



TOWN OF MELBOURNE BEACH

PLANNING & ZONING BOARD MEETING

TUESDAY, JULY 16, 2024

AGENDA PACKET

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Town of Melbourne Beach

PUBLIC NOTICE

AGENDA

PLANNING & ZONING BOARD MEETING

Tuesday, July 16, 2024 @ 6:30 pm

COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:

Chairman David Campbell
 Vice-Chairman Kurt Belsten
 Member April Evans
 Member Dan Harper
 Member Gabor Kishegyi

Alternate Board Members

Alternate Todd Albert
 Alternate Jason Judge

Staff Members:

Town Manager Elizabeth Mascaro
 Town Clerk Amber Brown
 Building Official Robert Bitgood

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so. In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - A. May 7, 2024 minutes
4. **NEW BUSINESS**
 - A. Site plan approval for 506 Third Ave – new home
 - B. Discussion on accessory structure requirements
 - C. Discussion on code revisions to 9A Landscaping and Trees
5. **PUBLIC HEARINGS**
 - A. Ordinance 2024-01 Sheds

AN ORDINANCE OF THE TOWN OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA, AMENDING APPENDIX “A” OF THE TOWN CODE OF ORDINANCES OF MELBOURNE BEACH, THE LAND DEVELOPMENT CODE; AMENDING SECTION 7A-57

**RELATING TO UTILITY SHEDS AND SETBACK
REQUIREMENTS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; PROVIDING FOR AN EFFECTIVE
DATE.**

6. OLD BUSINESS

7. PUBLIC COMMENT

Please limit comments to items that are not on the agenda

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

10. ADJOURNMENT

Town of Melbourne Beach

MINUTES

PLANNING & ZONING BOARD MEETING TUESDAY, MAY 7, 2024 @ 6:30 PM COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:

Chairman David Campbell
Vice-Chairman Kurt Belsten
Member April Evans
Member Dan Harper
Member Gabor Kishegyi

Alternate Board Members

Alternate Todd Albert
Alternate Jason Judge

Staff Members:

Town Manager Elizabeth Mascaro
Town Clerk Amber Brown
Building Official Robert Bitgood

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so.

In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

1. CALL TO ORDER

Chairman David Campbell called the meeting to order at 6:40 p.m.

2. ROLL CALL

Town Clerk Amber Brown conducted the roll call

Present:

Chairman David Campbell
 Vice-Chairman Kurt Belsten
 Member April Evans
 Alternate Todd Albert

Staff Present:

Town Manager Elizabeth Mascaro
 Building Official Robert Bitgood
 Town Clerk Amber Brown

Absent:

Member Dan Harper
 Member Gabor Kishegyi
 Alternate Jason Judge

3. APPROVAL OF MINUTES

A. April 2, 2024 minutes

Member April Evans made a motion to approve; Vice Chairman Kurt Belsten seconded; Motion carried 4-0.

4. NEW BUSINESS

A. Discussion on changes to 7A-50 Off-Street Parking

Town Manager Elizabeth Mascaro spoke about there being limited parking in the business district and the Town cannot add more. She spoke about the changes include: minimum required parking spaces per business being five with up to two spaces for golf carts, add bike racks, reduce the minimum dimension for parking spaces from 10 feet to 9.5 feet, golf cart parking spaces shall be 6 feet by 11 feet. Residential units would be: 1 bedroom unit requires 1 space, 2 bedroom units requires 1.5 spaces, and 3 bedroom units requires 2 space.

Chairman David Campbell spoke about not severing the parking requirements because a restaurant needs more parking than a drug store, there are a lot of big vehicles around here now so the size should not be reduced, and he is opposed to making any changes to the residential areas. He thinks that parking requirements should be tied to the square footage and the usage.

Member April Evans spoke about years ago the parking requirements and restrictions were driven by the fire marshal. Is that not the case anymore? She spoke about

agreeing with what Chairman David Campbell said. She spoke about not making blanket changes that impact the entire Town to accommodate one or two properties. Instead, have those properties go to the Board of Adjustments.

Building Official Robert Bitgood and Town Manager Elizabeth Mascaro spoke about that not being the case anymore.

Tim Reed – 302 Fourth

Tim Reed spoke about not understanding what is driving the need to change it.

Building Official Robert Bitgood spoke about part of what is driving this is how much parking food establishments are required to have.

Town Manager Elizabeth Mascaro spoke about there being several people interested in the old green building, but not after hearing the parking requirements.

Member April Evans made a motion to not address any changes in parking at this point; Vice Chairman Kurt Belsten seconded; Motion carried 3-1 with Alternate Todd Albert dissenting.

Todd Albert spoke about voting against it because it is worth seeing if there is a different way to look at it.

5. PUBLIC HEARINGS

A. Ordinance 2024-02 Repealing Ordinance 2023-02 Second Kitchens

AN ORDINANCE OF THE TOWN OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA, REPEALING ORDINANCE 2023-02 IN ITS ENTIRETY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Member April Evans spoke about wanting to keep the definition of kitchen.

Chairman David Campbell spoke about this ordinance says it is repealing the ordinance in its entirety, so it should be left as it is.

Member April Evans spoke about adding the definition in the future.

Chairman David Campbell agreed.

Member April Evans made a motion to approve; Alternate Todd Albert seconded; Motion carried 4-0.

6. OLD BUSINESS

7. PUBLIC COMMENT

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

Building Official Robert Bitgood spoke about the Town Commission approved the Planning and Zoning Board looking into accessory structures.

Member April Evans spoke about having a maximum percentage of the primary structure, but also an overall maximum square footage as well.

9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

10. ADJOURNMENT

Alternate Todd Albert motioned to adjourn; Member April Evans seconded; Motion carried 4-0.

The meeting adjourned at 7:06 p.m.

ATTEST:

David Campbell, Chairman

Amber Brown, Town Clerk



TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

Site Plan Review

Applicable Codes

Town of Melbourne Beach Land Development Code

Current Florida Building Code

Date: 7-10-24

Owner: Jerry Pezzeminti

Owner Address: PO box 33187 Indiatlantic, Fl. 32903

Site Address: 506 3Rd Ave M.B. Fl 32951

Parcel ID: 28-38-07-02-11-7.02

Zoning: 1RS **Zoning District:** 1RS

Project: Single Family Residence.

Reference: Town of Melbourne Beach Code of Ordinances: 7A-31.

Request: Approval by the Planning and Zoning Board and the Town Commission for: Single Family Residence.

Staff Review:

- 1). The project is: A single family home in the Town Limits of Melbourne Beach Fl.
- 2). The Building Lot Zoning District requirements of min. lot area, width and depth.
 - Lot area is 12,000 sq. ft. (min. 12,000 sq. ft.)
 - Lot width is 100 (min. 100 ft.)
 - Lot depth is 120' (min. 120 ft.)
- 3). Lot coverage has a maximum of 30% for principle structure.
 - Lot coverage per plan is: 20.82%
 - Footprint of Primary Structure is: 2,365 sq. ft. with the addition.
 - Max allowed for Primary Structure is: 3,600 sq. ft. for Lot Area of 12,000 sq. ft.
 - Minimum pervious area per lot is 30%. Pervious area is: 50%
- 4). Structure maximum height for zoning district is 28 ft.
 - The proposed height provided is 27'-2" from FFE
 - Flood Zone _ And _X_____

5). Zoning District Setback requirements

- Proposed Primary Structure Rear Setback: 25' (min. 25 ft.)**
Proposed Primary Structure Front Setback is 25' (min. 25 ft.)
Proposed Primary Structure North Side setback is: 15' (min. 15 ft.)
Proposed Primary Structure South Side Setback is: 15' (min. 15 ft.)

6). Sediment and erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach's Code of Ordinances, Chapter 27 Stormwater and the current Florida Building Code.

7). On-site stormwater retention control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach's Code of Ordinances, Chapter 27 Stormwater and the current Florida Building Code.

8). Town Engineer will submit a review of the drainage plan per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued. This applies to new home construction and construction values greater than 50% of the existing structure. Minimum landscaping standards will be met.

Based on the above review, I find the proposed site plan for the referenced property is in compliance with The Town of Melbourne Beach Code of Ordinances.



**Robert Bitgood
Building Official**



B.S.E. CONSULTANTS, INC.
 Consulting ~ Engineering ~ Land Surveying

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

Hassan Kamal, P.E.
 Vice President

July 10, 2024

Via E-mail

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

**Re: Site Plan Review – 506 Third Avenue
 B.S.E. File #11440.100.31**

Dear Robert:

We have reviewed the above-referenced plans and survey and find that they meet Town Code, we therefore recommend approval of the drainage plan.

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.

SMG/js
 11440.100.31.town.corr.24-s5818.jul

Civil ~ Agricultural ~ Transportation ~ Utility ~ Site Planning ~ Environmental
 312 South Harbor City Boulevard, Suite #4, Melbourne, Florida 32901
 Telephone: (321) 725-3674 ~ Fax: (321) 723-1159 ~ Toll Free: 1-800-523-4BSE(4273) ~ Email: info@bseconsult.com



July 9, 2024

Robert Bitgood
Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951

Mr. Bitgood,

On behalf of my client for the 506 Third Avenue Preliminary Site Plan Review, I respectfully request your review and approval of the following comment response for construction. Thank you in advance for your time and efforts in reviewing the provided responses and enclosed plans.

Comment 1: Although the driveway is proposed of impervious pavers, the driveway runoff (or slope) needs to be directed towards the onsite dry retention areas.

Response: Please see revised driveways with slope to direct the drainage into the proposed collection systems. The south portion of the driveway is proposed to drain through 6"x 18" openings in the privacy wall. The elevation of the openings is at 6.50' which is above the 6.38' stage of the stormwater system. This will allow any of the runoff that is not percolated through the pervious pavement to drain into the stormwater collection area.

Comment 2: Confirm there is sufficient cover over the existing drainage pipe below the driveway.

Response: Please see added existing pipe call out information to confirm sufficient cover.

Comment 3: Identify the existing drainage pipe size diameter in the right-of-way.

Response: Please see added existing pipe call out information that includes pipe size diameter.

Comment 4: Please provide a signed/sealed topographic and boundary survey.

Response: This was previously submitted with the package to the City an electronic copy of which is included with this package for reference.

Thank you for your time and help in navigating us through the development process for this project. If you have any questions, please don't hesitate to contact me at (321) 652-5316.



Sincerely,

Erin Trauger, P.E.
Principal Civil Engineer

506 3rd Ave. Melbourne Beach. Fl.

IMPERVIOUS		PERVIOUS	
Primary Structure	2,365	Shed space	
Pool	288	Open areas	6,015
Decks		Other	
Driveway	Pavers		
Accessory Bldg	114		
Concrete areas	1,443	TOTAL PERVIOUS	6,015
Paver areas	1,889		
Other			
TOTAL IMPERVIOUS	50.00%		
		Lot Total Sq Footage	12,000
		TOTAL % PERVIOUS	50%



**TOWN OF MELBOURNE BEACH
DEVELOPMENT APPLICATION**

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

General Location: 3rd Avenue, North side on parcel in from the River

Address: 506 3rd Avenue, Melbourne Beach FL 32951

Parcel Number(s): 28-38-07-02-11-7.02

Area (in acreage): .275 acres Area (in square feet): 12,000 sf

Current Zoning: 1RS Proposed Zoning: N/A

Current Future Land Use: N/A Proposed Future Land Use: N/A

Brief Description of Application: Application for new two-story single-family residence site plan approval

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

IV. APPLICANT INFORMATION:

Property Owner

Name: Jerry S. Pezzeminti

Phone: 321-604-5417

Address: PO Box 33187

Fax: _____

Indialantic, FL 32903

Email: jspezzeminti@gmail.com

Applicant (if other than property owner)

Name: _____

Phone: _____

Address: _____

Fax: _____

Email: _____

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

Signature: [Handwritten Signature]

Date: 5/3/24

Print Name: Jerry S. Pezzeminti

Title: _____

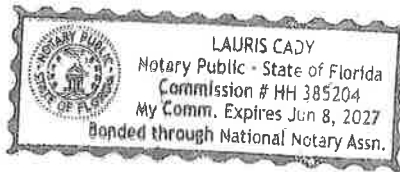
*Must sign in front of notary.

State of Florida

County of Brevard.

The foregoing application is acknowledged before me this 3rd day of MAY, 2024, by JERRY S. PEZZEMINTI who is/are personally known to me, or who has/have produced Florida DL as identification.

[Handwritten Signature]
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.

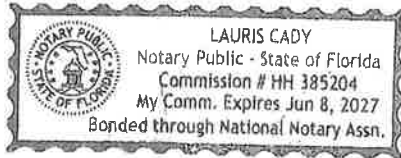
Signature: [Signature] Date: 5/3/24
Print Name: Jerry S. Pezzeminti Title: _____

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 3rd day of May, 2024, by JERRY S PEZZEMINTI who is/are personally known to me, or who has/have produced Florida DL as identification.

[Signature]
Signature of Notary Public, State of Florida



VII. PROJECT DESCRIPTION:

Describe Application: This is a new, single family two-story home located at 506 3rd Avenue in Melbourne Beach. The lot has been vacant and undeveloped to this date. The main living areas and a guest bedroom of the home are located on the first floor, with the primary suite and additional bedrooms on the second floor. Connected to the house is a two-car garage with conditioned office space above. The exterior of the house features stucco on masonry block, wood rafter tail details and an architectural shingle roof.

Describe Existing Conditions: Undeveloped residential lot

Provide attachment if more space is needed.

Site Plan for Single Family Development

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

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

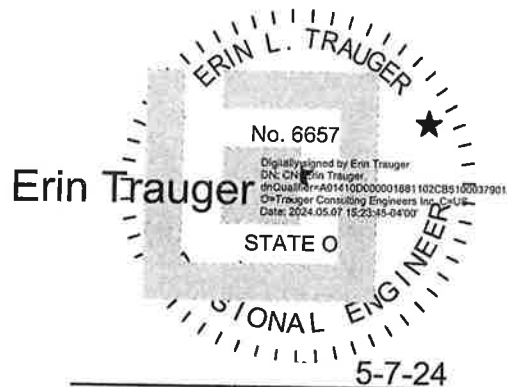
Ten (10) 11X17 Complete sets of plans (all information as outlined in item 3 above) including a copy of the survey both existing and proposed and the Drainage Site Plan.



STORMWATER CALCULATIONS

SUBMITTED TO:
Town of Melbourne Beach

REVISION DATE:5-7-24



Erin Trauger, P.E.
FL License No. 66576

506 3RD Avenue
Residence

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

I. Introduction

The goal of this report is to detail requirements of compliance of the stormwater treatment system for the proposed improvements. The proposed single-family residence improvements include a new single-family house located at 506 3rd Avenue in the Town of Melbourne Beach, Florida. The Brevard County Property Appraiser Aerial and Details have been included for reference.

II. Existing Conditions

The property is currently vacant. Much of the lot drains toward the north and then to the east directly to the river with the remainder of the lot drainage to Third Avenue that ultimately discharges directly to the river.

III. Proposed Conditions

The proposed site improvements involve the construction of the new single-family house with a pool courtyard, driveway and garage. A treatment swale is proposed mostly in the west part of the property to provide for stormwater treatment required on the lot before discharge to the river. Stormwater runoff created by the impervious surface for this project will be collected on-site and directed to two dry retention swales to treat the stormwater runoff. The 10 year 24 hour storm event was evaluated using the combined volume of the swales to verify retainage of the 8" storm event.

IV. Required Stormwater Calculations

A complete summary report has been provided in the attachments to include volume calculations for the proposed stormwater system, HydroCAD stormwater modeling information for the 10 year 24 hour storm event and a MODRET recovery analysis to ensure the Town of Melbourne Beach stormwater requirements are met. Also included in attached calculations are the soils reports provided by KSM Engineering and Testing identifying the season high water table and the percolation test results for conditions at the property. The following considerations were included in the evaluation.

- 8" of runoff from a 10-yr/24 hour storm event was evaluated for the 0.28 acre drainage basin at 506 Third Ave (including the proposed improvements) using HydroCAD and zero discharge is proposed from the storm collection ponds for this storm event.
- 72-Welaka sand has been determined to be the soils mapped according to the Soils Survey Map of Brevard County which is reflect in the weighted average CN value using A soil values for grass.

- The Season High Water Table information is provided in the table below and the soils report completed by KSM Engineering and Testing is provided in the attachments for review.

Boring#	Natural Ground	Existing Ground Water Elevation	Estimated Wet Season Ground Water Table
P-1	7.0	0.4	2.00

- The peak stage of the storm ponds remains below the top of bank.
- Based on the soils report there are high percolations rates in place and therefore the pond volume recovery will be less than 72 hours for the 8 inch storm event.

V. *Summary*

As presented in the details above it has been determined that the proposed dry retention stormwater treatment system satisfies the design requirements of the Town of Melbourne Beach for the 10 year 24 hour-8 inch storm event.



Dana Blickley, CFA
PROPERTY APPRAISER
Brevard County

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1
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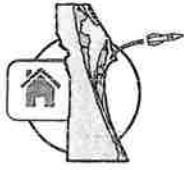


Dana Blickley, CFA, Brevard County Property Appraiser
 Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer



REAL PROPERTY DETAILS
 Account 3020172 - Roll Year 2023



Owners	PEZZEMINTI, JERRY S
Mailing Address	PO BOX 33187 INDIALANTIC FL 32903
Site Address	506 THIRD AVE MELBOURNE BEACH FL 32951
Parcel ID	28-38-07-02-11-7.02
Taxing District	34X0 - MELBOURNE BEACH
Exemptions	NONE
Property Use	0007 - VACANT RESIDENTIAL LAND (MULTI-FAMILY, PLATTED)
Total Acres	0.28
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0010/0051
Subdivision	WILCOX PLAT OF MELBOURNE BEACH RESUBD OF BLKS 11,20,21,30 & 31
Land Description	WILCOX PLAT OF MELBOURNE BEACH RESUBD OF BLKS 11,20,21,30 & 31 E 100 FT OF S 120 FT OF LOT 7 BLK 11

VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$400,000	\$400,000	\$260,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$400,000	\$400,000	\$260,000
Assessed Value School	\$400,000	\$400,000	\$260,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$400,000	\$400,000	\$260,000
Taxable Value School	\$400,000	\$400,000	\$260,000

SALES / TRANSFERS

Date	Price	Type	Instrument
12/28/2021	\$480,000	WD	9372/0311
06/04/2019	\$325,000	WD	8458/0581

No Data Found

DATA AND CALCULATIONS

STORMWATER CALCULATIONS

Post-Development Drainage Basin Data: Type A Soils

Cover Type	Area (acres)	CN Value
Impervious	5985.00	98
Pervious	6015.00	39
Total Area	12000.00	68

Stage/Storage Volume of Dry Retention Pond:

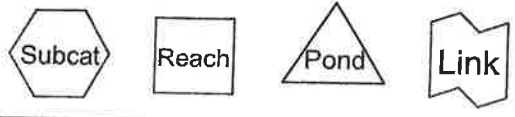
Elevation (Feet)	Area (Sq. Ft.)	Avg. Area (Sq. Ft.)	Volume (Cu. Ft.)	Sum. Volume (Cu. Ft.)
7.00	3,122		1,616	1,616
6.25	1,187	2,155	0	0

4A-13.1



Pezzeminti Lot

Dry Retention Pond



Routing Diagram for Pezzeminti on Third
Prepared by Trauger Consulting Engineers, In, Printed 5/7/2024
HydroCAD® 10.20-4b s/n 12764 © 2023 HydroCAD Software Solutions LLC

4A-14.1

Pezzeminti on Third

Prepared by Trauger Consulting Engineers, In

Printed 5/7/2024

HydroCAD® 10.20-4b s/n 12764 © 2023 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.138	39	>75% Grass cover, Good, HSG A (2S)
0.137	98	Roofs, HSG A (2S)
0.275	68	TOTAL AREA

Pezzeminti on Third

Prepared by Trauger Consulting Engineers, In

Printed 5/7/2024

HydroCAD® 10.20-4b s/n 12764 © 2023 HydroCAD Software Solutions LLC

Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.275	HSG A	2S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.275		TOTAL AREA

4A-15.1

Pezzeminti on Third

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.138	0.000	0.000	0.000	0.000	0.138	>75% Grass cover, Good	2S
0.137	0.000	0.000	0.000	0.000	0.137	Roofs	2S
0.275	0.000	0.000	0.000	0.000	0.275	TOTAL AREA	

Pezzeminti on Third

Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

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Page 5

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Pezzeminti LotRunoff Area=12,000 sf 49.88% Impervious Runoff Depth=4.24"
Tc=10.0 min CN=68 Runoff=0.74 cfs 0.097 af**Pond 3P: Dry Retention Pond**Peak Elev=6.38' Storage=164 cf Inflow=0.74 cfs 0.097 af
Outflow=0.60 cfs 0.097 af**Total Runoff Area = 0.275 ac Runoff Volume = 0.097 af Average Runoff Depth = 4.24"**
50.12% Pervious = 0.138 ac 49.88% Impervious = 0.137 ac

Pezzeminti on Third

Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

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Summary for Subcatchment 2S: Pezzeminti Lot

Runoff = 0.74 cfs @ 12.19 hrs, Volume= 0.097 af, Depth= 4.24"
Routed to Pond 3P : Dry Retention Pond

