
 4940 Ranchland Road
 Melbourne, Florida 32934

NOTICE TO PROCEED AND PERMIT FOR CONSTRUCTION OR OTHER ACTIVITIES PURSUANT TO SECTION 161.053, FLORIDA STATUTES

FINDINGS OF FACT: An application for authorization to conduct the activities seaward of the coastal construction control line that are indicated in the project description, was filed by the applicant/permittee named herein on August 1, 2025, and was determined to be complete pursuant to rule on August 6, 2025. The proposed major structures are to be located landward of the 30-year erosion projection and the existing line of construction established by major structures in the immediate area.

CONCLUSIONS OF LAW: After considering the merits of the proposal and any written objections from affected persons, the Department finds that upon compliance with the permit conditions, the activities indicated in the project description of this permit are of such a nature that they will result in no significant adverse impacts to the beach/dune areas or to adjacent properties; that the work is not expected to adversely impact nesting sea turtles, their hatchlings, or their habitat; that the work is expendable in nature and/or is appropriately designed in accordance with Section 62B-33.005, Florida Administrative Code. The direct and cumulative impacts to the beach and dune system that will be caused by the seaward location and shore-parallel width of the proposed construction represent the maximum such impacts that are acceptable to the Department. Therefore, future construction on the site seaward of the coastal construction control line shall not extend further seaward of, or increase the shore-parallel coverage occupied by, the proposed structures approved pursuant to this permit. Based on the foregoing considerations, the Department approves the application; authorizes construction and/or activities at the location indicated below in strict accordance with the project description, the approved plans (if any) and the General Permit Conditions which are by this reference incorporated herein, and any additional conditions shown below, pursuant to Section 161.053(4), Florida Statutes.

EXPIRATION DATE: September 19, 2028

LOCATION: Between approximately 415 feet and 515 feet south of the Department of Environmental Protection's reference monument R-129, in Brevard County. Project address: 305 Oak Street, Melbourne Beach.

PROJECT DESCRIPTION:

One-Story, Single-Family Dwelling

1. Location relative to control line: A maximum of 200.7 feet seaward.

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2. Exterior dimensions: 123.3 feet in the shore-normal direction, including porch, by 122.5 feet in the shore-parallel direction.
3. Type of foundation: Pile.
4. Finished floor elevation: +18 feet (NAVD).
5. Elevation of understructure parking slab: +16 feet (NAVD).

Swimming Pool with attached Spa

1. Location relative to control line: A maximum of 203.5 feet seaward as measured perpendicular to the control line.
2. Exterior dimensions: 14 feet in the general shore-normal direction by 32 feet in the general shore parallel direction.
3. Type of foundation: Pile.
4. Pool deck elevation: +17.5 feet (NAVD).
5. Bottom of pool shell elevation: +12.5 feet (NAVD).

Excavation/Fill

1. Total volume of excavation: Approximately 280 cubic yards. **See Special Permit Condition 4.**
2. Location of excavation: To an approximate distance of 203.5 feet seaward of the control line.
3. Maximum depth of excavation: To the depth of the pile foundation.
4. Volume of fill to be placed: Approximately 1,610 cubic yards, including 1,330 cubic yards of imported fill. **See Special Permit Condition 5.**
5. Location of fill to be placed: To an approximate distance of 207 feet seaward of the control line.

Other Structures/Activities

1. Demolition of the existing single-family dwelling and associated structures. **See Special Permit Condition 3.**
2. A maximum 6-inch-high breakaway retaining wall is to be located north of the dwelling.
3. A 4-foot-wide wooden dune walkover. **See Special Permit Conditions 6-7.**
4. A 10x14-foot, wood-framed elevated gazebo with 6-inch posts is to be attached to the south side of the deck.

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5. A maximum 4-inch-high breakaway retaining wall is to be located landward of the dwelling, as shown on the approved plans.
6. A paver driveway to be located landward of the dwelling as shown on approved plans.
7. Landscaping planting. **See Special Permit Condition 8.**
8. Exterior lighting. **See Special Permit Condition 9.**

SPECIAL PERMIT CONDITIONS:

1. Prior to commencement of construction activity authorized by this permit, a preconstruction conference shall be held at the site among the contractor, the owner or authorized agent, and a staff representative of the Department to establish an understanding among the parties as to the items specified in the special and general conditions of the permit. The proposed locations of the structures shall be staked out for the conference. **Contact Melanie Cain at (386) 895-1958 or email Melanie.Cain@floridadep.gov to schedule a preconstruction conference.**
2. Prior to the commencement of construction activity authorized by this permit, a temporary construction fence shall be erected along the perimeter of the permitted area. The fence shall remain in place until the construction authorized by this permit is complete. The optimal placement of the construction fence shall be determined during the preconstruction conference by the staff representative, ensuring maximum protection of the existing native vegetation and dune features on the site.
3. All rubble, debris, wood, posts, piles and damaged or broken concrete resulting from this construction shall be removed and relocated landward of the coastal construction control line.
4. All sandy material excavated seaward of the control line shall be maintained on site seaward of the control line.
5. Any imported fill material shall be obtained from a source landward of the control line. All fill material (both excavated from the site and imported) shall consist of sand which is similar to that already on the site in both grain size and coloration and shall meet the requirements of Rule 62B-33.005(7), F.A.C. This fill material shall be free of construction debris, rocks, or other foreign matter. A sample of the sand shall be provided to the staff representative during the preconstruction conference.
6. The dune walkover shall be set at a minimum elevation for stringers and cross members to be installed without requiring excavation of existing dune topography. Width of the walkover deck shall not exceed 4 feet. Posts for the walkover structure shall not be greater than 4 inches wide or 4 inches in diameter, must be embedded a minimum of 5 feet and shall not be encased in concrete. The structure shall be designed to minimize debris generation from pickets and other non-structural members. Walkovers shall extend at least up to the existing line of vegetation but not farther than 10 feet seaward of the vegetation. The optimum siting of the walkover structure shall be determined by the staff representative of the Department during the preconstruction conference to provide maximum protection to the existing dune topography and vegetation located on the site.
7. No construction, operation, transportation or storage of equipment or materials, planting, and no temporary lighting of the construction area are authorized in marine turtle nesting habitat seaward of the dune crest at any time during the marine turtle nesting season (March 1 through October 31).

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8. Plantings shall conform to the approved planting plan. Removal of invasive plant species and landscape and dune enhancement plant installation shall not cause the removal of existing salt-tolerant native vegetation.
9. All lighting shall be installed and maintained as depicted in the approved lighting schematic. No additional permanent exterior lighting is authorized.
10. Permittee shall submit compliance reports as specified in Special and General Permit Conditions of this permit. General Permit Conditions 1(q) and 1(r) pertain to written reports which must be submitted to the Department of Environmental Protection at specified times. The forms for the reports: 1(q) **Foundation Location Certification** (DEP Form 73-114B) and 1(r) **Final Certification** (DEP Form 73-115B) are available at the website: <https://floridadep.gov/rcp/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms>. Each form may be submitted electronically to the CCCL mailbox at CCCL@dep.state.fl.us.

GENERAL PERMIT CONDITIONS:

(1) The following general permit conditions shall apply, unless waived by the Department or modified by the permit:

(a) The permittee shall carry out the construction or activity for which the permit was granted in accordance with the plans and specifications that were approved by the Department as part of the permit. Deviations therefrom, without written approval from the Department, shall be grounds for suspension of the work and revocation of the permit pursuant to section 120.60(7), F.S., and shall result in assessment of civil fines or issuance of an order to alter or remove the unauthorized work, or both. No other construction or activities shall be conducted. No modifications to project size, location, or structural design are authorized without prior written approval from the Department. A copy of the notice to proceed shall be conspicuously displayed at the project site. Approved plans shall be made available for inspection by a Department representative.

(b) The permittee shall conduct the construction or activity authorized under the permit using extreme care to prevent any adverse impacts to the beach and dune system, marine turtles, their nests and habitat, or adjacent property and structures.

(c) The permittee shall allow any duly identified and authorized member of the Department to enter upon the premises associated with the project authorized by the permit for the purpose of ascertaining compliance with the terms of the permit and with the rules of the Department until all construction or activities authorized or required in the permit have been completed and all project performance reports, certifications, or other documents are received by the Department and determined to be consistent with the permit and approved plans.

(d) The permittee shall hold and save the State of Florida, the Department, and its officers and employees harmless from any damage, no matter how occasioned and no matter what the amount, to persons or property that might result from the construction or activity authorized under the permit and from any and all claims and judgments resulting from such damage.

(e) The permittee shall allow the Department to use all records, notes, monitoring data, and other information relating to construction or any activity under the permit, which are submitted, for any purpose necessary except where such use is otherwise specifically forbidden by law.

(f) Construction traffic shall not occur and building materials shall not be stored on vegetated areas seaward of the control line unless specifically authorized by the permit. If the Department determines that this requirement is not being met, positive control measures, such as temporary fencing, designated access roads, adjustment of construction sequence, or other requirements, shall be provided by the permittee at the direction of the Department. Temporary construction fencing shall not be sited within marine turtle nesting habitats.

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(g) The permittee shall not disturb existing beach and dune topography and vegetation except as expressly authorized in the permit. Before the project is considered complete, any disturbed topography or vegetation shall be restored as prescribed in the permit with suitable fill material or revegetated with appropriate beach and dune vegetation. When required for mitigation, dune vegetation will be considered successfully established if within 180 days of planting, a minimum of 80 percent of the planting units survive, a minimum of 80 percent of the planted area is covered with native species and the vegetation is continuous without gaps along the shoreline.

(h) All fill material placed seaward of the CCCL shall meet the requirements of subsection 62B-33.005(7), F.A.C. All such fill material shall be free of construction debris, rocks, clay, or other foreign matter; and shall be obtained from a source landward of the CCCL.

(i) If surplus sand fill results from any approved excavation seaward of the control line, such material shall be distributed seaward of the control line on the site, as directed by the Department, unless otherwise specifically authorized by the permit. Sand fill placed seaward of the frontal dune, bluff or coastal armoring in marine turtle nesting habitat shall be configured such that it does not interfere with marine turtle nesting.

(j) Any native salt-tolerant vegetation destroyed during construction shall be replaced with plants of the same species or, by authorization of the Department, with other native salt-tolerant vegetation suitable for beach and dune stabilization. Unless otherwise specifically authorized by the Department, all plants installed in beach and coastal areas – whether to replace vegetation displaced, damaged, or destroyed during construction or otherwise – shall be of species indigenous to Florida beaches and dunes, such as sea oats, sea grape, saw palmetto, panic grass, saltmeadow hay cordgrass, seashore saltgrass, and railroad vine, and grown from stock indigenous to the region in which the project is located.

(k) All topographic restoration and revegetation work is subject to approval by the Department, and the status of restoration shall be reported as part of the final certification of the actual work performed.

(l) If not specifically authorized elsewhere in the permit, no operation, transportation, or storage of equipment or materials is authorized seaward of the dune crest or rigid coastal structure during the marine turtle nesting season. The marine turtle nesting season is May 1 through October 31 in all counties except Brevard, Indian River, St. Lucie, Martin, Palm Beach, and Broward counties where leatherback turtle nesting occurs during the period of March 1 through October 31.

(m) If not specifically authorized elsewhere in the permit, no temporary lighting of the construction area is authorized at any time during the marine turtle nesting season and no additional permanent exterior lighting is authorized.

(n) All non-opaque walls, balcony railings, deck railings, windows and doors visible from any point on the beach must be tinted to a transmittance value (light transmission from inside to outside) of 45 percent or less through the use of tinted glass or window film.

(o) The permit has been issued to a specified property owner and is not valid for any other person unless formally transferred. An applicant requesting transfer of the permit shall sign the permit transfer agreement form, agreeing to comply with all terms and conditions of the permit, and return it to the Department. The transfer request shall be provided on the form entitled “Permit Transfer Agreement” – DEP Form 73-103 (Revised 1/04), which is hereby adopted and incorporated by reference. No work shall proceed under the permit until the new owner has received a copy of the transfer agreement approved by the Department. A copy of the transfer agreement shall be displayed on the construction site along with the permit. An expired permit shall not be transferred. Copies of the “Permit Transfer Agreement” form are available at the following website: <http://www.dep.state.fl.us/beaches/forms.htm#CCCL>

(p) The permittee shall immediately inform the Department of any change of mailing address of the permittee and any authorized agent until all requirements of the permit are met.

(q) For permits involving habitable major structures, all construction on the permitted structure shall stop when the foundation pilings have been installed. At that time the foundation location form shall be submitted to and accepted by the Department prior to proceeding with further vertical construction above the foundation. The form shall be signed by a professional surveyor, licensed pursuant to chapter 472, F.S., and shall be based upon such surveys performed in accordance with chapter 472, F.S., as are necessary to determine the actual

PERMITTEE: SB Leasing Ventures, LLC

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configuration and dimensioned relationship of the installed pilings to the control line. The information shall be provided to the Department using the form entitled "Foundation Location Certification" – DEP Form 73-114B (Revised 9/05), which is hereby adopted and incorporated by reference. Phasing of foundation certifications is acceptable. The Department shall notify the permittee of approval or rejection of the form within seven (7) working days after staff receipt of the form. All survey information upon which the form is based shall be made available to the Department upon request. Permits for repairs or additions to existing structures with nonconforming foundations are exempt from this condition.

(r) For permits involving major structures and exterior lighting on major structures, the permittee shall provide the Department with a report by a registered professional within 30 days following completion of the work. For permits involving armoring or other rigid coastal structures, the permittee shall provide the Department with a report by an engineer licensed in the State of Florida within 30 days following completion of the work. The report shall state that all locations specified by the permit have been verified and that other construction and activities authorized by the permit, including exterior lighting, have been performed in compliance with the plans and project description approved as a part of the permit and all conditions of the permit; or shall describe any deviations from the approved plans, project description, or permit conditions, and any work not performed. Such report shall not relieve the permittee of the provisions of paragraph 62B-33.0155(1)(a), F.A.C. If none of the permitted work is performed, the permittee shall inform the Department in writing no later than 30 days following expiration of the permit. The report shall be provided on the form entitled "Final Certification" DEP Form 73-115B (Revised 9/05), which is hereby adopted and incorporated by reference. Copies of the "Final Certification" form are available at the following website: <http://www.dep.state.fl.us/beaches/forms.htm#CCCL>

(s) Authorization for construction of armoring or other rigid coastal structures is based on an engineering review and assessment of the design and anticipated performance and impact of the structure as a complete unit. Construction of any less than the complete structure as approved by the Department is not authorized and shall result in the assessment of an administrative fine and the issuance of an order to remove the partially constructed structure. Modifications to the project size, location, or structural design shall be authorized by the Department in accordance with rule 62B-33.013, F.A.C.

(2) The permittee shall not commence any excavation, construction, or other physical activity on or encroaching on the sovereignty land of Florida seaward of the mean high water line or, if established, the erosion control line until the permittee has received from the Board of Trustees of the Internal Improvement Trust Fund the required lease, license, easement, or other form of consent authorizing the proposed use.

(3) The permittee shall obtain any applicable licenses or permits required by Federal, state, county, or municipal law.

(4) This permit does not authorize trespass onto other property.

(5) In the event of a conflict between a general permit condition and a special permit condition, the special permit condition shall prevail.

(6) Copies of any forms referenced above can be obtained by contacting the Department of Environmental Protection, 2600 Blair Stone Road, MS 3522, Tallahassee, Florida 32399-2400, at <http://www.dep.state.fl.us/beaches/forms.htm#CCCL> or by telephoning (850) 245-8570.

CAVEAT:

Due to potential adverse impacts to the beach and dune system that may result from additional development on the property, the shore-parallel and seaward extent of the permitted structures shall not be increased, nor will any additional major structures be permitted which would exceed the limits established by the permitted construction seaward of the coastal construction control line.

Approved plans are incorporated into this permit by reference.

PERMITTEE: SB Leasing Ventures, LLC
 PERMIT NUMBER: BE001547
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NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under [Sections 120.569](#) and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the

PERMITTEE: SB Leasing Ventures, LLC
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deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Aline Sartori, Environmental Specialist III
 Coastal Construction Control Line Program
 Office of Resilience and Coastal Protection

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Clayton A. Bennett, P.E., Agent ClaytonABennett@gmail.com
 Melanie Cain, Field Inspector, Melanie.Cain@floridadep.gov

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Derek Reed
 Clerk

09/19/2025
 Date

Town of Melbourne Beach Board of Adjustment Notice of Public Hearing

October 30, 2025

The Board of Adjustment will hold a public hearing on **Thursday, November 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 application:

Coastal Construction Variance Application: 305 Oak Street

Coastal Construction Variance Application #VV2025-0003: This is a request for a Coastal Construction Variance from the Town of Melbourne Beach Code Section 5A-4 "Certain Structures Prohibited." 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 coastal construction variance request is for the construction of a new single-family residence, swimming pool, pool deck, and gazebo.