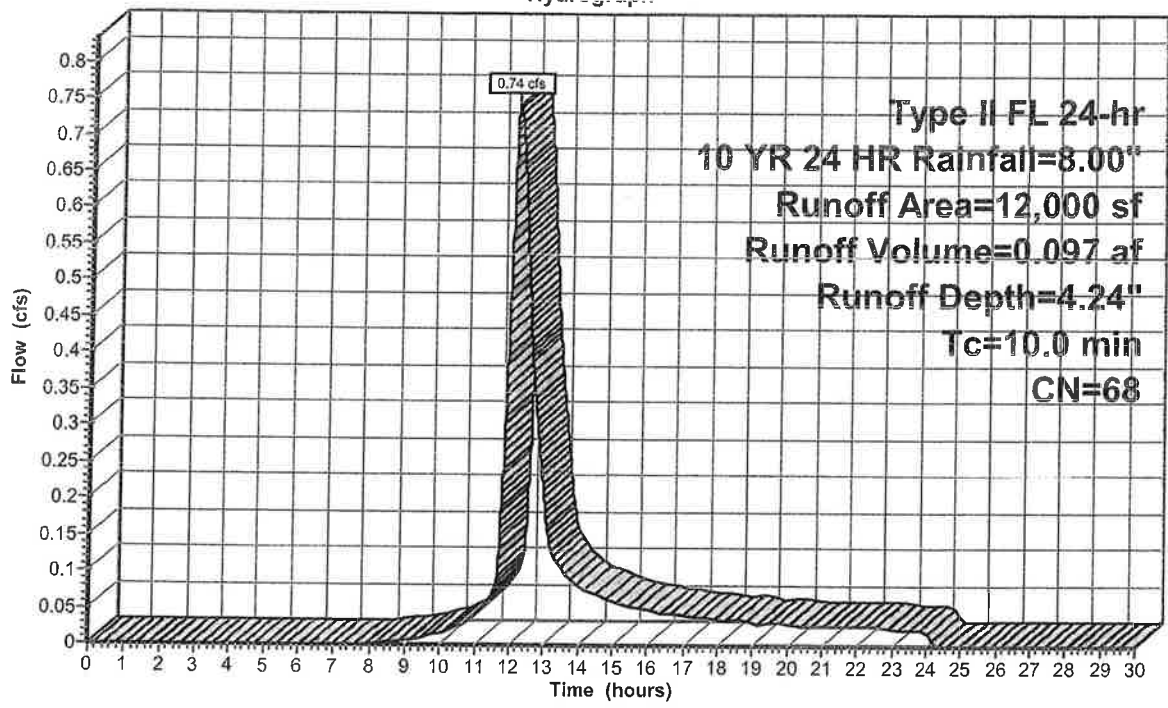
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

Area (sf)	CN	Description
5,985	98	Roofs, HSG A
6,015	39	>75% Grass cover, Good, HSG A
12,000	68	Weighted Average
6,015		50.12% Pervious Area
5,985		49.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 2S: Pezzeminti Lot

Hydrograph



Type II FL 24-hr
 10 YR 24 HR Rainfall=8.00"
 Runoff Area=12,000 sf
 Runoff Volume=0.097 af
 Runoff Depth=4.24"
 Tc=10.0 min
 CN=68

Runoff

Pezzeminti on Third

Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

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Summary for Pond 3P: Dry Retention Pond

Inflow Area = 0.275 ac, 49.88% Impervious, Inflow Depth = 4.24" for 10 YR 24 HR event
 Inflow = 0.74 cfs @ 12.19 hrs, Volume= 0.097 af
 Outflow = 0.60 cfs @ 12.43 hrs, Volume= 0.097 af, Atten= 19%, Lag= 14.1 min
 Discarded = 0.60 cfs @ 12.43 hrs, Volume= 0.097 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 6.38' @ 12.43 hrs Surf.Area= 1,268 sf Storage= 164 cf

Plug-Flow detention time= 1.3 min calculated for 0.097 af (100% of inflow)
 Center-of-Mass det. time= 1.3 min (850.0 - 848.8)

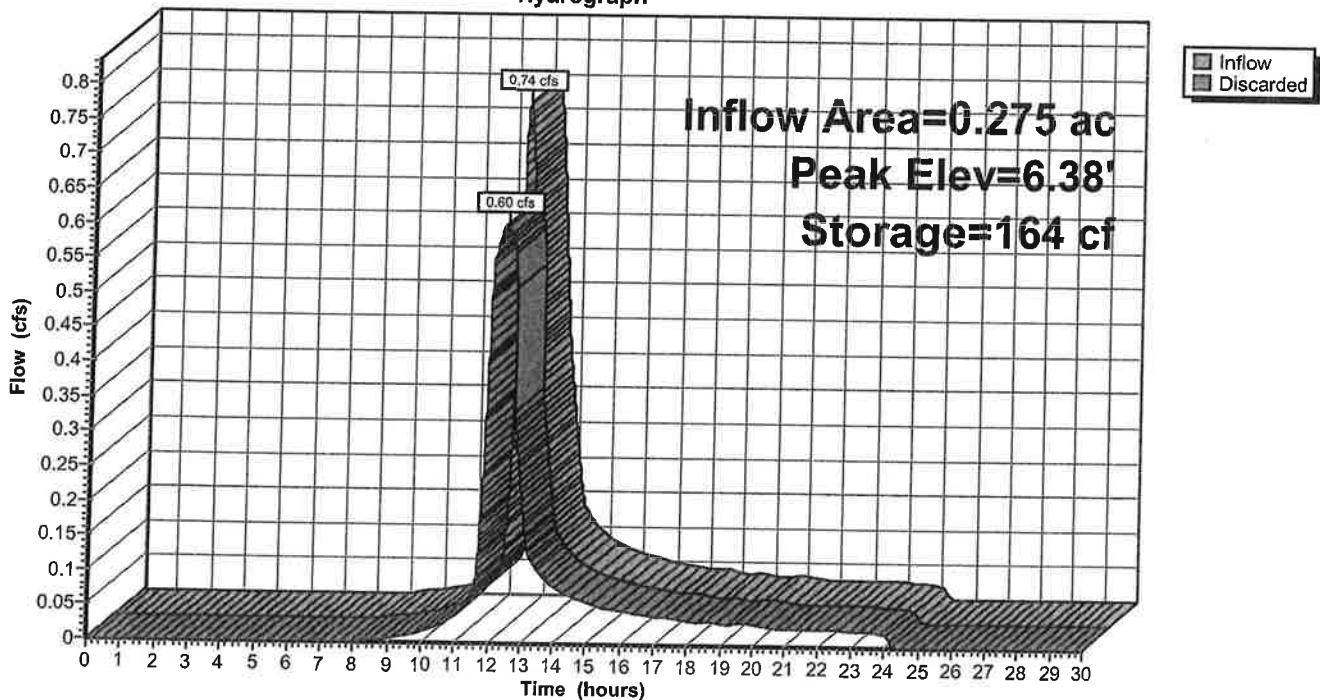
Volume	Invert	Avail.Storage	Storage Description
#1	6.25'	1,065 cf	24.00'W x 49.50'L x 0.75'H Prismatic Z=4.0

Device	Routing	Invert	Outlet Devices
#1	Discarded	6.25'	20.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 2.00' Phase-In= 0.01'

Discarded OutFlow Max=0.60 cfs @ 12.43 hrs HW=6.38' (Free Discharge)
 1=Exfiltration (Controls 0.60 cfs)

Pond 3P: Dry Retention Pond

Hydrograph



MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: PEZZEMINTI RECOVERY

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft³)
Unsat	4.90	1,210.74
1	1.00	405.26
2	8.26	0.00
3	8.26	0.00
4	8.26	0.00
5	8.26	0.00
6	8.26	0.00
7	8.26	0.00
8	8.26	0.00
9	8.26	0.00

4A-17.1

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : Pezzeminti Recovery
 POLLUTION VOLUME RUNOFF DATA USED
 UNSATURATED ANALYSIS INCLUDED**

Pond Bottom Area	1,187.00 ft ²
Pond Volume between Bottom & DHWL	1,616.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	-5.34 ft
Elevation of Seasonal High Groundwater Table	2.00 ft
Elevation of Starting Water Level	6.25 ft
Elevation of Pond Bottom	6.25 ft
Design High Water Level Elevation	7.00 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.24
Unsaturated Vertical Hydraulic Conductivity	10.00 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	10.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.26
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

SOILS REPORT AND MAP INFORMATION

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Pezzeminti Recovery

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.00	2.000	0.000 *		
			0.00000	
0.00	2.000	0.08380		
			0.07354	
5.90	6.276	0.06327		0.00
			0.04888	
6.21	6.250	0.03905		0.00
			0.02921	
22.42	5.197	0.02480		0.00
			0.02038	
30.68	4.916	0.01809		0.00
			0.01581	
38.95	4.698	0.01437		0.00
			0.01294	
47.21	4.519	0.01194		0.00
			0.01094	
55.47	4.368	0.01020		0.00
			0.00945	
63.74	4.238	0.00888		0.00
			0.00831	
72.00	4.123			0.00

Maximum Water Elevation: 6.276 feet @ 5.90 hours Recovery @ 6.209 hours
 * Time increment when there is no runoff
 Maximum Infiltration Rate: 2.949 ft/day

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723 Progress Way
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4A-19.1
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C.A. # 5693
KSMengineering.net

Jerry Pezzeminti
P.O. Box 33187
Indialantic, FL 32951

February 21, 2024

**Re: 506 Third Avenue
Melbourne Beach, Florida
KSM Project #: 2400809-p**

Dear Mr. Pezzeminti:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the above referenced site. Presentation of the data gathered during the investigation is included in this report.

Scope of Work and Professional Service Agreement:

The scope of work and the agreement to perform a geotechnical exploration is contingent upon KSM's January 25, 2023, proposal to Jerry Pezzeminti. The agreement was signed by Mr. Pezzeminti on January 26, 2023, and was returned to KSM thereafter. Following the return of the signed proposal the client requested that our scope of work be expanded to include the proposed residence. This additional scope of services was approved by Mr. Pezzeminti via email on February 1, 2024.

Site Description:

Location & Physiography – At the time of drilling, the site was found to be fairly flat. Vegetation on the site consisted mostly of light surface ground cover vegetation and many trees.

Project Description:

The following information is based, in part, on conversations with the client, our assumptions, and on our review of the Site plan sheet, which was provided to KSM by MeID Studio Architecture. Please contact KSM to submit the current plan sheets, once available, so we can make any adjustments and revise this report, if and as necessary. Brief summaries of the developmental features shown on the plans are described below.

Structure – It is our understanding that a two-story residential structure and pool is planned to be constructed on the site, and a shallow foundation system is preferred. KSM assumes that the anticipated loading conditions will range from 2.5 to 3.5 kips per linear foot along load bearing walls and that the maximum column loads, if applicable, will be less than 60 kips per column.

Grading – KSM has assumed that the rough graded building pad elevation and pavement covered areas will lie up to approximately 2 feet above the existing land surface.

KSM has not been furnished with design structural loading conditions, a grading plan, a foundation plan, or foundation settlement tolerances. Once determined, this information should be provided to KSM so that we may revise our recommendations and opinions as necessary.

The scope of our study consisted of the following tasks:

1. Performed soil borings within the approximate locations indicated by the client.
2. Measured the depth of the observed groundwater body at the boring.
3. Performed in-field "Usual Open Hole Test" procedures at the aforementioned boring location.
4. Collected soil samples necessary to estimate aquifer parameters.
5. Reviewed the soil samples and field soil boring logs (by a geotechnical engineer) in our laboratory.
6. Reviewed the publicly available USDA Soil Survey information for the site.
7. Evaluated the discovered subsurface conditions with respect to the proposed project and prepared estimated aquifer parameters for the tested locations.
8. Prepared this report to document our findings.

Site Investigation:

Subsurface Testing – All testing was performed in general accordance with applicable ASTM and/or Industry standards with a standard practice of care. KSM's site investigation program consisted of performing the following exploration operations and field tests:

- Two (2) Standard Penetration Test (SPT) borings, which were terminated at approximate depths ranging from 10 to 15 feet below the existing ground surface.
- One (1) SPT boring, denoted as PB, terminated at an approximate depth of 15 feet below the existing ground surface.

SPT "N" Value Interpretation	
Relative Density	Automatic Hammer
Very Loose	0 – 3
Loose	3 – 8
Medium Dense	8 – 24
Dense	24 – 40
Very Dense	>40

Soil Classification – The field soil boring logs and recovered soil samples were transported to KSM’s office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed by a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current United Soil Classification System (ASTM D 2487).

General Subsurface Soil Classification Summary – The following table outlines the general subsurface conditions that were encountered during our investigation. Refer to the boring logs and location map for specific information regarding our interpretation of the field boring logs.

Generalized Soil Profile	
Approximate Depth Below Grade (Feet)	Discovered Subsurface Conditions
0 to 6	Loose to medium-dense fine sand
6 to 15	Medium-dense to very- dense fine sand and slightly silty fine sand with shell fragments

The records of the soils encountered, the penetration resistances, and groundwater levels are documented on the attached boring logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluations:

Foundation System Evaluation – It is KSM’s professional opinion that the proposed structure can be supported on conventional concrete, steel reinforced foundation pads, provided the underlying subgrade bearing soils are compacted in accordance with the procedures delineated in the site preparation recommendations and that the foundation is designed in accordance with the recommendations provided in the “Shallow Foundation” section of this report.

The following sections provide recommendations for the site preparation and foundation design.

Site Preparation:

Site Subgrade Preparation – KSM recommends that the building site subgrade be prepared for construction of the foundations and floor slab-on-grade by improving the in-place density of the soil that will support the structure within the zone where the stress from the structure will be primarily distributed. The following earthwork procedures are recommended:

1. Clearing and Grubbing – The proposed construction area, plus a minimum margin of five feet beyond the proposed limit of construction, should initially be prepared by removing any organic materials including roots and surface vegetation. The roots of the trees should be removed in their entirety. Stump grinding as a means of removing the root systems is not acceptable.
2. Building Pad and Pavement Area Subgrade Compaction – The exposed surface, created in step 1 above, should be graded level, moisture conditioned, and compacted. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density to a depth of 2 feet below the exposed surface. Testing should be done to confirm that the specified level of compaction has been achieved.
3. Grading – Upon completion of the compaction operation, the exposed surface should be filled to produce the desired line and grades. Structural fill containing less than 10% material that passing through the U.S. Standard No. 200 sieve that is cohesionless and free of debris and organic material should be placed in level lifts not more than 12-inches in loose thickness, moisture conditioned, and compacted to attain an in- place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density. Testing should be done to confirm that the specified level of compaction has been achieved.
4. Foundation Excavation and Subgrade Compaction – Excavate the compacted pad, within the proposed foundation footprints, to the proposed foundation subgrade elevation at the designated foundation locations. The exposed footing subgrade should then be compacted, if necessary, to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density, to a depth of 24 inches below the footing subgrade surface. Testing should be done to confirm that the specified level of compaction has been achieved.
5. Utility, Foundation, Slab on Grade – Following the successful completion of the preparation of the foundation subgrade, foundation forms (if used) and steel reinforcement should be placed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations, as well as backfill placed in utility trench excavations within the building pad, should be likewise compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density. Testing should be done to confirm that the specified level of compaction has been achieved.

Compaction Equipment – KSM recommends using heavy vibratory equipment on this site with caution, due to the proximity of the neighboring structures and the potential that ground vibrations created by the compaction machinery might be transmitted and cause damage to the nearby structures. In the event that the operations are found to transmit such harmful vibrations, KSM recommends that non-vibratory compaction methods be substituted to execute the recommended earthwork procedures delineated above.

Compaction Testing – It is KSM's recommendation that compaction tests in the excavated footings should be conducted prior to placement of any steel or concrete. The in-place density tests should be conducted at every column footing and at a frequency of once for every 100

linear feet in the footing trench excavations. The subgrade and each lift (12-inch max loose thickness) of fill should be tested for compaction at a frequency of no less than one test per 2,500 sf of building area, per lift, and one test per 10,000 sf of pavement area, per lift, with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the site contractor and the onsite soils technician based on the requirements of the project as stated by the Engineer of Record. In-place density of the compacted soil can be measured using a nuclear density gauge or any other ASTM approved method to determine percent compaction.

Temporary Dewatering – Given the recorded depths to the groundwater surface, together with the expected scope of earthwork operations, KSM expects that temporary dewatering of shallow excavations will not be a necessary part of the earthwork operations. In the event that the installation of components of the new structures requires that compaction operations be performed within 2 feet of the prevailing groundwater levels, temporary dewatering may become necessary. The actual method of dewatering should be determined by the contractor. KSM recommends drawing down the water table to a level that is not less than 2 feet below the exposed bottom of excavations to avoid compaction related issues.

Shallow Foundation:

The adoption of the following recommended design parameters are predicated on the execution of the Site Preparation recommendations given herein above, and on KSM's experience with similarly loaded structures, as stated in the "Project Description" section of this report. If the size of the designed foundations, based on the parameters provided, exceed the recommended maximum dimensions, the structural engineer should notify KSM so that we can review the design foundation and loading conditions, and provide additional site preparation recommendations, foundation recommendations, and settlement calculations, as needed.

Design Parameters		
Description	Isolated Footing	Continuous Footing
Estimated Allowable Bearing Pressure	2,000 psf	2,000 psf
Minimum Embedment Below Finished Grade	16 inches	16 inches
Minimum Width	24 inches	16 inches
Maximum Width	72 inches	36 inches
Approximate Total Settlement	< 1 inch	< 1 inch
Approximate Differential Settlement	< ½ of an inch between similarly loaded columns	< ½ of an inch over 40 feet

Based on the expected response of the discovered subsurface conditions to applied foundation loads, KSM expects that the majority of the settlement of the structure should occur as the weight of the structure components are applied to the foundations, during the construction and erection of the structure.

Floor Slabs:

A conventional slab-on-grade ground floor can be used in the "at grade" portion of the structure. We recommend the disturbed subgrade below the floor slab be re-compacted to meet or exceed 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) prior to placement of the concrete. We recommend that control joints be installed in the slab at frequent intervals to reduce the potential for the development of shrinkage cracks at unintended locations in the finished floor surface.

The installation of a moisture barrier is recommended beneath the floor slab, to prevent moisture migration from the underlying soil, which could lead to dampness of the slab and the potential poor performance of floor finishes (carpet, tile, etc.).

Pool:

Soil Supported Foundation – Based on the discovered subsurface conditions, it is our professional opinion that the proposed swimming pool can be designed and constructed using an allowable soil bearing pressure of 2,500 pounds per square foot provided the following site preparation recommendations are followed.

Excavation Stability and Protection of Adjacent Structures – Due to the proximity of existing structures in relation to the proposed excavation area, it is important for the contractor to ensure that all necessary precautions are taken to ensure that the foundations that support the adjacent structures are not undermined at any point during construction. It is recommended that the contractor design and execute the excavation to be in compliance with OSHA standards. If required, lateral excavation support and/or underpinning the foundations of the adjacent structures should be performed to protect the adjacent structures from damage.

Pool Area Excavation – Begin excavating the pool area to the desired elevations. When excavating the pool area, the contractor shall contact KSM if any debris, organic material, or very loose/soft material is encountered. KSM does not recommend performing any over excavations without receiving our guidance.

Pool Shell Backfill – Backfill material behind the pool shell shall consist of clean granular sand with less than 10% "fines" passing the U.S. No. 200 sieve and be free of debris or organic material. Backfill material around the pool should be placed in loose lifts not to exceed 12 inches in thickness and compacted, per lift, to no less than 95% of its modified dry Proctor value (ASTM D1557). Testing shall be performed on the backfill in accordance with local building department requirements.

Pool Area Groundwater Control – The contractor is responsible for ensuring that the groundwater is kept below the lowest working area to facilitate proper material placement and ensure compaction is in accordance with this report's recommendations. If required, dewatering operations should not be discontinued until there is a sufficient amount of load applied to resist buoyancy forces.

Estimated Aquifer Parameters:

Factor of Safety – KSM has not applied a factor of safety to the estimated aquifer parameters delineated within this report. The Engineer of Record is responsible for applying the appropriate factor(s) of safety to the estimated aquifer parameters contained within this report for use in their design.

In-Field Testing – At the test location, a Usual Condition Test was performed in general conformance with the South Florida Water Management District described procedures for the 'Usual Open-Hole Test' method.

In-Field Testing – Estimated Aquifer Parameters		
Test Location (See Location Plan)	Approximate Test Depth (ft)	Hydraulic Conductivity (CFS/SF- Ft Head)
P-1	5'	8.9×10^{-4}

Laboratory Testing and Professional Judgement – Selected samples obtained from our site investigation were tested in our laboratory in general accordance with ASTM D2434.

Laboratory Testing – Estimated Aquifer Parameters			
Test Location (See Location Plan)	Stratum Depth Range (ft)	Horizontal Flow Rate (in/hr)	Vertical Flow Rate (in/hr)
P-1	0 – 1	35.7	33.5
	1 – 4	40.4	37.9

NRCS Surficial Soil Information – Mapping of this area of Florida, performed by the USDA, Natural Resources Conservation Service (NRCS), indicates that the following USDA soil mapping units were identified:

- 72–Welaka sand.

Seasonal Groundwater Fluctuation – The following table delineates the observed groundwater surface depths, together with the estimated normal wet season and normal dry season water table depths (below existing grade) for the test location. This estimate is based upon our interpretation of existing site conditions and a review of the USDA, NRCS Soil Survey.

Water Table Observations			
Test Location (See Location Plan)	Depth (feet) Below Existing Grade		
	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1, PB-1	6.6' Below Grade	5.0' Below Grade	8.0' Below Grade

Hydrologic Soil Group (HSG) Classification and Estimated Fillable Porosity – The HSG classification was estimated based on our interpretation of the estimated aquifer parameters at the time of our investigation and guidance provided by the USDA National Engineering Handbook. KSM has estimated the fillable porosity of the soils above the estimated wet season water table.

HSG and Estimated Fillable Porosity		
Location	HSG	Fillable Porosity
P-1	A	30%

Closure:

Recommendations and Opinions – The Designated Engineer of Record should attach this report to the Final Report that is part of the Permit.

The estimated aquifer parameters are based, in part, on our understanding of published peer reviewed resources and our interpretations and evaluations of the discoveries of our site investigation and lab results. If additional geotechnical parameters or recommendations are desired, please contact our office. Upon request KSM will provide a scope and fee for any requested additional services.

Structural Engineer Responsibilities - Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement to verify that not only have the soils been prepared following the indicated recommendations, but the foundations are installed in compliance within the parameters indicated. The Structural Engineer of Record is responsible for confirming that the estimated capacities provided are adequate for the anticipated loading. If additional capacity is required, KSM is to be notified so that our recommendations can be amended as required.

Standard of Care - This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. Soil variations across the site should be expected. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

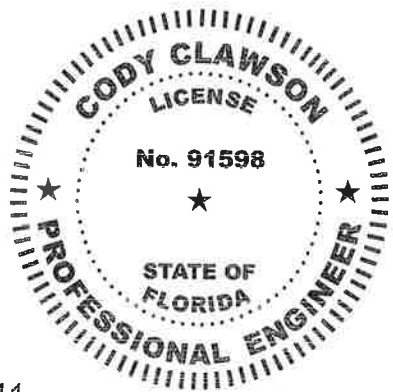
506 Third Avenue
Melbourne Beach, Florida
KSM Project #: 2400809-p



Limitations - Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

We are pleased to have been of assistance to you in this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,



maitland melnyk
Maitland D. Melnyk, E.I.
Geotechnical Engineer
Florida E.I. No. 1100024241
CCC/cv/MDM

Cody C. Clawson, P.E.
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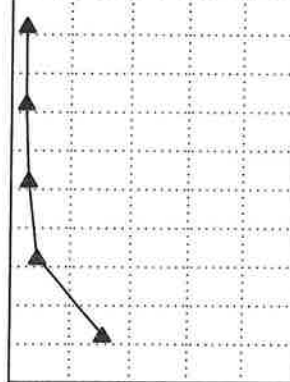
BORING NUMBER B-1

PAGE 1 OF 1

CLIENT Jerry Pezzeminti PROJECT NAME 506 Third Avenue
 PROJECT NUMBER 2400809-p PROJECT LOCATION Melbourne Beach, Florida
 DATE STARTED 2/13/24 COMPLETED 2/13/24 GROUND ELEVATION _____ HOLE SIZE _____ inches
 DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
 DRILLING METHOD SPT Automatic Hammer AT TIME OF DRILLING 6.6 ft
 LOGGED BY NV/MC CHECKED BY CCC AT END OF DRILLING _____
 NOTES See Attached Location Plan AFTER DRILLING _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
0								PL	MC	LL	
		Light Brown Sand	X SS		1-2-3 (5)			20	40	60	80
		Yellowish Brown Sand	X SS		2-2-3 (5)						
5		Light Brown Sand with Traces of Shell Fragments	X SS		3-3-3 (6)						
	▽		X SS		1-4-5 (9)						
10			X SS		10-15-16 (31)						

Bottom of borehole at 10.0 feet.



GEOTECH-BH PLOTS - GINT STD US LAB.GDT - 2/16/24 15:28 - K:\KSM FILES\24 DOCS (KSM-SERVER)\2400809\SOIL INVESTIGATION\2400809-P.GPJ

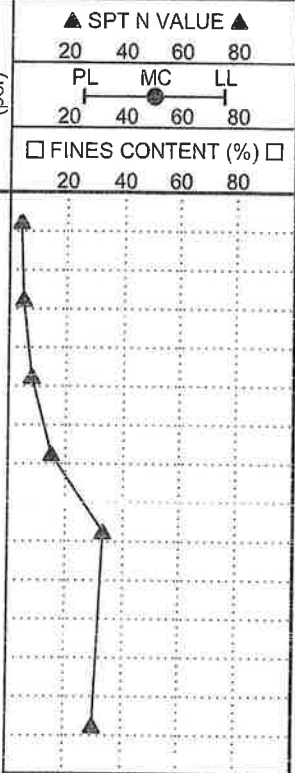


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BORING NUMBER B-2
 PAGE 1 OF 1

CLIENT Jerry Pezzeminti PROJECT NAME 506 Third Avenue
 PROJECT NUMBER 2400809-p PROJECT LOCATION Melbourne Beach, Florida
 DATE STARTED 2/13/24 COMPLETED 2/13/24 GROUND ELEVATION _____ HOLE SIZE _____ inches
 DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
 DRILLING METHOD SPT Automatic Hammer AT TIME OF DRILLING 5.8 ft
 LOGGED BY NV/MC CHECKED BY CCC AT END OF DRILLING _____
 NOTES See Attached Location Plan AFTER DRILLING _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲					
								20	40	60	80		
0		Yellowish Brown Sand	X SS		1-2-2 (4)								
		Light Brown Sand with Traces of Shell Fragments	X SS		2-2-3 (5)								
			X SS		4-4-4 (8)								
			X SS		5-7-8 (15)								
			X SS		10-15-18 (33)								
		Light Brown Slightly Silty Sand with Shell Fragments	X SS		9-10-20 (30)								



Bottom of borehole at 15.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 2/16/24 15:28 - K:\KSM FILES\24 DOCS (KSM-SERVER)\2400809\SOIL INVESTIGATION\24\0809-P.GPJ



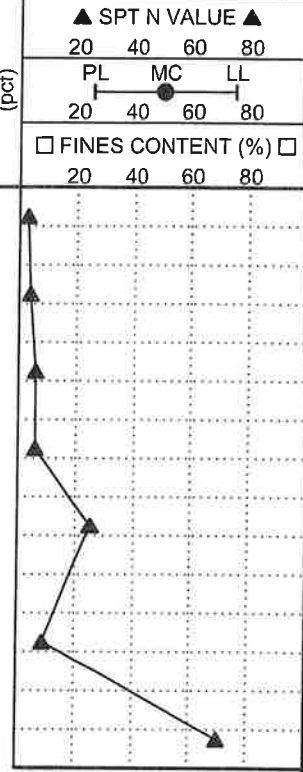
KSM Engineering & Testing
 P.O. Box 78-1377
 Sebastian, FL 32978
 Tel: (772)-589-0712
 Fax: (772)-589-6469

BORING NUMBER PB-1
 PAGE 1 OF 1

CLIENT Jerry Pezzeminti PROJECT NAME 506 Third Avenue
 PROJECT NUMBER 2400809-p PROJECT LOCATION Melbourne Beach, Florida
 DATE STARTED 2/13/24 COMPLETED 2/13/24 GROUND ELEVATION _____ HOLE SIZE _____ inches
 DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
 DRILLING METHOD SPT Automatic Hammer ∇ AT TIME OF DRILLING 6.6 ft
 LOGGED BY NV/MC CHECKED BY CCC AT END OF DRILLING _____
 NOTES See Attached Location Plan AFTER DRILLING _____

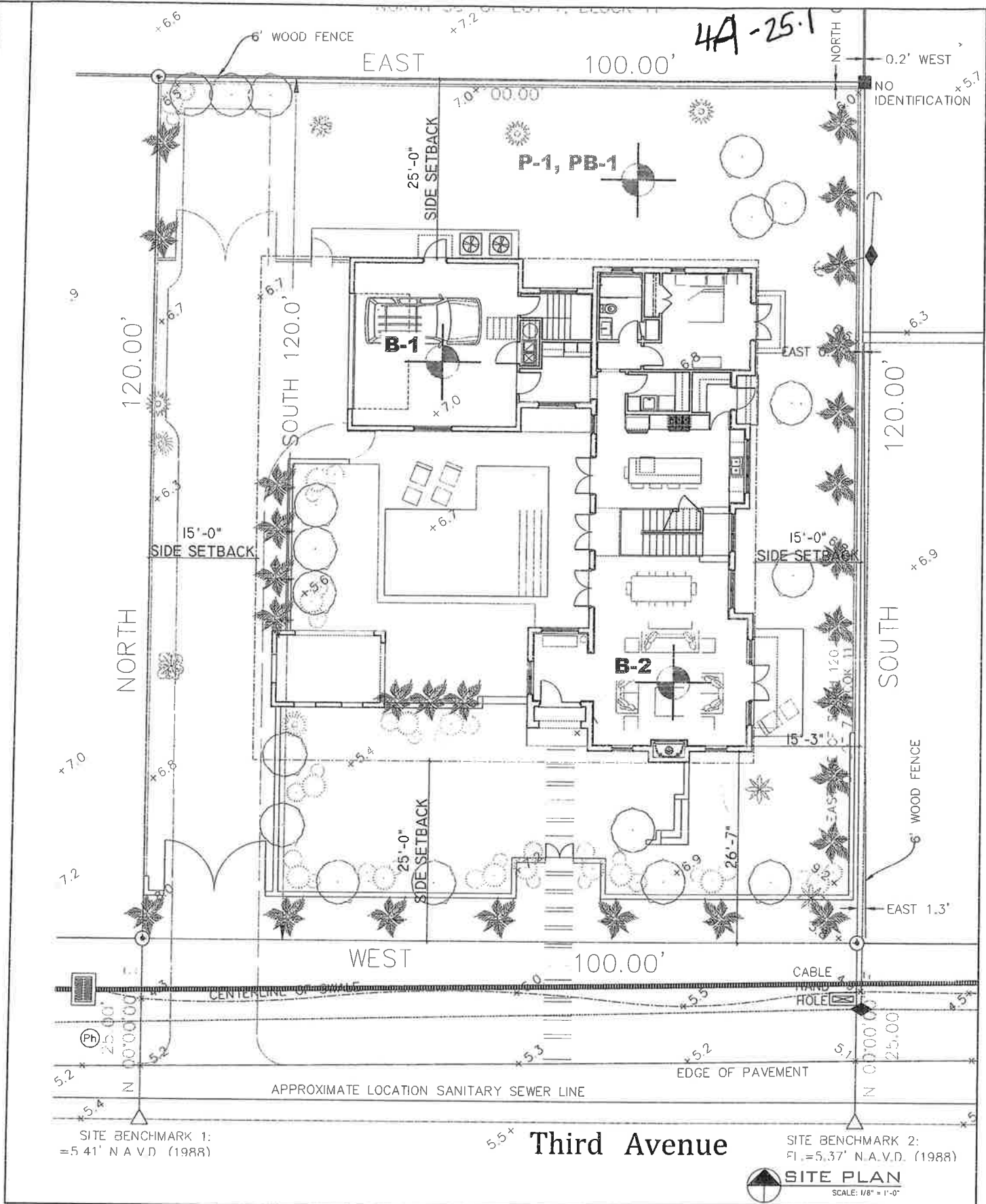
DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲					
								20	40	60	80		
0		Light Brown Sand	X SS		1-1-2 (3)								
		Yellowish Brown Sand	X SS		2-2-2 (4)								
5		Light Brown Sand with Traces of Shell Fragments	X SS		3-3-3 (6)								
				X SS		2-2-4 (6)							
				X SS		9-10-15 (25)							
10				X SS		4-4-5 (9)							
15			Light Brown Slightly Silty Sand with Shell Fragments	X SS		25-30-40 (70)							

Bottom of borehole at 15.0 feet.



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 2/16/24 15:28 - K:\KSM FILES\24 DOCS (KSM-SERVER)\2400809\SOIL INVESTIGATION\2400809-P.GPJ

4A-25.1



SITE BENCHMARK 1:
 =5.41' N A V.D. (1988)

55' Third Avenue

SITE BENCHMARK 2:
 F1 = 5.37' N.A.V.D. (1988)

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

APPROXIMATE LOCATION OF SOIL TESTING

PROJECT: 506 Third Avenue, Melbourne Beach, Florida

SHEET 1 OF 2
 PERMIT #:
 PROJECT #: 2400809-p



DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20240216
SCALE: NOT TO SCALE



Google Earth

3rd Ave



USDA SOILS SURVEY

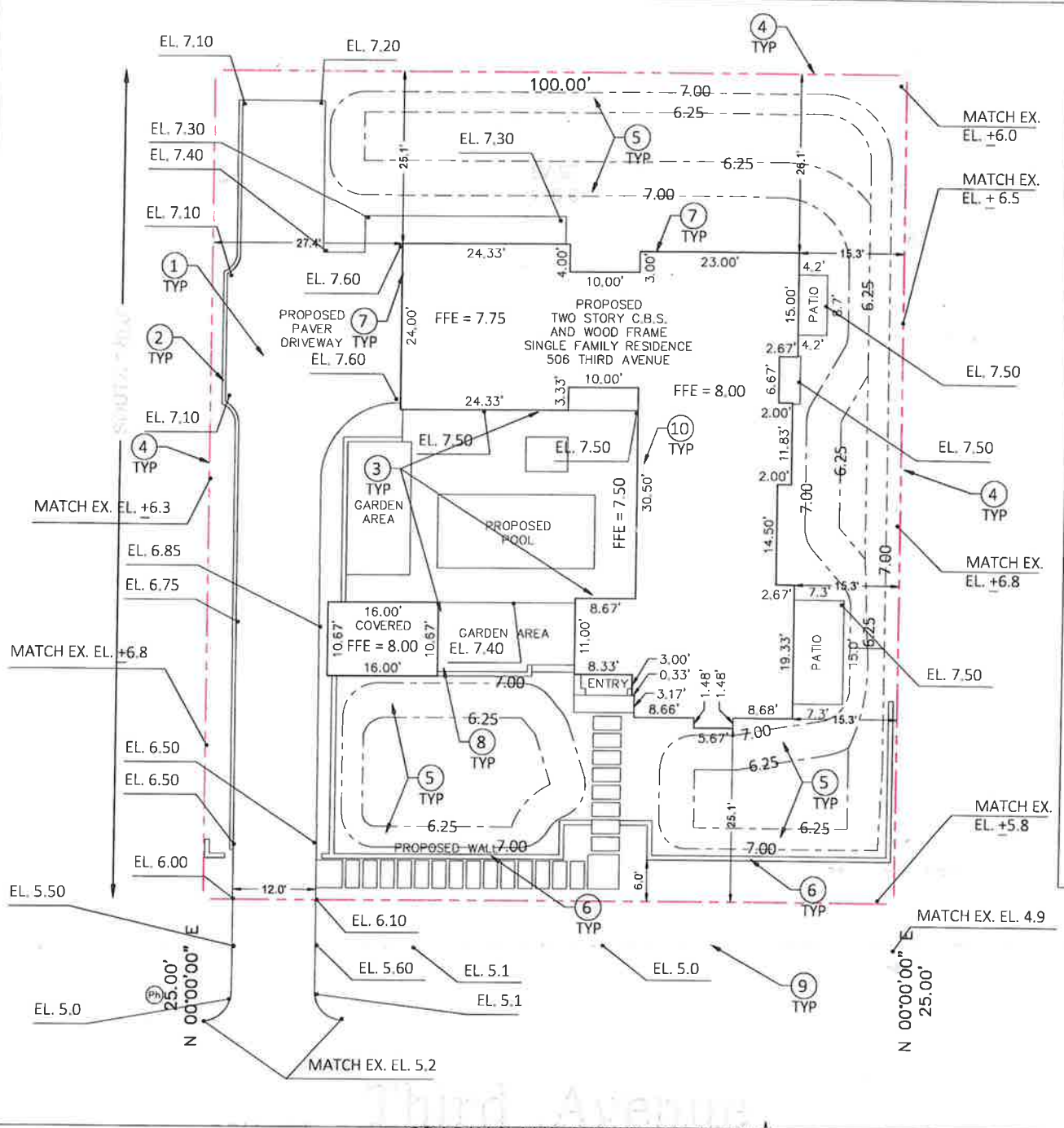
72—Welaka sand

PROJECT: 506 Third Avenue, Melbourne Beach, Florida

SHEET 2 OF 2
 PERMIT #:
 PROJECT #: 2400809-soils



DRAWN BY: C.V.
 DESIGNED BY: C.C.C.
 DATE: 20240216
 SCALE: NOT TO SCALE



GRADING AND DRAINAGE PLAN
1"=10'

CIVIL DRAINAGE NOTES:

1. PROVIDE BELGARD AQUALINE OR EQUIVALENT PERVIOUS PAVEMENT PER MANUFACTURER'S SPECIFICATIONS FOR DRIVEWAY CONSTRUCTION. CONTRACTOR TO COORDINATE COLOR DETAILS WITH ARCHITECTURAL AND OWNER TEAM PRIOR TO MATERIAL ORDER.
2. PROVIDE 4" RAISED CURB OR PAVEMENT EDGING AT WEST SIDE OF DRIVEWAY. CONTRACTOR TO COORDINATE MATERIAL CHOICE WITH ARCHITECTURAL AND OWNER TEAM PRIOR TO MATERIAL ORDER.
3. PROVIDE GUTTER AND DOWNSPOUT COLLECTION FOR ROOF ALONG WEST SIDE OF HOUSE WITH CONNECTIONS AND DISCHARGE TO PROPOSED DRY RETENTION SWALES. CONTRACTOR TO COORDINATE ADDITIONAL UNDERGROUND STORMWATER PIPES AS NECESSARY WITH ARCHITECTURAL AND POOL DESIGN TEAM TO ENSURE DRAINAGE COLLECTION FROM POOL COURTYARD INCLUDING GARDENS AS NEEDED. CONTACT ENGINEER OF RECORD WITH ANY REVISIONS.
4. CONTRACTOR TO COORDINATE GRADING ALONG COMMON LOT LINES WITH ADJACENT NEIGHBORS TO ENSURE CONTINUED POSITIVE DRAINAGE. CARE TO BE TAKEN DURING GRADING EFFORTS TO MAINTAIN EXISTING DRAINAGE PATHS OF ADJACENT NEIGHBORS WHICH SHALL NOT BE BLOCKED.
5. PROVIDE DRY RETENTION SWALES AS REFLECTED IN PLAN VIEW WITH PERIMETER SIDE SLOPE OF 3:1 AND SIDE SLOPE OF 5:1 NEXT TO RESIDENTIAL STRUCTURE. GRASS IN POND BOTTOM SHALL BE EITHER SEE AND MULCH OR SAND GROWN SOO.
6. PROVIDE 8" X 16" DRAINAGE OPENINGS IN PRIVACY WALL 8' ON CENTER WITH BOTTOM ELEVATION AT 7.0' TO ALLOW STORMWATER TO PASS TO THE SOUTH INTO THE DRAINAGE COLLECTION ALONG THIRD AVENUE. CONTRACTOR TO ENSURE PLACEMENT OF WALKWAY TO SOUTH OF WALL DOES NOT BLOCK FLOW.
7. SEE ARCHITECTURAL PLAN FOR ROOF DRAINAGE AND DOWNSPOUT COLLECTION. ROOF DRAIN COLLECTION SHOULD BE DIRECTED TO PROPOSED DRY RETENTION AREAS.
8. PROVIDE 6" ADS N-12 UNDERGROUND STORMWATER COLLECTION PIPES WITH WATER TIGHT JOINTS TO EXTEND AT A MINIMUM 1% SLOPE WITH A MINIMUM COVER OF 12" FROM COURTYARD AND DOWNSPOUT COLLECTION SYSTEMS. PROVIDE YARD DRAIN BUBBLE UP CONNECTION IN STORMWATER POND WITH TOP OF DRAIN AT 6.0 AND INVERT FIELD CLUT. CONTRACTOR TO FIELD COORDINATE FINAL LOCATIONS WITH ARCHITECT AND ENGINEER OF RECORD.
9. CONTRACTOR TO GRADE AND SOD SHALLOW SWALE IN RIGHT OF WAY ALONG PROPERTY LENGTH TO ENSURE CONTINUED POSITIVE DRAINAGE TO THE EAST FROM THE NEW DRIVEWAY TO EXISTING INLET. SEE PLAN VIEW FOR CENTERLINE ELEVATIONS. SOD TO MATCH EXISTING IN RIGHT OF WAY.
10. FOOTPRINT PROVIDED BY ARCHITECT AND SURVEYOR. ANY DIMENSIONS ON GRADING PLAN FOR REFERENCE ONLY. CONTRACTOR TO ENSURE CORRECT DIMENSIONS INCLUDED PRIOR TO CONSTRUCTION.

GENERAL INFORMATION:

CONTACT INFORMATION

OWNER
JERRY'S PEZZEMINI
P.O. BOX 33187
INDIALANTIC, FL 32903

CIVIL ENGINEER:
TRAUGER CONSULTING ENGINEERS, INC.
ERIN TRAUGER, P.E.
2210 FRONT STREET STE 204
MELBOURNE, FL 32901
TEL: 321-652-5316
E-MAIL: ERIN.TRAUGER@GMAIL.COM

SURVEYOR:
WILLIAM MOTT LAND SURVEYING, INC.
4875 NORTH WICKHAM ROAD, SUITE 105
MELBOURNE, FL 32940
TEL: 321-751-4444

ARCHITECT:
MELD STUDIO ARCHITECTURE, LLC
LOIS TORVIG, ARCHITECT
1542 GUAVA AVE. UNIT A
MELBOURNE, FL 32935
TEL: 321-571-2702

LEGAL DESCRIPTION:

(PER O.R.B. 9372, PG. 31.1)

THE EAST 100 FEET OF THE SOUTH 120 FEET OF LOT 7, BLOCK 11, RESUBDIVISION OF BLOCKS 11, 20, 21, 30 AND 31, WILCOX PLAT OF MELBOURNE BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DRAINAGE CALCULATIONS:

SITE DATA

TOTAL ACREAGE: 0.28 ACRES
F.L.R.M. #12009C045G THIS PROPERTY LIES IN FLOOD ZONES "AE" AND "X"
PARCEL ID: 28-38-07-02-11-7-02
TAX ACCOUNT NUMBER: 3020172
ADDRESS: 506 THIRD AVENUE, MELBOURNE BEACH, FL 32951

SITE DRAINAGE COVERAGE CALCULATIONS

PROPOSED LOT COVERAGE	SF	ACRE	PERCENT
BUILDING:	2,340	0.05	20%
IMPERVIOUS:	3,645	0.16	28%
TOTAL IMPERVIOUS	5,985	0.14	50%
PERVIOUS:	6,015	0.14	50%
TOTAL GROSS AREA:	12,000	0.28	100%

GENERAL NOTES:

1. CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS. CONTRACTOR SHALL OBTAIN PERMISSION FROM ALL NECESSARY PERMIT AGENCIES PRIOR TO COMMENCING SITE WORK.
2. ALL AREAS DISTURBED OFF-SITE SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN PRE-CONSTRUCTION.
3. ANY SHORELINE REVETMENTS REQUIRE DESIGN AND PERMITTING BY OTHERS WITH INFORMATION INCLUDED FOR ELEVATION REFERENCE AS PART OF STORMWATER DESIGN.
4. SLOPE ALL SIDEWALKS TO FLOW AWAY FROM BUILDING WITH MAXIMUM 2% CROSS SLOPE.
5. PROVIDE CONSTANT SLOPE BETWEEN ALL SPOT ELEVATIONS.
6. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND PROJECT AREA AS REQUIRED BY FDEP AND MELBOURNE BEACH. ALL WASTE SHALL BE DISPOSED OFF-SITE IN A SAFE AND LEGAL MANNER UNLESS OWNER SPECIFICALLY REQUESTS OTHERWISE.
7. ALL SLOPES 4H:1V OR STEEPER SHALL BE SODDED. ALL SLOPES STEEPER THAN 3H:1V SHALL BE SODDED AND STAKED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC ROADWAYS, EASEMENTS, CURBS, SIDEWALKS, DRAINAGE SYSTEM, BENCHMARKS, OR UTILITIES AS A DIRECT RESULT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL BOUNDARY CORNERS AND BENCHMARKS DISTURBED OR DESTROYED DURING CONSTRUCTION REPLACED BY A FLORIDA LICENSED LAND SURVEYOR.
9. EXCEPT AT DOORWAYS, FINISHED GRADE ADJACENT TO HOUSE SHALL BE 6" BELOW FINISHED FLOOR UNLESS IDENTIFIED OTHERWISE BY ARCHITECT/HOME BUILDER OR ON GRADING PLAN. ALL LOT GRADINGS SHALL COMPLY WITH APPLICABLE FLORIDA BUILDING CODES.
10. THIS PLAN HAS BEEN PREPARED WITH A BASE SURVEY, FOOT PRINT AND LAYOUT PROVIDED BY MELD ARCHITECTURE AND WILLIAM MOTT LAND SURVEYING INC. CIVIL ENGINEER DOES NOT WARRANT THE ACCURACY OF THE RECORD SURVEY NOR HAVE THEY COMPLETED THE DESIGN FOR THE SITE LAYOUT.
11. SEE ARCHITECTURAL/HOME BUILDER DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT, SEE PLUMBING, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS FOR UTILITY CONNECTION LOCATIONS, HEATING/AC, ELECTRICAL AND LANDSCAPING INFORMATION.
12. SWPPP IS NOT INCLUDED. CIVIL ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF EROSION AND SEDIMENT CONTROLS OR OTHER POLLUTION PREVENTION PRACTICES FOR THIS PROJECT.
13. CLEARING SPECIFICATIONS, UTILITY DESIGN, PAVING AND OTHER SITE MATERIALS AND SPECIFICATIONS ARE NOT INCLUDED. CIVIL ENGINEER NOT RESPONSIBLE FOR THE DESIGN SPECIFICATIONS RELATED TO THESE ITEMS. CONTRACTOR TO CONSULT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO ENSURE SOILS AS ANTICIPATED FOR DESIGN.
14. BOUNDARY, TOPOGRAPHIC AND EXISTING INFORMATION INDICATED ON THESE DRAWINGS ARE PER FIELD DATA SUPPLIED BY WILLIAM MOTT LAND SURVEYING, INC. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE INFORMATION AND PROTECT SAME FROM DAMAGE DURING THE CONSTRUCTION PHASE. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
15. THIS IS A SPECIFIC PURPOSE DRAWING SET, FOR THE PERMITTING AND THE CONSTRUCTION OF A STORMWATER TREATMENT AREA THE ENGINEER CERTIFIES THESE DRAWINGS ONLY FOR THE CONSTRUCTION OF THAT INFORMATION AND NO OTHER PERMITTING AND CONSTRUCTION USES.
16. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO STARTING CONSTRUCTION.