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

Parcel ID: 28-38-05-FU-1-10

Legal Description: BEAUJEANS PLAT OF MELBOURNE BEACH REPLAT OF BLKS 1, 3 LOTS 10, 11, 21

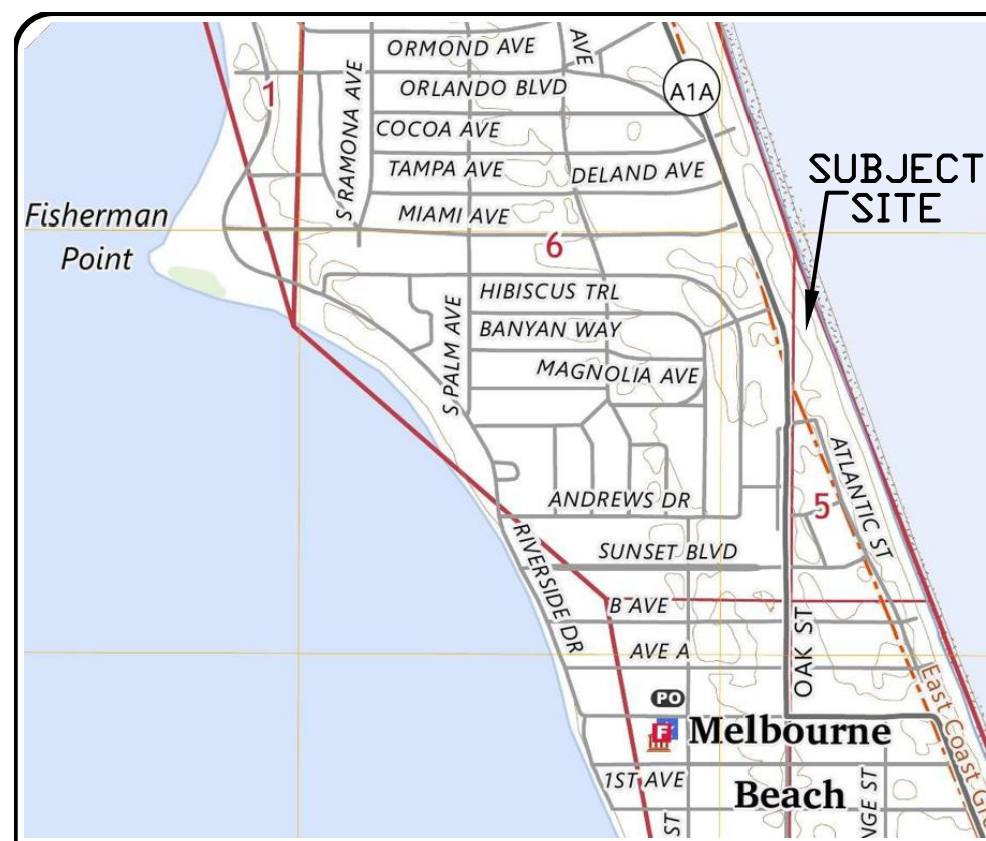
The application was submitted by Clayton Bennett, P.E., on behalf of the homeowner SB Leasing Ventures, LLC.

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



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

GENERAL STATEMENT:

THIS PLOT PLAN HAS BEEN PREPARED FOR THE DEMOLITION OF THE EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH THE ASSOCIATED SITE IMPROVEMENTS.

LEGAL DESCRIPTION:

LOT 21 OF BLOCK 1 OF THE REPLAT OF BLOCKS 1 AND 3 AND A PART OF ATLANTIC STREET AND HARLAND AVENUE IN BEAUJEAN PLAT OF MELBOURNE BEACH AS PER REPLAT RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LOTS TEN (10) AND ELEVEN (11) IN BLOCK ONE, ACCORDING TO THE BEAUJEAN PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 9 AT PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND AS REPLATED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



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

AREA OF ALTERATION = 0.8 ACRES

GRADE SHOULDER AWAY FROM PAVEMENT 10' @ 6%

SANITARY SEWER MAINHOLE R/W=14.36'

4"x4" CMF NO ID N 1360513.38 E 797934.92

SITE BM "B" NOS "KSI-TRAV" ELEV=14.23 FEET NAVD 1988

CROWN OF ROAD ELEVATION FOR BASIS FOR BUILDING HEIGHT

OWNER:
SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

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:
305 OAK ST
MELBOURNE BEACH, FL 32951

PARCEL ID:

28-38-05-FU-1-10

ACCOUNT NO:

2846433

SITE AREA: SITE AREA = ±1.24 AC (±54,185 SF)

ZONING: RS-1

NATIONAL FLOOD INSURANCE INFORMATION:

(AS PROVIDED ON THE SURVEY)

MAP NO. 12008C0608H

FIRM INDEX DATE: JANUARY 29, 2021

FLOOD ZONES: "X" & "VE"

ZONING 1-RS:

MIN LOT AREA:
MIN LOT WIDTH:
MIN LOT DEPTH:
MAX LOT COVERAGE:

MIN LIVING AREA:
MAX HEIGHT:
MIN YARD:
FRONT:
SIDE:
CCCL:

MIN PERVIOUS AREA:

REQUIRED:
12,000 SF
100 FT
120 FT
30%

PROVIDED:
±54,185 SF
±150 FT
±320 FT
10,750 SF (20%)

7,227 SF
22 FT
65.72 FT
15.0 FT
200.7 FT HOUSE
203.5 FT POOL SHELL
207.0 FT POOL DECK

54,185 SF - 15,003 SF = 39,182 SF (72%)
IMPERVIOUS AREA
BLDG: 10,705 SF
POOL & DECK: 1,387 SF
DRIVEWAY: 2,701 SF
EQUIP. PAD: 210 SF
TOTAL: 15,003 SF

MINIMUM FINISHED FLOOR ELEVATION:

TOWN:

MINIMUM OF 18" ABOVE CROWN OF ROAD.
MINIMUM FINISHED FLOOR = 14.5' + 1.5' = 16.0 FT (NAVD)

ASCE 24: FLOOD DESIGN CLASS 2

FLOOD ZONE "VE(13)", THE LOWEST HORIZONTAL MEMBER SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION.

LOWEST HORIZONTAL STRUCTURAL MEMBER= 13'+1'=14' NAVD

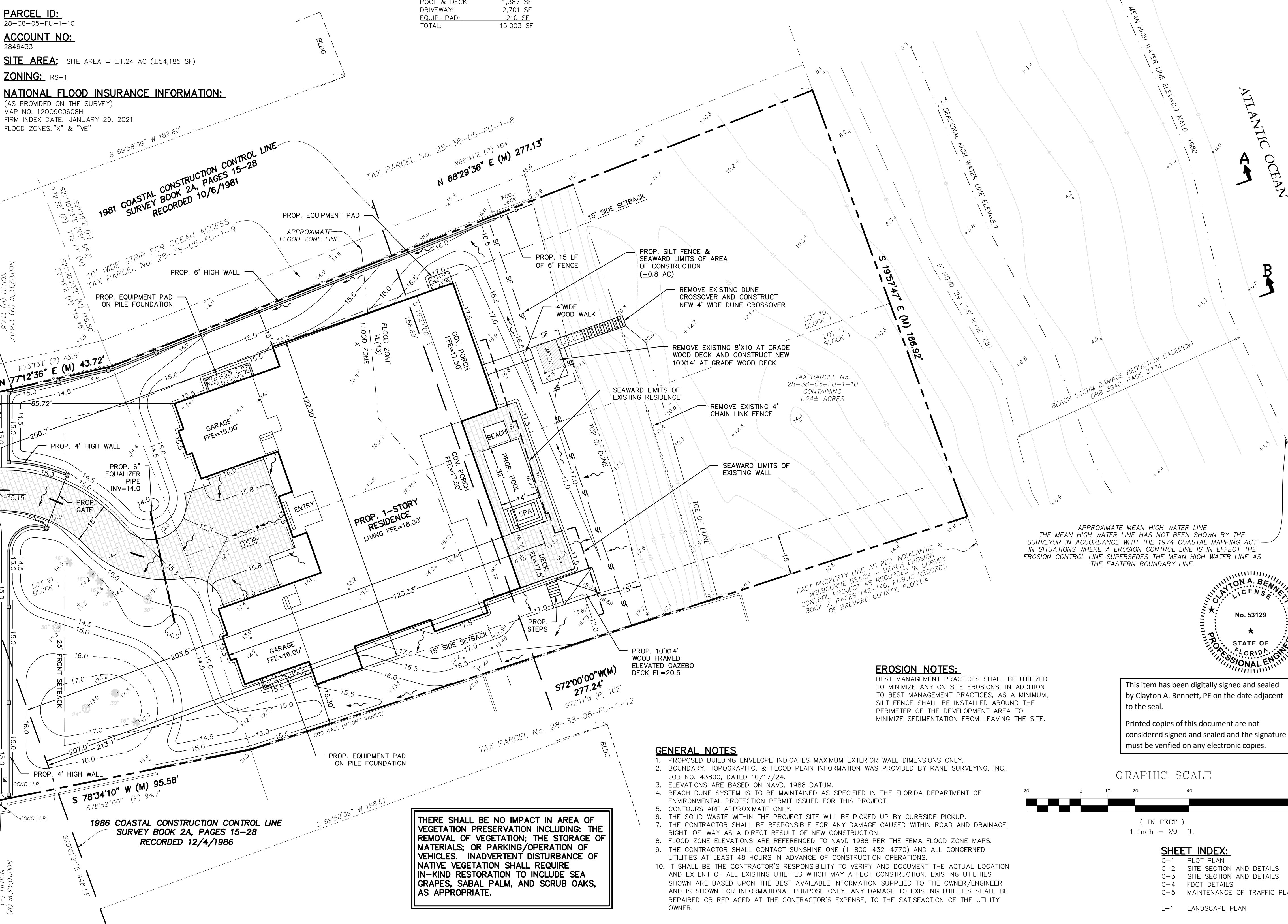
FDEP:

THE LOWEST HORIZONTAL MEMBER SHALL BE ABOVE THE 100-YEAR FLOOD ELEVATION.

THE 100-YEAR FLOOD ELEVATION PER THE FDEP SITE SPECIFIC DETERMINATION (CNS-BE0319), THE 100-YEAR STORM ELEVATION IS 12.8 FEET (NAVD).

FDEP CONSTRUCTION NOTES

- 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.
- ALL APPLICABLE REQUIREMENTS OF FLORIDA STATUTE 370.12 (MARINE TURTLE PROTECTION ACT) SHALL BE ADHERED TO.
- 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.
- 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.
- ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.



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.

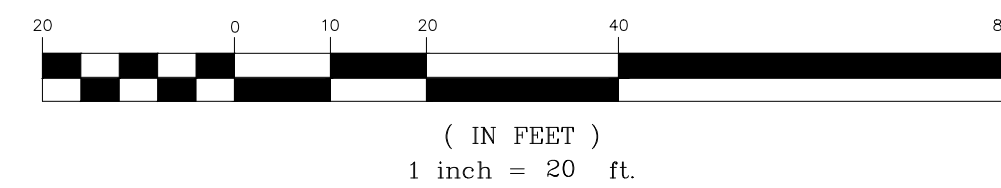
EROSION NOTES:

BEST MANAGEMENT PRACTICES SHALL BE UTILIZED TO MINIMIZE ANY ON SITE EROSIONS. IN ADDITION TO BEST MANAGEMENT PRACTICES, AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA TO MINIMIZE SEDIMENTATION FROM LEAVING THE SITE.

GENERAL NOTES

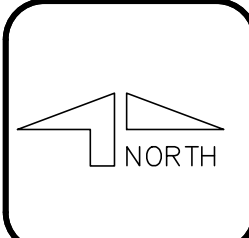
- PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
- BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43800, DATED 10/17/24.
- ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
- BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
- CONTOURS ARE APPROXIMATE ONLY.
- THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
- FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
- THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
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GRAPHIC SCALE



SHEET INDEX:

- | | |
|-----|-----------------------------|
| C-1 | PLOT PLAN |
| C-2 | SITE SECTION AND DETAILS |
| C-3 | SITE SECTION AND DETAILS |
| C-4 | FDOT DETAILS |
| C-5 | MAINTENANCE OF TRAFFIC PLAN |
| L-1 | LANDSCAPE PLAN |



SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
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 _____

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DATE _____

DESIGNED: CAB 10/22/2024
DRAWN BY: CAB 10/22/2024
CHECKED: _____
APPROVED: _____
ACAD CODE: 24420M03.DWG
PROJECT NO: 24.420

PLOT PLAN

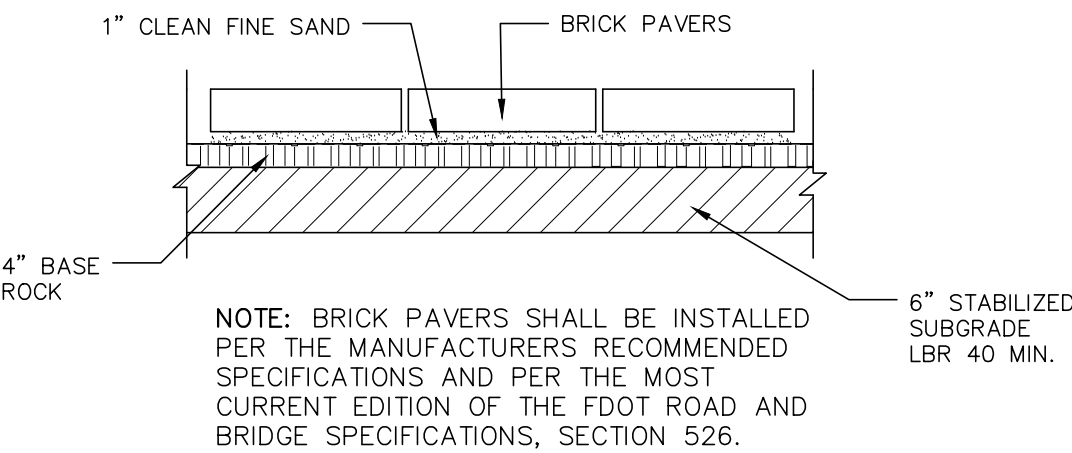
C-1

SHEET 1 OF 5

IMPORT FILL NOTES

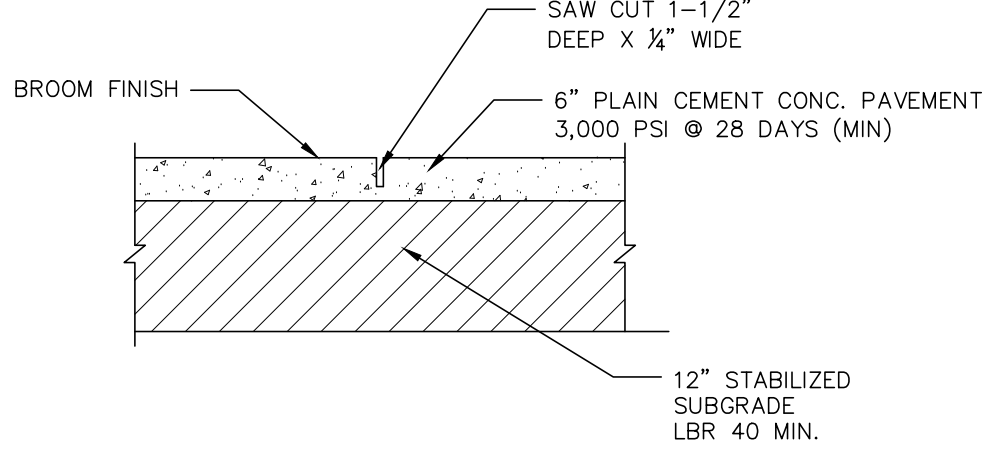
ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM. ALL FILL MATERIAL PLACED SEAWARD OF THE CCCL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME FIXED COASTAL CELL IN COLORATION, GRAIN SIZE, AND COMPOSITION. BEACH COMPATIBLE FILL IS MATERIAL THAT 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.