SURVEYOR LEGEND:

LEGEND:

N.A.V.D. (1988)	■ NORTH AMERICAN VERTICAL DATUM (1988)
N.G.V.D. (1929)	■ NATIONAL GEODETIC VERTICAL DATUM (1929)
—	— FENCE
—	— CENTERLINE
—	— PROPERTY LINE
○	○ 1/2" IRON ROD WITH PLASTIC CAP MARKED "WITNESS LB 3608" SET
○	○ IRON MARKER FOUND (SIZE AND L.D. AS NOTED)
○	○ 1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3605" SET
■	■ 4"x4" CONCRETE MONUMENT FOUND
□	□ 4"x4" CONCRETE MONUMENT MARKED "LB 3608" SET
▲	▲ NAIL & DISK FOUND
▲	▲ NAIL & DISK MARKED "LB 3608" SET
○	○ IRON ROD PREVIOUSLY SET
□	□ CONCRETE MONUMENT PREVIOUSLY SET
▲	▲ NAIL & DISK PREVIOUSLY SET
□	□ UNDERGROUND CABLE HANDHOLE L ₆ ELECTRIC, TV CABLE AND COMMUNICATIONS
○	○ WOOD POWER POLE
○	○ WATER METER / SERVICE
○	○ REUSE METER / SERVICE
○	○ FIRE HYDRANT WITH VALVE ASSEMBLY
○	○ VALVE L ₆ WATER, REUSE AND SEWER
○	○ CABLE PEDESTAL
○	○ IRRIGATION CONTROL VALVE
○	○ STORM DRAINAGE MANHOLE
○	○ SANITARY SEWER MANHOLE
○	○ SEWER CLEANOUT

LEGEND:

- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- R.P. = RADIUS POINT
- R.W. = RIGHT-OF-WAY
- P.O.B. = POINT-OF-BEGINNING
- P.O.C. = POINT-OF-COMMENCEMENT
- EL. = ELEVATION
- KUB. = KUBIK
- PKUDE = PERMANENT DRAINAGE EASEMENT
- ESMT. = EASEMENT
- N.T.S. = NOT TO SCALE
- TYP. = TYPICAL
- (P) = PLAT
- (D) = DEED
- (M) = MEASURED
- (C) = CALCULATED
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- D = DELTA
- R = RADIUS
- A = ARC
- T = TANGENT
- CONC. = CONCRETE
- O.H.W. = OVERHEAD WIRE
- G.B.S. = CONCRETE BLOCK & STUCCO
- CH. = CHORD
- O.R.B. = OFFICIAL RECORD BOOK
- COVD. = COVERED
- A.C. = AIR CONDITIONER
- I.D. = IDENTIFICATION
- H.D.P.E. = HIGH DENSITY POLYETHYLENE

SURVEYOR NOTES:

1. PURPOSE OF DOCUMENT: MAP OF BOUNDARY SURVEY/PLOT PLAN.
2. EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, EXCEPT AS CALLED FOR BY THE PLAT, ONLY INCLUDE THOSE PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS MADE NO SEARCH OF PUBLIC RECORDS FOR SUCH.
3. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHTS-OF-WAY ARE LOCATED AND SHOWN HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
4. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF EAST FOR THE NORTH RIGHT-OF-WAY LINE OF THIRD AVENUE. SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD.
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) No. 515, COMMUNITY No. 125128, SUFFIX G, EFFECTIVE DATE: MARCH 17, 2014.
6. USE ONLY BOUNDARY MONUMENTATION FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS DIMENSIONS FROM A FIXED IMPROVEMENT TO THE BOUNDARY MAY BE FROM THE FOUNDATION AND MAY NOT INCLUDE EXTERIOR FINISHES SUCH AS STUCCO OR SIDING.
7. THE CLIENT IS ADVISED THAT THE TERM "FINISHED" AS IT APPLIES TO FLOOR ELEVATIONS PERTAINS TO THE MAIN LIVING FLOOR OF THE STRUCTURE AND IS NOT INTENDED TO BE CONSTRUED AS THE GARAGE OR ANY OTHER SECONDARY FLOOR.

TRAUGER CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
Erin.Trauger@gmail.com | 321.372.2066 | 321.652.5316

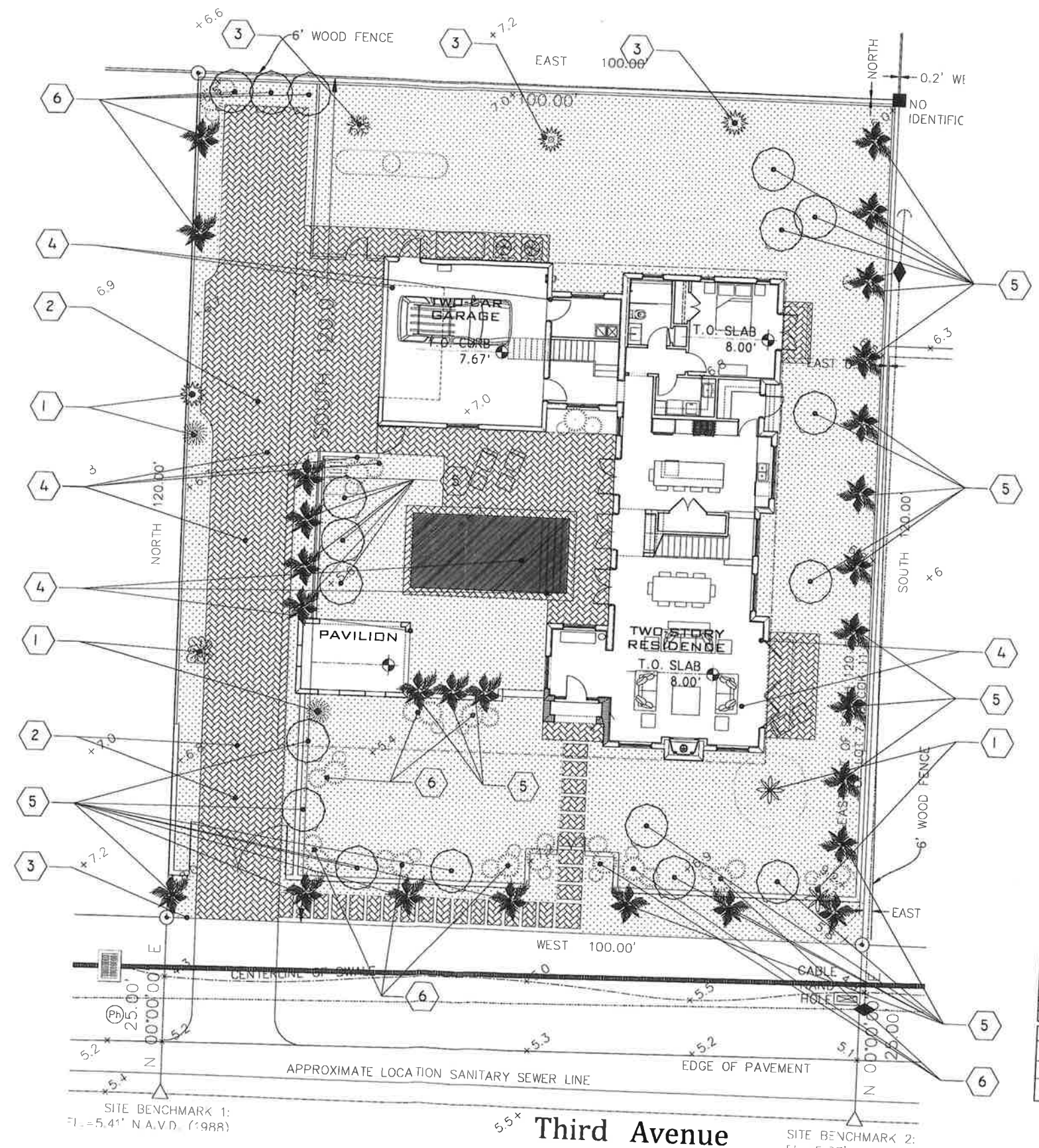
REV#	DATE	REVISION

506 THIRD AVENUE
MELBOURNE BEACH, FLORIDA
GRADING AND DRAINAGE PLAN

Erin Trauger

DATE: 4-16-2024
TOWNSHIP: 28
RANGE: 38
SECTION: 07
SCALE: 1" = 10'
DRAWING NO: C-1
PROJECT: 23-XXXX

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



TREE PLAN LEGEND		
○	1" DBH	1" DBH
○	2" DBH	2" DBH
○	3" DBH	3" DBH
○	4" DBH	4" DBH
○	6" DBH	6" DBH
○	8" DBH	8" DBH
○	10" DBH	10" DBH
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○	18" DBH	18" DBH
○	20" DBH	20" DBH
○	24" DBH	24" DBH
○	30" DBH	30" DBH
○	36" DBH	36" DBH
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○	678" DBH	678" DBH
○	684" DBH	684" DBH
○	690" DBH	690" DBH
○	696" DBH	696" DBH
○	702" DBH	702" DBH
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○	738" DBH	738" DBH
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○	984" DBH	984" DBH
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○	996" DBH	996" DBH
○	1002" DBH	1002" DBH
○	1008" DBH	1008" DBH
○	1014" DBH	1014" DBH
○	1020" DBH	1020" DBH
○	1026" DBH	1026" DBH
○	1032" DBH	1032" DBH
○	1038" DBH	1038" DBH
○	1044" DBH	1044" DBH
○	1050" DBH	1050" DBH
○	1056" DBH	1056" DBH
○	1062" DBH	1062" DBH
○	1068" DBH	1068" DBH
○	1074" DBH	1074" DBH
○	1080" DBH	1080" DBH
○	1086" DBH	1086" DBH
○	1092" DBH	1092" DBH
○	1098" DBH	1098" DBH
○	1104" DBH	1104" DBH
○	1110" DBH	1110" DBH
○	1116" DBH	1116" DBH
○	1122" DBH	1122" DBH
○	1128" DBH	1128" DBH
○	1134" DBH	1134" DBH
○	1140" DBH	1140" DBH
○	1146" DBH	1146" DBH
○	1152" DBH	1152" DBH
○	1158" DBH	1158" DBH
○	1164" DBH	1164" DBH
○	1170" DBH	1170" DBH
○	1176" DBH	1176" DBH
○	1182" DBH	1182" DBH
○	1188" DBH	1188" DBH
○	1194" DBH	1194" DBH
○	1200" DBH	1200" DBH

SITE BENCHMARK 1:
 ELEVATION = 5.41' N.A.V.D. (1988)

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

SITE BENCHMARK 2:
 ELEVATION = 5.37' N.A.V.D. ()

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

med studio
 ARCHITECTURE

1842 GUAYA AVE
 MELBOURNE, FL 32935
 321.428.3869
 design@medstudio.com

JOB #: R-2023-028
 DRAWN: LAT
 CHECKED: JB

	DATE
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<input type="checkbox"/> DD	
<input type="checkbox"/> BID	
<input checked="" type="checkbox"/> PERMIT	
<input type="checkbox"/> CD	

REVISIONS:

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P&Z SET - NOT FOR CONSTRUCTION

Pezzeminti Residence
 506 Third Avenue
 Melbourne Beach, FL 32951

SHEET TITLE

SHEET NUMBER

A0.3



506 3rd Ave Residence

Melbourne Beach, FL 32951



Client Information:

Jerry S Pezzeminti
 PO Box 33187
 Indialantic, FL 32903
 321-604-5417

Project Information:

506 3rd Avenue
 Melbourne Beach, FL 32951

Land Description: The East 100 feet of the South 120 feet of Lot 7, Block 11, Resubdivision of Blocks 12,20,21,30 and 31, Wilcox Plat of Melbourne Beach, according to the map or plat thereof, as recorded in Plat Book 10, Page 51, Public Records of Brevard County, Florida.

Parcel Number: 28-38-07-02-11-7.02

meID
studio
 ARCHITECTURE



Architect:

MelD Studio Architecture, LLC
 Lois Torvik, Architect
 1542 Guava Ave. Unit A
 Melbourne, FL 32935
 321-428-3869

Structural Engineer:

MK Structural Engineer
 Mike Kalajian
 321-600-0672

Project Narrative:

This is a new, single family two-story home located at 506 3rd Avenue in Melbourne Beach. The lot has been vacant and undeveloped to this date. The main living areas and a guest bedroom of the home are located on the first floor, with the primary suite and additional bedrooms on the second floor. Connected to the house is a two-car garage with conditioned office space above. The exterior of the house features stucco on masonry block, wood rafter tail details and an architectural shingle roof.

General Location:

Located on the north side of Third Ave, midblock of the 300 block.

General Lot Information:

Area (in acreage): 0.28 acres
 Area (in square feet): 12,000 sq. ft.

Set Back Lines:

Front: 25'-0"
 Side: 15'-0"



ARCHITECTURE

Rear: 25'-0"

Zoning Classification: 1RS Single-Family Residence

Lot Dimension: 120.00' x 100.00'

General Project Information:

Proposed Use: Single-Family Residential

Number of Stories: Two-Stories

Garage Spaces: Two

Existing Grade: 5.80'-9.20'

Finish Floor Elevation 8.00'

Building Height: 35.17' (27'-2" A.F.F.)

Lot Coverage:

Principal Lot Coverage: 20.82 %

Area Calculations:Conditioned Space:

First Floor:	1,710	sq. ft.
Second Floor:	1,382	sq. ft.
Second floor workspace:	373	sq. ft.
(Total conditioned):	3,456	sq. ft.

Unconditioned Space:

Pavilion:	114	sq. ft.
Entry Porch:	25	sq. ft.
Primary Bedroom Balcony	104	sq. ft.
2-Car Garage:	650	sq. ft.
(Total unconditioned):	868	sq. ft.
Total Under Roof Sq. Ft.:	4,358	sq. ft.
(Building Footprint:	2,499	sq. ft.)

THE PEZZEMINTI RESIDENCE

506 3RD AVE, MELBOURNE BEACH, FL 32951



1542 GUAVA AVE
MELBOURNE, FL 32935
321-428-3669
info@medstudio.com

JOB #: R-2023-028

DRAWN: LAT

CHECKED: JB

DATE

SD

DD

BID

PERMIT

CD

REVISIONS:

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Pezzeminti Residence

506 Third Avenue
Melbourne Beach, FL 32951

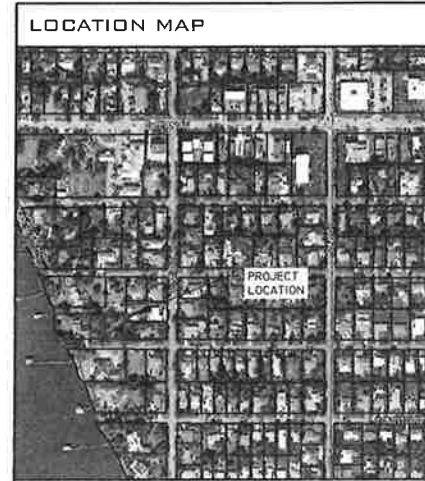
P&Z SET - NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SHEET NUMBER

A0.00



PROJECT SUMMARY

PROJECT NAME: PEZZEMINTI RESIDENCE

PROJECT ADDRESS: 506 3RD AVE, MELBOURNE BEACH, FL 32951

CONTRACTOR: TO BE DETERMINED

SCOPE OF WORK: NEW TWO-STORY RESIDENCE

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

BUILDING TYPE: RESIDENTIAL

ZONING CLASSIFICATION: IRS SINGLE-FAMILY RESIDENTIAL

APPLICABLE CODES

FLORIDA BUILDING CODE: 2023 FBC-RESIDENTIAL

MECHANICAL CODE: 2023 FBC-MECHANICAL

PLUMBING CODE: 2023 FBC-PLUMBING

ENERGY CON. CODE: 2023 FBC-ENERGY CONSERVATION

ELECTRICAL CODE: NEC 2020

AUTHORITY / JURISDICTION: TOWN OF MELBOURNE BEACH, FL

SCHEDULE OF DRAWINGS

SHEET	DESCRIPTION
A0.00	COVER / INFORMATION / CALCULATIONS
A0.01	ARCHITECTURAL SPECIFICATIONS
A0.02	FINISH SCHEDULE
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	FIRST FLOOR REFLECTED CEILING PLAN
A1.04	SECOND FLOOR REFLECTED CEILING PLAN
A1.05	ENLARGED FLOOR PLANS
A2.01	ROOF PLAN
A2.02	RAFTER PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	EXTERIOR ELEVATIONS
A4.01	SECTION
A4.02	SECTION / DETAILS
A5.01	INTERIOR/EXTERIOR WINDOWS AND DOORS ELEVATIONS AND SCHEDULES
A5.02	WINDOWS AND DOORS DETAILS
E1.0	FIRST FLOOR ELECTRICAL / LIGHTING PLAN
E1.1	SECOND FLOOR ELECTRICAL / LIGHTING PLAN
P1.0	PLUMBING RISER DIAGRAM
S1	STRUCTURAL NOTES
S2	FOUNDATION PLANS
S3	SECOND FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN
S5	STRUCTURAL SECTIONS AND DETAILS
S6	STRUCTURAL SECTIONS AND DETAILS

PROJECT TEAM

OWNER: JERRY S. PEZZEMINTI

ARCHITECT: MED STUDIO ARCHITECTURE, LLC
LOUIS TORVAK, ARCHITECT
1542 GUAVA AVE,
MELBOURNE, FL 32935
321-428-3669

STRUCTURAL ENGINEER: MK STRUCTURAL ENGINEERING
MIKE KALAJIAN, P.E.
587 W. EAM GALLIE, BLVD.,
SUITE 201
MELBOURNE, FL 32935
321-574-2702

GENERAL NOTES

- OWNER/CLIENT RESPONSIBILITIES: REFERENCE IS MADE THROUGHOUT THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROVIDING SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. OWNER/CLIENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THOSE REQUIREMENTS BY THE OWNER, BUILDER, GENERAL CONTRACTOR, SUBCONTRACTORS AND OTHER PROFESSIONAL CONSULTANTS NOT RETAINED BY THE ARCHITECT.
- PERMIT ARCHITECTURAL DRAWINGS: THIS SET IS SUFFICIENT TO BE PART OF THE PERMIT SET TO OBTAIN A BUILDING PERMIT. THIS SET DOES NOT INCLUDE THE REQUIRED SHOP DRAWINGS/NOA REQUIRED FOR PERMITTING. THE CONTRACTOR SHOULD CHECK WITH THE OWNER TO DETERMINE THE SCOPE OF WORK OF THE ARCHITECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT.
- BUILDING MAINTENANCE: THE EXPOSED MATERIAL USED IN THE CONSTRUCTION OF THIS PROJECT WILL DETERIORATE AS THE COMPLETED PROJECT AGES UNLESS PROPERLY AND ROUTINELY MAINTAINED. OWNER/CLIENT SHALL WORK WITH THE CONTRACTOR TO DEVELOP A PLAN TO KEEP THESE EXPOSED MATERIALS PROTECTED AND MAINTAINED.
- ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE, AND FEDERAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IS IN VIOLATION AND SHALL BEAR ALL COST OF REPAIR ARISING OUT OF THE NON-COMFORMING WORK.
- THE GENERAL CONTRACTOR MUST THOROUGHLY EXAMINE THE JOB SITE AND FINAL CONSTRUCTION DRAWINGS PRIOR TO STARTING CONSTRUCTION. IF ANY CONFLICTS ARISE, THE GENERAL CONTRACTOR MUST NOTIFY THE ARCHITECT AND ALLOW FOR SUFFICIENT TIME FOR RESOLUTION WITHOUT DELAYING WORK.
- SUBSTITUTIONS / CHANGES: NO SUBSTITUTIONS/CHANGES CAN BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE OWNER / CLIENT. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR ANY SUBSTITUTIONS/CHANGES WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION. ANY APPROVAL REQUIRED BY THE BUILDING OFFICIAL FOR SUBSTITUTIONS/CHANGES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- DO NOT SCALE FROM PLANS. PLEASE CALL THE ARCHITECT IF YOU REQUIRE ANY DIMENSIONS.

AREA CALCULATIONS

CONDITIONED SPACE		
FIRST FLOOR:	1,710	SQ. FT.
SECOND FLOOR:	1,582	SQ. FT.
SECOND FL. WORKSPACE:	373	SQ. FT.
(TOTAL CONDITIONED):	3,665	SQ. FT.
UNCONDITIONED SPACE		
PAVILION:	114	SQ. FT.
ENTRY PORCH:	25	SQ. FT.
PRIMARY BEDRM, BALCONY:	104	SQ. FT.
GARAGE:	650	SQ. FT.
(TOTAL UNCONDITIONED):	868	SQ. FT.
TOTAL UNDER ROOF:	4,358	SQ. FT.
(BUILDING FOOTPRINT: 2,499 SQ. FT.)		
(FIRST FLOOR, PAVILION, ENTRY PORCH AND GARAGE)		

KEY ABBREVIATIONS AND SYMBOLS

(TYP)	TYPICAL	SECTION CUT
W.H.	WATER HEATER	SECTION CUT
DW	DISHWASHER	
LAV	LAVATORY	
REF	REFRIGERATOR	
FRZR	FREEZER	
MICRO	MICROWAVE	
AHU	AIR HANDLER UNIT	
CU	COMPRESSOR UNIT	
WC	WATER CLOSET	
H.B.	HOSE BIB	
SQ. FT.	SQUARE FEET	
P.T.	PRESSURE-TREATED	
	ROOM TAG	
	WINDOW TAG	
	DOOR TAG	

LOT INFORMATION

PARCEL NUMBER: 28-38-07-02-II-7,02

SET BACK LINES:

FRONT: 25'-0"

SIDE: 15'-0"

REAR: 25'-0"

NUMBER OF STORIES: 2

HEIGHT ALLOWED: 28'-0"

STRUCTURE HEIGHT: 35.17' (27'-2" FROM FINISH FLOOR ELEV.)

EXISTING GRADE*: 5.80'-9.20"

FINISH FLOOR ELEVATION: 8.00'

LOT DIMENSIONS: 120.0' x 100.00'

LOT SIZE: 12,000 SQ. FT.

BUILDING FOOTPRINT: 2,499 SQ. FT.

LOT COVERAGE: 20.82%

GARAGE: 2 CAR GARAGE

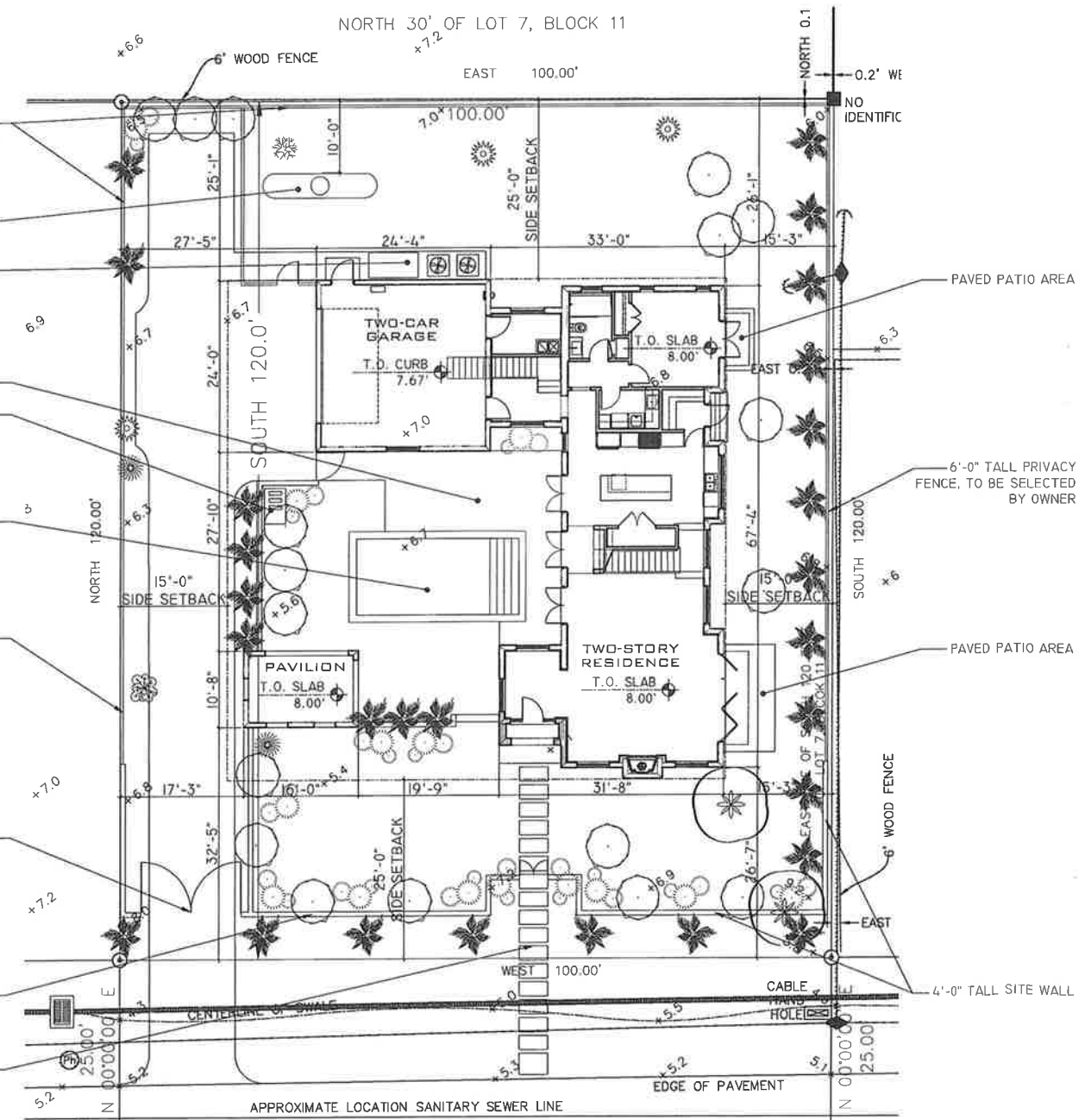
* EXISTING GRADE IS USED IN LIEU OF THE CROWN OF THE ROAD PER PARAGRAPH § 7A-55 ITEM (B) IN THE MELBOURNE BEACH MUNICIPAL CODE.

* EXISTING GRADE IS MORE THAN 18" ABOVE THE AVERAGE CROWN OF THE ROAD

§ 7A-55 - BUILDING CONSTRUCTION

(A) ALL BUILDINGS SHALL BE CONSTRUCTED WITH THE LOWEST FLOOR LEVEL AT LEAST 18 INCHES ABOVE THE CROWN OF THE HIGHEST STREET PERPENDICULAR TO THE FOUNDATION TO WHICH THE PROPERTY ADJUTS. WHEN AN APPLICANT FOR A BUILDING PERMIT SUBMITS PLANS FOR REVIEW BY THE TOWN OF THE PROPOSED CONSTRUCTION, THE BUILDING PLANS OF THE PRINCIPAL STRUCTURE SHALL BE FULLY DIMENSIONED SEALED TO-SCALE DRAWINGS, CLEARLY SHOWING STREET ELEVATION, EXISTING PROPERTY ELEVATION, PROPOSED FINISHED FLOOR ELEVATION, FEMA FLOOD ZONES AND ELEVATION, AND MAXIMUM HEIGHT.

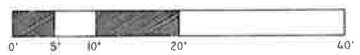
(B) ALL BUILDINGS SHALL BE ELEVATED AS REQUIRED BY FEDERAL, STATE AND LOCAL MINIMUM ELEVATIONS. THE GREATEST OF THE MINIMUM ELEVATIONS STIPULATED BY ANY OF THE GOVERNMENTAL AGENCIES WITH JURISDICTION SHALL BE REQUIRED. ANY ELEVATION OF A BUILDING ABOVE THE REQUIRED ELEVATION WILL BE INCLUDED IN THE MEASUREMENT OF BUILDING HEIGHT. IN THE ABSENCE OF HIGHER FEDERAL OR STATE ELEVATIONS, THE TOWN OF MELBOURNE BEACH REQUIRES MINIMUM BUILDING ELEVATIONS TO BE MEASURED FROM A POINT 18 INCHES ABOVE THE CROWN OF THE STREET ON WHICH THE PROPERTY ADJUTS. IN THE EVENT THE EXISTING GRADE OF A PROPERTY IS HIGHER THAN 18 INCHES ABOVE THE CROWN OF THE ROAD OR HIGHER THAN FEDERAL OR STATE REQUIREMENTS THEN THE BUILDING HEIGHT SHALL BE MEASURED FROM THE EXISTING GRADE.



SITE BENCHMARK 1:
EL.=5.41' N.A.V.D. (1988)

55' Third Avenue
50' Wide Public Road Right-of-Way (asphalt pavement)

SITE BENCHMARK 2:
EL.=5.37' N.A.V.D. ()



SITE PLAN
SCALE: 3/32" = 1'-0"

PLAN NOTES

- 1. REFERENCE ARCHITECTURAL SPECIFICATION SHEET A0.2 FOR GENERAL CONSTRUCTION INFORMATION RELATED TO THE PROJECT.
2. FINISH FLOOR DATUM REFERENCES TOP OF SLAB DRAWINGS, VERIFY WITH SURVEY OR CIVIL ENGINEERING DRAWINGS.
3. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWING AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK. DO NOT SCALE PLANS. CONTACT ARCHITECT FOR ANY ADDITIONAL INFORMATION OR DIMENSIONS REQUIRED.
4. DIMENSIONS ARE TAKEN FROM STRUCTURAL ELEMENTS ONLY. INTERIOR DIMENSIONS ARE TAKEN FROM ONE SIDE OF THE WALL. REFER TO WALL SCHEDULE FOR WALL THICKNESS AND CONSTRUCTION.
5. PROVIDE WOOD BLOCKING AS REQUIRE FOR INSTALLATION OF CABINETS, EQUIPMENT, FIXTURES, BATHROOM ACCESSORIES AND AROUND WINDOWS AND DOORS.
6. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
7. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE PRODUCT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND STANDARD DETAILS. IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS REQUIREMENTS AND DESIGN INTENT.
8. GYPSUM BOARD SHALL BE INSTALLED PER ASTM C840-18 AND AS SPECIFIED PER THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTE. INTERIOR GYPSUM BOARD WALLS SHALL BE FINISHED TO LEVEL 5.
9. WALL CABINERY TO BE PROVIDED BY OWNER OR CONTRACTOR SELECTED CABINET CONTRACTOR. CONTRACTOR TO COORDINATE ALL ELECTRICAL AND PLUMBING ELEMENTS WITH CABINET CONTRACTOR PRIOR TO INSTALLING.
9. MILLWORK SHALL BE INSTALLED PER THE ARCHITECTURAL MILLWORK INSTITUTE STANDARDS AND MANUFACTURER'S SPECIFICATIONS.
10. ALL APPLIANCES TO BE PROVIDED BY INTERIOR DESIGNER, APPLIANCE CONTRACTOR OR OTHER. COORDINATE ALL CABINET MILLWORK, ELECTRICAL LOCATIONS AND PLUMBING LINES WITH SELECTED APPLIANCES.
11. MECHANICAL UNITS AND DUCTWORK TO BE PROVIDED BY CONTRACTOR'S SELECTED SUBCONTRACTOR.
12. ADD NEW GYPSUM BOARD IN ALL INTERIOR AND EXTERIOR WALLS AND REPAIR ANY INSULATION THAT IS MISSING OR DAMAGED.

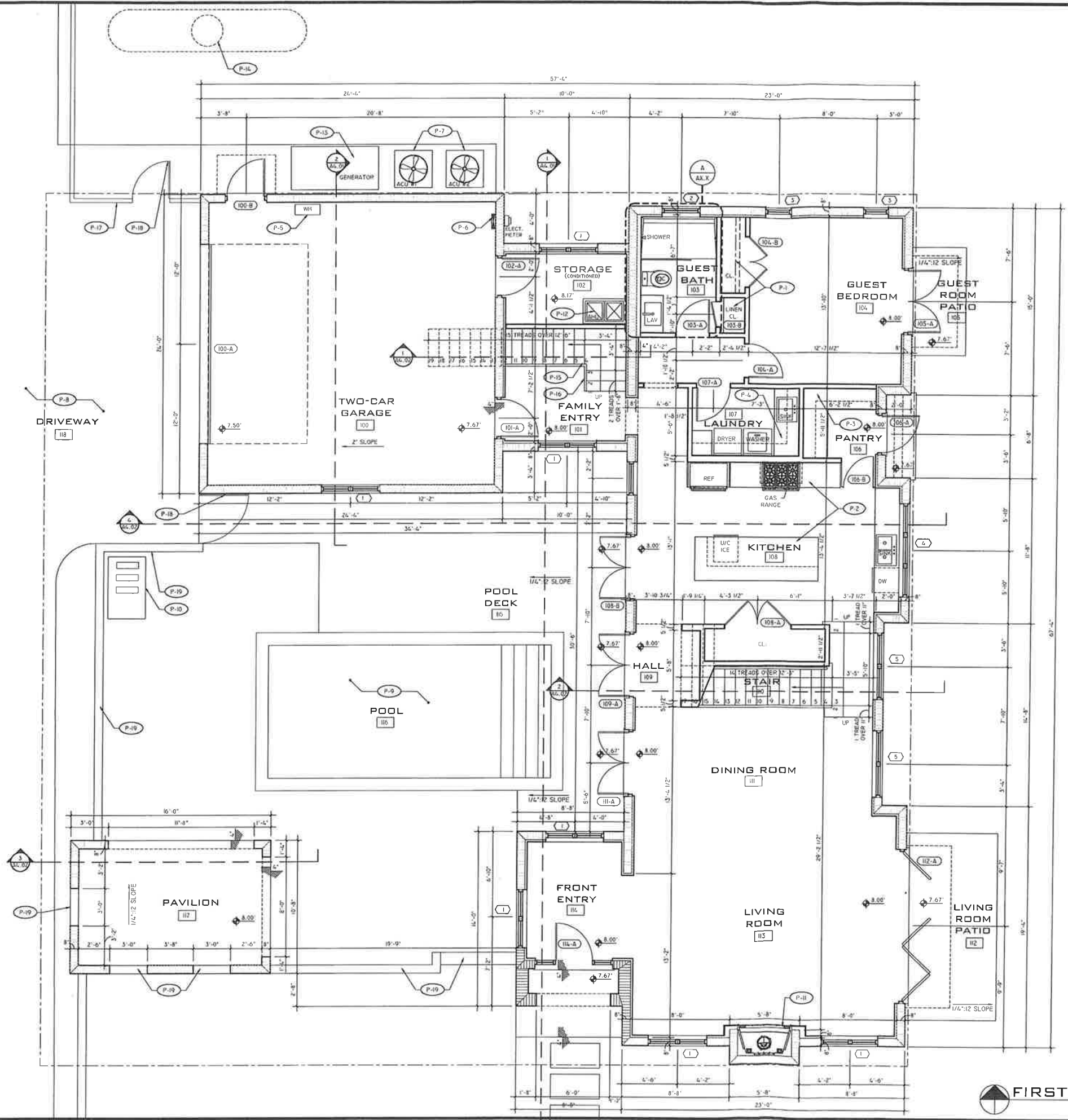
WALL LEGEND

Table with 3 columns: MARK, GRAPHIC, DESCRIPTION. Includes wall types like 8" CMU WALL BEARING WALL, INTERIOR WALL, and INTERIOR 2x6 WALL.

PLAN NOTES:

- 1. ITEMS NOTED BELOW REFER TO TAGS ON FLOOR PLAN, CONTRACTOR TO CONTACT ARCHITECT WITH ANY ERROR OR ISSUES WITH NOTES OR DIMENSION ON PLAN.
2. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DETAILS AND INFORMATION.

- P-1 BUILT-IN CLOSET/SHELVING SYSTEM (TO BE SELECTED BY CLIENT.) INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE IN-WALL BLOCKING AS REQUIRED FOR INSTALLATION.
P-2 CUSTOM BUILT-IN KITCHEN CABINERY TO BE SELECTED BY OWNER AND SHOP DRAWING TO BE DEVELOPED BY CABINET SUBCONTRACTOR/DESIGNER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION. CONTRACTOR TO COORDINATE ALL PLUMBING AND ELECTRICAL WIRING WITH CABINET DESIGN.
P-3 CUSTOM BUILT-IN PANTRY CABINERY TO BE SELECTED BY OWNER AND SHOP DRAWING TO BE DEVELOPED BY CABINET SUBCONTRACTOR/DESIGNER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION. CONTRACTOR TO COORDINATE ALL PLUMBING AND ELECTRICAL WIRING WITH CABINET DESIGN.
P-4 CUSTOM BUILT-IN LAUNDRY CABINERY TO BE SELECTED BY OWNER AND SHOP DRAWING TO BE DEVELOPED BY CABINET SUBCONTRACTOR/DESIGNER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION. CONTRACTOR TO COORDINATE ALL PLUMBING AND ELECTRICAL WIRING WITH CABINET DESIGN.
P-5 INSTA-HOT TANKLESS WATER HEATER WITH RE-CIRCULATING CAPABILITIES. PLUMBING CONTRACTOR TO PROVIDE SPECIFICATIONS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
P-6 ELECTRICAL PANEL LOCATION. SEE MEP ENGINEER DRAWINGS FOR ADDITIONAL INFORMATION.
P-7 COMPRESSOR UNITS CONTRACTOR'S SELECTED MECHANICAL SUBCONTRACTOR TO PROVIDE SPECIFICATION AND INSTALLATION DETAIL FOR THE HOUSE MECHANICAL SYSTEM, INCLUDING THE COMPRESSOR. SEE STRUCTURAL DRAWINGS FOR PAD INFORMATION.
P-8 CONCRETE DRIVEWAY BY OTHERS.
P-9 POOL BY POOL CONTRACTOR, (NOT PART OF SCOPE)
P-10 POOL AND IRRIGATION EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
P-11 FIREPLACE (TO BE SELECTED BY CLIENT.) INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE IN-WALL BLOCKING AS REQUIRED FOR INSTALLATION.
P-12 AIR HANDLING UNIT (AHU). CONTRACTOR'S SELECTED MECHANICAL SUBCONTRACTOR TO PROVIDE SPECIFICATION AND INSTALLATION DETAIL FOR THE HOUSE MECHANICAL SYSTEM, INCLUDING THE COMPRESSOR. SEE STRUCTURAL DRAWINGS FOR PAD INFORMATION.
P-13 GENERATOR. CONTRACTOR'S SELECTED ELECTRICAL SUBCONTRACTOR TO PROVIDE SPECIFICATION AND INSTALLATION DETAIL FOR THE GENERATOR AND SUPPORTING SYSTEM. SEE STRUCTURAL DRAWINGS FOR PAD INFORMATION.
P-14 1,000 GALLON BURIED PROPANE TANK. SEE SITE PLAN FOR MORE INFORMATION.
P-15 WOOD FRAMED STAIR. SEE DETAIL D-13, SHEET A3.03
P-16 CONTINUOUS HANDRAIL AND GUARD COMPLYING WITH FBC RESIDENTIAL SECTION R312.7.8 AND R312.1. TOP OF GUARDHANDRAIL AT 56" A.F.F. OPENING IN GUARD RAIL SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. SEE R312.7.8.3 FOR GRIP SIZE REQUIREMENTS. HANDRAIL/GUARD TO BE SELECTED BY OWNER AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
P-17 FENCE PROFILE TO BE SELECTED BY CLIENT. INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
P-18 3'x6' GATE PROFILE TO BE SELECTED BY CLIENT. INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
P-19 CMU SITE WALL. COORDINATE FINAL LOCATIONS AND HEIGHTS WITH CLIENT.
P-20 HOSE BIB, AS SELECTED BY OWNER. INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

Pezeminti Residence
506 Third Avenue
Melbourne Beach, FL 32951

P&Z SET - NOT FOR CONSTRUCTION

SHEET TITLE: FIRST FLOOR PLAN
SHEET NUMBER: A1.01

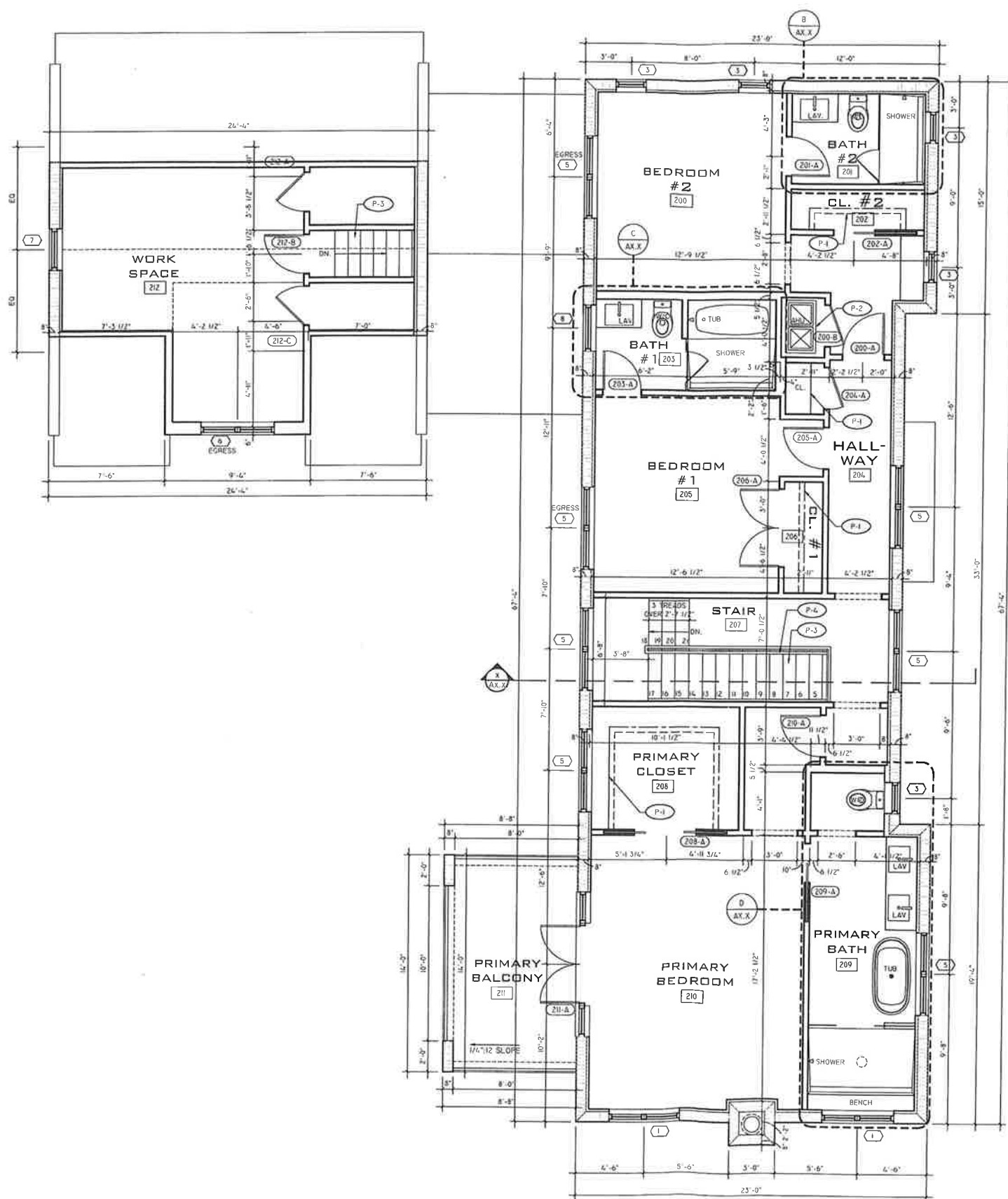
PLAN NOTES

1. REFERENCE ARCHITECTURAL SPECIFICATION SHEET A0.2 FOR GENERAL CONSTRUCTION INFORMATION RELATED TO THE PROJECT.
2. FINISH FLOOR DATUM REFERENCES TOP OF SLAB DRAWINGS, VERIFY WITH SURVEY OR CIVIL ENGINEERING DRAWINGS.
3. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWING AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK. DO NOT SCALE PLANS. CONTACT ARCHITECT FOR ANY ADDITIONAL INFORMATION OR DIMENSIONS REQUIRED.
4. DIMENSIONS ARE TAKEN FROM STRUCTURAL ELEMENTS ONLY. INTERIOR DIMENSIONS ARE TAKEN FROM ONE SIDE OF THE WALL. REFER TO WALL SCHEDULE FOR WALL THICKNESS AND CONSTRUCTION.
5. PROVIDE WOOD BLOCKING AS REQUIRED FOR INSTALLATION OF CABINETS, EQUIPMENT, FIXTURES, BATHROOM ACCESSORIES AND AROUND WINDOWS AND DOORS.
6. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
7. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE PRODUCT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND STANDARD DETAILS, IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS REQUIREMENTS AND DESIGN INTENT.
8. GYPSUM BOARD SHALL BE INSTALLED PER ASTM C840-18 AND AS SPECIFIED PER THE MANUFACTURER'S SPECIFICATIONS. UNLESS OTHERWISE NOTE, INTERIOR GYPSUM BOARD WALLS SHALL BE FINISHED TO LEVEL 5.
9. WALL CABINETS TO BE PROVIDED BY OWNER OR CONTRACTOR SELECTED CABINET CONTRACTOR. CONTRACTOR TO COORDINATE ALL ELECTRICAL AND PLUMBING ELEMENTS WITH CABINET CONTRACTOR PRIOR TO INSTALLING.
10. MILLWORK SHALL BE INSTALLED PER THE ARCHITECTURAL MILLWORK INSTITUTE STANDARDS AND MANUFACTURER'S SPECIFICATIONS.
11. ALL APPLIANCES TO BE PROVIDED BY INTERIOR DESIGNER, APPLIANCE CONTRACTOR OR OTHER. COORDINATE ALL CABINET MILLWORK, ELECTRICAL LOCATIONS AND PLUMBING LINES WITH SELECTED APPLIANCES.
12. MECHANICAL UNITS AND DUCTWORK TO BE PROVIDED BY CONTRACTOR'S SELECTED SUBCONTRACTOR.
13. ADD NEW GYPSUM BOARD IN ALL INTERIOR AND EXTERIOR WALLS AND REPAIR ANY INSULATION THAT IS MISSING OR DAMAGED.