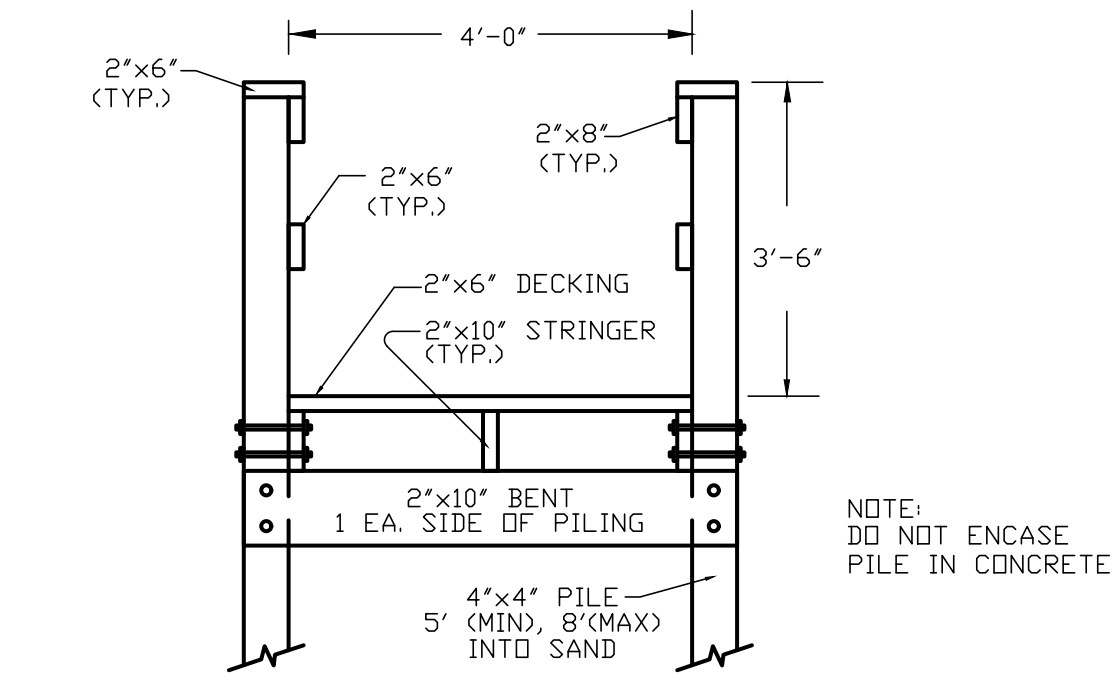
ALTERNATIVE BRICK PAVER PAVEMENT SECTION

NOT TO SCALE



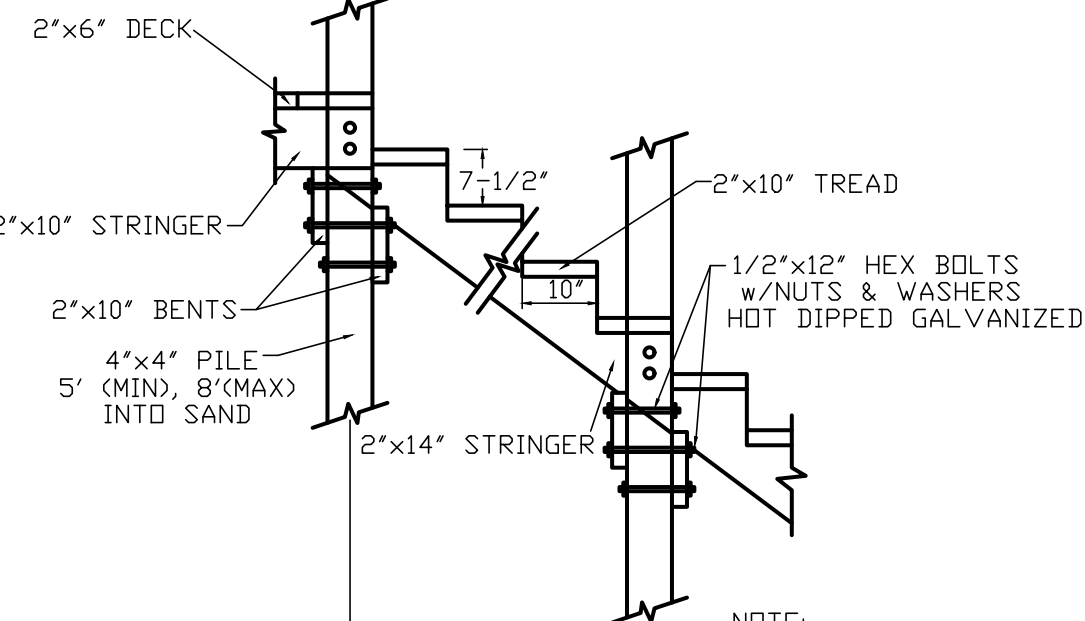
CONCRETE PAVEMENT SECTION

NOT TO SCALE



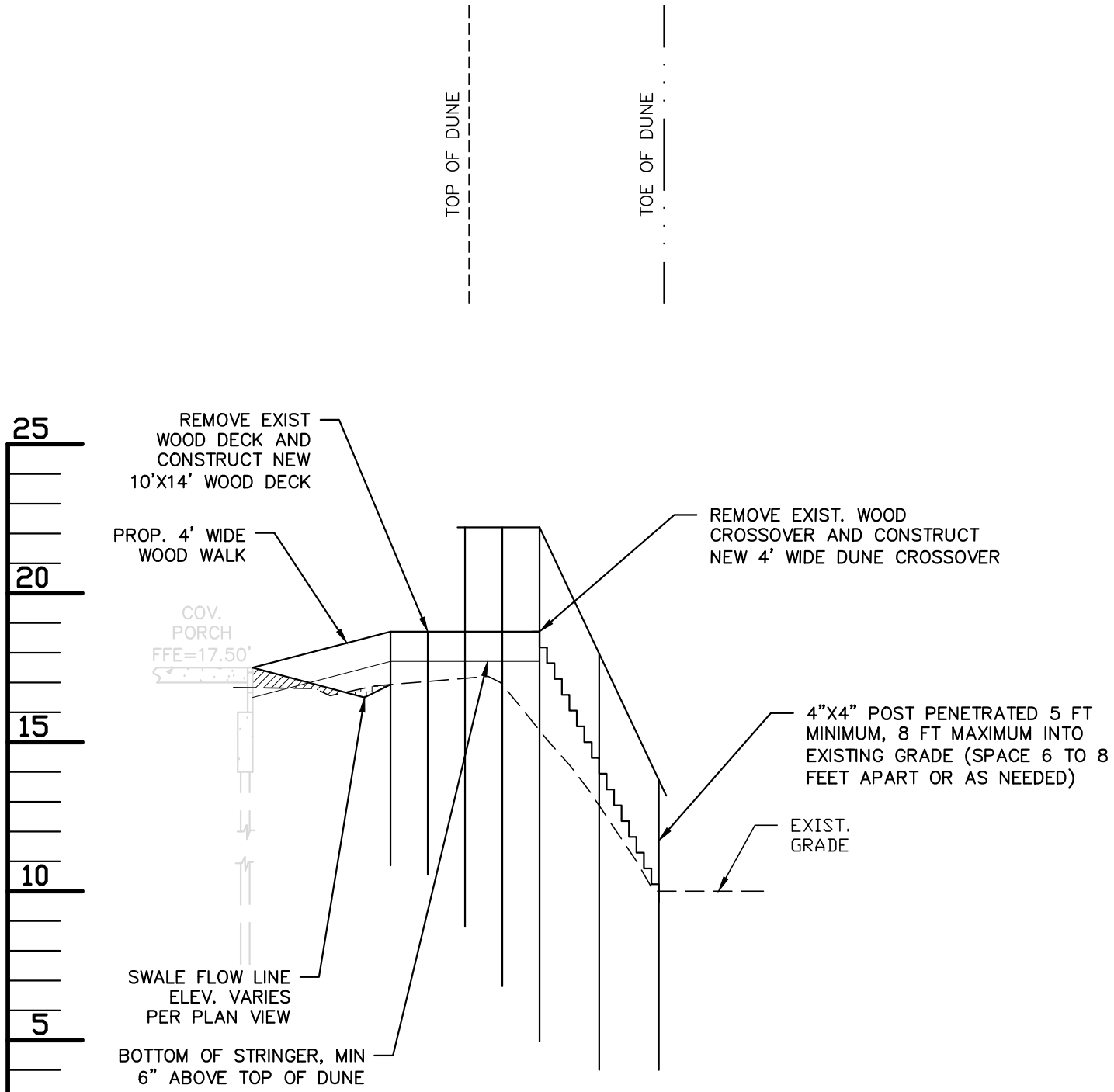
TYPICAL DUNE CROSSOVER SECTION

NTS



STAIR DETAIL

NTS



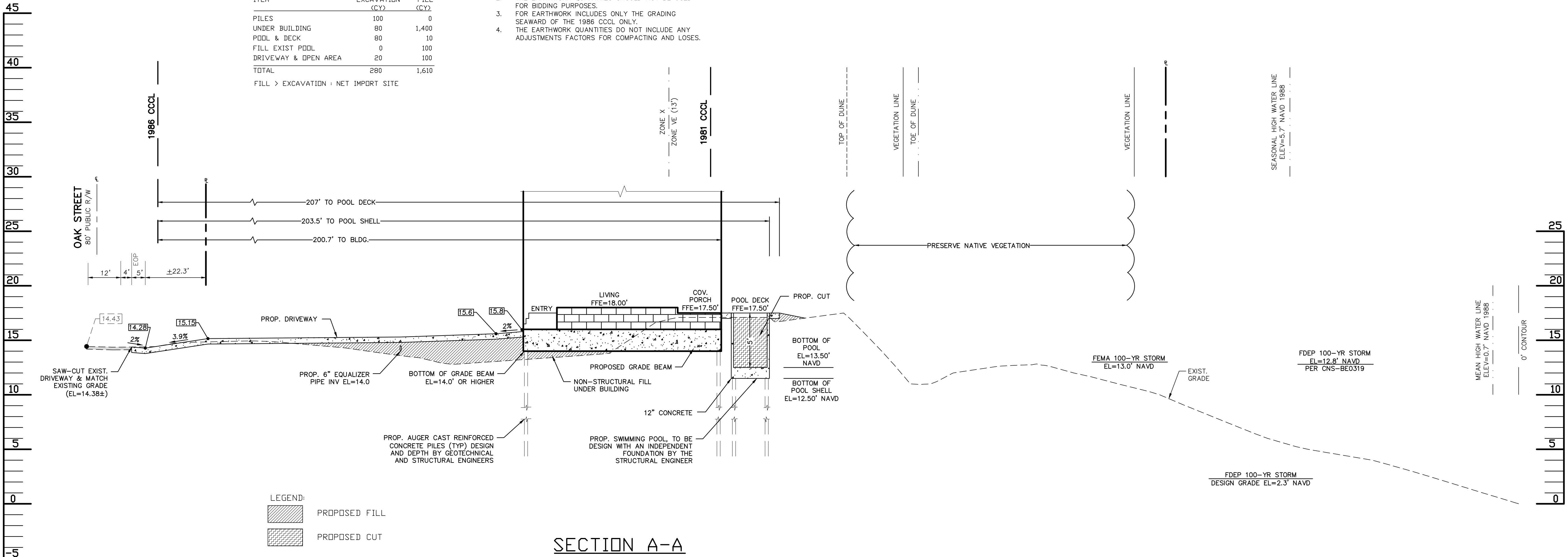
DUNE CROSSOVER SECTION

PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

ITEM	EXCAVATION (CY)	FILL (CY)
PILES	100	0
UNDER BUILDING	80	1,400
POOL & DECK	80	10
FILL EXIST POOL	0	100
DRIVEWAY & OPEN AREA	20	100
TOTAL	280	1,610
FILL > EXCAVATION : NET IMPORT SITE		

EARTHWORKS NOTES:

1. THE EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.
2. THE EARTHWORK QUANTITIES SHOULD NOT BE USED FOR BIDDING PURPOSES.
3. FOR EARTHWORK INCLUDES ONLY THE GRADING SEAWARD OF THE 1986 CCCL ONLY.
4. THE EARTHWORK QUANTITIES DO NOT INCLUDE ANY ADJUSTMENTS FACTORS FOR COMPACTING AND LOSSES.



SECTION A-A

BEC Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
CLAYTON A. BENNETT
P.E. NO. 53129
(321) 622-4462
FAX (321) 622-4462
CA# 28236
DATE
© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

DESIGNED: CAB 10/22/2024
DRAWN BY: CAB 10/22/2024
CHECKED:
APPROVED:
ACAD CODE: 24420M03.DWG
PROJECT NO: 24.420

SITE SECTION AND DETAILS
C-2
SHEET 2 OF 5

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

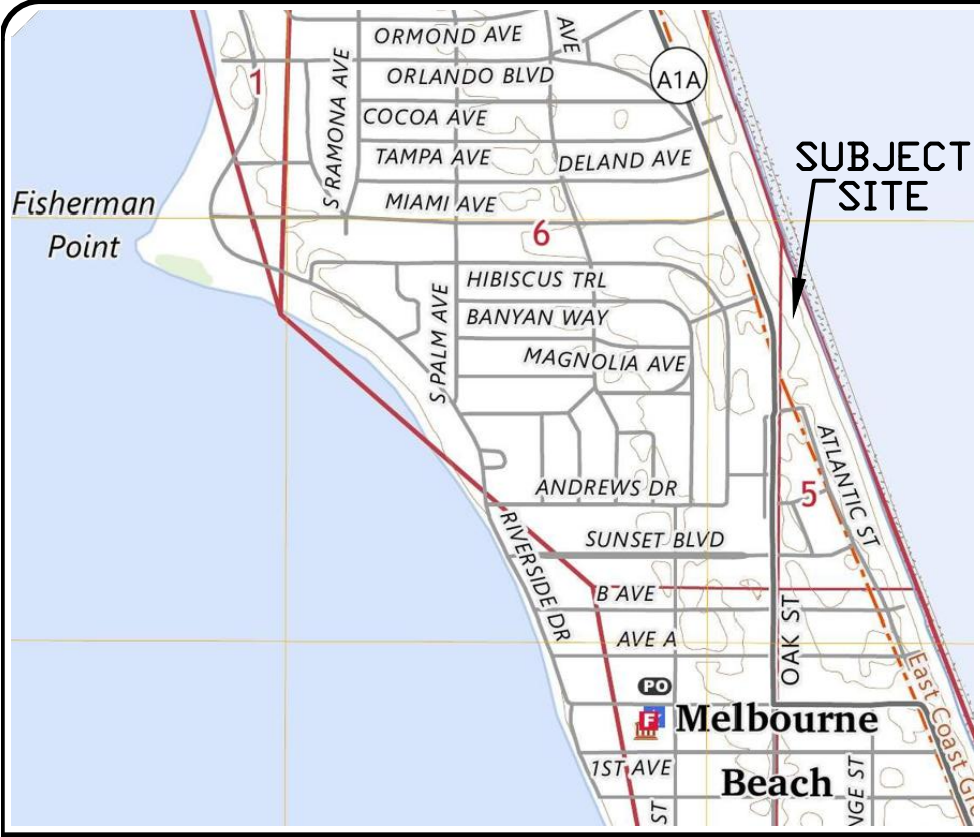
SCALE: 1"=20'



SITE SECTION
AND DETAILS

C-3

SHEET 3 OF 5



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

GENERAL STATEMENT:

THIS LANDSCAPE PLAN HAS BEEN PREPARED FOR THE DEMOLITION OF THE EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH THE ASSOCIATED SITE IMPROVEMENTS.

LEGAL DESCRIPTION:

LOT 21 OF BLOCK 1 OF THE REPLAT OF BLOCKS 1 AND 3 AND A PART OF ATLANTIC STREET AND HARLAND AVENUE IN BEAUJEAN PLAT OF MELBOURNE BEACH AS PER REPLAT RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LOTS TEN (10) AND ELEVEN (11) IN BLOCK ONE, ACCORDING TO THE BEAUJEAN PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 9 AT PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND AS REPLATTED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



SITE BM "A"
NDS "KSI-TRAV"
ELEV=13.93 FEET NAVD 1988

AREA OF ALTERATION
= 0.8 ACRES

SITE BM "B"
NDS "KSI-TRAV"
ELEV=14.23 FEET NAVD 1988

OWNER:
SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

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:
305 OAK ST
MELBOURNE BEACH, FL 32951

PARCEL ID:
28-38-05-FU-1-10

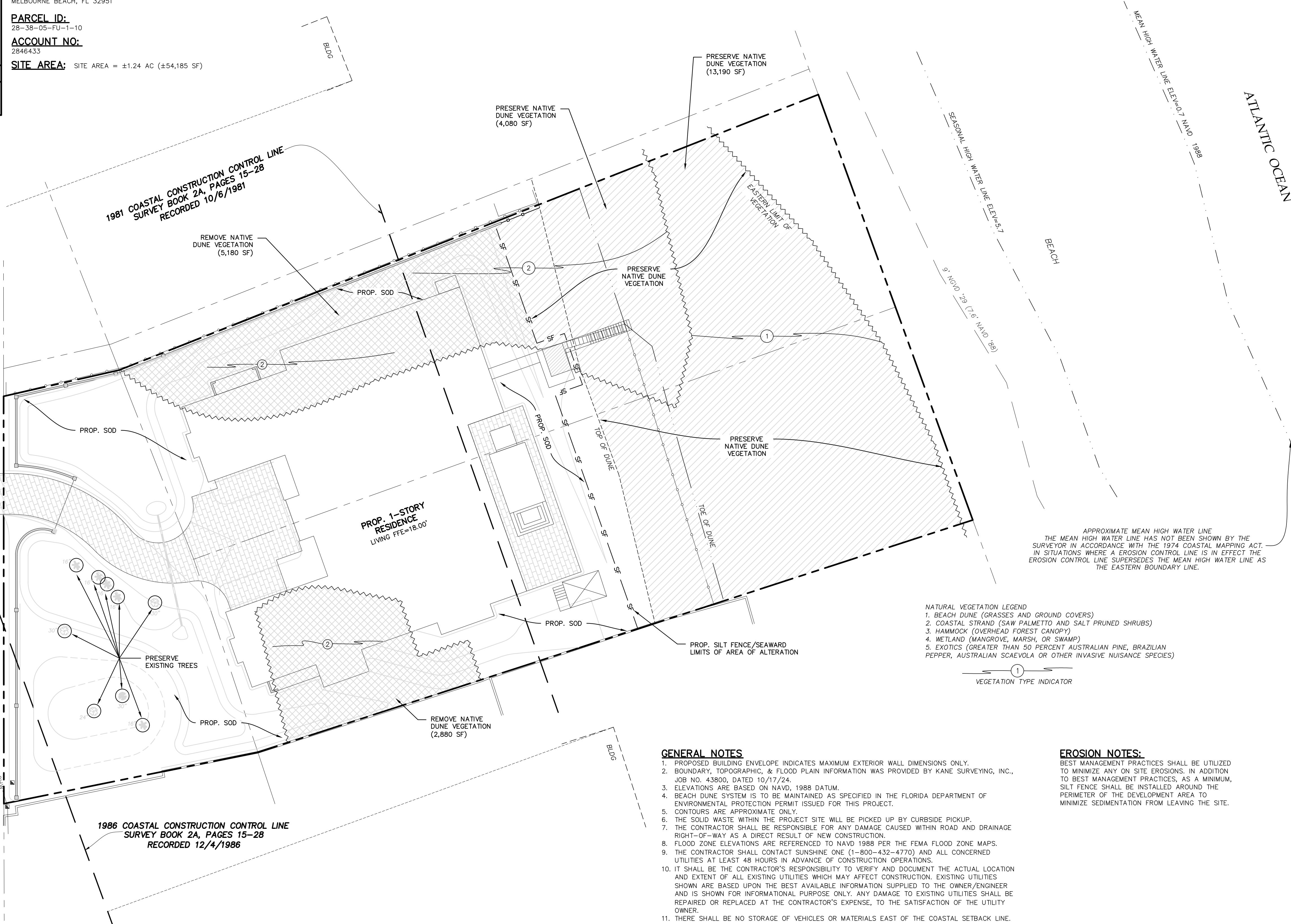
ACCOUNT NO.:
2846433

SITE AREA: SITE AREA = ±1.24 AC (±54,185 SF)

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.

EDEP 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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5. ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.



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)

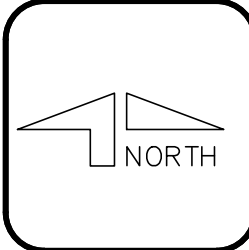
VEGETATION TYPE INDICATOR

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. 43800, DATED 10/17/24.
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.
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11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

EROSION NOTES:

BEST MANAGEMENT PRACTICES SHALL BE UTILIZED TO MINIMIZE ANY ON SITE EROSIONS. IN ADDITION TO BEST MANAGEMENT PRACTICES, AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA TO MINIMIZE SEDIMENTATION FROM LEAVING THE SITE.



SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
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5		
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7		

BEC Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
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FAX (321) 622-4462
CA# 28236

CLAYTON A. BENNETT
P.E. NO. 53129

DATE
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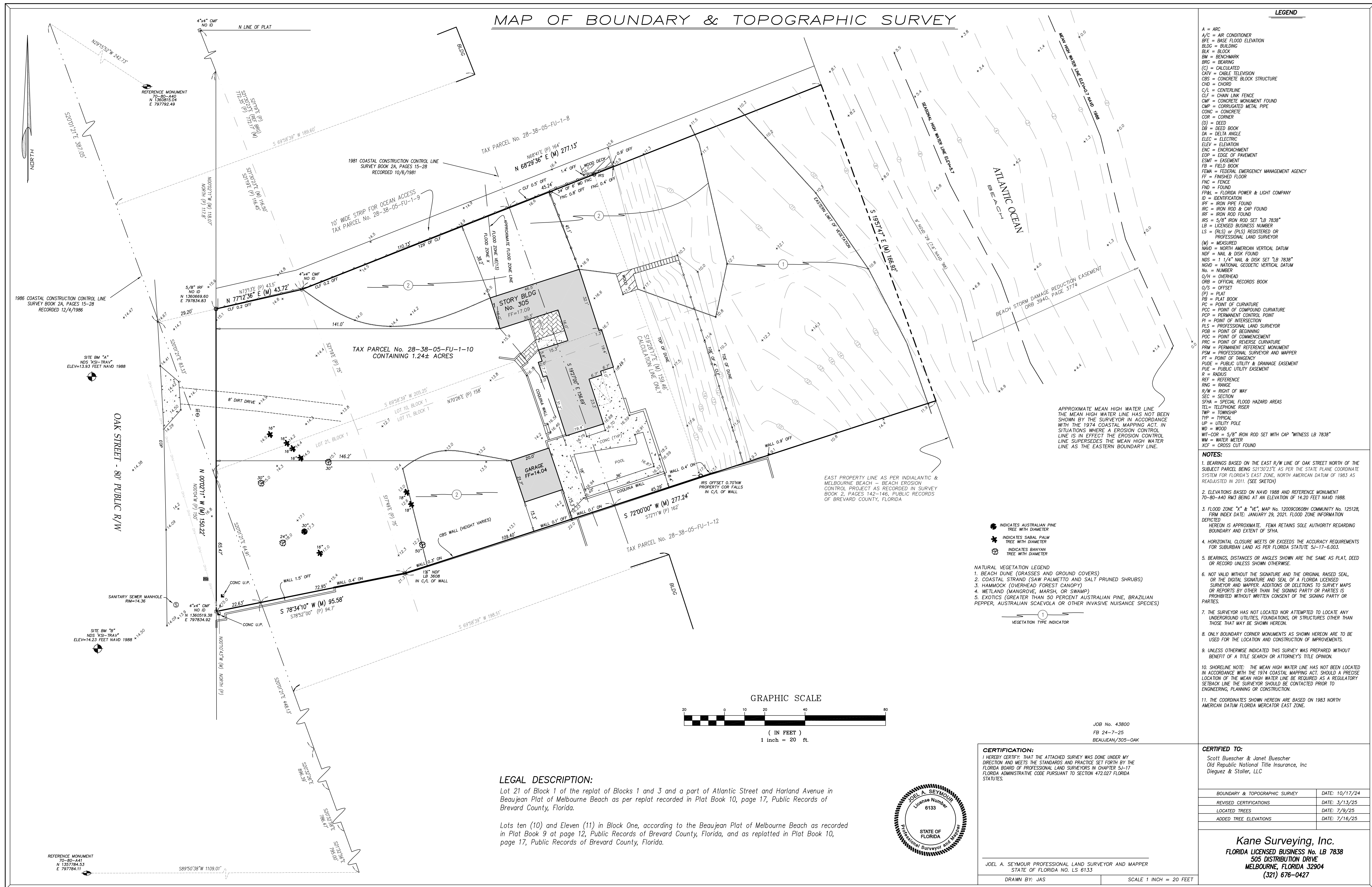
DATE

DESIGNED: CAB	DATE 10/22/2024
DRAWN BY: CAB	10/22/2024
CHECKED:	
APPROVED:	
ACAD CODE: 24420M03.DWG	
PROJECT NO: 24.420	

LANDSCAPE PLAN

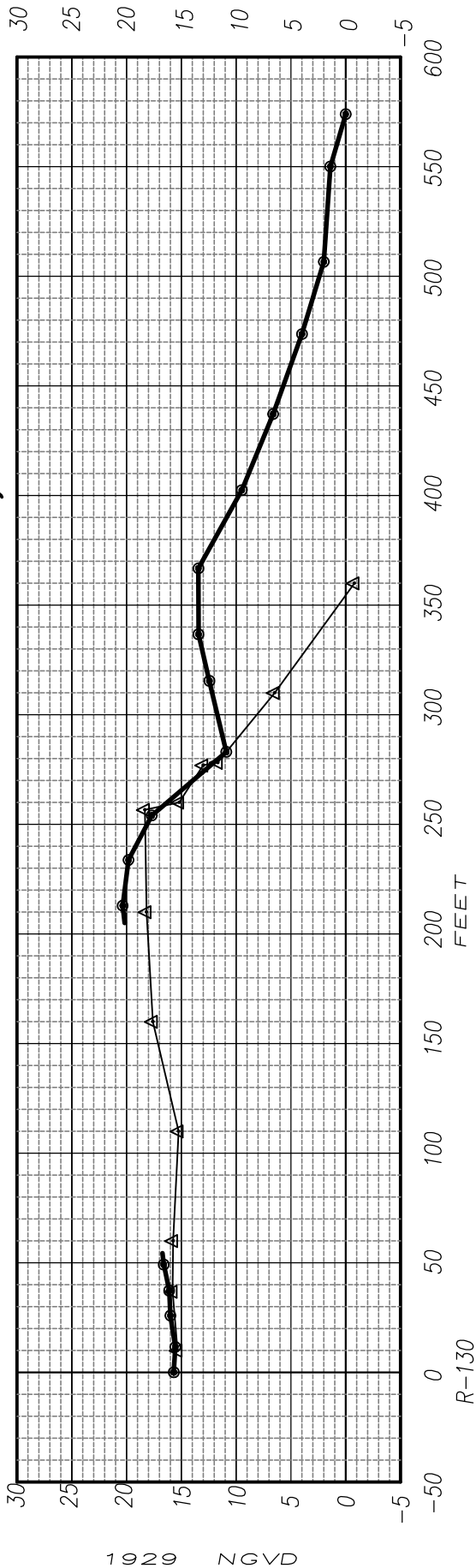
L-1

SHEET 1 OF 1



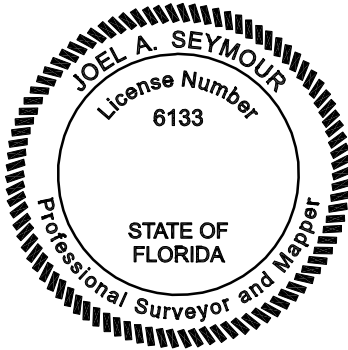
SPECIAL PURPOSE SURVEY
BREVARD RANGE MONUMENT R-130

PROFILE DATE = OCTOBER 20, 2022



OCTOBER 15, 2024 PROFILE
NOVEMBER 8, 1972 PROFILE

- NOTES:**
- 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
 - ELEVATIONS BASED ON NGVD 1929 AND NATURAL RESOURCES MONUMENT R-130 BEING AT AN ELEVATION OF 15.71 FEET NGVD 1929.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - R-130 = N-1359936.85/E-641762.49 NORTH AMERICAN DATUM 1927
 - R-130 WAS RECOVERED AND WAS FOUND IN GOOD CONDITION



PROFILE/R130

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.

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

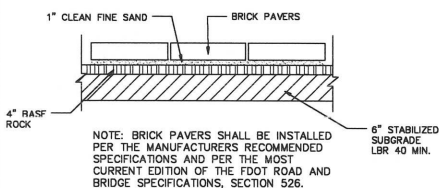
NGVD = NATIONAL GEODETIC VERTICAL DATUM

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

IMPORT FILL NOTES

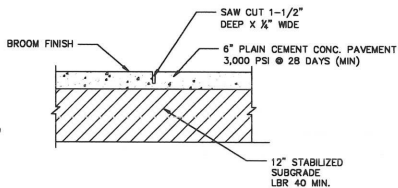
ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM. ALL FILL MATERIAL PLACED SEAWARD OF THE COOL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME FIXED COASTAL CELL IN COLORATION, GRAIN SIZE, AND COMPOSITION. BEACH COMPATIBLE FILL IS MATERIAL THAT 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 4.75MM (-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.



ALTERNATIVE BRICK PAVER PAVEMENT SECTION

NOT TO SCALE



CONCRETE PAVEMENT SECTION

NOT TO SCALE

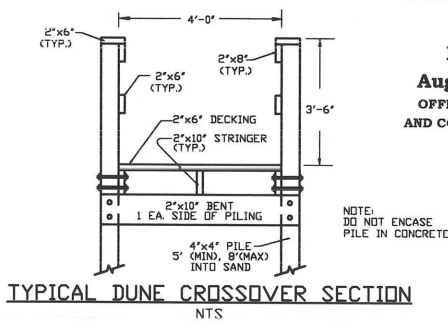
PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

ITEM	EXCAVATION CC12	FILL CC12
PILES	100	0
UNDER BUILDING	80	1,400
POOL & DECK	80	10
FILL EXIST POOL	0	100
DRIVEWAY & OPEN AREA	20	100
TOTAL	280	1,610

FILL > EXCAVATION = NET IMPORT SITE

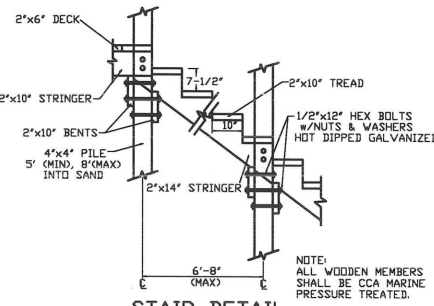
EARTHWORKS NOTES:

1. THE EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.
2. THE EARTHWORK QUANTITIES SHOULD NOT BE USED FOR BIDDING PURPOSES.
3. FOR EARTHWORK INCLUDES ONLY THE GRADING SEAWARD OF THE 1986 CCCL ONLY.
4. THE EARTHWORK QUANTITIES DO NOT INCLUDE ANY ADJUSTMENTS FACTORS FOR COMPACTING AND LOSSES.



TYPICAL DUNE CROSSOVER SECTION

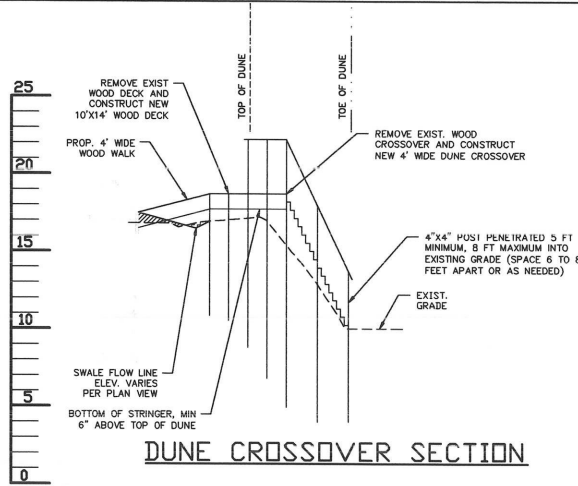
NTS



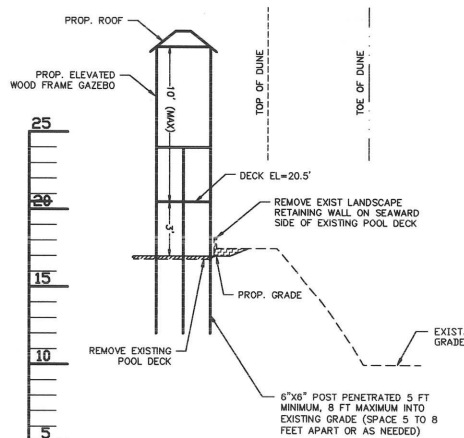
STAIR DETAIL

NTS

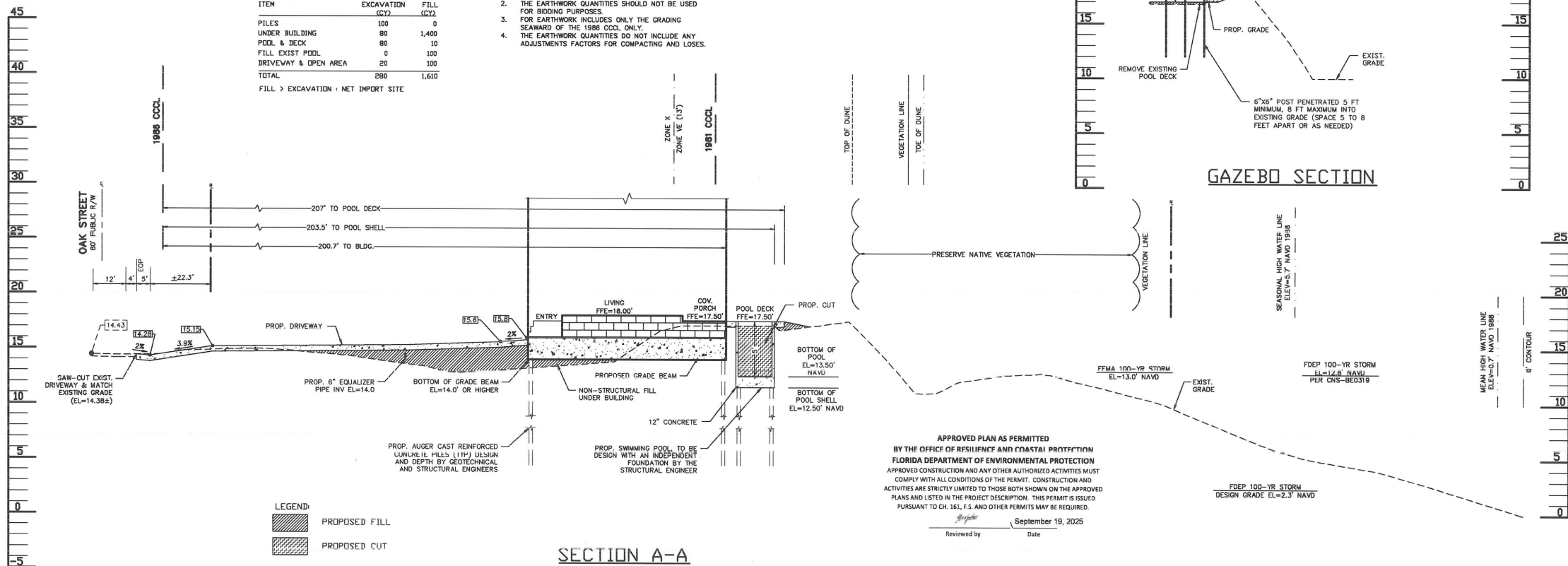
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AND COASTAL PROTECTION
BE-1547



DUNE CROSSOVER SECTION



GAZEBO SECTION



APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.