WALL LEGEND		
MARK	GRAPHIC	DESCRIPTION
◇		8" CMU WALL BEARING WALL: EXTERIOR SDE: SMOOTH STUCCO FINISH, PAINTED INTERIOR SDE: 1/2" GYPSUM BOARD OVER 1/2" P.T. FURRING OVER 1/2" RIGID INSULATION SEE STRUCTURAL DRAWINGS FOR CONSTRUCTION DETAILS
◇		INTERIOR 2X4 (U.O.N. - SEE PLAN FOR 2X6 WALLS NOTED) WOOD FRAMED WALL WITH 1/2" GYPSUM BOARD (WHERE WALLS WILL BE TILED USE CEMENT BOARD IN LIEU OF GYPSUM, IN ALL BATHROOMS & KITCHENS BACK-SPLASH AREAS USE MOISTURE RESISTANT GYPSUM BOARD) ON EITHER SIDE

FLOOR PLAN KEYED NOTES:

1. ITEMS NOTED BELOW REFER TO TAGS ON FLOOR PLAN. CONTRACTOR TO CONTACT ARCHITECT WITH ANY ERROR OR ISSUES WITH NOTES OR DIMENSION ON PLAN.
 2. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DETAILS AND INFORMATION.
- P-1 BUILT-IN CLOSET/SHELVING SYSTEM (TO BE SELECTED BY CLIENT.) INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE IN-WALL BLOCKING AS REQUIRED FOR INSTALLATION.
 - P-2 AIR HANDLING UNIT (AHU). CONTRACTOR'S SELECTED MECHANICAL SUBCONTRACTOR TO PROVIDE SPECIFICATION AND INSTALLATION DETAIL FOR THE HOUSE MECHANICAL SYSTEM, INCLUDING THE COMPRESSOR. SEE STRUCTURAL DRAWINGS FOR PAD INFORMATION.
 - P-3 WOOD FRAMED STAIR. SEE DETAIL D-15, SHEET A3.03
 - P-4 CONTINUOUS HANDRAIL AND GUARD COMPLYING WITH FBC-RESIDENTIAL SECTION R311.7.8 AND R312.1. TOP OF GUARD/HANDRAIL AT 36" A.F.F. OPENING IN GUARD RAIL SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. SEE R311.7.8.3 FOR GRIP SIZE REQUIREMENTS. HANDRAIL/GUARD TO BE SELECTED BY OWNER AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - P-5 22"X30" SITE FRAMED ATTIC ACCESS WITH LADDER. COORDINATE LOCATION ON SITE WITH FINAL ROOF TRUSSES.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES

1. REFER TO FLOOR PLAN AND SECTIONS FOR ADDITIONAL INFORMATION
2. REFER TO SURVEY AND CIVIL DRAWINGS FOR ALL GRADE, SIDEWALKS, PAVERS, CURBS AND DRIVE AISLE CONDITIONS
3. REFER TO ARCHITECTURAL ROOF PLAN FOR GUTTER AND DOWNSPOUT LOCATIONS. VERIFY ANY TIE-INS TO SITE DRAINAGE WITH CIVIL DRAWINGS
4. THERE IS TO BE 6" MIN. FROM FINISH GRADE TO ALL EXTERIOR FINISH MATERIALS PER FBC-8

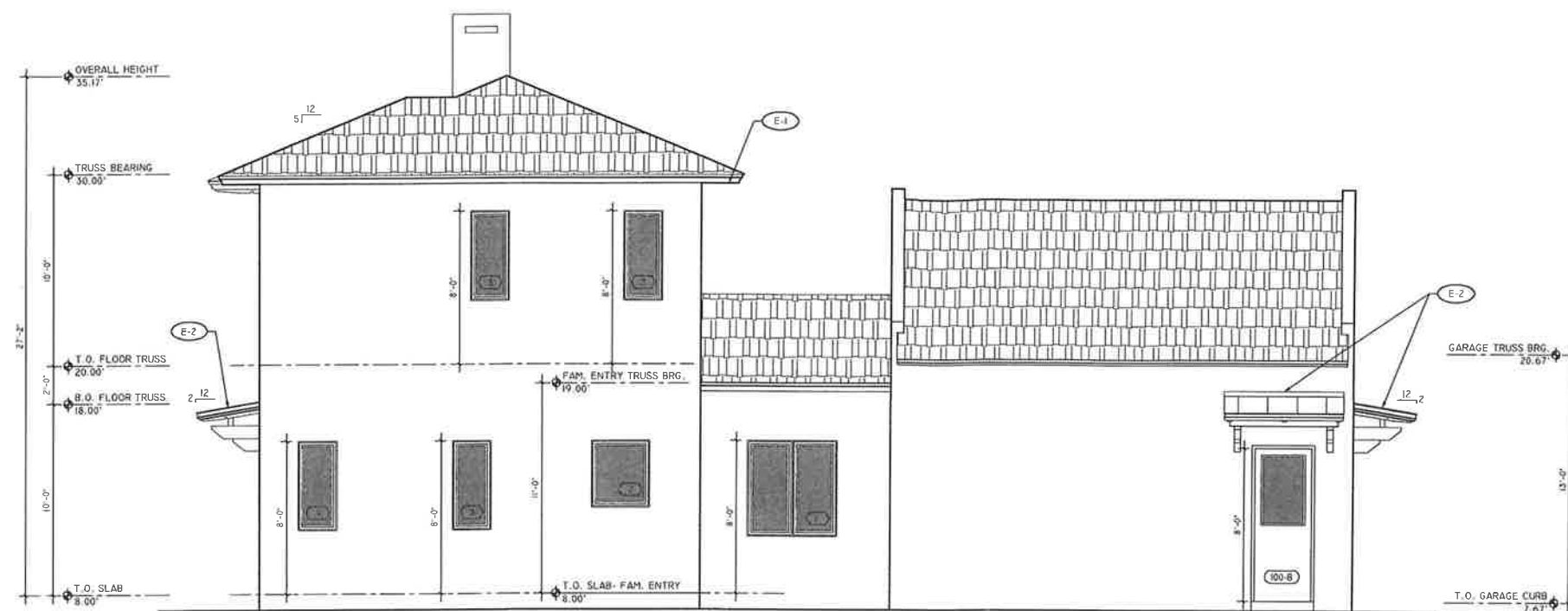
EXTERIOR ELEVATION LEGEND

GRAPHIC	DESCRIPTION
	SHINGLE ROOF TILE MANUFACTURER: T.B.D. STYLE: ARCHITECTURAL COLOR/FINISH: T.B.D. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS AND SPECIFICATIONS, UTILIZING MANUFACTURER'S COMPONENTS.
	STANDING SEAM METAL ROOF MANUFACTURER: T.B.D. STYLE: STANDING SEAM COLOR/FINISH: T.B.D. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS AND SPECIFICATIONS, UTILIZING MANUFACTURER'S COMPONENTS.
	STUCCO OVER CMU/CONCRETE FINISH: SMOOTH COLOR: T.B.D. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS AND SPECIFICATIONS. INSTALL WEEP SCREED AT HORIZONTAL STUCCO/ GRADE CONDITIONS

ELEVATION KEYED NOTES:

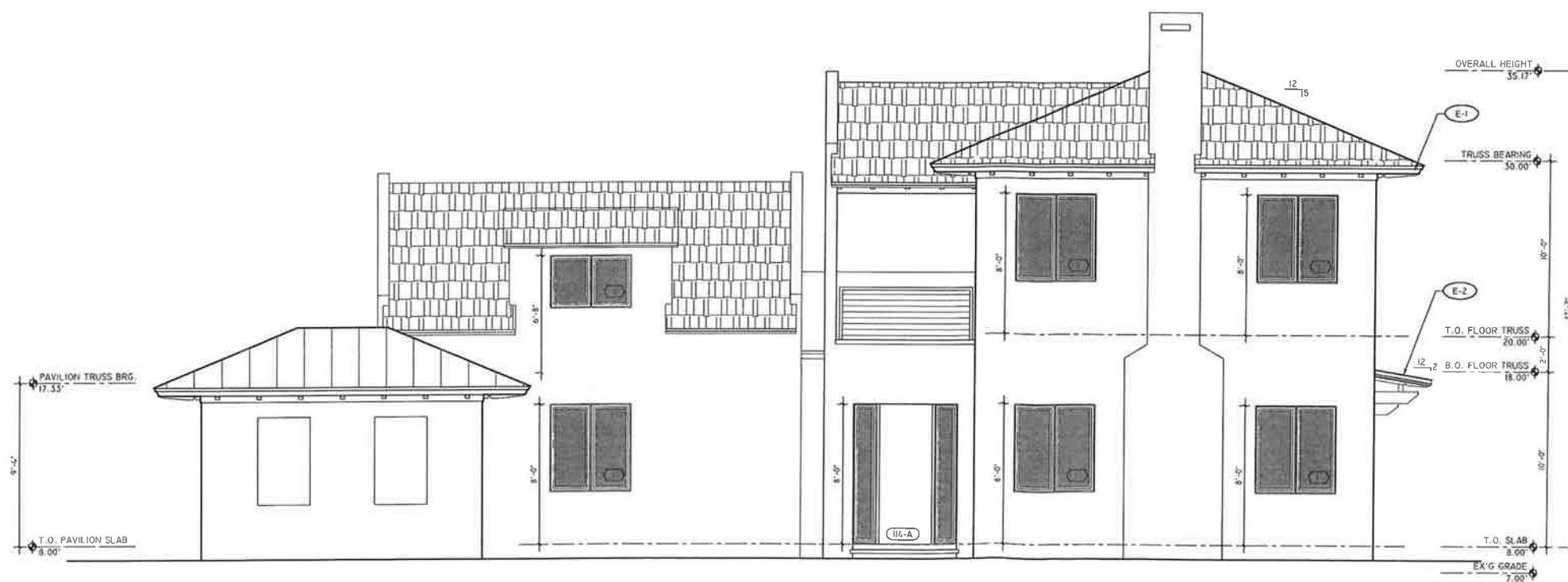
1. ITEMS NOTED BELOW REFER TO TAGS ON ELEVATION. CONTRACTOR TO CONTACT ARCHITECT WITH ANY ERROR OR ISSUES WITH NOTES OR DIMENSION ON PLAN.
2. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DETAILS AND INFORMATION.

- E-1** CONTINUOUS METAL DRIP EDGE, TO MATCH ROOF
- E-2** SHED ROOF. SEE DETAIL X SHEET AX.X



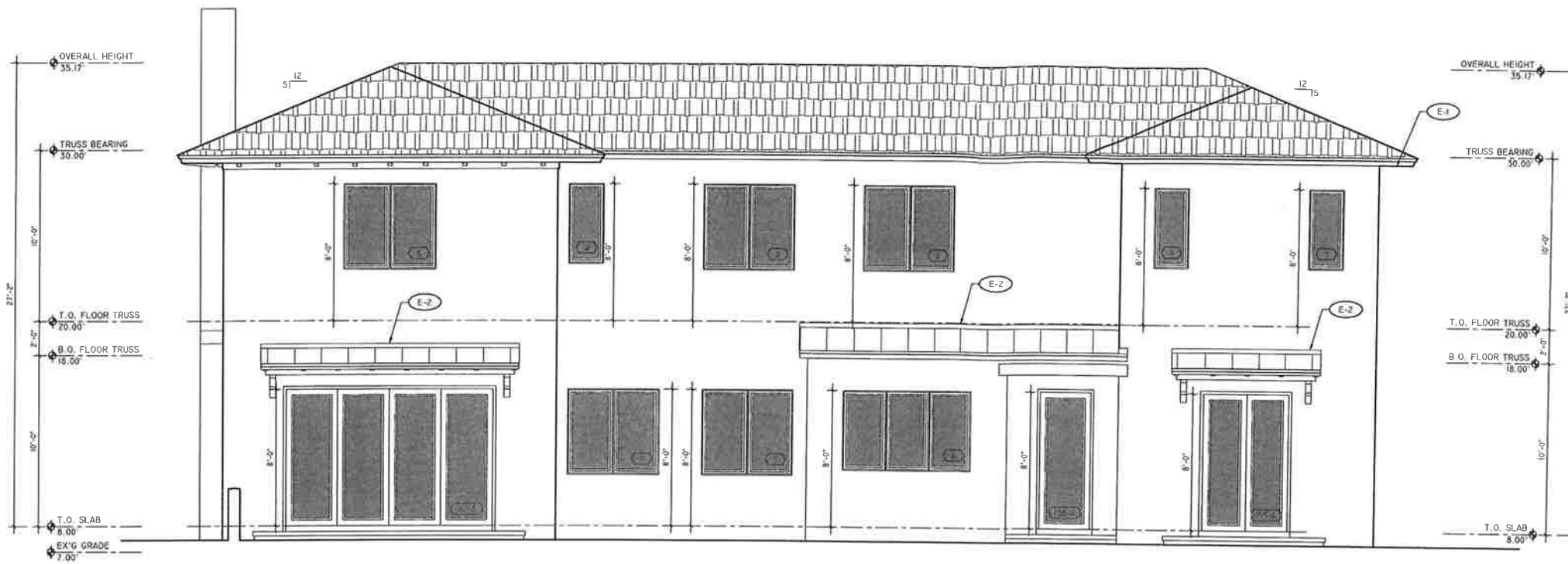
NORTH ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

PLAN NOTES

1. REFER TO FLOOR PLAN AND SECTIONS FOR ADDITIONAL INFORMATION
2. REFER TO SURVEY AND CIVIL DRAWINGS FOR ALL GRADE, SIDEWALKS, PAVERS, CURBS AND DRIVE AISLE CONDITIONS
3. REFER TO ARCHITECTURAL ROOF PLAN FOR GUTTER AND DOWNSPOUT LOCATIONS. VERIFY ANY TIE-INS TO SITE DRAINAGE WITH CIVIL DRAWINGS
4. THERE IS TO BE 6" MIN FROM FINISH GRADE TO ALL EXTERIOR FINISH MATERIALS PER FBC-9

EXTERIOR ELEVATION LEGEND

GRAPHIC	DESCRIPTION
	SINGLE ROOF TILE MANUFACTURER: T.B.D. STYLE: ARCHITECTURAL COLOR/FINISH: T.B.D. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS AND SPECIFICATIONS, UTILIZING MANUFACTURER'S COMPONENTS.
	STANDING SEAM METAL ROOF MANUFACTURER: T.B.D. STYLE: STANDING SEAM COLOR/FINISH: T.B.D. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS AND SPECIFICATIONS, UTILIZING MANUFACTURER'S COMPONENTS.
	STUCCO OVER CMU/CONCRETE FINISH: SMOOTH COLOR: T.B.D. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS AND SPECIFICATIONS. INSTALL WEEP SCREED AT HORIZONTAL STUCCO/ GRADE CONDITIONS

ELEVATION KEYED NOTES:

1. ITEMS NOTED BELOW REFER TO TAGS ON ELEVATION; CONTRACTOR TO CONTACT ARCHITECT WITH ANY ERROR OR ISSUES WITH NOTES OR DIMENSION ON PLAN.
2. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DETAILS AND INFORMATION.

- CONTINUOUS METAL DRIP EDGE, TO MATCH ROOF
- SHED ROOF. SEE DETAIL X SHEET AX.X

meD studio
ARCHITECTURE

1542 QUAVA AVE
MELBOURNE, FL 32935
321.428.9169
design@medstudio.com

JOB #: R-2023-028

DRAWN: LAT

CHECKED: JB

DATE

SD

DD

BID

PERMIT

CD

REVISIONS:

-
-
-
-
-

Pezeminti Residence
506 Third Avenue
Melbourne Beach, FL, 32951

P&Z SET - NOT FOR CONSTRUCTION

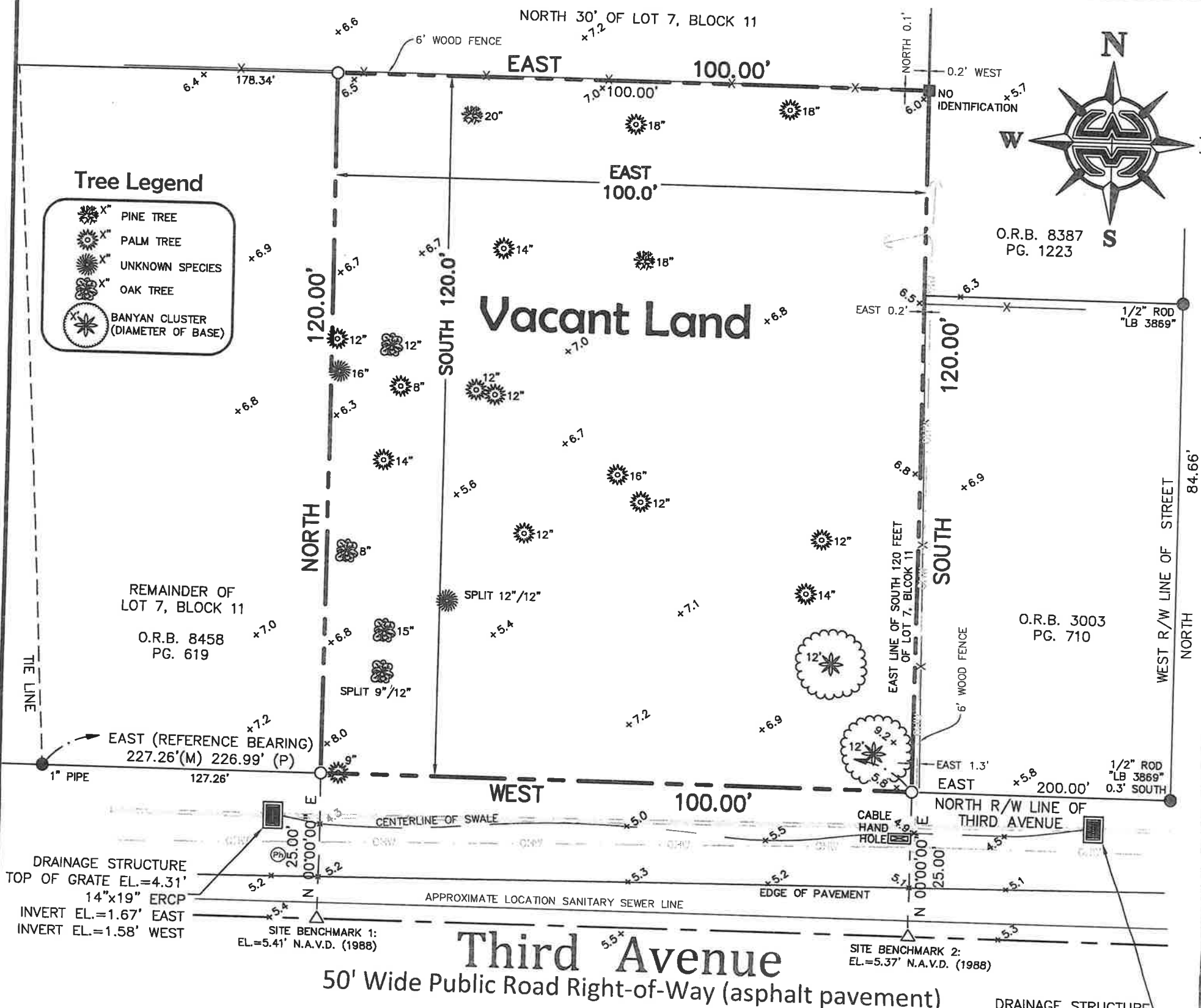
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.02