September 19, 2025
Reviewed by Date

SCALE: 1"=20'
SB LEASING VENTURES LLC
743 CLEGGARY DR
MELBOURNE, FL 32940

NO.	DATE	REVISION
1	8/11/25	REV PER FDP
2		
3		
4		
5		
6		
7		

Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
CLAYTON A. BENNETT
P.E. NO. 53129
FAX (321) 622-4462
C# 28236
DATE
© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

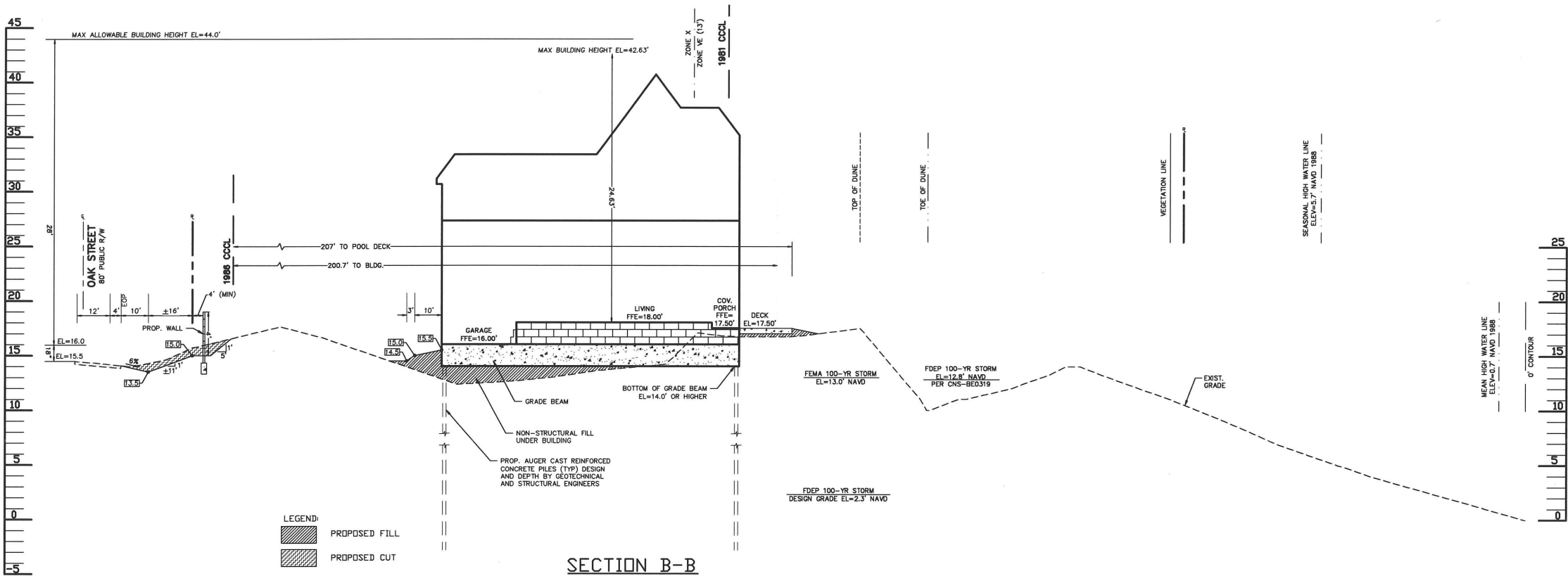
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DATE

DESIGNED: CAB 10/22/2024
DRAWN BY: CAB 10/22/2024
CHECKED:
APPROVED:
ACAD CODE: 24420M03.DWG
PROJECT NO: 24.420

SITE SECTION AND DETAILS
C-2
SHEET 2 OF 5

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APPROVED PLAN AS PERMITTED
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PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.
Reviewed by September 19, 2025 Date



SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

SCALE: 1"=20'

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

BEC Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622-4462
FAX (321) 622-4462
CLAYTON A. BENNETT
P.E. NO. 53129
DATE
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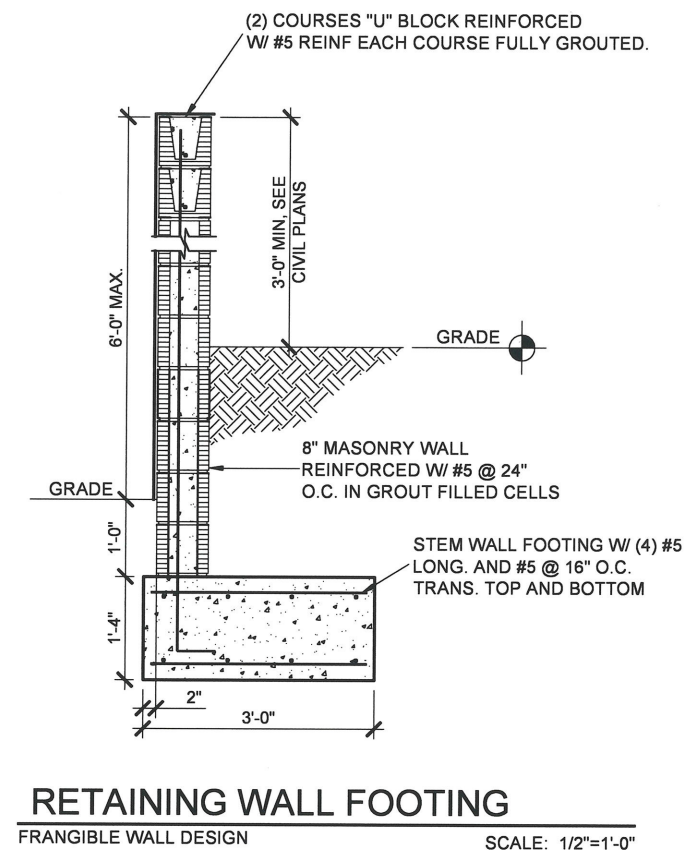
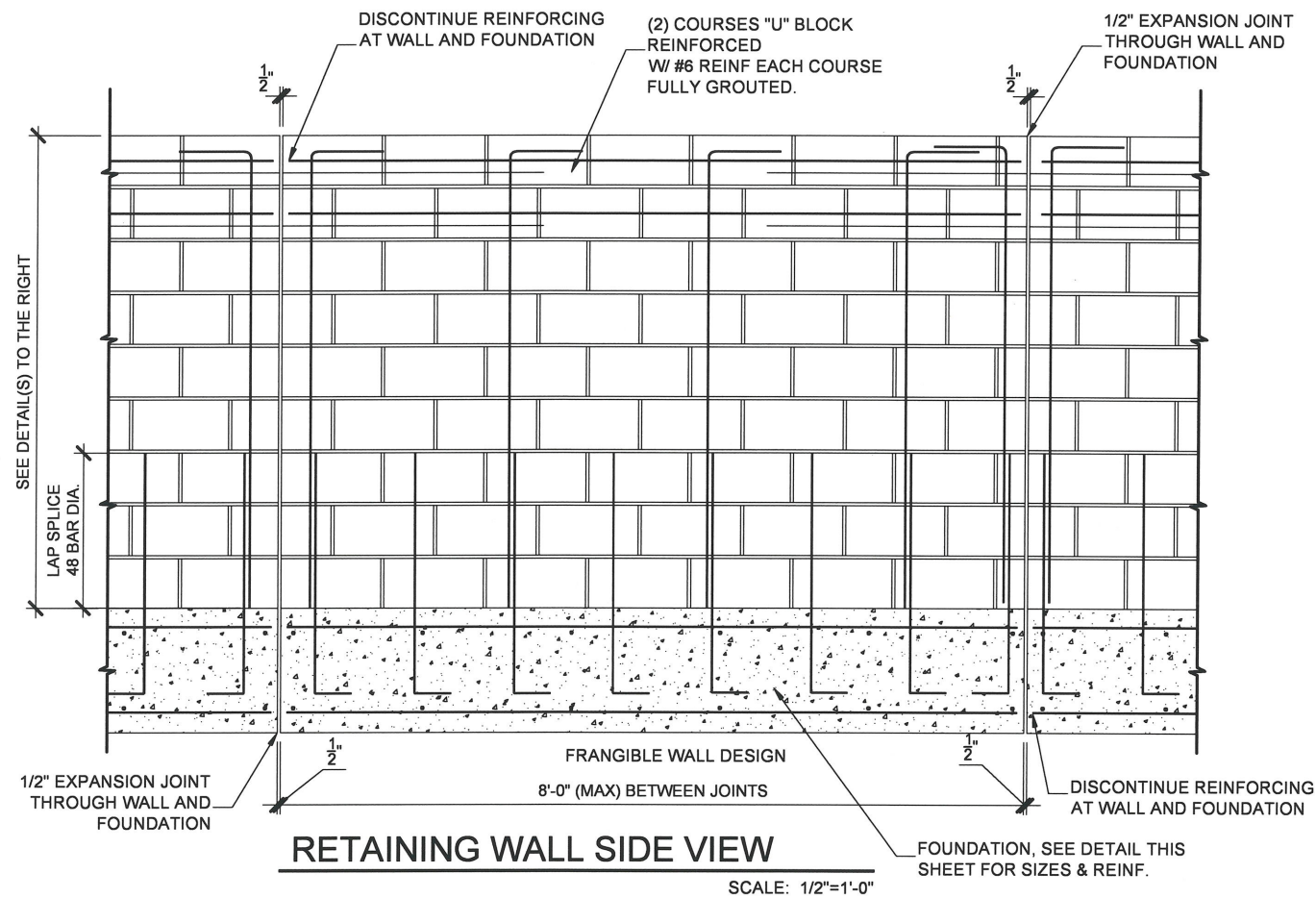
THIS DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION UNLESS SIGNED
HERE:
DATE

DESIGNED: CAB	DATE 10/22/2024
DRAWN BY: CAB	DATE 10/22/2024
CHECKED:	
APPROVED:	
ACAD CODE: 24420M03.DWG	
PROJECT NO: 24.420	

SITE SECTION
AND DETAILS

C-3

SHEET 3 OF 5



FRANGIBLE RETAINING WALL DETAIL

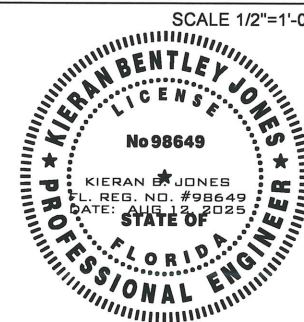
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BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
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PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED
PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.

Reviewed by: *[Signature]* Date: September 19, 2025

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Kieran Jones

Digitally signed by Kieran Jones
DN: cn=Kieran Jones,
o=MK Structural Engineering, ou=Professional Engineer,
c=US
Date: 2025.08.12 10:50:56-0400



seal/signature

Registered Engineer: Kieran B. Jones
Registered Engineer License: PE 98649

BUESCHER RESIDENCE
305 OAK STREET
MELBOURNE BEACH, FL

MK STRUCTURAL ENGINEERING
587 WEST EAU GALIE BLVD
SUITE 201
MELBOURNE, FL 32935
P: 321.600.0672 OR 321.574.2702
www.mkstructural.com
Certificate of Authorization#: CA 27800

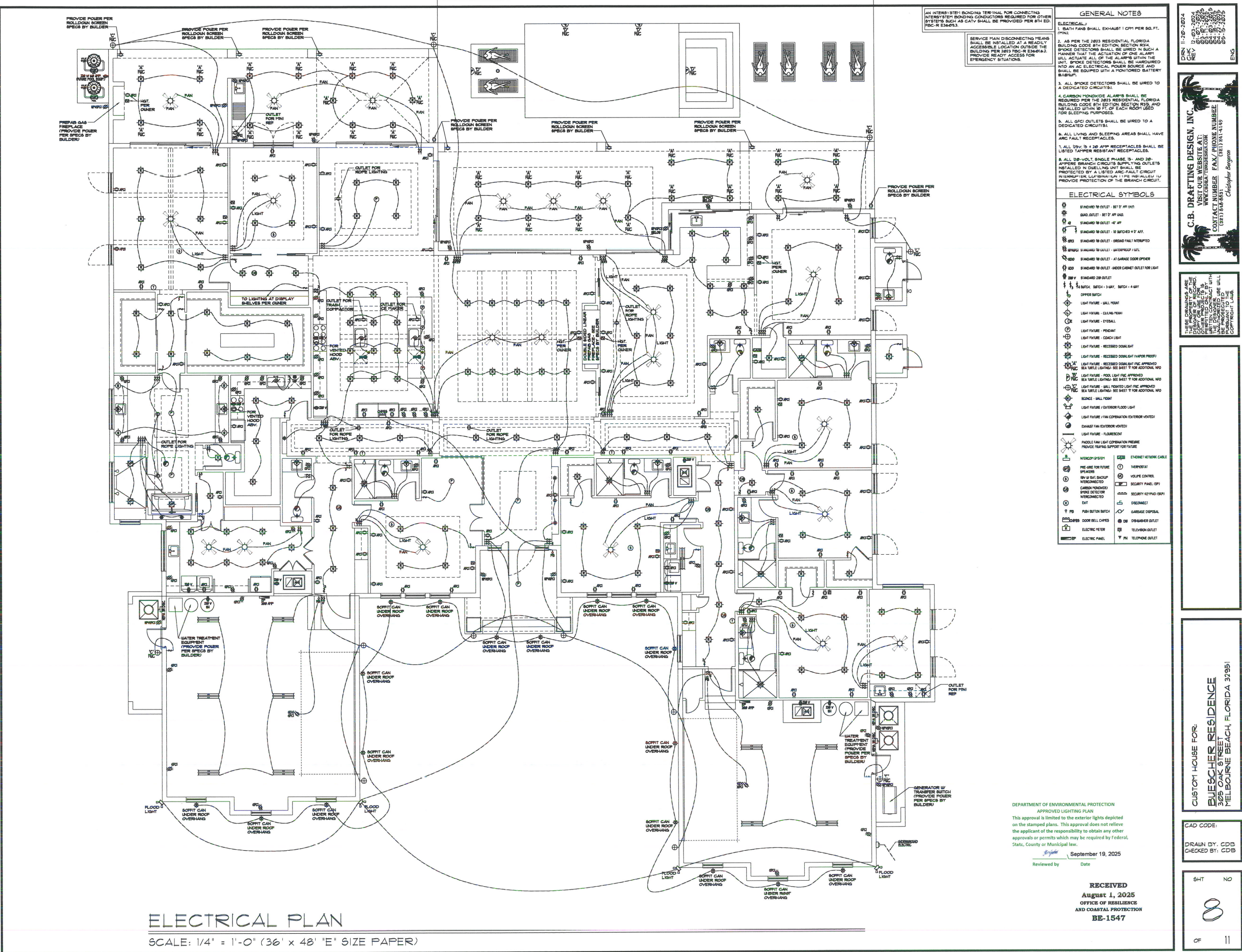


issued for 08/12/2025
date PERMIT
revisions
description

sheet number
SKS-1

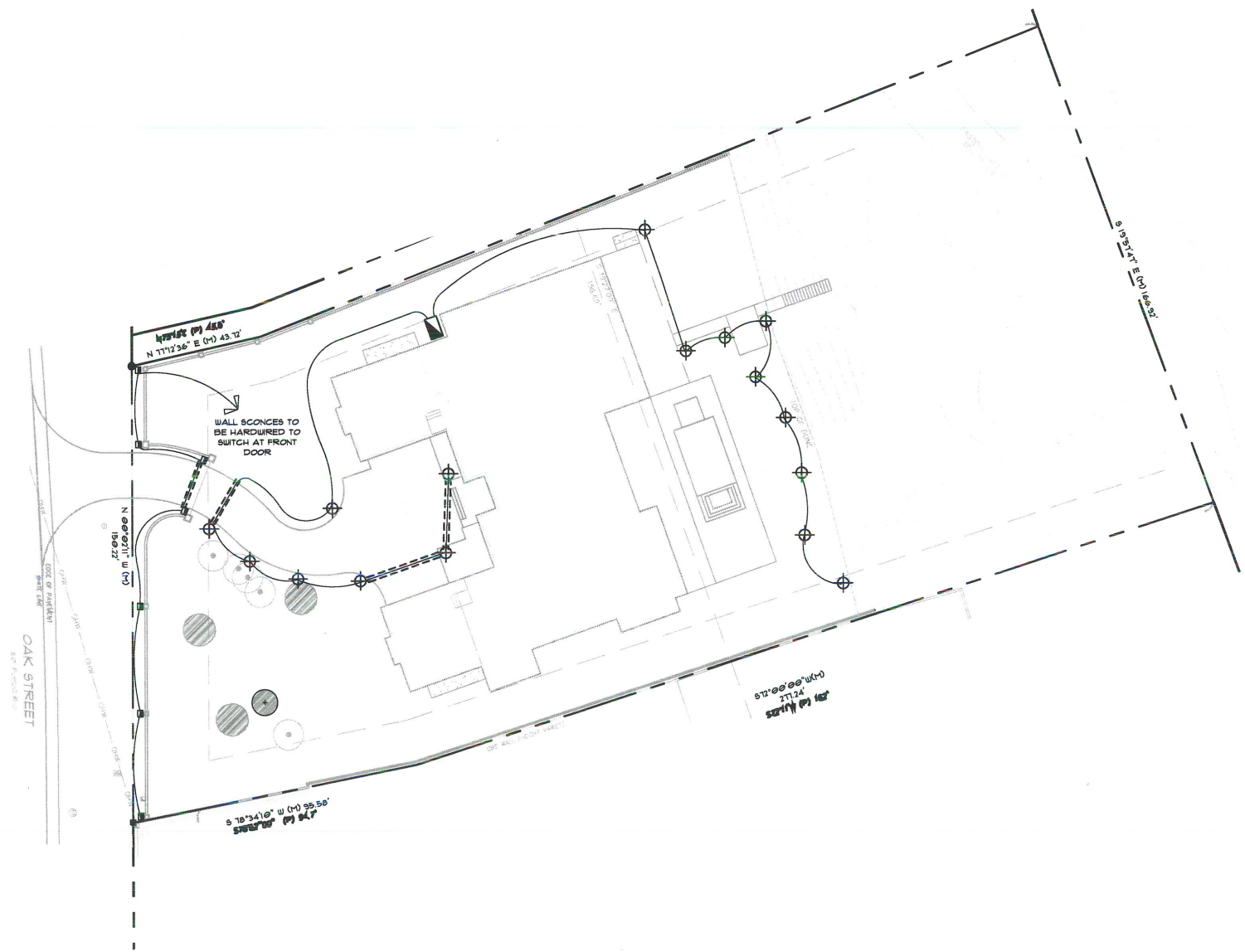
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AND COASTAL PROTECTION
BE-1547

DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
This approval is limited to the exterior lights depicted
on the stamped plans. This approval does not relieve
the applicant of the responsibility to obtain any other
approvals or permits which may be required by Federal,
State, County or Municipal law.
Reviewed by *[Signature]* Date September 19, 2025



LANDSCAPE LIGHTING LEGEND				
QTY.	SYMBOL	SPECIFICATION	IMAGE	VOLT / WATT
8		MFG: 'JUSTICE DESIGN GROUP', MODEL: AMBIANCE 10" TALL RECTANGULAR CLOSED TOP LED WALL SCONCE WITH WILDLIFE CERTIFIED AMBER LED BULB WILDLIFE LIGHTING CERTIFICATION #: CER-0910W		LINE VOLTAGE 13 WATT
17		MFG: 'GARDEN LIGHT LED', MODEL: PL013 LED-TF, TURTLE FRIENDLY BRASS VILLA PATH LIGHT SOLID BRASS PATH LIGHT, 12" HT., AMBER BULB WILDLIFE LIGHTING CERTIFICATION #: 2018-063		LOW VOLTAGE 9 VA / 7 WATT
1		STAINLESS STEEL TRANSFORMER (300W) DIGITAL TIMER W/ ASTRONOMIC CLOCK		LOCATION TO BE VERIFIED IN FIELD
INDICATES 1" SCH 40 PVC SLEEVE FOR LOW VOLTAGE CABLE UNLESS OTHERWISE SPECIFIED; MARK LOCATIONS CLEARLY ON-SITE & PROVIDE LOCATION ON AS-BUILT DRAWINGS				

- LANDSCAPE LIGHTING NOTES:
1. ALL CIRCUITS AND CONTROLS BY OTHERS.
 2. PROVIDE DIRECT BURIAL CABLE (6" MINIMUM DEPTH).
 3. ALL TRANSFORMERS SHALL BE STAINLESS STEEL. PROVIDE
GR INTO ELECTRICAL JUNCTION BOX FOR CONNECTION TO UL
RATED OUTLETS. TIEERS REQUIRED.
 4. ALL TRANSFORMERS SHALL BE HARDWIRED AT THEIR
LOCATIONS. NO PLUG-IN TYPE CONNECTIONS.
 5. PROVIDE 1" SCH 40 PVC SLEEVES AS NEEDED ACROSS
DRIVES & WALKS FOR LOW VOLTAGE CABLE ACCESS TO
RECEPTACLES.
 6. LIGHTING INSTALLER SHALL FLAG LOCATIONS OF FIXTURES
WITH LANDSCAPE ARCHITECT, PRIOR TO COMMENCEMENT OF
WORK.

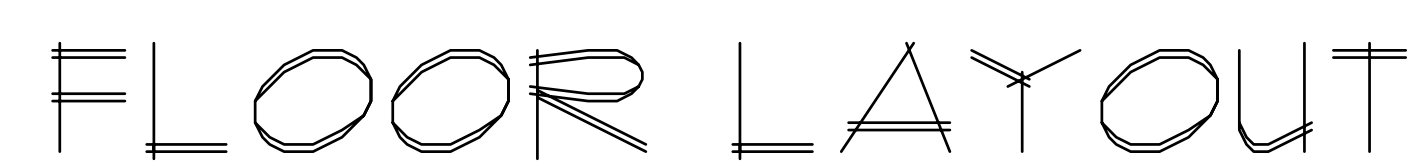
BUESCHER RESIDENCE
305 OAK STREET
CITY, STATE

LANDSCAPE
TURTLE-FRIENDLY
LIGHTING PLAN

DATE	7.31.24
DESIGN	S.H.
DRAWN	L.K.
SCALE	1" = 20'-0"

SEAL	
SHEET	
OF	1

Susan Hall, ASLA
LANDSCAPE ARCHITECTURE
LC26000357
244 MCLEOD STREET
MERRITT ISLAND, FL 32953
PHONE: (321) 449-0790
FAX: (321) 449-0790
www.hall-ia.com



1	INDEX, HOUSE DATA
2	FLOOR PLAN- DIMENSIONED
3	FLOOR PLAN- NOTES
4	FLOOR PLAN- REFLECTIVE CEILING
5	FRONT AND REAR ELEVATION
6	RIGHT AND LEFT ELEVATION
7	ROOF LAYOUT, BUILDING SECTION, ELECTRICAL RISER, PLUMBING RISER, & NOTES
8	ELECTRICAL LAYOUT
9	TURTLE LIGHTING NOTES AND DETAILS
10	DETAILS AND NOTES
11	WALL SECTIONS

1ST FLOOR	2ND FLOOR	TOTAL AC	GAR 1	GAR 2	ENTRY	CVRD. LANAI 1	CVRD. LANAI 2			TOTAL OVERALL	WIDTH	DEPTH
7,262		7,262	929	782	165	686	856			10,680	122'-6"	123'-4"

2023 FLORIDA BUILDING CODE 8TH EDITION (RESIDENTIAL) SECTION R301.4 SECTION 1609.1	
BUILDING OCCUPANCY:	RESIDENTIAL
CONSTRUCTION TYPE:	TYPE V (CHAPTER 6), UNSPRINKLED
DESIGN WIND VELOCITY:	160 MPH (3 SECOND GUST)
WIND EXPOSURE CATEGORY:	D
ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT G_{Cp1} :	+/- 0.18
ROOF LIVE LOAD:	20 PSF
ATTIC LIVE LOAD (UNINHABITABLE ATTIC W/O STORAGE):	10 PSF
ATTIC LIVE LOAD (UNINHABITABLE ATTIC WITH LIMITED STORAGE):	20 PSF
ATTIC LIVE LOAD (HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS):	30 PSF
BALCONIES (EXTERIOR) AND DECKS:	40 PSF
RESIDENTIAL AREAS LIVE LOAD:	40 PSF
GUARDS AND HANDRAILS LIVE LOAD:	200 PSF
GUARD IN-FILL COMPONENTS LIVE LOAD:	50 PSF
PASSENGER VEHICLE GARAGES:	50 PSF
ROOMS OTHER THAN SLEEPING ROOM LIVE LOAD:	40 PSF
SLEEPING ROOMS LIVE LOAD:	30 PSF
STAIRS LIVE LOAD: (FBC-RESIDENTIAL R301, TABLE R301.5)	40 PSF
ROOF DEAD LOAD:	
TOP CHORD:	20 PSF
BOTTOM CHORD:	10 PSF
8" (HOLLOW) MASONRY WALL DESIGN DEAD LOAD:	55 PSF
CONCRETE DESIGN DEAD LOAD:	150 PCF

10 / 15 / 2025

REV. DATE	COMMENT
08-26-25	CEILING HEIGHT ADJUSTMENTS AND ADDED TREY CEILINGS PER OWNER
09-10-25	REMOVE ALL DROP HDR. OPNGS. & ADD MINI SPLIT UNIT TO BOTH GARAGES PER OWNER
09-17-25	REVISE ALL SLIDERS PER OWNER AND ADD FAUX BEAM SIZES
09-23-25	REVISE POOL LAYOUT PER HOMEOWNER'S REQUEST
10-15-25	REMOVE GLS. WALLS @ BDRM. 6 & DBL. DRS PER HOMEOWNER

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CUSTOM HOUSE FOR:
BUESCHER RESIDENCE
305 OAK STREET
MELBOURNE BEACH, FLORIDA 32932

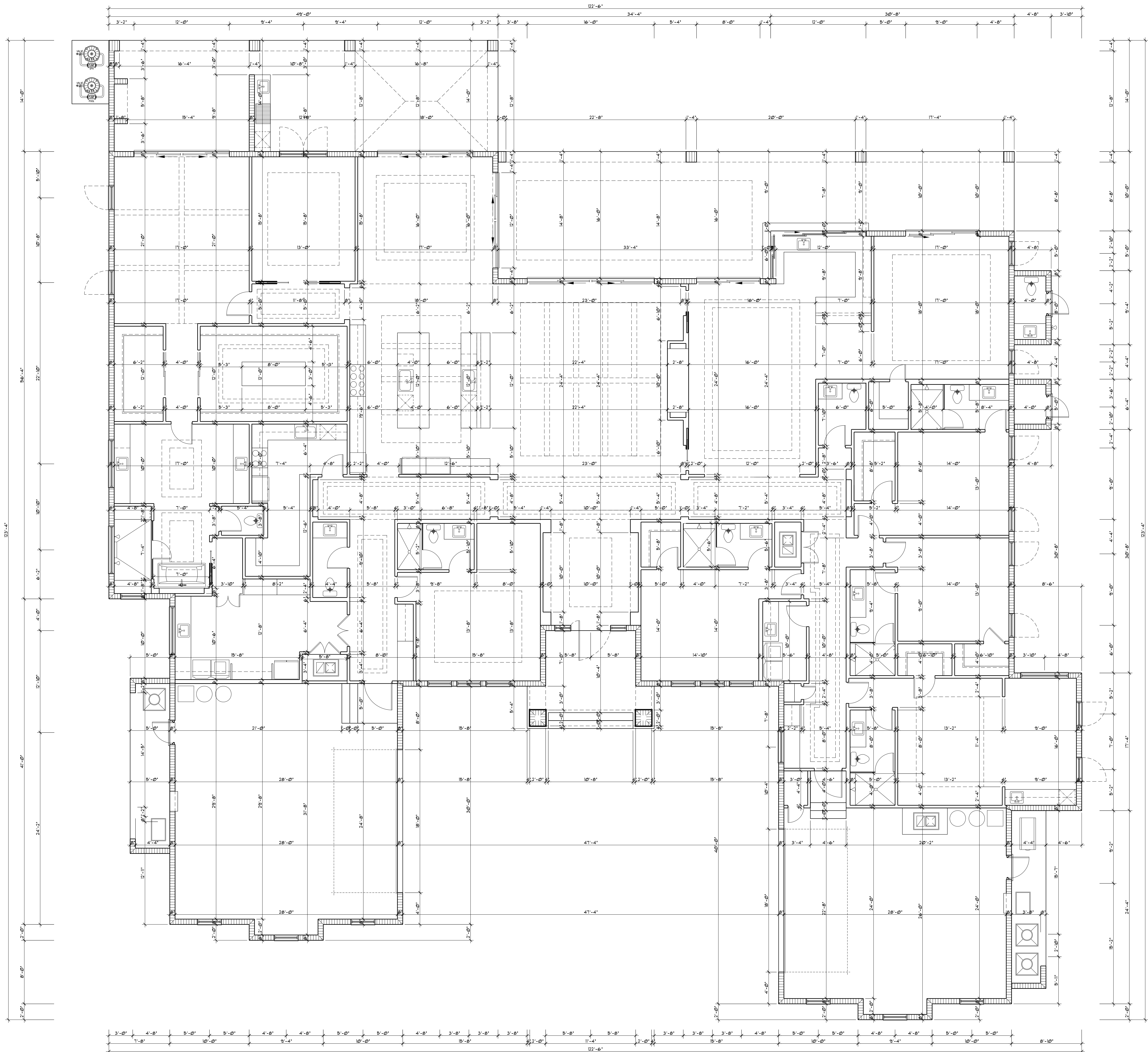
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OF 11



FLOOR PLAN- DIMENSIONED

SCALE: 1/4" = 1'-0" (36" x 48" "E" SIZE PAPER)

GENERAL NOTES

- INTERIOR FRAME WALLS ARE 2 X 4 UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED.
- ALL CONSTRUCTION SHALL BE BRACED AND SHORED AS REQUIRED BY THE CONTRACTOR TO SAFELY PERFORM THE WORK.
- REFER TO LITING AND HEADER SCHEDULES FOR SIZES AND REINFORCING REQUIREMENTS.

WALL STUD SPACING:
16" OC FOR BEARING WALLS
16" OC FOR NON-BEARING WALLS

INSULATION:

- WALLS:
 - EXTERIOR MASONRY R = 4.2
 - EXTERIOR WOOD R = 1.9
 - INTERIOR WOOD & GARAGE R = 1.1
- CEILING:
 - VAULTED + BATT/BLOUN R = 3.8
 - FLAT CLG + BLOUN R = 3.8

ATTIC ACCESS:
REFERS TO SECTION R801 OF THE FLORIDA BUILDING CODE

- GLASS:
- ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE SAFETY GLASS (TEMPERED).
 - ALL INDIVIDUAL GLASS PANES GREATER THAN 9 SQUARE FEET AND WITHIN 8' OF FINISH FLOOR SHALL BE SAFETY GLASS.
 - UNDOING LOCATIONS CAN VARY. VERIFY PER ELEVATION.
 - ALL UNDOING SHALL BE VINYL AND SLIDING GLASS DOORS (GGD) SHALL BE ALUMINUM (UNO).
 - UNDOING EXTERIOR DOORS AND OTHER VENDOR PROVIDED EXTERIOR GLAZING SHALL COMPLY WITH THE DESIGN CRITERIA SET FORTH IN THE ENGINEER'S WIND LOAD CALCULATIONS.

- SHELVES:
- ALL PANTRY SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
 - ALL LINEN SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
 - ALL BEDROOM CLOSET SHELVES SHALL BE 12" WIDE (UNO) SINGLE SHELF, SINGLE ROD, MOUNTED AT 65" AFF.
 - WHERE NOTED 2. BEDROOM CLOSET SHELVES SHALL BE MOUNTED AT 47" LOWER AND 84" HIGHER.

- BATHROOMS:
- TYPICAL WALL: INSTALL SINGLE TOILET BAR AT 48" DOUBLE TOILET BARS AT 36" AND 64" AFF.
 - SHOWER STALLS: INSTALL TOILET BARS AT 64" AFF. INSTALL SOAP DISH AT 54" AFF. CENTER DISH ON FAUCET WALL MIDWAY BETWEEN SHOWER HEAD AND WALL.
 - TUBS 4 TUB/SHOWER COMBINATIONS: INSTALL TOILET BARS AT 64" AFF. SOAP DISH SHALL BE INSTALLED WITH BOTTOM AT 24" AFF.
 - VANITIES: MOUNT TOILET BARS AT 64" AFF. MEDICINE CABINETS SHALL BE MOUNTED WITH THE TOP AT 6'-0" AFF.
 - TOILET RINGS: INSTALL AT TOILET BAR HEIGHT.
 - TOILET PAPER HOLDERS: INSTALL PAPER HOLDERS AT 18" AFF.
 - ALL CARED OPENINGS SHALL HAVE THE SAME HEIGHT AS DOOR CASINGS.
 - REFER TO SPS FOR EXACT KITCHEN AND BATHROOM CABINETS SIZES.

- DETAIL WALL ATTACHMENT: REF. GYPSUM MANUAL 4 SECTION 11.1
- CEILING: 8" X 11" OC FIELD, 8" OC PERIMETER, 1/2" OC FIELD, 8" OC PERIMETER, 1/2" OC FIELD.
 - WALLS: 8" X 16" OC FIELD, 8" OC PERIMETER, 1/2" OC FIELD.
 - (NOTE: NAILING SCHEDULE FOR FIRE-RATED WALLS WILL VARY WITH APPLICATION.)

- WATER HEATER NOTES:
- WATER HEATER 1" HP RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR.
 - WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN W/ DRAIN TO THE EXTERIOR.
 - WATER HEATER SHALL HAVE AN APPROVED THERMAL EXPANSION DEVICE.

- DUELLING / GARAGE FIRE SEPARATION:
- THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6 OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DUELLING UNIT WALL.

- GARAGE DOORS:
- GARAGE DOOR MANUFACTURER SHALL PROVIDE GARAGE DOOR(S) THAT MEET 160 MPH WIND LOADS AS SPECIFIED BY THE ENGINEER. WIND LOAD CALCULATIONS FOR THE LOCATION INDICATED.

LEGEND

- MASONRY - CONC BLOCK OR BRICK WALL
- FRAME OR METAL STUD WALL
- INTERIOR BEARING PARTITION
- FILLED CELL U-5 RESBAR

R801Attic access.
Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section R102.5.3 for access requirements where mechanical equipment is located in attics.

R302Emergency escape and rescue openings.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R302Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.53 m²). The net clear opening dimensions required by this section shall be obtained by the nominal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m²).

R302.6Duelling-garage fire separation.
The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent duelling unit wall.

TABLE R302.6 DUELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or eq. applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure/s supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a duelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior or wall that are within this area

For 5/8 inch = 25.4 mm, 1 foot = 304.8 mm.

C.B. DRAFTING DESIGN, INC.
VISIT OUR WEBSITE AT:
WWW.CBDRAFTINGDESIGN.COM
CONTACT NUMBER FAX / PHONE NUMBER
(321) 848-8851 (321) 241-1119
Christopher Bergman

THE REMAINING OF THE
PROPERTY OF THE
ENGINEER. NO PART
HEREOF SHALL BE
REPRODUCED OR
TRANSMITTED IN
ANY FORM OR BY
ANY MEANS, ELECTRONIC
OR MECHANICAL,
INCLUDING PHOTOCOPYING,
RECORDING, OR BY
ANY INFORMATION
SYSTEM, WITHOUT
PERMISSION IN
WRITING FROM THE
ENGINEER.

CUSTOM HOUSE FOR:
BUESCHER RESIDENCE
305 OAK STREET
MELBOURNE BEACH, FLORIDA 32951

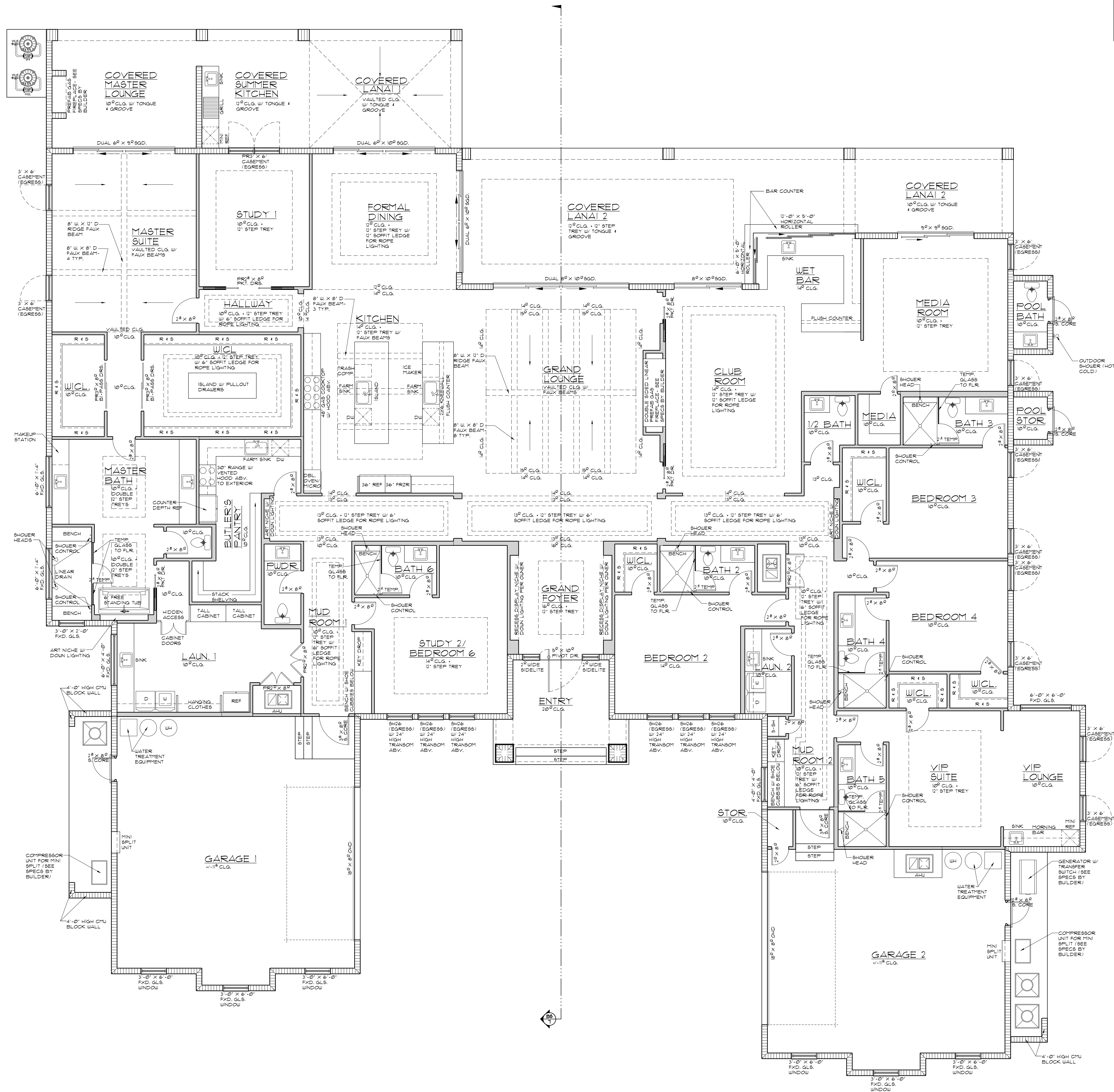
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2

OF 11



SQ. FT. TABULATION	
LIVING	7262
ENTRY	165
CLUB LANAI 1	686
CLUB LANAI 2	686
GARAGE 1	373
GARAGE 2	182
TOTAL	10,680

GENERAL NOTES

GENERAL:
1. INTERIOR FRAME WALLS ARE 2" X 4" UNLESS NOTED OTHERWISE.
2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED.
3. ALL CONSTRUCTION SHALL BE BRACED AND SHORED AS REQUIRED BY THE CONTRACTOR TO SAFELY PERFORM THE WORK.
4. REFER TO LIFTED AND HEADER SCHEDULES FOR SIZES AND REINFORCING REQUIREMENTS.

WALL STUD SPACING:
16" OC FOR BEARING WALLS
16" OC FOR NON-BEARING WALLS

INSULATION:
1. WALLS:
EXTERIOR MASONRY R-4.2
EXTERIOR WOOD R-1.9
2. CEILING:
VAULTED + BATT/BLOUN R-3.8
FLAT CLG + BLOUN R-3.8

ATTIC ACCESS:
REFER TO SECTION R801 OF THE FLORIDA BUILDING CODE

GLASS:
1. ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE SAFETY GLASS (TEMPERED).
2. ALL INDIVIDUAL GLASS PANES GREATER THAN 9 SQUARE FEET AND WITHIN 18" OF FINISH FLOOR SHALL BE SAFETY GLASS.
3. UNDOOR LOCATIONS CAN VARY; VERIFY PER ELEVATION.
4. ALL UNDOOR SHALL BE VINYL AND SLIDING GLASS DOORS (GSD) SHALL BE ALUMINUM (UNO).
5. UNDOOR EXTERIOR DOORS AND OTHER VENDOR PROVIDED EXTERIOR GLAZING SHALL COMPLY WITH THE DESIGN CRITERIA SET FORTH IN THE ENGINEER'S WIND LOAD CALCULATIONS.

SHELVES:
1. ALL PANTRY SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
2. ALL LINEN SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
3. ALL BEDROOM CLOSET SHELVES SHALL BE 12" WIDE (UNO) SINGLE SHELF, SINGLE ROD, MOUNTED AT 65" AFF.
4. WHERE NOTED 2. BEDROOM CLOSET SHELVES SHALL BE MOUNTED AT 47" LOWER AND 64" HIGHER.

TYPICAL WALL: INSTALL SINGLE TOILET BAR AT 48" DOUBLE TOILET BARS AT 36" AND 64" AFF. 2. SHOWER STALLS: INSTALL TOILET BARS AT 64" AFF. INSTALL SOAP DISH AT 54" AFF. CENTER DISH ON FAUCET WALL MIDWAY BETWEEN SHOWER HEAD AND WALL.

3. TUBS 4 TUB/SHOWER COMBINATIONS: INSTALL TOILET BARS AT 64" AFF. SOAP DISH SHALL BE INSTALLED WITH BOTTOM AT 24" AFF.

4. VANITIES: MOUNT TOILET BARS AT 64" AFF. TOILET PAPER HOLDERS: INSTALL PAPER HOLDERS AT 18" AFF.

5. TOILET PAPER HOLDERS: INSTALL PAPER HOLDERS AT 18" AFF.

6. TOILET PAPER HOLDERS: INSTALL PAPER HOLDERS AT 18" AFF.

7. ALL GARBAGE OPENINGS SHALL HAVE THE SAME HEIGHT AS DOOR CASINGS.

8. REFER TO SECTIONS FOR EXACT KITCHEN AND BATHROOM CABINET SIZES.

DETAIL ATTACHMENT: REF. GYPSUM MANUAL 4

SCOD

1. NAILS: CEILING @ 1" OC
WALLS @ 8" OC
2. SCREWS: CEILING @ 1" OC FIELD, 8" OC PERIM. WALLS @ 24" OC + 24" PERIM. 7" OC FIELD. WALLS @ 16" OC + 16" PERIM. 16" OC FIELD. (NOTE: NAILING SCHEDULE FOR FIRE-RATED WALLS WILL VARY WITH APPLICATION.)

WATER HEATER NOTES:
1. WATER HEATER 1/2" RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR.
2. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN W/ DRAIN TO THE EXTERIOR.
3. WATER HEATER SHALL HAVE AN APPROVED THERMAL EXPANSION DEVICE.

DUELING/GARAGE FIRE SEPARATION:
1. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6 OPENINGS IN GARAGE WALLS SHALL COMPLY W/ SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DUELING UNIT WALL.

GARAGE DOORS:
1. GARAGE DOOR MANUFACTURER SHALL PROVIDE GARAGE DOOR(S) THAT MEET 160 MPH WIND LOADS AS SPECIFIED BY THE ENGINEER. WIND LOAD CALCULATIONS FOR THE LOCATION INDICATED.

LEGEND

MAINT. CONC. BLOCK OR BRICK WALL
FRAME ON TIE WALL
INTERIOR BEARING PARTITION
FILLED CELL U-5 REBAR

R302.5 Attic access.
Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.
The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high) where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M305.3 for access requirements where mechanical equipment is located in attics.

R302.6 Emergency escape and rescue openings.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R302.7 Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.53 m²). The net clear opening dimensions required by this section shall be obtained by the nominal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (609 mm) and the net clear width shall be not less than 20 inches (508 mm).
Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.46 m²).

R302.6 Duelling-garage fire separation.
The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent duelling unit wall.

TABLE R302.6 DUELING-GARAGE SEPARATION	
SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or eq. applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior or wall
Garages located less than 3 feet from 3 duelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior or wall that are within this area

For Bl: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FLOOR PLAN- NOTES
SCALE: 1/4" = 1'-0" (36" x 48" "E" SIZE PAPER)

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VISIT OUR WEBSITE AT:
WWW.CBDRAFTINGDESIGN.COM
CONTACT NUMBER FAX / PHONE NUMBER
321.686.8551 321.241.4149
Chelcie Bergman

CUSTOM HOUSE FOR:
BUESCHER RESIDENCE
305 OAK STREET
MELBOURNE BEACH, FLORIDA 32951

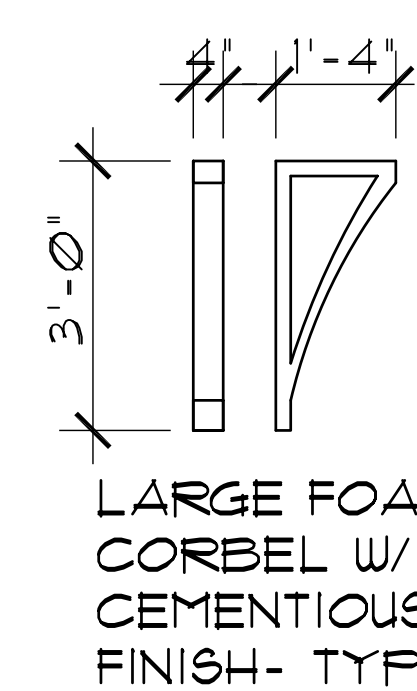
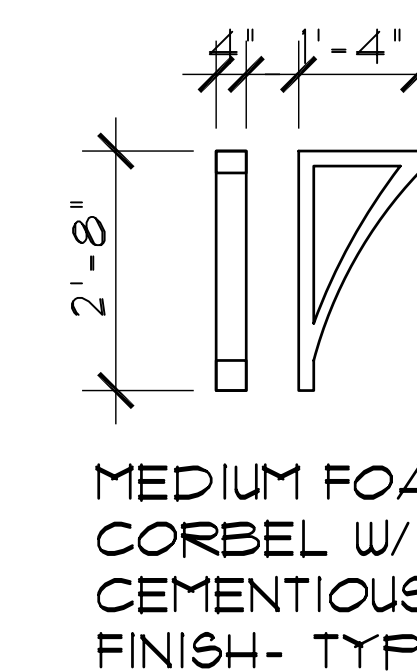
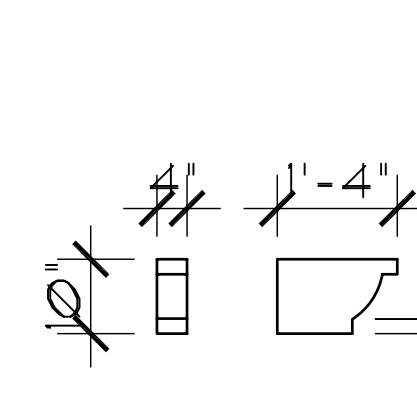
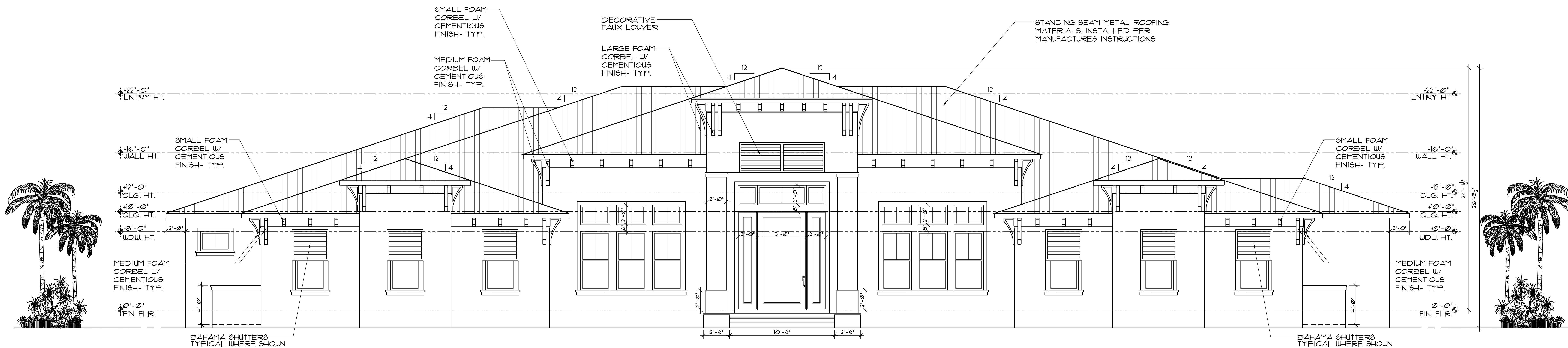
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3
OF 11

PAINT AND FINISH
SCHEDULE / KEY

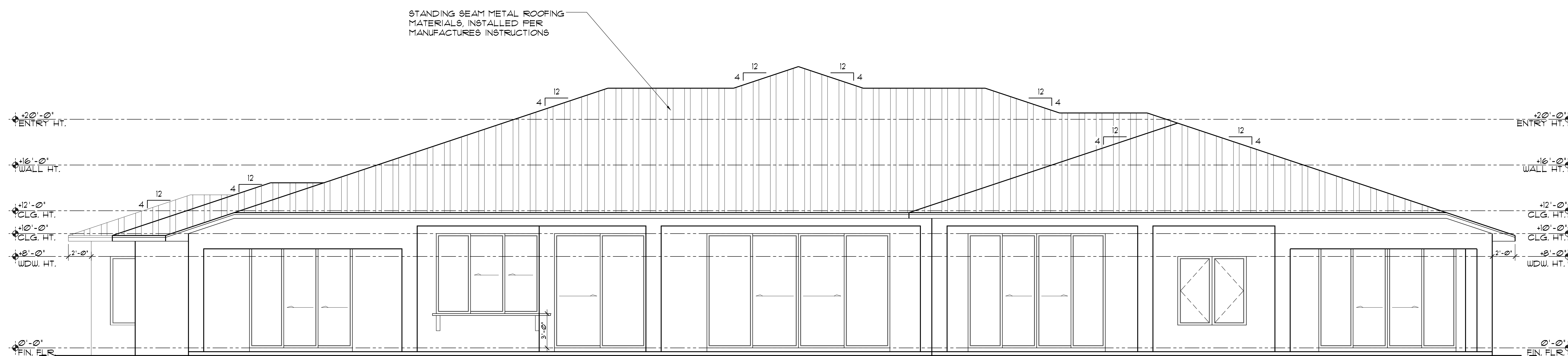
PAINT COLOR SCHEME	SURFACE TEXTURE / FINISH KEY
BODY COLOR	TEXTURE FINISH
TRIM COLOR	SAND FINISH

NOTE: WRAP THE SAND FINISH TRIM BAND (WHERE SHOWN AROUND WINDOWS & DOORS) INTO THE JAMB, HEAD & SILL OF THE WINDOW & DOORS. PAINT THE BAND, JAMB, HEAD & SILL THE TRIM COLOR.

LARGE FOAM
CORBEL W/
CEMENTIOUS
FINISH- TYP.MEDIUM FOAM
CORBEL W/
CEMENTIOUS
FINISH- TYP.SMALL FOAM
CORBEL W/
CEMENTIOUS
FINISH- TYP.