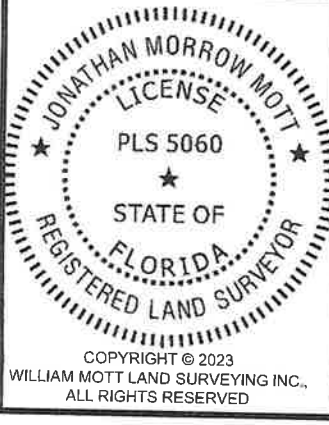
SECTION 7 , TOWNSHIP 28 SOUTH, RANGE 38 EAST



LEGEND:

P.C.	= POINT OF CURVATURE	N.A.V.D. (1988)	= NORTH AMERICAN VERTICAL DATUM (1988)
P.T.	= POINT OF TANGENCY	N.G.V.D. (1929)	= NATIONAL GEODETIC VERTICAL DATUM (1929)
P.I.	= POINT OF INTERSECTION	- - - -	= FENCE
P.R.C.	= POINT OF REVERSE CURVATURE	- - - -	= CENTERLINE
R.P.	= RADIUS POINT	- - - -	= PROPERTY LINE
R/W	= RIGHT-OF-WAY	⊙	= 1/2" IRON ROD WITH PLASTIC CAP MARKED "WITNESS LB 3608" SET
P.O.B.	= POINT-OF-BEGINNING	⊙	= IRON MARKER FOUND (SIZE AND I.D. AS NOTED)
P.O.C.	= POINT-OF-COMMENCEMENT	⊙	= 1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3608" SET
EL	= ELEVATION	⊙	= 4"x4" CONCRETE MONUMENT FOUND
x0.00	= ELEVATION AND DRAINAGE EASEMENT	⊙	= 4"x4" CONCRETE MONUMENT MARKED "LB 3608" SET
PU&DE		⊙	= NAIL & DISK FOUND
ESMT.	= EASEMENT	⊙	= NAIL & DISK MARKED "LB 3608" SET
N.T.S.	= NOT TO SCALE	⊙	= IRON ROD PREVIOUSLY SET
TYP.	= TYPICAL	⊙	= CONCRETE MONUMENT PREVIOUSLY SET
(P)	= PLAT	⊙	= NAIL & DISK PREVIOUSLY SET
(D)	= DEED	⊙	= UNDERGROUND CABLE HANDHOLE i.e. ELECTRIC, TV CABLE AND COMMUNICATIONS
(M)	= MEASURED	⊙	= WOOD POWER POLE
(C)	= CALCULATED	⊙	= WATER METER / SERVICE
P.C.P.	= PERMANENT CONTROL POINT	⊙	= REUSE METER / SERVICE
P.R.M.	= PERMANENT REFERENCE MONUMENT	⊙	= FIRE HYDRANT WITH VALVE ASSEMBLY
D	= DELTA	⊙	= VALVE i.e. WATER, REUSE AND SEWER
R	= RADIUS	⊙	= CABLE PEDESTAL
A	= ARC	⊙	= IRRIGATION CONTROL VALVE
T	= TANGENT	⊙	= STORM DRAINAGE MANHOLE
CONC.	= CONCRETE	⊙	= SANITARY SEWER MANHOLE
O.H.W.	= OVERHEAD WIRE	⊙	= SEWER CLEAN-OUT
C.B.S.	= CONCRETE BLOCK & STUCCO		
CH	= CHORD		
O.R.B.	= OFFICIAL RECORD BOOK		
COVD.	= COVERED		
A/C	= AIR CONDITIONER		
I.D.	= IDENTIFICATION		
H.D.P.E.	= HIGH DENSITY POLYETHYLENE		

- SURVEYORS NOTES:**
1. Purpose of Document: Map of Boundary Survey
 2. Easements and rights-of-way shown hereon, except as called for by the plat, only include those provided to the surveyor. The surveyor has made no search of the public records for such.
 3. Only open and notorious evidence of easements and rights-of-way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
 4. Bearings shown hereon are referenced to an assumed value of East for the North Right-of-Way line of Third Avenue. Said bearing is identical with the plat of record.
 5. This property is located in Federal Flood Zone "X", areas determined to be outside of the 0.2% annual chance flood plain, as shown on Flood Insurance Rate Map (FIRM) No. 515, Community No. 125128, Suffix G, Effective Date: March 17, 2014.
 6. Use only property corners for construction of fences and other improvements.
 7. The client is advised that the term "FINISHED" as it applies to floor elevations pertains to the main living floor of the structure and is not intended to be construed as the garage or any other secondary floor.



SCALE: 1"=20' DWN.BY: J.M.M. CHD.BY: W.A.M. CLIENT NO. 5755

REVISIONS:

A.
B.
C.
D.

CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Jonathan M Mott
Digitally signed by Jonathan M Mott
Date: 2023.09.07 13:58:34 -04'00'

DATE OF FIELD SURVEY: 09-01-23 FLA. CERT. NO. 5060

THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON- TRANSFERABLE. WHEN PRINTED THIS ELECTRONIC DOCUMENT IS NOT CONSIDERED A SIGNED AND SEALED ORIGINAL.

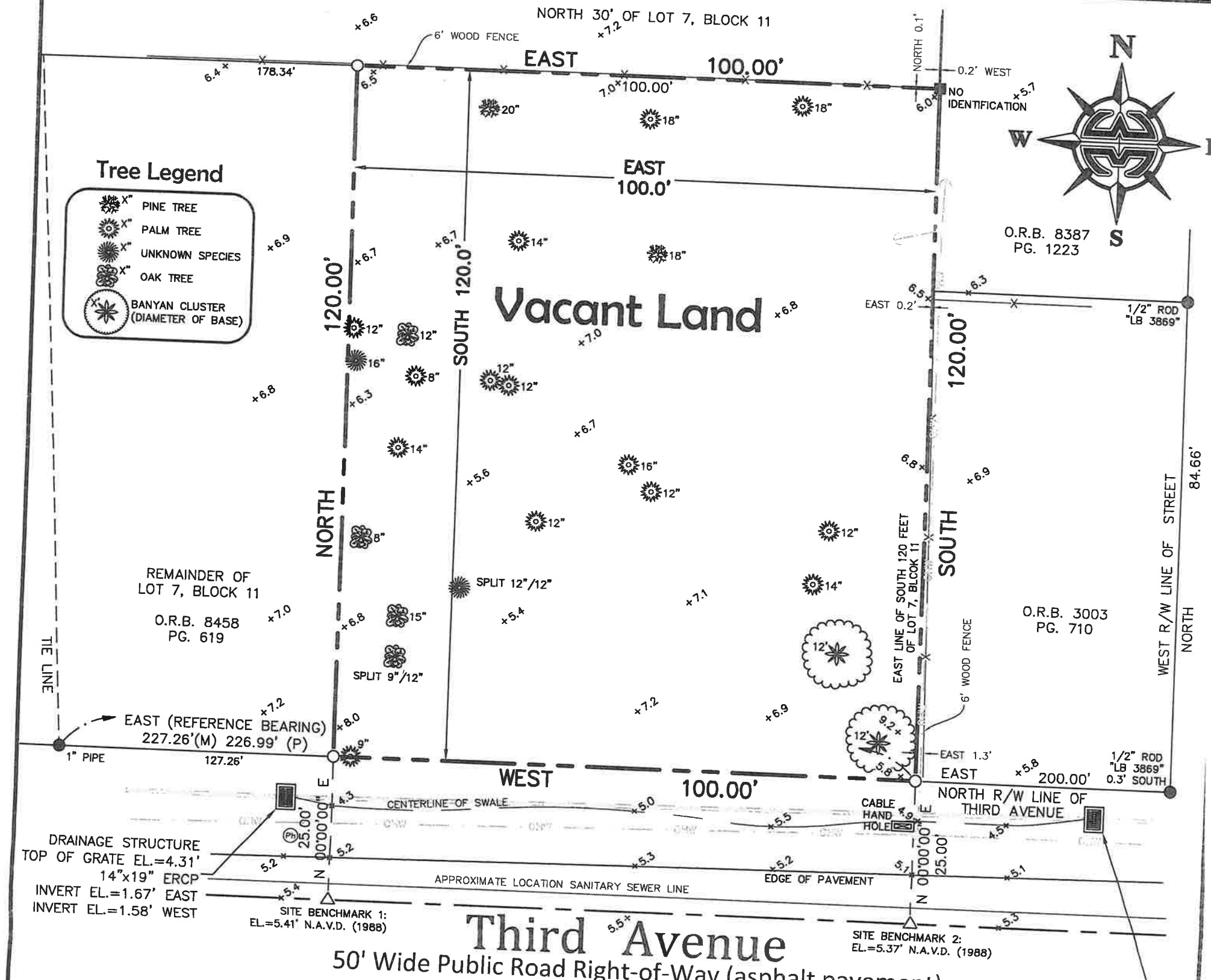
CERTIFIED TO:

Jerry S. Pezzeminti

WILLIAM MOTT LAND SURVEYING INC.
4875 N WICKHAM ROAD, SUITE 105
MELBOURNE, FLORIDA 32940
PHONE (321) 751-4444
LICENSED BUSINESS "3608"

PROJECT NO. **221-0617**

SECTION 7, TOWNSHIP 28 SOUTH, RANGE 38 EAST



Tree Legend

- PINE TREE
- PALM TREE
- UNKNOWN SPECIES
- OAK TREE
- BANYAN CLUSTER (DIAMETER OF BASE)

Vacant Land

Third Avenue

50' Wide Public Road Right-of-Way (asphalt pavement)

Legal Description: (Per O.R.B. 9372, Pg. 311)

The East 100 feet of the South 120 feet of Lot 7, Block 11, Resubdivision of Blocks 11,20,21,30 and 31, Wilcox Plat of Melbourne Beach, according to the map or plat thereof, as recorded in Plat Book 10, Page 51, Public Records of Brevard County, Florida.

- LEGEND:**
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 - P.I. = POINT OF INTERSECTION
 - P.R.C. = POINT OF REVERSE CURVATURE
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 - x-x- = FENCE
 - - - - = CENTERLINE
 - - - - = PROPERTY LINE
 - (with cap) = 1/2" IRON ROD WITH PLASTIC CAP MARKED "WITNESS LB 3608" SET
 - (with cap) = IRON MARKER FOUND (SIZE AND I.D. AS NOTED)
 - (with cap) = 1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3608" SET
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 - ▲ = NAIL & DISK FOUND
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 - (with cap) = IRON ROD PREVIOUSLY SET
 - (with cap) = CONCRETE MONUMENT PREVIOUSLY SET
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 - (with cap) = UNDERGROUND CABLE HANDHOLE i.e. ELECTRIC, TV CABLE AND COMMUNICATIONS
 - ◆ = WOOD POWER POLE
 - ⊙ (with W) = WATER METER / SERVICE
 - ⊙ (with R) = REUSE METER / SERVICE
 - ⊙ (with H) = FIRE HYDRANT WITH VALVE ASSEMBLY
 - ⊙ (with V) = VALVE i.e. WATER, REUSE AND SEWER
 - ⊙ (with C) = CABLE PEDESTAL
 - ⊙ (with I) = IRRIGATION CONTROL VALVE
 - ⊙ (with S) = STORM DRAINAGE MANHOLE
 - ⊙ (with SS) = SANITARY SEWER MANHOLE
 - ⊙ (with SC) = SEWER CLEAN-OUT

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CERTIFIED TO:

Jerry S. Pezzeminti

WILLIAM MOTT LAND SURVEYING INC.
4875 N WICKHAM ROAD, SUITE 105
MELBOURNE, FLORIDA 32940
PHONE (321) 751-4444
LICENSED BUSINESS "3608"

PROJECT NO.
221-0617

Planning and Zoning Meeting

Section: New Business

Meeting Date: July 16, 2024

From: Planning and Zoning Board

RE: Accessory Structure Requirements

Background Information:

Discussion on accessory structure requirements.

Planning and Zoning Meeting

Section: 9A LANDSCAPING AND TREES

Meeting Date: 7-2-24

From: DANI HARPER, member

RE: CODE REVISION

Background Information:

SEE ATTACHED

Recommendation:

SEE ATTACHED

Attachments:

1. SECTION 9A CODE REVISION PASSED BY TOWN COMMISSION
2. SECTION 9A CODE REVISION PREVIOUSLY PASSED BY P+Z
3. 306 Ave B - TEAR DOWN AND REBUILD
 - o TREES BEFORE
 - o TREES AFTER

BACKGROUND INFORMATION FOR TREE REMOVAL ORDINANCE

Approximately 1 ½ years ago the Town Commission made revisions to Section 9A of the Land Development Code dealing with the removal and replacement of trees. These revisions were brought about by what some commissioners felt was reckless removal of trees by some home builders. Specifically, they were concerned with vacant lots or older tear down house lots that had significant mature tree growth. The sections revised/amended were the following:

9A-4 Permit required for cutting down tree

9A-5 Application for permit; review of application

9A-6 On-site inspections

9A-7 Minimum tree plantings

9A-10 Exceptions

9A-12 Penalties

The subsequent implementation of these new code requirements has revealed two issues;

1. Unintended consequences and technical correction

--Technical correction--

Sec. 9A-6 (b)(2) in part “The green areas left after all building and parking lot requirements have been met shall contain a **tree density** equal to or greater than that existing on the overall site before the beginning of construction”.

Sec. 9A-7(C) in part “Any trees that are removed for new construction shall be replaced by the same or similar species”.

Technical correction (continued)

Section 9A-7 requires a tree for tree replacement, while 9A-6 states that only a tree density must be retained. These are clearly contradictory code requirements that need to be fixed.

-Unintended consequences- the requirement to replace all trees needed to be removed as a result of a tear down and rebuild has in many cases resulted in a doubling or tripling of the pre-construction density. These new homes have much larger footprints, driveways and decks resulting in substantially less green areas for replanting trees. To require that all trees removed be replanted in the much smaller green spaces often times results in an overplanted landscape that is not practical.

RECOMMENDATION:

Option 1--Correct the code to require the same density before and after rather than a tree for tree requirement.

Revise Sec 9A-7(C) to require same density rather than tree for tree.

Proposed wording revision—“Any trees that are removed for new construction shall be replaced by the same or similar species *so as to maintain a tree density equal to or greater than that existing on the overall site before the beginning of construction*”.

Option 2—Have the Town Commission reconsider accepting the tree removal ordinance previously passed by the P&Z Board. That ordinance was limited to protecting Oak trees only. As a practical matter trying to micro-manage the landscaping plans of these new beautiful homes being built, while well intended, has turned out to be not practical. In my opinion option 2 is the best.

V 2.0
TRCS

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE TOWN OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA, AMENDING; APPENDIX "A" OF THE TOWN CODE OF ORDINANCES OF MELBOURNE BEACH, THE LAND DEVELOPMENT CODE; AMENDING CHAPTER 9A REGARDING LANDSCAPING AND TREES; SPECIFICALLY AMENDING SECTION 9A-4, PERMIT REQUIRED FOR CUTTING DOWN TREE; SPECIFICALLY AMENDING SECTION 9A-5, APPLICATION FOR PERMIT; REVIEW OF APPLICATION; SPECIFICALLY AMENDING SECTION 9A-6, ON-SITE INSPECTION; SPECIFICALLY AMENDING SECTION 9A-7, MINIMUM TREE PLANTINGS; SPECIFICALLY AMENDING SECTION 9A-10, EXCEPTIONS; SPECIFICALLY AMENDING SECTION 9A-12, PENALTY; AMENDING ARTICLE IV, CHAPTER 7A, SUPPLEMENTARY DISTRICT REGULATIONS; SPECIFICALLY AMENDING SECTION 7A-53, FENCES AND WALLS; SPECIFICALLY AMENDING SECTION 7A-58, VISION CLEARANCE AT CORNERS; PROVIDING A SEVERABILITY/INTERPRETATION CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING AN ADOPTION SCHEDULE.

9-A 4, 5, 6, 7
9-A 10, 9A 12

WHEREAS, the Town of Melbourne Beach desires to amend the Land Development Code of the Town of Melbourne Beach regarding Landscaping and Trees and Fences and Walls within the Town of Melbourne Beach; and

WHEREAS, the Town Commission of the Town of Melbourne Beach, after duly noticed public hearings, has determined that the amendments various sections of Chapter 9A and Section 7A-53 of the Land Development Code proposed in this Ordinance will provide for the improved regulation of required Landscaping and Trees and Fences and Walls in the Town of Melbourne Beach; and

WHEREAS, the Town Commission of the Town of Melbourne Beach, after duly noticed public hearings, has determined that the amendments to various sections of Chapter 9A and Section 7A-53 of the Land Development Code proposed in this Ordinance are consistent with the Comprehensive Plan, are in the best interests of its citizens of the Town of Melbourne Beach, and promote the general health, safety, and welfare of the residents of the Town of Melbourne Beach; and

WHEREAS, on March 7, 2023 the Planning and Zoning Board/Local Planning Agency (collectively the "LPA") at a duly noticed public hearing, reviewed and considered the proposed

amendments to Chapter 9A and Section 7A-53 of the Land Development Code and took public comment regarding the same; and

WHEREAS, the LPA has determined that the proposed amendments to Chapter 9A and Section 7A-53 of the Land Development Code are consistent with the Town’s Comprehensive Plan and are in the best interest of the Town of Melbourne and has recommended that the Town Commission approve of the same.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN OF MELBOURNE BEACH, FLORIDA:

SECTION 1. That Article I, Chapter 9A, of Appendix “A,” of the Town Code of the Town of Melbourne Beach, Florida, Land Development Code, is hereby amended to read as follows:

* * *

§9A-4. PERMIT REQUIRED FOR CUTTING DOWN TREE.

No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, remove, move or effectively destroy through damaging any tree situated on property in any zoning district without first obtaining a permit as herein provided. Tree removal on any property in any zoning district shall be in accordance with the standards mandated in the most recent edition of the Best Management Practices - Tree Risk Assessment published by the International Society of Arboriculture or a certification from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect as to substantial compliance with such standards. Any tree which poses an unacceptable risk may qualify for removal without a permit pursuant to Fla. Stat. Sec. 163.045 or as such section may be amended.

§9A-5. APPLICATION FOR PERMIT; REVIEW OF APPLICATION.

(a) Application. Permits for removal, relocation, or replacement of trees covered herein, shall be obtained by making application for a permit to the Building Official. The application shall be accompanied by a written statement indicating the reason for removal, relocation, or replacement of trees and ~~four~~ two copies of a legible site plan drawn to a minimum scale of one inch equals 20 feet, indicating the following:

- (1) Location of all existing or proposed structures, improvements, and sites used, properly dimensioned and referenced to property lines, setback, and yard requirements;
- (2) Location of existing or proposed utility services, when known;
- (3) The location of all trees on the site designating the trees to be retained, removed, relocated, or replaced. Groups of trees in close proximity may be designated as clumps of trees with the predominant type and estimated number and average diameter noted. Only those trees to be removed, relocated, or replaced must be named (common or botanical name) on the site plan;

(4) The tree information required above shall be summarized in legend form on the plan and shall include the reason for the proposed removal, relocation, or replacement; and

(5) An application involving developed properties may be based on drawings showing only that portion of the site directly involved, and adjacent structures and landscaping or natural growth incidental thereto.

(b) Application review. Upon receipt of a proper application, the Building Official shall review the application, which will include a field check of the site and referral of the application to others concerned as necessary, to determine any adverse effect upon the general public welfare, adjacent properties, or Town services and facilities.

§9A-6. ON-SITE INSPECTION.

(a) On-site inspection. Prior to the issuance of a permit for tree removal or relocation, the Building Official or his agent shall conduct an on-site inspection to determine whether or not such a removal or relocation conforms to the requirements of this chapter.

(b) Issuance.

(1) Removal. No permit shall be issued for tree removal unless one of the following conditions exists:

a. The tree is located in a buildable area or yard where a structure or improvements may be placed ~~and it~~ where inability to remove the tree would unreasonably restricts the permitted use of the property and the tree removal has been authorized by the Town as part of a site plan review;

b. The tree cannot be relocated on or off the site because of age, type, or size of tree;

c. The tree is diseased, dead, injured, in danger of falling, too close to existing or proposed structures, interferes with utility service, creates unsafe vision clearance, or conflicts with other ordinances or regulations; or

d. It is in the welfare of the general public that the tree be removed for a reason other than set forth above.

(2) Relocation or replacement. As a condition to the granting of a permit, the applicant may be required, where practical, to relocate the tree being removed or be required to replace the tree being removed with a tree somewhere within the site of the type that will attain an overall height of at least ~~15~~ twelve feet (12') and have a trunk caliper of at least two inches (2") at planting, measured ~~six inches~~ four and one half feet (4.5') above grade. The green areas left after all building and parking lot requirements have been met shall contain a tree density equal to or greater than that existing on the overall site before the beginning of construction.

Handwritten note: TREE DENSITY

§9A-7. MINIMUM TREE PLANTINGS.

(a) Trees in residential zoning districts. ~~A minimum of three trees must exist or must be planted on each newly developed residential lot.~~ Trees planted must be of a variety which is compatible with the existing soil and drainage-conditions and must be provided with adequate water and food materials to encourage growth. Trees shall be planted in locations so as not to cause danger to nor interference with existing structures at the time of maturity.

(b) Buffer and tree planting requirements for all non-residential and multiple family residential uses.

(1) A landscape buffer with a minimum of ten feet in width shall be provided between any residentially zoned property and a property utilized for a non-residential or multiple family residential use. Responsibility for providing a landscape buffer shall be upon the nonresidential or multifamily use. The landscape buffer shall include a minimum of one canopy tree for every 40 linear feet, or fraction thereof. In addition one ornamental tree or palm shall be planted for each 50 linear feet, or fraction thereof.

(2) A landscape buffer with a minimum of ten feet in width shall be provided along all road frontage of the site. The landscape buffer shall include a minimum of one canopy tree for every 25 feet of frontage, or fraction thereof.

(3) A continuous hedge shall be planted in all perimeter landscape buffer areas.

(4) Parking areas shall be designed so that there is a minimum of 200 square feet of open space, not including perimeter landscape buffer areas, at the end of each row of parking. In addition a minimum of 200 square feet of open space shall be provided in the interior of the parking lot for each ten parking spaces, or fraction thereof. These open spaces shall be distributed throughout the parking lot in a manner that no more than ten parking spaces in a row shall be allowed without an intervening landscaped area.