FRONT ELEVATION

SCALE: 1/4" = 1'-0" (36' x 48" E SIZE PAPER)



REAR ELEVATION

SCALE: 1/4" = 1'-0" (36' x 48" E SIZE PAPER)

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CONTACT NUMBER FAX / PHONE NUMBER

(321) 848-8851 (321) 241-4149

Christopher Bergeron

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CUSTOM HOUSE FOR:

BUESCHER RESIDENCE

305 OAK STREET
MELBOURNE BEACH, FLORIDA 32951

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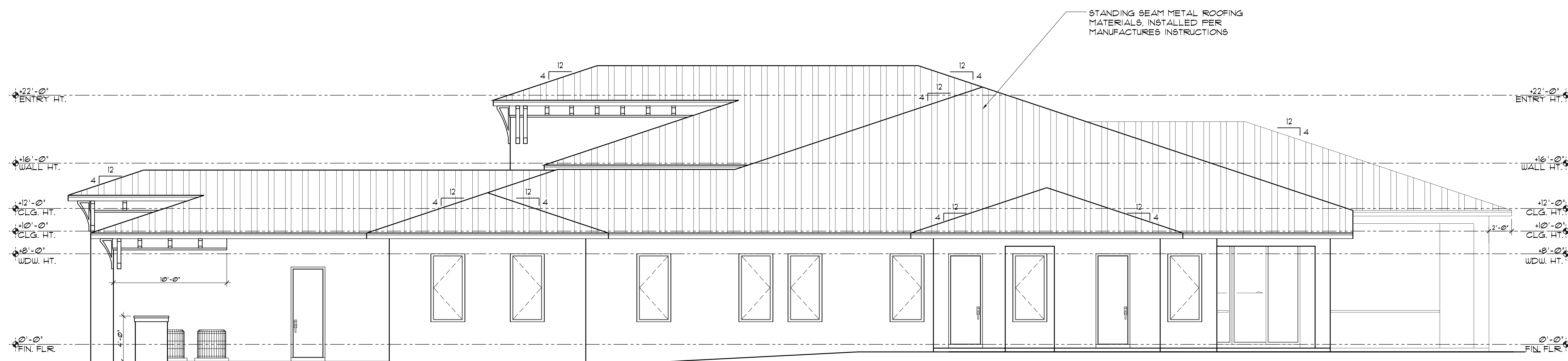
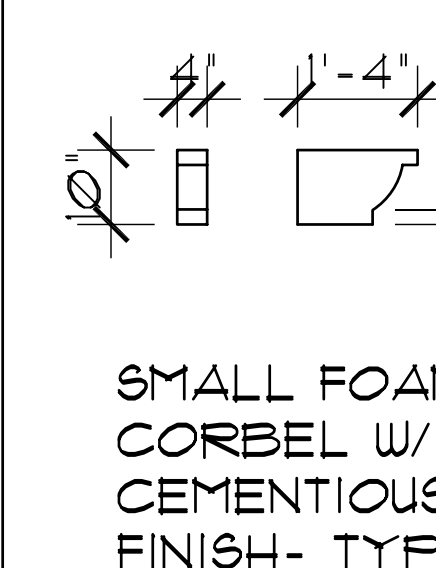
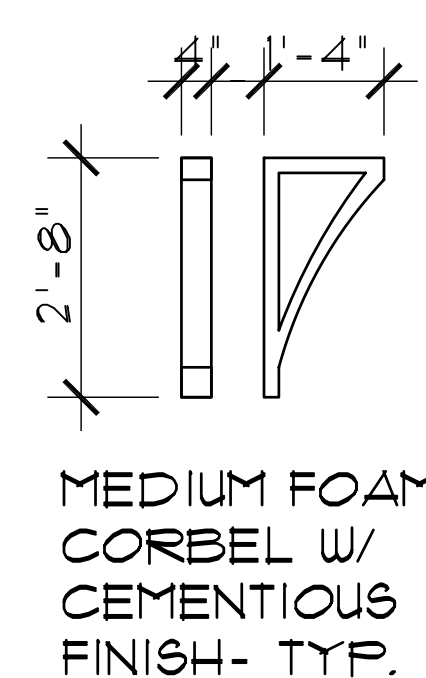
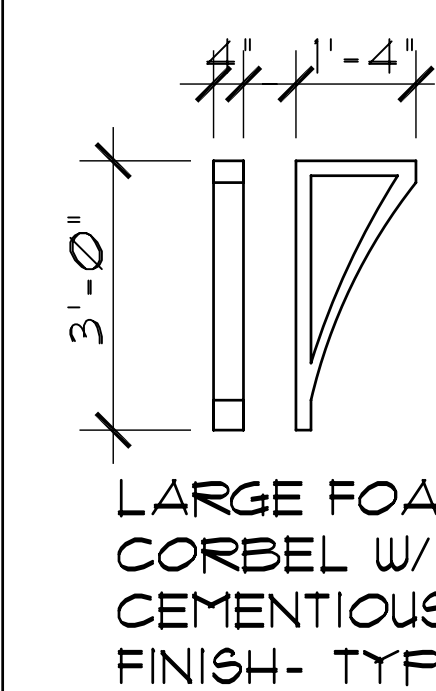
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OF 11

PAINT AND FINISH
SCHEDULE / KEY

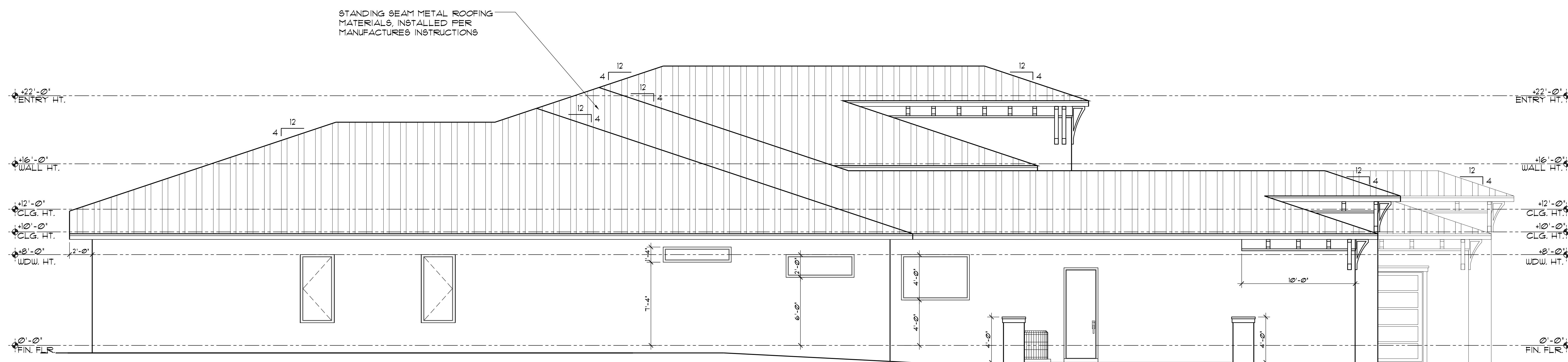
PAINT COLOR SCHEME	SURFACE TEXTURE / FINISH KEY
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RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (36' x 48" "E" SIZE PAPER)



LEFT ELEVATION

SCALE: 1/4" = 1'-0" (36' x 48" "E" SIZE PAPER)

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Christopher Bergman

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MELBOURNE BEACH, FLORIDA 32951

CAD CODE:

DRAWN BY: CDB
CHECKED BY: CDB

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OF 11



P: 321.725.3674

F: 321.723.1159

www.bseconsult.com

312 South Harbor City Boulevard, Suite #4, Melbourne, Florida 32901

September 23, 2025

Via E-mail

Mr. Roberto Moreno
 Town of Melbourne Beach
 507 Ocean Avenue
 Melbourne Beach, FL 32951
 E-mail address: building@melbournebeachfl.org

**Re: Stormwater Report & Plan Review – 305 Oak Street
 B.S.E. File #11440.100.36**

Dear Roberto:

We have reviewed the Site Plan and Stormwater Report for the above referenced project, Sheet Numbers C-1, C-2, C-3, and L-1, prepared by SB Leasing Ventures dated October 22, 2024, Plan Sheet SKS-1 prepared by MK Structural Engineering dated August 12, 2025, Electrical Plan Sheets 8 and 9 prepared by C.B. Drafting Design, Inc. dated August 1, 2025, and Landscape Turtle Friendly Lighting Plan Sheet L-1 prepared by Susan Hall dated August 1, 2025, Non-Contravene Letter from Town of Melbourne Beach, dated July 30, 2025, Notice to Proceed Permit # BE001547 from Florida Department of Environmental Protection dated September 19, 2025, Town of Melbourne Beach Development Application dated July 25, 2025, and the Surface Water Management Report prepared by Bennett Engineering & Consulting, LLC dated July 28, 2025. We offer the following comments:

We have reviewed the above-referenced Site plan and Stormwater Report and find that they meet the Town Code, we therefore recommend approval as submitted.

Due to recent occurrences, we request that the Engineer of Record review the as-built plans for compliance prior to the applicant requesting Town Engineer sign off. This will save time and expense for the applicant as well as the Town.

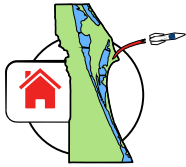
Should you have any questions, feel free to contact me.

Very truly yours,

Scott M. Glaubitz, P.E., P.L.S

Scott M. Glaubitz, P.E., P.L.S.
 President
 B.S.E. Consultants, Inc. an LJA company

SMG/alm/kd
 11440.100.36.town.corr.25-s6048.sept



Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

52
(321) 264-6700

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REAL PROPERTY DETAILS

Account 2846433 - Roll Year 2025

Owners	SB LEASING VENTURES LLC
Mailing Address	743 GLENGARRY DR MELBOURNE FL 32940
Site Address	305 OAK ST MELBOURNE BEACH FL 32951
Parcel ID	28-38-05-FU-1-10
Taxing District	34X0 - MELBOURNE BEACH
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.93
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 LOTS 10,11,21



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$2,309,820	\$2,255,290	\$2,249,180
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$2,309,820	\$638,540	\$619,950
Assessed Value School	\$2,309,820	\$638,540	\$619,950
Homestead Exemption	\$0	\$25,000	\$25,000
Additional Homestead	\$0	\$25,000	\$25,000
Other Exemptions	\$0	\$50,000	\$50,000
Taxable Value Non-School	\$2,309,820	\$588,540	\$569,950
Taxable Value School	\$2,309,820	\$613,540	\$594,950

SALES / TRANSFERS

Date	Price	Type	Instrument
03/07/2025	--	WD	10282/1903
02/11/2025	--	WD	10261/0451
08/29/2024	--	WD	10154/1158
08/14/2024	\$2,900,000	WD	10138/1760
02/29/2024	--	DC	10062/1423
06/10/2021	--	DC	9284/2727
08/28/2017	--	WD	8028/2382
08/01/1967	--	--	0971/0057

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1971
Frame:	MASNRYCONC	Story Height	10
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Balcony	112	Pool - Residential	1
Base Area (1st)	2,084	Pool Deck	1,332
Base Area (2nd)	590	Fireplace	1
Garage	520		
Open Porch	112		
Total Base Area	2,674		
Total Sub Area	3,418		

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000038248

Entity Name: SB LEASING VENTURES LLC

Current Principal Place of Business:

743 GLENGARRY ROAD
MELBOURNE, FL 32940

Current Mailing Address:

743 GLENGARRY ROAD
MELBOURNE, FL 32940 US

FEI Number: 20-2710414

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BUESCHER, SCOTT
743 GLENGARRY ROAD
MELBOURNE, FL 32940 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name BUESCHER, SCOTT
Address 743 GLENGARRY ROAD
City-State-Zip: MELBOURNE FL 32940

Title MANAGER
Name BUESCHER, JANET M
Address 743 GLENGARRY ROAD
City-State-Zip: MELBOURNE FL 32940

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SCOTT M BUESCHER

MGR

01/02/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

Prepared by and return to:
Stephen E. Spira
Spira Law Group, PA
4865 N. Wickham Road, #106
Melbourne, FL 32940

Parcel ID: 28-38-05-FU-1-10

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED, Made this 7 day of ^{March} February, 2025, A.D., between SCOTT BUESCHER and JANET BUESCHER, husband and wife, whose address is: 743 Glengarry Road, Melbourne, FL 32940 (collectively referred to as "GRANTORS") and SB LEASING VENTURES, LLC, a Florida limited liability company, whose address is: 743 Glengarry Road, Melbourne, FL 32940 ("GRANTEE").

(Wherever used herein, the terms "GRANTORS" and "GRANTEE" include all the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations.)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situated in County of Brevard, State of Florida, viz:

The South one-half of the following described property:

Lot 21, Block 1, Replat of Blocks 1 & 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 17, Public Records of Brevard County, Florida

Lots Ten (10) and Eleven (11), Block One (1), Beaujean Plat of Melbourne Beach, according to the map or plat thereof as recorded in Plat Book 9, Page 12, and as replatted in Plat Book 10, Page 17, Public Records of Brevard County, Florida.

AND

The North one-half of the following described property:

Lot 21, Block 1, Replat of Blocks 1 & 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 17, Public Records of Brevard County, Florida

Lots Ten (10) and Eleven (11), Block One (1), Beaujean Plat of Melbourne Beach, according to the map or plat thereof as recorded in Plat Book 9, Page 12 and as replatted in Plat Book 10, Page 17, Public Records of Brevard County, Florida.

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

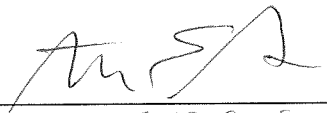
To have and to hold, the same in fee simple forever.

And the Grantors hereby covenant with said grantee that Grantors are lawfully seized of said land in fee simple; that Grantors have good right and lawful authority to sell and convey said land; that Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

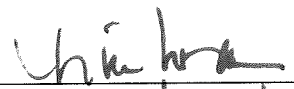
N.B. - This Corrective Warranty Deed is being recorded to correct the legal description in the Warranty Deed recorded in Official Records Book 10154, Page 1158, Public Records of Brevard County, Florida.

In Witness Whereof, the Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Print Name: STEPHEN E. SPIRA
 Address: 4865 N. WICKHAM RD #106
MELBOURNE, FL 32940
 Witness #1 as to both

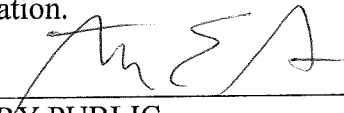

 SCOTT BUESCHER

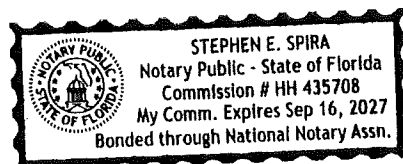

 Print Name: LISA WARR
 Address: 4865 N. WICKHAM RD #106
MELBOURNE, FL 32940
 Witness #2 as to both


 JANET BUESCHER

STATE OF FLORIDA
 COUNTY OF BREVARD

The foregoing instruction was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of February, 2025, by SCOTT BUESCHER and JANET BUESCHER, husband and wife, ☒ who are personally known to me, or ☐ who have produced their _____ as identification.


 NOTARY PUBLIC



Public Notification Radius Map (Buffer 500ft)

56



Parcel Property Layer70

Block Text

Address Point Layer

Address Points

Parcel Information Layers

Parcel Property

Parcels

Subdivisions

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

0 0.02 0.04 mi



Print Time: 7/28/2025 9:56 AM

Tax Account ID: 2847203 HARLEY, HOLLY MICHELLE 400 COLONY ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2847132 DEAN, BONNIE M HENDRICKSEN, JEFFREY A 2 BROOK DR OCEAN, NJ 07712	Tax Account ID: 2847139 MC CABE, GREGORY M MC CABE, LAURA 305 HIBISCUS TRL MELBOURNE BCH, FL 32951
Tax Account ID: 2846455 MOLINA, RAFAEL F MOLINA, ERICA A 400 ATLANTIC ST MELBOURNE BEACH, FL 32951	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: 2847143 KESHISHIAN, CHRISTINA STRICKLAN, CHRISTOPHER 313 HIBISCUS TR 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 743 GLENGARRY DR MELBOURNE, FL 32940
Tax Account ID: 2847144 REOLA, MICHAEL P 316 OAK STREET MELBOURNE BCH, 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: 2846440 NANCY F REID TRUST NO 101 325 ATLANTIC DR 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: 2847131 FIGLIOLIA, DOROTHY M HIGBY, MELINDA M 4421 RAYMAR DR ORLANDO, FL 32839	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: 2846437 ROBERT & MARIETTA LEE JOINT LIVING TRUST 302 ATLANTIC ST MELBOURNE BEACH, FL 32951	Tax Account ID: 2847140 BOYLAN, KEVIN BOYLAN, LORRAINE 676 WOODLAND AVE MORRISTOWN, NJ 07960	Tax Account ID: 2847150 MANNING FAMILY REVOCABLE TRUST 200 OAK ST MELBOURNE BEACH, FL 32951
Tax Account ID: 2847142 BAUGHER, PAUL E 311 HIBISCUS TRL MELBOURNE, 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: 2846436 HUSTON, ROBERT ANDREW 300 ATLANTIC ST MELBOURNE BEACH, 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: 2847145 SANTANGELO, JAMES 312 OAK 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: 2846815 MARBINA SHORES LLC BESSEMER TRUST C/O LISA CARDONE 100 WOODBRIDGE CEN DR WOODBIDGE, NJ 07095		
Tax Account ID: 2846441 O JOHN ALPIZAR TRUST 401 ATLANTIC ST MELBOURNE BEACH, FL 32951		
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: 2847119 RUTHERFORD, BABETTE H PINAUD, MARTIN L 400 HIBISCUS TRL MELBOURNE BCH, FL 32951		