(5) Minimum specifications for trees and hedge material shall be as follows:

a. Canopy trees at the time of planting shall have a trunk diameter of two inches measured four and one-half feet above ~~the ground~~ grade. The trees shall be a minimum of eight feet in height and have a minimum spread of five feet. The trees are not required to be spaced evenly along property lines.

b. Ornamental trees at the time of planting shall have a trunk diameter of one and one-half inches measured four and one-half feet above ~~the ground~~ grade. The trees shall be a minimum of six feet in height and have a minimum spread of four feet.

c. Palms at the time of planting shall have a minimum clear trunk of eight feet.

d. Hedge material at the time of planting shall be a minimum of 18 inches in height when planted. Individual plants shall be planted a maximum of 24 inches on center.

(6) All plant material shall be Florida Number 1 in quality and shall be planted according to sound landscape installation standards.

(7) All landscaping shall be maintained to present a neat and orderly appearance. Dead, deteriorating or missing landscape material shall be replaced with substantially equivalent landscaping as permitted by the Land Development Code. Replacement of landscaping material shall occur within 60 days, unless said time is extended by the Town Manager for good cause shown.

(8) Exceptions shall be considered on an individual basis when obstacles such as overhead power lines or other conditions inhibit the ability to comply.

(9) Canopy trees shall be those that develop a crown spread of 25 feet or greater at maturity. Trees with less than 25 feet of crown spread at maturity shall be considered ornamental trees.

(10) Clusters of three palms shall be an acceptable substitute for up to 50% of the required canopy trees and 50% of the required ornamental trees.

(11) Landscape material should be drought tolerant to the extent practical and feasible. A water source shall be available to ensure the plant material can be watered while it is being established and during drought occurrence. Automatic irrigation systems may be utilized.

(12) Currently developed sites that do not meet the landscape requirements will not be considered non-conforming. Landscaping consistent with the regulations shall be installed at these sites, to the extent practical, as redevelopment occurs. Unless complete reconstruction or rehabilitation that results in closure of a building or buildings for a period of over six months occurs, full compliance with this section shall not be required.

TREE FOR TREE

(c) Minimum replacement standards for new construction. Any trees that are removed for new construction shall be replaced by the same or similar species. Specifically for mature oak trees, replacement of one (1) similar species for each tree removed shall be required which at a minimum will attain an overall height of at least twelve feet (12') and have a trunk caliper of at least two inches (2") at planting, measured four and one half feet (4.5') above grade.

(d) Maintenance of trees and landscaping. If the removal of any tree or landscaping from any lot causes the number of remaining trees or vegetative species to fall below the minimum standards required by this section or as reflected on any approved site plan or landscaping plan for said lot, replacement trees or vegetative species meeting the requirements of this section or any approved site plan or landscaping plan shall be re-planted on the lot within thirty (30) days after removal.

* * *

§9A-10. EXCEPTIONS.

(a) In the event that any tree shall be determined to pose an unacceptable risk as provided for in § 9A-4 or to be in a hazardous or dangerous condition so as to endanger the public health, welfare or safety and requires immediate removal without delay, authorization may be given by the Public Works Department, and the such tree may be removed without first obtaining a written permit as herein required. Such authorization shall be given in writing.

(b) During a period of emergency, such as a hurricane, tropical storm, flood, or any other act of God, the requirements of this Article may be waived by the Town Commission.

(c) All licensed plant or tree nurseries shall be exempt from the terms and provisions of this Article only in relation to those trees planted and growing on the premises of the licensee, which are so planted and growing for sale or intended sale to the general public in the ordinary course of the licensee's business.

(d) The types of trees included on the current Florida Noxious Weed List and Florida Exotic Pest Council's List of Invasive Plant Species shall be exempt from the terms and provisions of this article and shall not be used to meet any replacement or planting requirements.

* * *

§9A-12. PENALTY.

The improper removal of each tree shall constitute a separate offense under this chapter. Violation of this chapter and imposition of the penalty shall be determined and imposed by the Code Enforcement Board Special Magistrate or by a court of proper jurisdiction.

Removal of any mature oak or similar trees without first obtaining a permit from the Town as required in § 9A-4 shall constitute prima facie evidence of a violation which is irreparable or irreversible in nature for the purposes of enhanced fine assessment provided for in §11-21(b)(1) or as otherwise amended.

* * *

SECTION 2. That Article IV, Chapter 7A, Section 7A-53, of Appendix "A," of the Town Code of the Town of Melbourne Beach, Florida, Land Development Code, is hereby amended to read as follows:

§7A-53. FENCES AND WALLS.

* * *

(2) Fence/wall height - all zoning districts except as otherwise provided.

The Board agreed to recommend the following changes: limit the penalty to mature oaks, define tree density, and remove the first sentence in section 9A-7c.

Member Douglas Hilmes spoke about the fence/wall section 7A-53(2) that allows for a six-foot wall all the way up to the water. He is concerned about a six-foot concrete wall being allowed up to the water line and obstructing the view of neighbors. A lot of other municipalities only allow a four-foot fence within twenty-five feet of the water line and we should have that as well.

Town Attorney Clifford Repperger read 7A-53(9) and spoke about the Town Commission did not have any directive to amend that section, so this is what the current code is.

Member Douglas Hilmes spoke about adding a section specific to fences/walls along the side property lines that within twenty-five feet of the waterway there is a maximum height of four feet.

Alternate Dan Harper made a motion to change 9A-12 to have a penalty for mature oak trees only, and to modify section 9A-7c to eliminate the first sentence about any trees so it is just applicable to oak trees, add a definition for tree density with the proposed definition of trees per square foot of permeable area, modify 7A-53(2)a to say fences on side property lines for the last 25 feet for properties on any body of water may only be erected for up to four feet; Vice Chairman Kurt Belsten seconded; Motion carried 5-0.

B. Second reading of Ordinance 2023-02 – Second Kitchens

Town Attorney Clifford Repperger read Ordinance 2023-02
AN ORDINANCE OF THE TOWN OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA, AMENDING; APPENDIX "A" OF THE TOWN CODE OF ORDINANCES OF MELBOURNE BEACH, THE LAND DEVELOPMENT CODE; AMENDING SECTION 1A-3 TO ADD THE DEFINITION FOR KITCHEN OR KITCHEN FACILITY; AMENDING CHAPTER 7A REGARDING SECOND KITCHENS; SPECIFICALLY AMENDING SECTION 7A-31, SECTION 7A-32, AND SECTION 7A-33 TO PERMIT SECOND KITCHENS IN 1-RS, 2-RS, AND 3-RS ZONING DISTRICTS; CREATING SECTION 7A-72 TO PROVIDE SUPPLEMENTARY DISTRICT REGULATIONS FOR SECOND KITCHENS IN SINGLE FAMILY RESIDENTIAL DISTRICTS; PROVIDING A SEVERABILITY/INTERPRETATION CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING AN ADOPTION SCHEDULE.

Town Attorney Clifford Repperger spoke about this ordinance being considered during the February 7, 2023 Planning and Zoning meeting and the Board voted to recommend approval of the proposed ordinance. The ordinance then went to the Town Commission which passed the ordinance on the first reading on February 15, 2023. The ordinance that is in this package is different than what the Board

Ca



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JOB NO.	22-018
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	04.17.23

REVISIONS	BY	DATE

CUSTOM DESIGN FOR
HEUCHAN RESIDENCE
ADDRESS:

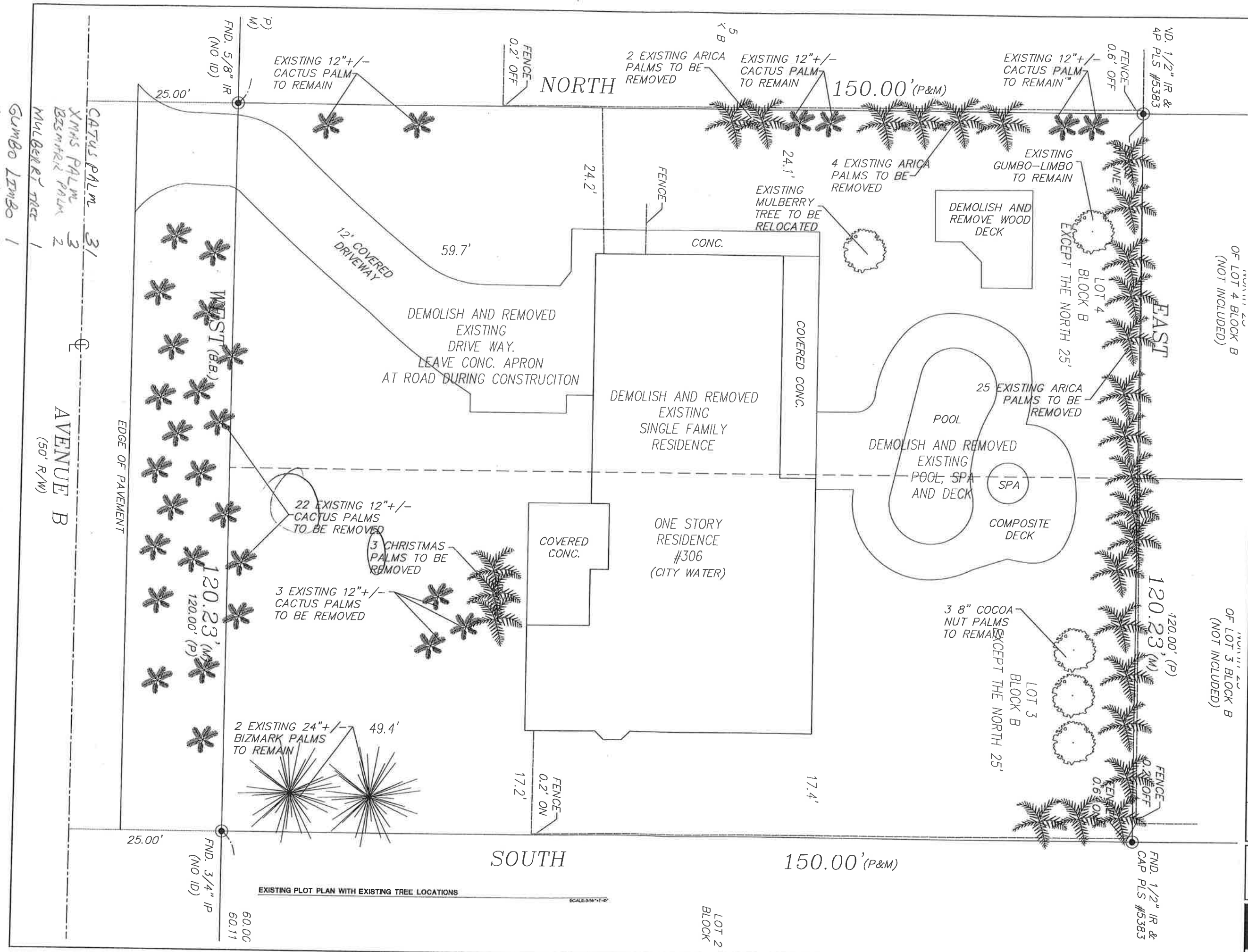
SHEET TITLE
EXISTING PLOT PLAN AND TREE PLAN

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Alex Mitz
ALEX MITZ, PRESIDENT DESIGNER

A2
SHEET 2

25
22
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4
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56





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JOB NO	22-058	
DESIGNED	AAM	
DRAWN	AAM	
CHECKED	AAM	
SCALE	AS SHOWN	
DATE	04.17.23	
REVISIONS	BY	DATE
1	AAM	04.17.23

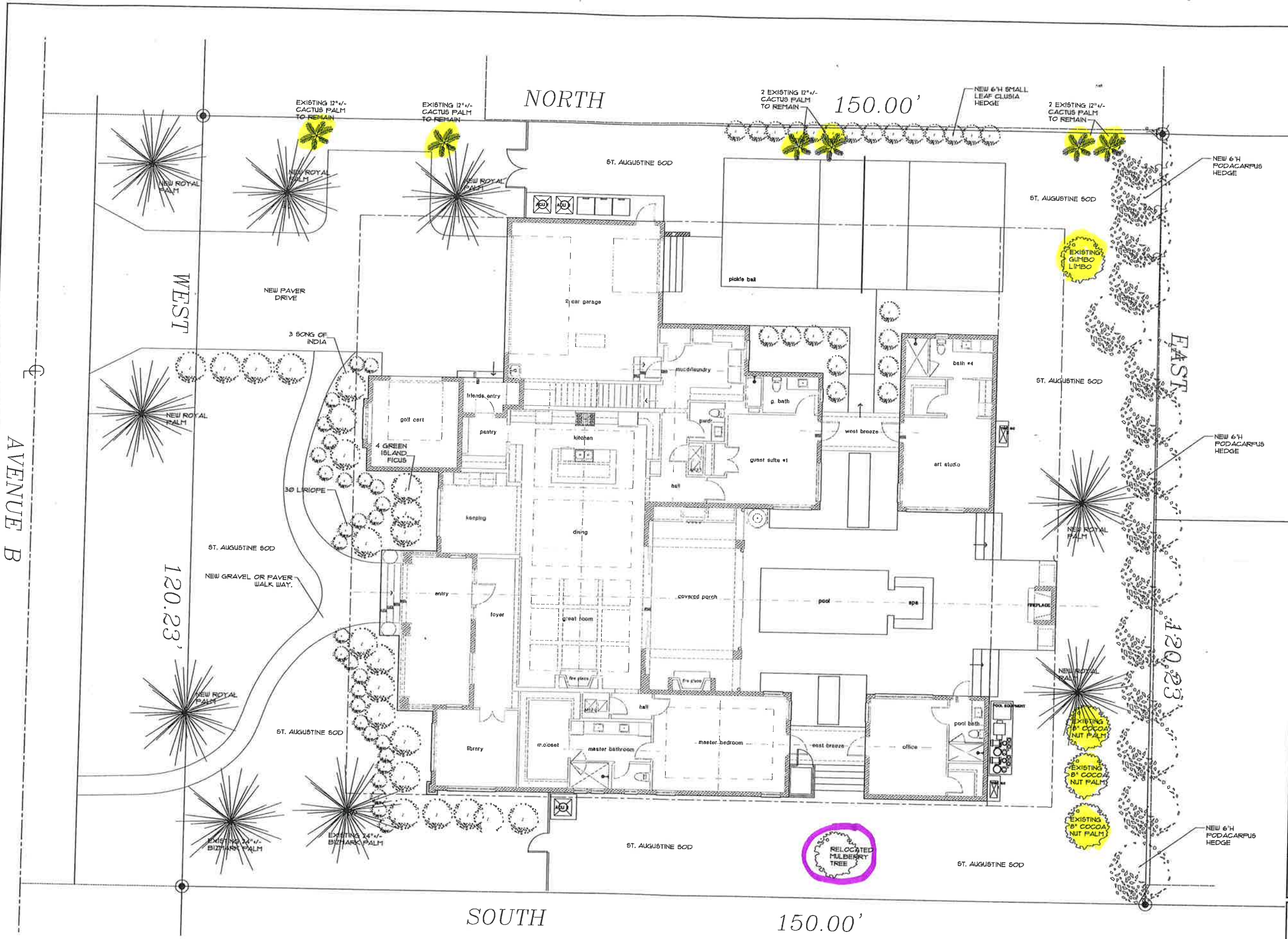
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HEUCHAN RESIDENCE
ADDRESS:

SHEET TITLE
LANDSCAPE PLAN

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Alex Mitz
ALEX MITZ, PRESIDENT DESIGNER

L1
SHEET



7.5" PAL AFTER - ROYAL PALM
9
SHOWN TO BE RETAINED BUT WERE NOT
SHOWN TO BE RELOCATED BUT WAS NOT

LANDSCAPE PLAN

SCALE: 3/8"=1'-0"

Planning and Zoning Board Meeting

Section: Public Hearings
Meeting Date: July 16, 2024
From: Ryan Knight Town Attorney
Re: Ordinance 2024-01 Sheds

Background Information:

During the June 19, 2024 Regular Town Commission Meeting the Town Commission approved Ordinance 2024-01 sheds – first reading.

A new Utility Shed Ordinance was presented to Planning and Zoning on February 6, 2024, at which time, P&Z made changes to the language provided by the Building Official

The new Utility Shed Ordinance was presented to the Town Commission on February 21, 2024, along with, the recommendations from Planning and Zoning. The Town Commission voted to approve the language as presented below

160 square feet
 11.6 feet total above grade inclusive of the base.
 Substantially screened by a vegetative barrier or fence.
 Utility Sheds behind the front building line.
 Roofline must be 5 feet off the property line,
 There shall be not be any water hooked up to the utility shed.

The Utility Shed Ordinance came back to Planning and Zoning on March 5, 2024, with the recommendations from the Town Commission. The Planning and Zoning Board amended their language to reflect the following changes:

140 square feet
 Utility sheds behind the rear of the front building line and behind the building
 Line of the side of any structure abutting any street with a 2-foot setback.

The new Utility Shed Ordinance was presented to the Town Commission on March 20, 2024, along with, the recommendations from Planning and Zoning Board. The Town Commission voted to table the item and requested the Building Official and Planning and Zoning Board provide options and visual diagrams.

During the April 17, 2024, Regular Town Commission Meeting the Town Commission requested an Ordinance be prepared based on the Planning and Zoning recommendations with a few modifications.

During the May 15, 2024 Regular Town Commission Meeting Ordinance 2024-01 Sheds was presented for the first reading. The Town Commission did not have a quorum to vote on this agenda item.

Recommendation:

Consider approving Ordinance 2024-01.

Attachments: Ordinance 2024-01

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE TOWN OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA, AMENDING APPENDIX “A” OF THE TOWN CODE OF ORDINANCES OF MELBOURNE BEACH, THE LAND DEVELOPMENT CODE; AMENDING SECTION 7A-57 RELATING TO UTILITY SHEDS AND SETBACK REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SERVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Melbourne Beach desires to amend the Land Development Code of the Town of Melbourne Beach regarding accessory structures and, specifically, utility sheds; and

WHEREAS, the Town Commission, after duly noticed public hearings, has determined that the amendments to Section 7A-57 of the Land Development Code proposed in this Ordinance will provide for the improved regulation of utility sheds in the Town of Melbourne Beach; and

WHEREAS, the Town Commission, after duly noticed public hearings, has determined that the amendments to Section 7A-57 of the Land Development Code proposed in this Ordinance are consistent with the Comprehensive Plan, are in the best interest of its citizens, and promote the general health, safety, and welfare of the residents of the Town of Melbourne Beach; and

WHEREAS, on June __, 2024, the Planning and Zoning Board/Local Planning Agency (collectively the “LPA”) at a duly noticed public hearing, reviewed and considered the proposed amendments to Section 7A-57 of the Land Development Code and took public comment regarding the same; and

WHEREAS, the LPA has determined that the proposed amendments to Section 7A-57 of the Land Development Code are consistent with the Town’s Comprehensive Plan and are in the best interest of the Town of Melbourne Beach and recommended that the Town Commission approve of the same.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN OF MELBOURNE BEACH, FLORIDA:

NOTE: Underlined words constitute additions to the Town of Melbourne Beach Code of Ordinances, ~~strikethrough~~ constitutes deletions from the original Code of Ordinances, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

Section 1. The findings set forth in the recitals above are adopted and fully incorporated herein as legislative findings of the Town Commission pertaining to this Ordinance.

Section 2. Section 7A-57 of Appendix “A,” of the Town Code of the Town of Melbourne Beach, Florida, Land Development Code, is hereby amended to read as follows:

§ 7A-57. Accessory Structures.

(a) (1) No accessory structure shall be erected in any front yard. Unless specifically defined in this chapter, no accessory structure shall be erected in any side yard. Except as otherwise provided by this chapter, no accessory structure shall exceed the height of the main structure. Unless specifically allowed in this chapter, no accessory structure other than a utility shed shall be constructed within 15 feet of any lot line.

(2) Accessory structures may be constructed simultaneously with, or following the construction of the main building and shall not be used until after the principal structure has been fully erected. Erection of tents as accessory structures is prohibited. No home occupation or business may be conducted in any accessory structure. No accessory structure which contains living quarters shall be constructed on any lot.

(b) Accessory buildings erected on lots fronting on two streets shall conform to main structure setbacks for the rear yard.

(c) Trailers may be used for the storage of equipment during construction provided such trailers are used only during the construction period. A temporary trailer permit shall be required for all structures, and shall be renewable every six months.

(d) All utility sheds require a building permit. Utility sheds may not be larger than ~~420~~ 160 square feet in floor area and ~~10 ½~~ 11.6 feet in height. ~~Utility shed foundations should be no higher than 8 inches above ground level.~~ Utility sheds shall be substantially screened by a vegetative barrier or fence from the front and side streets. ~~Screening shall be accomplished through landscaping, fencing or a combination of the two.~~ Utility sheds must be behind the rear of the front line of the principal structure. On any corner lot, the shed must be both behind the rear of the front line of the principal structure and behind the building line of the side of any structure abutting any street with a 2 feet setback. Utility sheds are limited to one shed per ~~10,000 square feet of lot area~~ address. Utility sheds may be placed on the side or rear property line. The roof line has to be within the lot line of the property line. No water hook to the utility shed is permitted.

* * *

Section 3. Codification. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the Town of Melbourne Beach, as additions or amendments thereto.

Section 4. Grandfathering. It is the intent of this Ordinance to apply prospectively. Any utility sheds already in existence at the time of the adoption of this Ordinance shall be deemed to comply with the provisions of this Ordinance.

Section 5. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section 6. Conflicting Ordinances. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

Section 7. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2024, by the Town Commission of the Town of Melbourne Beach, Florida.

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

TOWN OF MELBOURNE BEACH, FLORIDA

By: _____
ALISON DENNINGTON, Mayor

ATTEST:

(TOWN SEAL)

Amber Brown, Town Clerk



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Melbourne Beach website by the time notice of the proposed ordinance is published.

ORDINANCE 2024-01

AN ORDINANCE OF THE TOWN OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA, AMENDING APPENDIX "A" OF THE TOWN CODE OF ORDINANCES OF MELBOURNE BEACH, THE LAND DEVELOPMENT CODE; AMENDING SECTION 7A-57 RELATING TO UTILITY SHEDS AND SETBACK REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town of Melbourne Beach is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town of Melbourne Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or

¹ See Section 166.041(4)(c), Florida Statutes.

- The proposed ordinance is enacted to implement the following:
- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town of Melbourne Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The ordinance amends Appendix "A" the Land Development Code Section 7A-57 accessory structures specifically utility sheds and setback requirements.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town of Melbourne Beach, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the Town of Melbourne Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are no direct compliance costs that businesses may incur, no new charges or fees imposed by the ordinance, and no regulatory costs to the Town.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance would be applicable to all businesses within the Town, but would have a negligible impact.

4. Additional information the governing body deems useful (if any):

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses.