



TOWN OF MELBOURNE BEACH

PLANNING & ZONING BOARD MEETING

TUESDAY, SEPTEMBER 3, 2024

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Town of Melbourne Beach

PUBLIC NOTICE

AGENDA

PLANNING & ZONING BOARD MEETING TUESDAY, SEPTEMBER 3, 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. July 16, 2024 minutes
4. **NEW BUSINESS**
 - A. Site plan approval for 1609 Atlantic St – new home
 - B. Discussion on accessory structure requirements
 - C. Discussion on code revisions to 9A Landscaping and Trees
5. **PUBLIC HEARINGS**
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, 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
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1. CALL TO ORDER

Chairman David Campbell called the meeting to order at 6:30 p.m.

2. ROLL CALL

Town Clerk Amber Brown conducted the roll call.

Present:

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

Staff Present:

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

Absent:

Alternate Jason Judge

3. APPROVAL OF MINUTES

A. May 7, 2024 minutes

Member April Evans made a motion to approve; Vice-Chairman Kurt Belsten seconded; Motion carried 5-0.

4. NEW BUSINESS

A. Site plan approval for 506 Third Ave – new home

Member Dan Harper asked how building height is measured.

Building Official Robert Bitgood spoke about the 28-foot height is measured from the finished floor level. The way the ordinance is written is the slab must be a minimum of 18 inches above the crown of the road, but there is nothing saying you cannot exceed 18 inches.

*Gail Gowdy - 215 Ash – Asked what code is being used to determine height.
Spoke about if they bring in fill that height should be taken off the 28-foot height.*

Building Official Robert Bitgood spoke about Building Code determines when a stem wall is needed, but Town Ordinance does not have a maximum height for the finished floor so you could have a finished floor start 3 feet above the crown of the road.

Member April Evans asked questions about the height.

Member Dan Harper spoke about the height before and after fill.

Kate Wilborn – 502 Second – Spoke about various construction issues and the need to protect mangroves and oak trees.

Building Official Robert Bitgood spoke about the breakdown of the different height numbers in the site plans for this address. Spoke about the building permit and inspection process and how he verifies the heights are accurate.

Member Dan Harper made a motion to approve the site plan; Member April Evans seconded; Motion carried 5-0.

B. Discussion on accessory structure requirements

The Board decided to defer this discussion to when the shed ordinance is discussed later on the agenda.

C. Discussion on code revisions to 9A Landscaping and Trees

Member Dan Harper spoke about issues within the Landscaping and Tree Ordinance

and that he would like the Board to review the Code and make recommendations to the Town Commission. One option would be to have a tree density requirement instead of a tree for tree requirement. Another option would be to only have a requirement for oak trees.

Alternate Member Todd Albert spoke about how another municipality does it that he liked which is replacement by girth from a list of trees that is provided.

Member April Evans made a motion to allow Member Dan Harper to talk to the Town Commission to give the Board permission to start the ordinance; Vice Chairman Kurt Belsten seconded; Motion carried 5-0.

Bruce Larsen – 1507 Pine St – Spoke about this is an important topic, and should be addressed quickly, but the right way is to see if the Commission would be interested.

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.

Chairman David Campbell read the Ordinance by title and spoke about the changes.

Bruce Larsen – 1507 Pine St – Spoke about the changes and making sure water is not shed on neighbors

Vice Chairman Kurt Belsten made a motion to recommend approval of Ordinance 2024-01; Member April Evans seconded; Motion carried 5-0.

6. OLD BUSINESS

7. PUBLIC COMMENT

Dan Wilborn – 502 Second – Asked if mangroves are protected by State Statute or if each municipality has to have something.

Building Official Robert Bitgood spoke about mangroves are protected, but the ones in question are in State waterways, so they are outside of the Towns jurisdiction so FWC handled it.

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

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

Vegetation discussion to the next meeting.

10. ADJOURNMENT

Vice Chairman Kurt Belsten motioned to adjourn; Member Gabor Kishegyi seconded; Motion carried 5-0.

The meeting adjourned at 7:25 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: Andrew Kessler

Owner Address: 2095 A1A Unit 4303 Indian Harbour Beach Fl. 32937

Site Address: 1609 Atlantic St. Melbourne Beach Fl. 32951

Parcel ID: 28-38-08-00-501

Zoning: 1RS Zoning District 5-RMO

Project: Renovation of 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: 8.8%
Footprint of Primary Structure is: 1,873 sq. ft. with the addition.
Max allowed for Primary Structure is: 6,360 sq. ft. for Lot Area of 21,200
sq. ft.
Minimum pervious area per lot is 30%. Pervious area is: 88%
- 4). Structure maximum height for zoning district is 28 ft.
The proposed height provided is 27.73" from FFE
Flood Zone _ Coastal _____

2

5). Zoning District Setback requirements

Proposed Primary Structure Rear Setback: Coastal (77') (min. 25 ft.)

Proposed Primary Structure Front Setback is 25'.21 (min. 25 ft.)

Proposed Primary Structure North Side setback is: 15'.05 (min. 15 ft.)

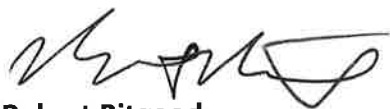
Proposed Primary Structure South Side Setback is: 15'.03 (min. 15 ft.)

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

1609 Atlantic St. Melbourne Beach. Fl.

IMPERVIOUS		PERVIOUS	
Primary Structure	1,830	Shed space	
Pool	0	Open areas	18,661
Decks		Other	
Driveway	Pavers		
Accessory Bldg			
Concrete areas	40	TOTAL PERVIOUS	88
Paver areas	669		
Other			
TOTAL IMPERVIOUS	12.10%	Lot Total Sq Footage	21,200
		TOTAL % PERVIOUS	88%



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

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

Hassan Kamal, P.E.
Vice President

August 6, 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 – 1609 Atlantic Street
B.S.E. File #11440.100.32

Dear Robert:

We have reviewed the Preliminary Site Plan for the above referenced project, Sheet Numbers C-1 – C-4 dated June 27, 2024, Stormwater Calculations dated July 2, 2024, prepared by Bennett Engineering & Consulting. Survey prepared by Kane Surveying, Inc dated June 17, 2024, and Transmittal prepared by Monarch Homes of Brevard, LLC dated July 2, 2024. We offer the following comments:

- 1. The Drainage Plan and Drainage Calculations as presented meet Town Code. We recommend approval of same.
- 2. The Drainage rational presented by the EOR was equally on point and accepted.

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
11440.100.32.town.corr.24-s5829.jul



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: 7 blocks south of Ocean Ave; East of Intersection of Surf & A1A

Address: 1609 Atlantic Street, Melbourne Beach, FL 32951

Parcel Number(s): 28-38-08-00-501

Area (in acreage): 0.45 Area (in square feet): 21,200 sf

Current Zoning: 5-RMO Proposed Zoning: Same

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

Brief Description of Application: Major renovation of an existing SF house. Leave slab, replace building, driveway, and add drainage

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): 7-2-24

IV. APPLICANT INFORMATION:

Property Owner

Name: Andrew & June Kessler

Phone: 410-215-9099

Address: 2095 AIA Unit 4303

Fax: NA

Indian Harbour Beach, FL 32937

Email: drdrew1999@yahoo.com

Applicant (if other than property owner)

Name: Brian Fleis - Monarch Homes

Phone: 321 609 0190

Address: 1275 S. Patrick Drive

Fax: NA

Sebastian Beach, FL 32937

Email: brian@monarchhomesfl.com

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

Signature: [Handwritten Signature]

Date: 7/19/2024

Print Name: June Kessler

Title: HOME OWNER

*Must sign in front of notary.

State of Florida

County of Brevard.

The foregoing application is acknowledged before me this 19th day of July, 2024, by June Goodman Kessler, who is/are personally known to me, or who has/have produced FL 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: [Handwritten Signature] Date: 7/19/2024
Print Name: Jane G. Kessler Title: HOME OWNER

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 19th day of July, 2024, by Jane Goodman Kessler who is/are personally known to me, or who has/have produced FL DL as identification.

[Handwritten Signature]
Signature of Notary Public, State of Florida



VII. PROJECT DESCRIPTION:

Describe Application: Major Renovation of an existing 2-story home.
Demo to slab, build new 2 story home. Replace existing deck,
Replace driveway, add new drainage plan.
Provide attachment if more space is needed.

Describe Existing Conditions: Existing SFH built in 2000. The house
is attached to city water & county sewer. Existing Footprint
of the house to remain the same.
Provide attachment if more space is needed.

Future Land Use Plan Amendment*

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

NA - renovate existing SFH

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

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

Proposed renovation includes drainage improvements to bring SFH lot into Town of Melbourne Beach compliance.

Provide attachment if more space is needed.

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

NA

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

Rezoning*

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

NA

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

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

NA

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

NA

Provide attachment if more space is needed.

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

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

Amendment to the Land Development Code*

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

NA

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

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

NA

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

Special Exception*

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

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

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

Proposed development is a SFH which is the existing use/development. There will be drainage improvements that will improve town drainage.

Provide attachment if more space is needed.

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

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

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

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

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

Variations*

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

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

NA

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

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

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

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

A. Variance to Coastal Construction Line Restrictions*

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

NA

Provide attachment if more space is needed.

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

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

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

The Applicant must provide documentation and narrative demonstrating the following:

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

Provide attachment if more space is needed.

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

NA

Provide attachment if more space is needed.

That the granting of the variance will not jeopardize the stability of the beach-dune system.

In granting any variance, the Board of Adjustment will when reasonable to do so require that new development on the property subject to the variance be no further seaward than existing development to the North or South of the subject property.

NA

Provide attachment if more space is needed.

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

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

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

APPEAL*

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

NA

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

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

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

19

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.

SURFACE WATER MANAGEMENT REPORT

TO

TOWN OF MELBOURNE BEACH

FOR

**1609 Atlantic, St.
Melbourne Beach, FL 32951**

OWNERS:

Andrew & June Kessler
1609 Atlantic St.
Melbourne Beach, FL 32951

PREPARED BY:

Bennett Engineering & Consulting, LLC.
4940 Ranchland Road
Melbourne, Florida 32934
Tel/Fax (321) 622-4462
CA # 28236

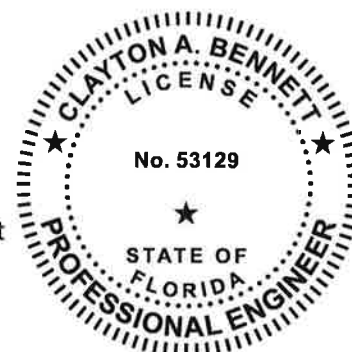
BEC No. 24.190

This item has been digitally signed and sealed
by Clayton A. Bennett, PE on the date adjacent
to the seal.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

July 2, 2024

Digitally signed by Clayton A Bennett
Date: 2024.07.02 14:44:06 -04'00'



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ENGINEER'S CERTIFICATION

The following drainage calculations for the 1609 Atlantic Street, Melbourne Beach were prepared by me or under my direct supervision.

Clayton A. Bennett, P.E.
Fla. Reg. 53129

Date: _____

I. PROJECT OVERVIEW

A. Existing Conditions

The proposed project is located at 1609 Atlantic Street in the Town of Melbourne Beach, Florida. The overall site boundary contains ± 0.4 acres, more or less. The site is currently vacant.

B. Proposed Conditions

The proposed project consists of the construction of a single-family residence and associated improvements. A stormwater management system has been proposed to retain the runoff from the 10-year/24-hour storm event, consisting of 8-inches of rainfall, from the site in accordance with the Town Criteria (Section 3A-30). The proposed improvements fall below the permit requirement thresholds of the SJRWMD Applicants Handbook Sec. 3.2.2 (a).

II. SOILS INFORMATION

Pursuant to the NRCS Brevard County Soil Survey, the site soils consist of Palm Beach Sand which has a very high permeability rate. Typical Palm Beach Sand has a Ksat of 20 to 40 in/hr. A copy of the NRCS soils report has been included in Appendix C for informational purposes only.

For the stormwater management design, the Ksat was assumed to be 10 in/hr by applying a factor of safety of 2 to the lower permeability range noted in the NRCS soils report.

III. STORMWATER MANAGEMENT PLAN

A. Existing Conditions

The rate of runoff was not computed as the Town requires the retention of the 10-year/24-hour storm event.

B. Proposed Conditions

A normally dry retention basin (perimeter swale) is proposed to retain the runoff from the 10-year/24-hour storm event consisting of 8-inches of rainfall.

1. Area information

Basin 1: Total Drainage Basin Area = 9,046 sf

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2. Stormwater Attenuation

The proposed stormwater management system is designed to retain the runoff from the 10-yr/24-hr storm event site area using the computer model HydroCAD. The results of the HydroCAD model are provided in Appendix B. The following summarizes the results of the HydroCAD analysis for the 10-yr/-24hr storm event:

<u>Basin</u>	<u>Peak Stage</u>	<u>Top of Swale El.</u>	<u>Pre-Dev. Discharge</u>	<u>Post Dev. Discharge</u>
Basin 1	14.98 ft	15.2 ft	N/A	0.0

It should be noted that due to site constraints, it is impractical to collect the stormwater runoff from approximately 500 sf of the proposed driveway, as the slope from the garage down to the right of way is $\pm 6.5\%$. A trench drain was considered to be installed in the driveway at the right-of-way line. However, due to the beachside conditions and blowing sand, the trench drain would likely become clogged and non-functional in a short period of time.

Since the subject site is currently developed without an engineered onsite stormwater retention system, the proposed stormwater management system will significantly reduce the amount of stormwater runoff discharging to the State Highway. Furthermore, the project includes restoring the SR A1A roadside drainage swale which is practically nonfunctional at this time.

In addition, the driveway discharges to a State maintained right-of-way rather than a Town maintained right-of-way. The proposed project shall comply with the FDOT drainage requirements for discharging into a state right-of-way.

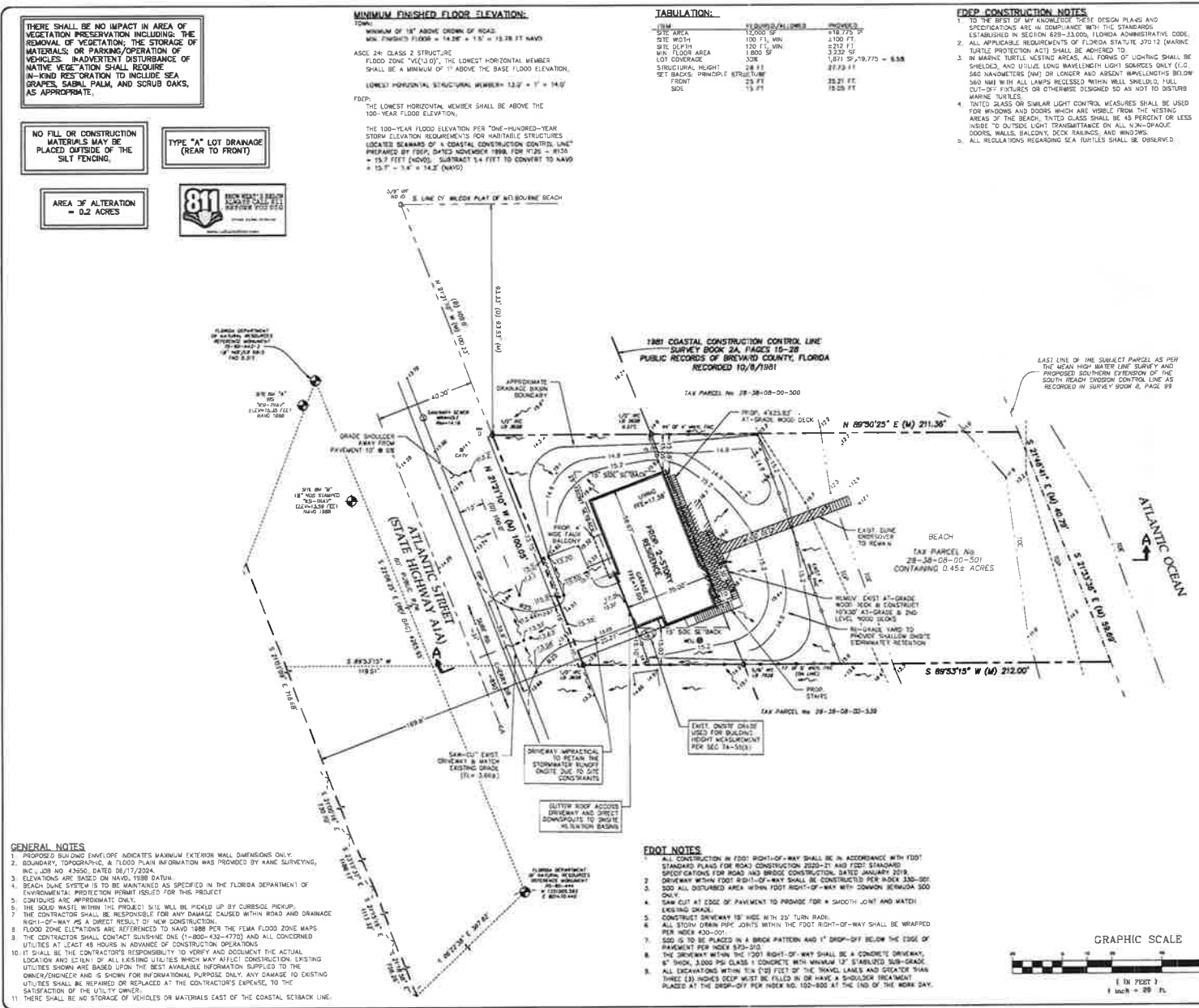
IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

The stormwater management system for this project consists of normally dry retention basins. This system has been designed within the restrictions of the site and with the intent of satisfying the stormwater treatment requirements of the Town of Melbourne Beach stormwater management code. In order for the system to function properly, it must be maintained. The following maintenance and monitoring program shall be followed:

- Storm water retention basins shall be maintained and free of sand build up and debris, which could cause clogging and a reduction of storage volume.
- Grassed areas are to be maintained to avoid bare earth conditions where erosion could occur.
- Grass clippings are to be bagged and properly disposed of.

APPENDIX A

STORMWATER MANAGEMENT PLAN



GENERAL STATEMENT:
 THIS PLOT PLAN HAS BEEN PREPARED FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:
 KESSLER, ANDREW J. KESSLER, JUNE G
 1609 ATLANTIC ST.
 MELBOURNE BEACH, FL 32951

ENGINEER:
 BENNETT ENGINEERING & CONSULTING, LLC
 4940 RANGLAND ROAD
 MELBOURNE, FLORIDA 32934
 (321) 622-4482

SURVEYOR:
 KANE SURVEYING, INC.
 508 DISTRIBUTION DRIVE
 MELBOURNE, FL 32904
 (321) 976-0427

SITE ADDRESS:
 1609 ATLANTIC ST.
 MELBOURNE BEACH, FL 32951

PARCEL ID: 28-38-08-00-501
ACCOUNT NO.: 2803384

SITE AREA: SITE AREA = 40.45 AC (419,775 SQ')

ZONING: S-RM0
LEGAL DESCRIPTION: (0811 10043, PAGE 1258)
 THE 200 FEET OF THE NORTH 200 FEET AS MEASURED ALONG HIGHWAY 1-A-A OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1400, PAGE 284 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE NORTH 100 FEET OF THE SOUTH 800 FEET OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, AS MEASURED ALONG THE EASTLY RIGHT-OF-WAY, THE NORTH LINE OF WHICH LIES 63.33 FEET SOUTH OF, AS MEASURED PERPENDICULARLY, THE SOUTH LINE OF MUDON PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE INFORMATION:
 (AS PROVIDED ON THE SURVEY)
 MAP NO. 12059C0818
 FIRM INDEX DATE: JANUARY 28, 2021
 FLOOD ZONES "X" (BFE 13')

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

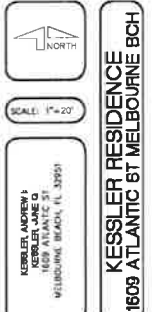
DESIGNED BY: CAB
DRAWN BY: CAB
CHECKED BY:
APPROVED BY:
ACAD CODE: 24190C10WG
PROJECT NO.: 24.190

PRELIMINARY
 JUL 24, 2024

GRAPHIC SCALE
 1" = 20' FT.
 1" = 20' FT.

SHEET INDEX:
 C-1 PLOT PLAN
 C-2 SITE SECTIONS AND DETAILS
 C-3 MAINTENANCE OF TRAFFIC PLAN
 C-4 FOOT DETAILS
 C-1 LANDSCAPE PLAN

PLOT PLAN
 SHEET 1 OF 4



NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Remmet Engineering & Consulting
 4840 RANGLAND ROAD
 MELBOURNE, FL 32934
 (321) 622-4482
 FAX: (321) 622-4482

DATE:
 07/24/2024

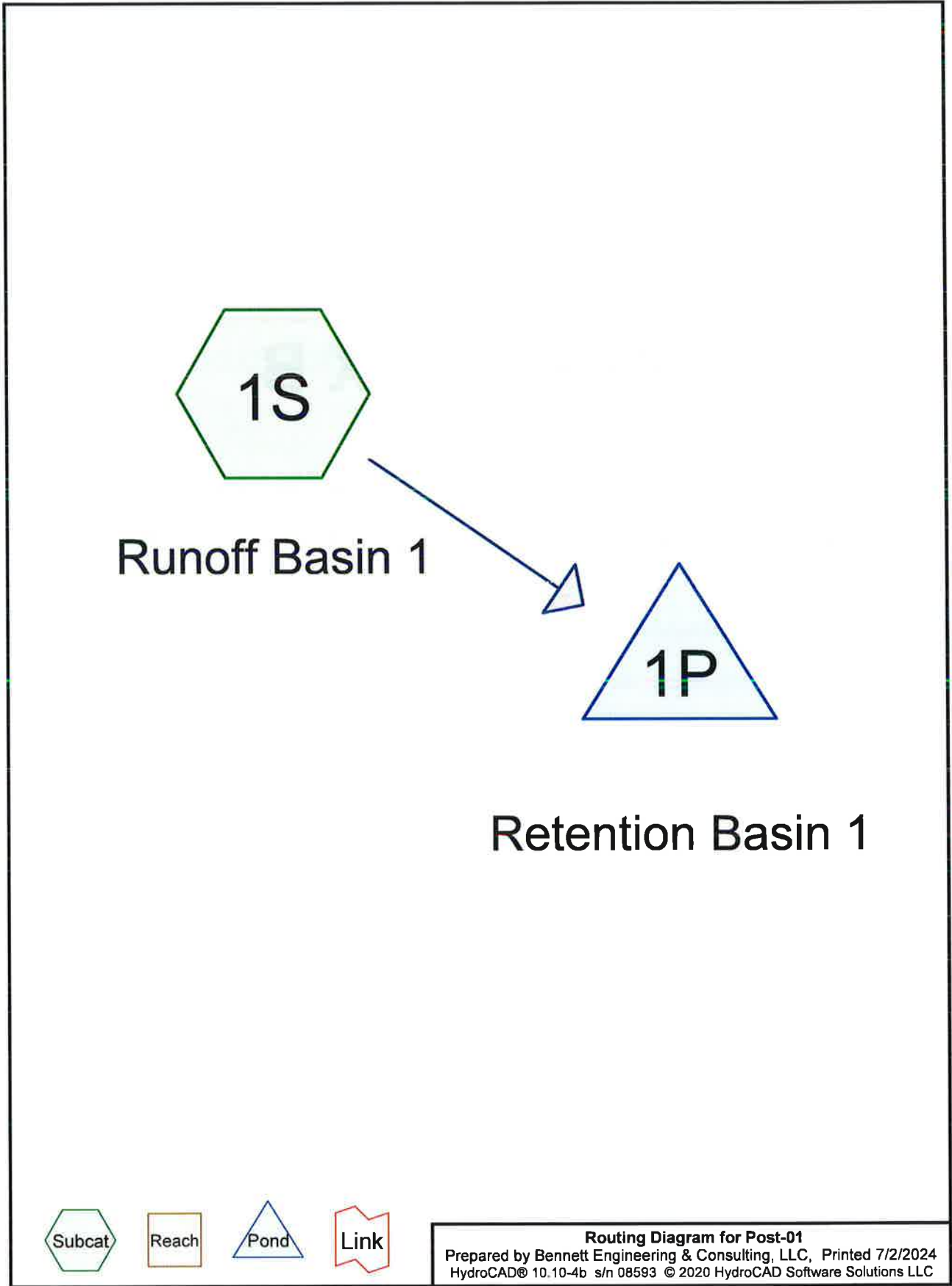
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SOLELY FOR THE PROJECT AND DATE SHOWN.

KESSLER RESIDENCE
 1609 ATLANTIC ST MELBOURNE BCH

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APPENDIX B

POST DEVELOPMENT STORMWATER CALCULATIONS



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Post-01

Prepared by Bennett Engineering & Consulting, LLC
HydroCAD® 10.10-4b s/n 08593 © 2020 HydroCAD Software Solutions LLC

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10y-24h	Type II FL 24-hr		Default	24.00	1	8.00	2

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Post-01

Type II FL 24-hr 10y-24h Rainfall=8.00"

Prepared by Bennett Engineering & Consulting, LLC

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Page 3

Summary for Pond 1P: Retention Basin 1

Inflow Area = 0.208 ac, 61.52% Impervious, Inflow Depth > 5.15" for 10y-24h event
 Inflow = 0.69 cfs @ 12.17 hrs, Volume= 0.089 af
 Outflow = 0.68 cfs @ 12.20 hrs, Volume= 0.089 af, Atten= 0%, Lag= 2.0 min
 Discarded = 0.68 cfs @ 12.20 hrs, Volume= 0.089 af

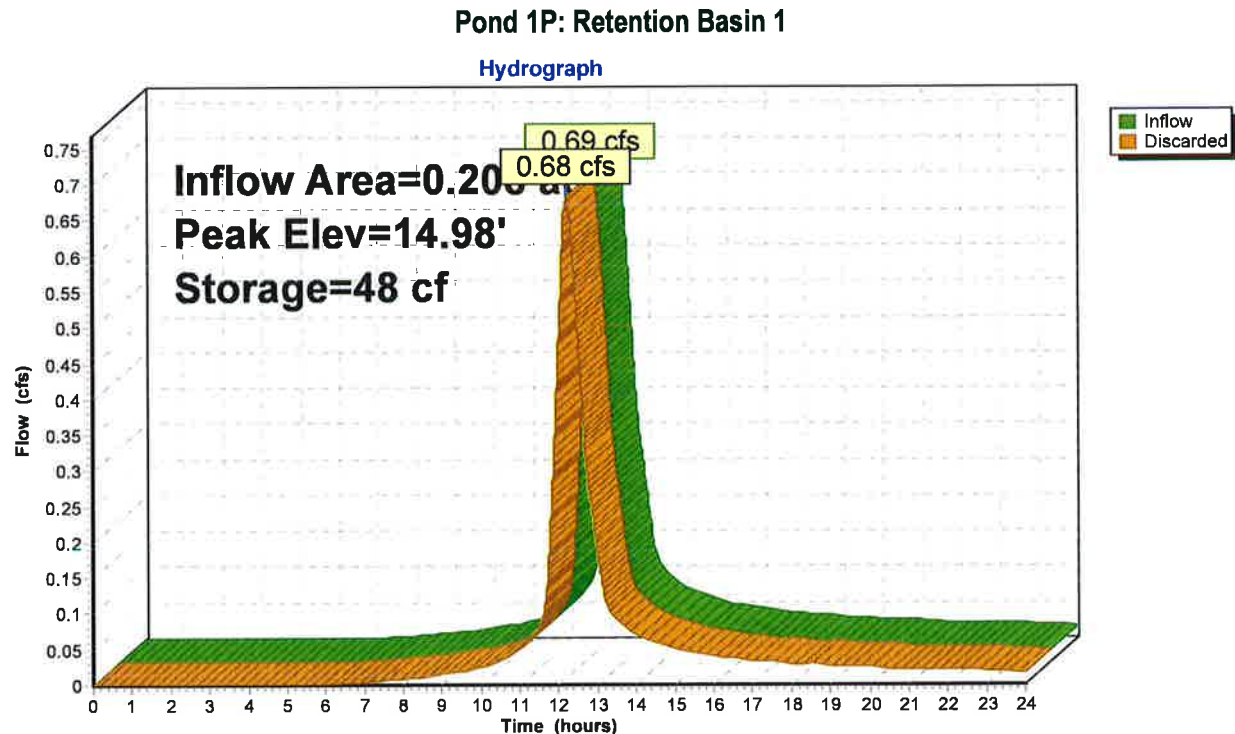
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 14.98' @ 12.20 hrs Surf.Area= 847 sf Storage= 48 cf

Plug-Flow detention time= 0.6 min calculated for 0.089 af (100% of inflow)
 Center-of-Mass det. time= 0.6 min (829.2 - 828.5)

Volume	Invert	Avail.Storage	Storage Description			
#1	14.90'	449 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
14.90	393	90.0	0	0	393	
15.20	3,006	506.0	449	449	20,123	

Device	Routing	Invert	Outlet Devices	
#1	Discarded	14.90'	10.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 5.00'	

Discarded OutFlow Max=0.68 cfs @ 12.20 hrs HW=14.98' (Free Discharge)
 ↑-1=Exfiltration (Controls 0.68 cfs)



Post-01

Type II FL 24-hr 10y-24h Rainfall=8.00"

Prepared by Bennett Engineering & Consulting, LLC

Printed 7/2/2024

HydroCAD® 10.10-4b s/n 08593 © 2020 HydroCAD Software Solutions LLC

Page 4

Summary for Subcatchment 1S: Runoff Basin 1

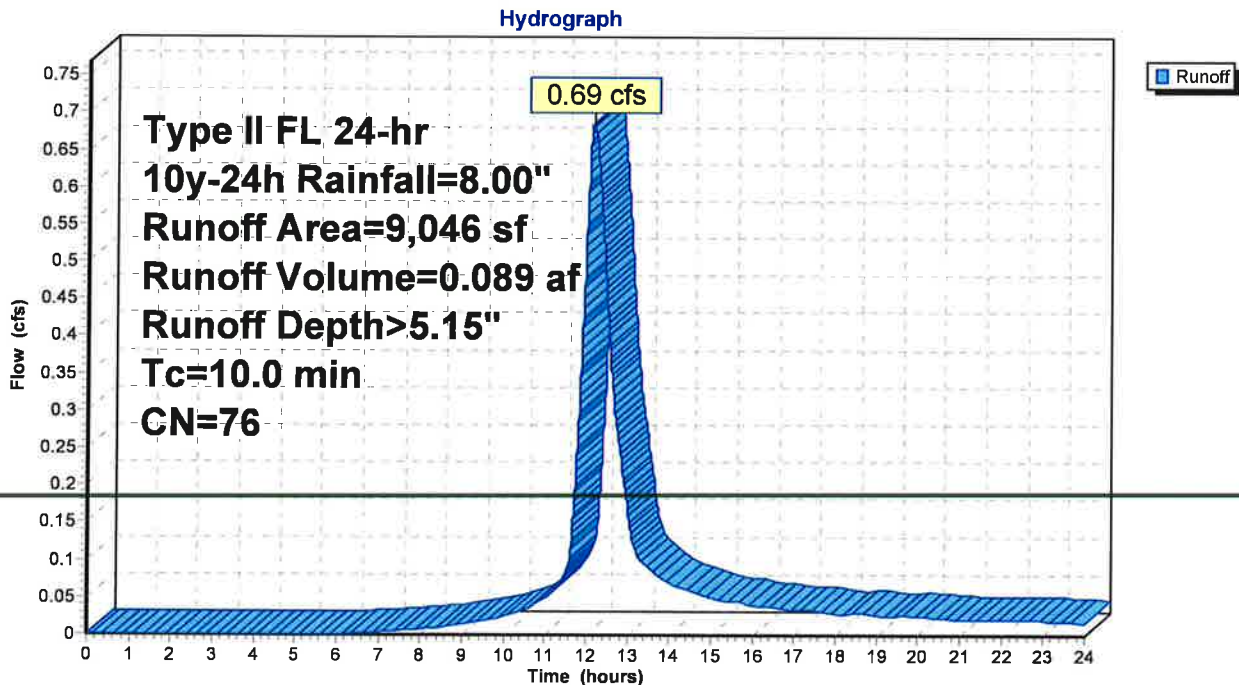
Runoff = 0.69 cfs @ 12.17 hrs, Volume= 0.089 af, Depth> 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II FL 24-hr 10y-24h Rainfall=8.00"

	Area (sf)	CN	Description
*	3,006	100	Retention Swale
*	1,871	98	Roof, Paved parking, HSG A
*	285	98	Driveway
*	403	98	At grade wood deck
	3,481	39	>75% Grass cover, Good, HSG A
	9,046	76	Weighted Average
	3,481		38.48% Pervious Area
	5,565		61.52% Impervious Area

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

Subcatchment 1S: Runoff Basin 1



APPENDIX C

Soils Report

Prepared by: NRCS

*Soils report included for informational purposes only and
Not part of the Engineer's Certification*



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Brevard County, Florida

1609 Atlantic



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:255 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Brevard County, Florida
Survey Area Data: Version 23, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 19, 2022—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
42	Palm Beach sand, 0 to 8 percent slopes	0.2	100.0%
Totals for Area of Interest		0.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Custom Soil Resource Report

Brevard County, Florida**42—Palm Beach sand, 0 to 8 percent slopes****Map Unit Setting**

National map unit symbol: 30c6b
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 60 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 345 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Palm beach and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Palm Beach**Setting**

Landform: Dunes on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluvium, tread
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and shelly marine deposits

Typical profile

Ak - 0 to 4 inches: sand
Ck - 4 to 80 inches: very paragravelly sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to 40.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R155XY220FL - Sandy Coastal Beach Dunes
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)

Custom Soil Resource Report

Hydric soil rating: No

Minor Components

Canaveral

Percent of map unit: 5 percent

Landform: Dunes on marine terraces, knolls on marine terraces, ridges on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Side slope, tread

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R155XY170FL - Sandy Coastal Grasslands and Forests

Other vegetative classification: Forage suitability group not assigned (G155XB999FL)

Hydric soil rating: No

Paola

Percent of map unit: 4 percent

Landform: Ridges on marine terraces, hills on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser

Down-slope shape: Convex, linear

Across-slope shape: Linear

Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands

Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Sand Pine Scrub (R155XY001FL)

Hydric soil rating: No

Narcoossee

Percent of map unit: 1 percent

Landform: Rises on marine terraces, knolls on marine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve, tread, rise

Down-slope shape: Convex, linear

Across-slope shape: Linear

Ecological site: F155XY150FL - Sandy Upland Mesic Flatwoods and Hammocks on Rises and Knolls

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Upland Hardwood Hammock (R155XY008FL)

Hydric soil rating: No

References

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Custom Soil Resource Report

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FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

45
Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

August 7, 2024

Kessler Residence
c/o Clayton Bennett, P.E.
Bennett Engineering & Consulting, LLC
4940 Ranchland Road
Melbourne, Florida 32934

Notice of Exemption Determination

File Number: EXM-BE0060
Project Location: Approximately between 285 feet and 375 feet south of the Department of Environmental Protection's reference monument R-135, in Brevard County
Project Address: 1609 Atlantic Street, Melbourne Beach

Dear Mr. Bennett:

This letter is in response to your email dated July 26, 2024, in which you requested the Department's exemption determination on or authorization for the following: demolition and reconstruction of a residence on the existing pile foundation, demolition and reconstruction of a driveway landward of the residence, demolition and reconstruction (including the addition of a second level) of a wood deck, and minor site grading. The following information was submitted to the Department in support of this request.

<u>Designer</u>	<u>Sheet No.</u>	<u>Date</u>	<u>Project No.</u>
Bennett Engineering & Consulting	C-1, C-2	June 27, 2024	24.190
Bennett Engineering & Consulting	L1	June 7, 2024	24.190
A Better Plan, INC	A-1, A-3, A-4, A-5, E-1	June 19, 2024	106-24
A Better Plan, INC	D-1, A-2, E-2, L-1	July 1, 2024	106-24
Gerding Engineering Corporation	S1, S2	July 1, 2024	#190424

Based on the above description and the submitted plans, the proposed work is not expected to cause a measurable interference with the natural functioning of the coastal system. Therefore, the Department has determined that the proposed work satisfies the exemption requirements of Subsection 161.053(11)(b), Florida Statutes.

No other activities are addressed by this exemption determination.

This determination does not convey or create any property right or any interest in real property. This determination does not authorize any trespass, entrance upon, or activities on property which is not owned or controlled by you or convey any rights or privileges other than those specified in this determination and applicable rules and statutes.

40

Clayton Bennett, P.E., Agent
EXM-BE0060
August 7, 2024

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

Clayton Bennett, P.E., Agent
EXM-BE0060
August 7, 2024

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

Judicial Review

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

You shall hold and save the Department harmless from any and all damages, claims, or liabilities which may arise by reason of the activities described in this determination.

This determination does not relieve you from your responsibility to comply with the permitting requirements of any other local, state, or federal regulatory agency which has jurisdiction over the proposed activity. The exempted work is strictly limited to that described above. If you have any questions, concerns, or need additional information, please contact me by mail at the letterhead address (add Mail Station 3522), or by telephone at 850-245-7531, or by e-mail at Aline.Sartori@FloridaDEP.gov.

Sincerely,



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

cc: Celora Jackson, Environmental Administrator, Celora.A.Jackson@FloridaDEP.gov
Melanie Cain, Field Inspector, Melanie.Cain@FloridaDEP.gov



TRANSMITTAL

RE: Submittal of Preliminary Plans for the renovation of the residence at 1609 Atlantic Street, Town of Melbourne Beach.

Monarch Homes of Brevard LLC would like to thank you for the opportunity to provide the preliminary plans and scope of work to renovate the residence newly purchased by Dr. Andrew & June Kessler.

This submittal has been done prior to creating the final construction documents that will be submitted for the building permit.

This is the submittal for review by the Planning and Zoning Board and the Town Council meetings in August.

INCLUDED DOCUMENTS:

1. Preliminary plans by the Architectural Designer including elevations.
2. Preliminary engineering plans by the Structural Engineer. This is the same structural engineer that did the original home's plan.
3. Preliminary Demo and Landscape plan
4. Survey
5. Preliminary Site plan for newly proposed renovation, including all setback information.
6. Drainage calculations by Clayton Bennett, PE (emailed separately from Clayton)

PROPOSED SCOPE OF WORK:

1. Demo the existing residence down to the slab. The existing slab is a structural slab on pilings. A demo permit will be applied for a later date in accordance with the requirements of the Town of Melbourne Beach.
2. None of the existing trees on site will be removed.
3. After receiving a building permit from the Town, we will make required changes to plumbing and slab for new building configuration. The new building will stay within the existing building's footprint.
4. Construct a new 2-story residence on the existing slab that is 3232 living and 4113 total square feet. The residence is 27.73' tall.
5. Construct a new 2 story deck on the east side of the home. This deck is within the footprint area of the existing deck on the property.
6. Construct a new driveway for the residence.
7. As part of the renovation of the site, improve the existing home's drainage by bringing the site into compliance with the Town's drainage plan requirements.

Thank You for your time.

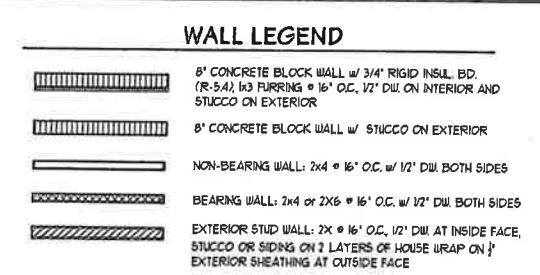
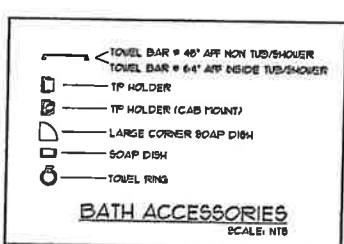
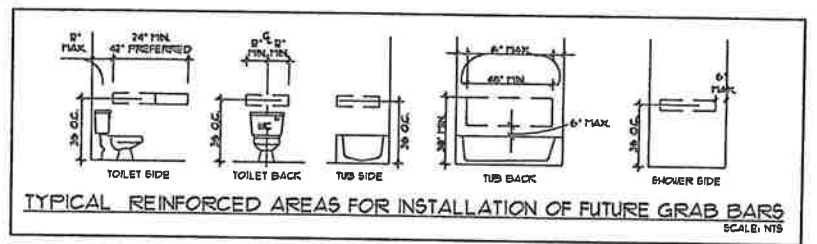
Sincerely,
Monarch Homes of Brevard, LLC.

Brian Fleis
Monarch Homes of Brevard, LLC
321-609-0190

Date Submitted: 7-2-24

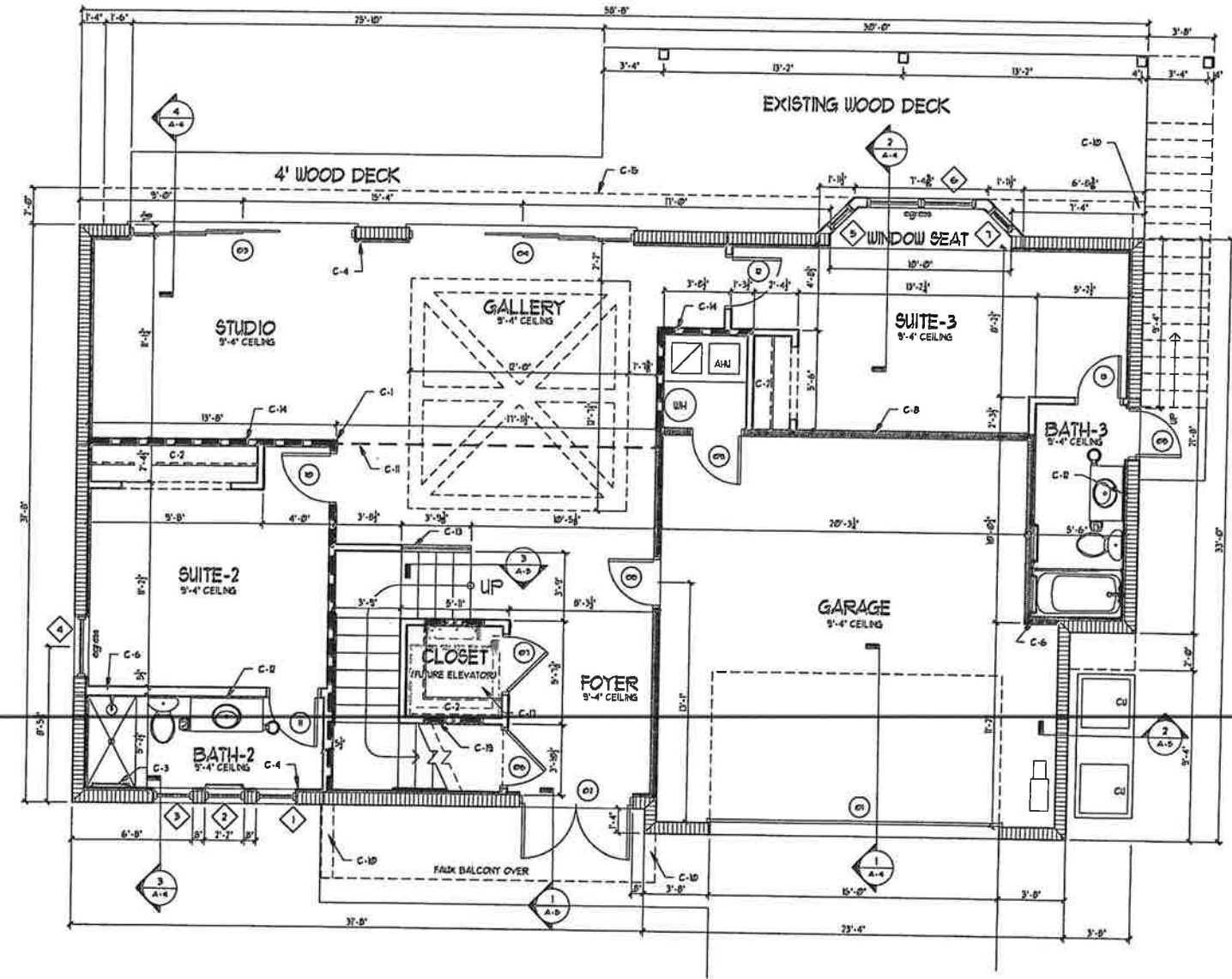
SQ. FT. TABULATIONS

FIRST FLOOR	1392 SQ.FT.
SECOND FLOOR	1840 SQ.FT.
TOTAL LIVING	5232 SQ.FT.
WOOD DECK	400 SQ.FT.
GARAGE	481 SQ.FT.
TOTAL	4113 SQ.FT.
CONDITIONED VOL.	32690 CU.FT.



CONSTRUCTION NOTES:

- C-1 ALL DRYWALL BEADS AND TRIM SHALL BE PVC SQUARE
- C-2 ALL CLOSET SHELVING SHALL BE CUSTOM CLOSET TYPE UNLESS NOTED OTHERWISE, COORDINATE CONFIGURATIONS WITH OWNER
- C-3 PROVIDE SUFFICIENT SUPPORT BLOCKING FOR ALL FIXTURES AND ACCESSORIES AS REQUIRED BY MANUFACTURER
- C-4 INSTALL WALL BLOCKING AROUND ALL WINDOWS AND SLIDING GLASS DOORS FOR BLIND AND CURTAIN MOUNTING
- C-5 HAND RAIL 3" ABOVE TREADS
- C-6 INSTALL WALL BLOCKING IN ALL SHOWERS AND TUBS FOR FUTURE GRAB BARS
- C-7 "DRYERBOX" AND VENT THROUGH THE WALL
- C-8 R-11 WALL INSULATION AT INTERIOR GARAGE WALL
- C-9 22"x36" WIDE ATTIC ACCESS, VERIFY LOCATION
- C-10 CANTILEVERED CONCRETE BEAM OVER (B.O.B. @ 9'-4")
- C-11 GIRDER FLOOR TRUSS OVER (SEE STRUCTURAL)
- C-12 MOUNT TOP OF MIRROR FRAME AT 6'-0" AFF. AND CENTER OF LIGHT FIXTURE AT 1'-4" FOR ALL BATHROOMS
- C-13 CABLE RAIL WHERE SHOWN AT LOWER STAIR LEVEL
- C-14 SOUND INSULATION BETWEEN STUDS WHERE SHOWN
- C-15 CANTILEVER FLOOR TRUSSES 2" FAST REAR WALL
- C-16 GRAY DASHED LINE DENOTES ROOF LINES OVER
- C-17 PROVIDE 6" DEEP PIT FOR FUTURE ELEVATOR, INSTALL REMOVABLE FLOOR AT FINISH FLOOR LEVEL
- C-18 INSTALL REMOVABLE WOOD FLOOR AT FUTURE ELEVATOR AT SECOND FLOOR
- C-19 INSTALL WALL BLOCKING FOR FUTURE ELEVATOR INSTALLATION



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

REVISIONS	BY

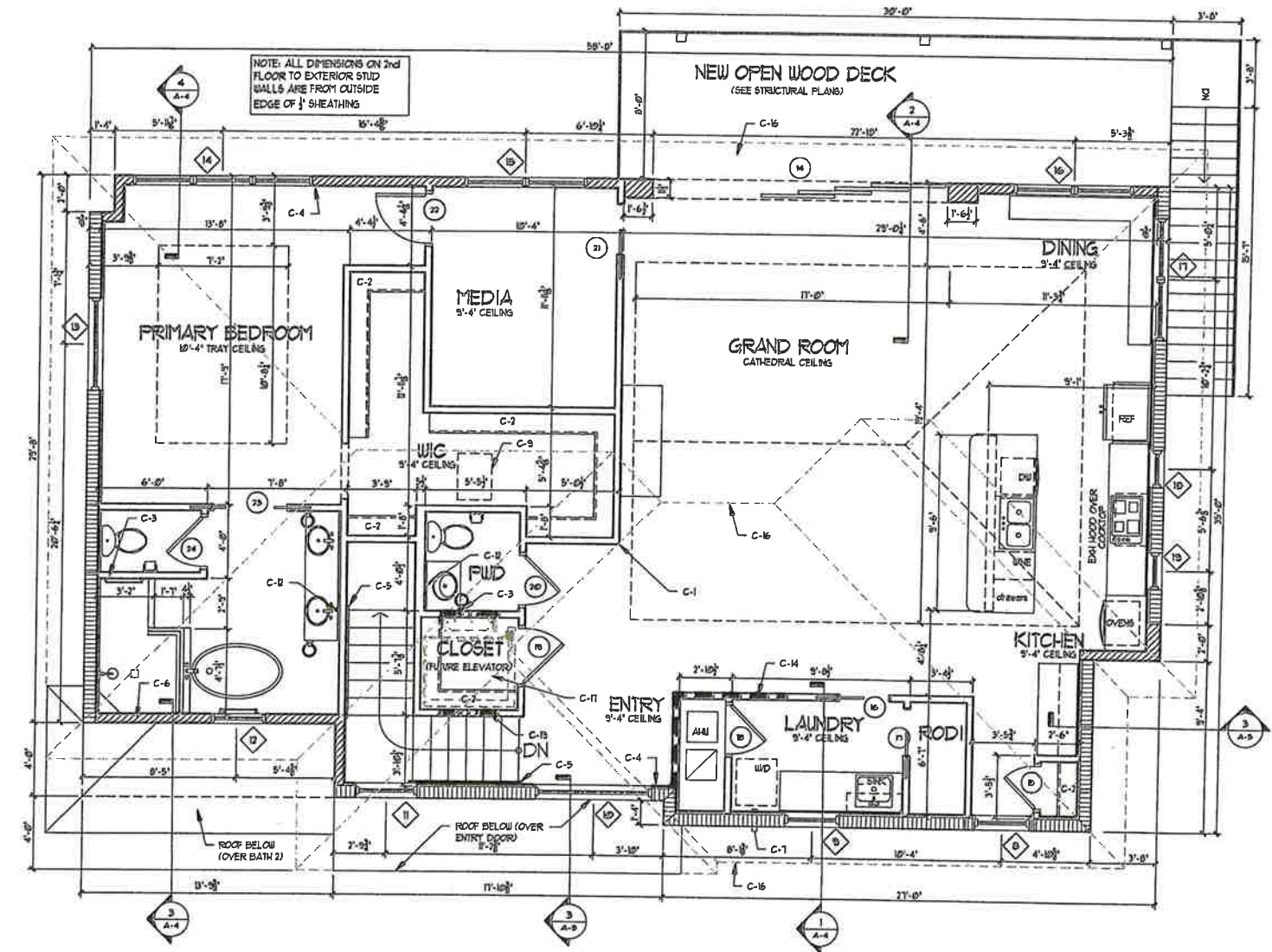
A BETTER PLAN, INC.
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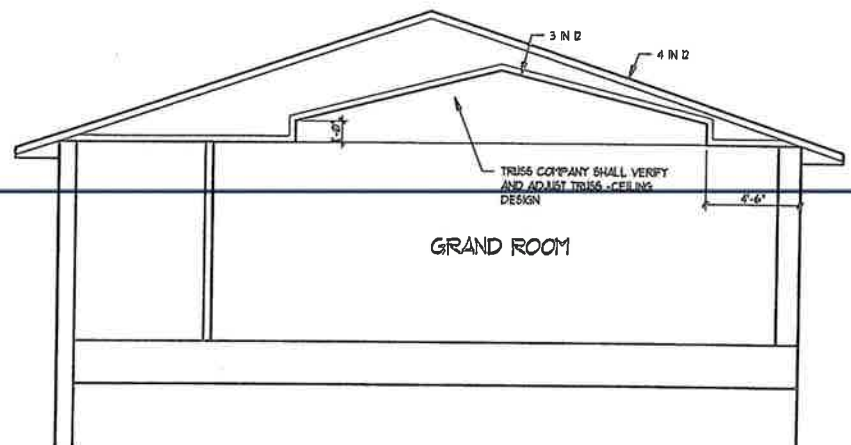
KESSLER RESIDENCE
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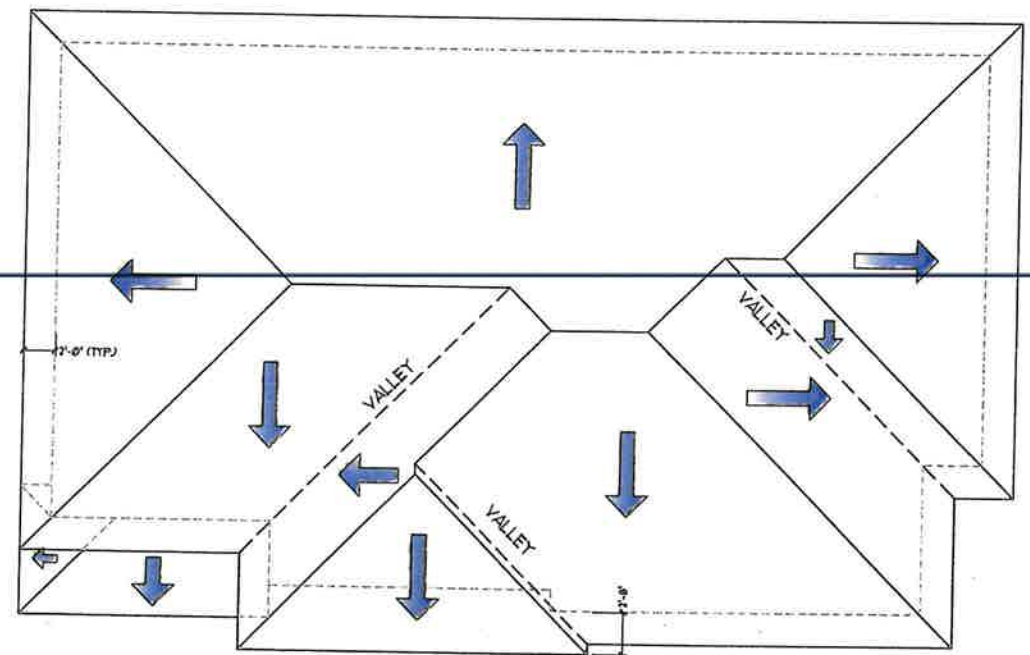
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CHECKED	DLH
DATE	6/19/2024
SCALE	AS NOTED
JOB NO.	106-24
SHEET	



SECOND FLOOR PLAN



PARTIAL GRAND ROOM SECTION



ROOF PLAN

Door Schedule (Doors and hardware as selected by owner)

Floor	Tag #	Type	Material	Width	Height	Thickness	Glazing	Frame Type	Frame Mat ¹	Remarks
First Floor	1	Garage	Steel	18'-0"	8'-0"	--		Rectangular	5/16"	Carrage style door
	2	Entry	Fiberglass/Glass	6'-0"	8'-0"	1-3/4"	Impact	Rectangular	Comp	3/8" glass, thr. ent. lockset, db, wa
	3	Tpl. Slider	Vinyl/Glass	12'-0"	8'-0"	--	Impact	Rectangular	Comp	
	4	Tpl. Slider	Vinyl/Glass	12'-0"	8'-0"	--	Impact	Rectangular	Vinyl	
	5	Single	Fiberglass	2'-6"	8'-0"	1-3/4"		Rectangular	Wood	Paneled, deadbolt, lockset, thr., weatherstrip's
	6	Single	MDF	3'-0"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, latchset
	7	Single	MDF/SC	3'-0"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, latchset
	8	Single	MDF/SC	2'-8"	8'-0"	1-3/4"		Rectangular	Wood	Paneled, lockset, closer, rated, thr., weatherstrip's
	9	Single	MDF/SC	2'-8"	8'-0"	1-3/4"		Rectangular	Wood	Paneled, latchset, thr., weatherstrip's
	10	Single	MDF	2'-8"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, privacyset
	11	Single	MDF	2'-8"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, privacyset
	12	Single	MDF	2'-8"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, privacyset
	13	Single	MDF	2'-4"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, privacyset
	14	Quad. Slider	Vinyl/Glass	18'-0"	8'-0"	--	Impact	Rectangular	Vinyl	
	15	Single	MDF/SC	2'-4"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, latchset
Second Floor	16	Pocket	MDF	2'-8"	8'-0"	1-3/8"		Rectangular	Wood	Paneled
	17	Pocket	MDF	2'-6"	8'-0"	1-3/8"		Rectangular	Wood	Paneled
	18	Single	MDF	2'-8"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, latchset
	19	Single	MDF/SC	3'-0"	8'-0"	1-3/4"		Rectangular	Wood	Paneled, latchset
	20	Single	MDF	2'-8"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, privacyset
	21	Pocket	MDF	2'-8"	8'-0"			Rectangular	Vinyl	Paneled
	22	Single	MDF	2'-8"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, privacyset
	23	DL pocket	MDF	4'-0"	8'-0"	1-3/8"		Rectangular	Wood	Paneled
	24	Single	MDF	2'-8"	8'-0"	1-3/8"		Rectangular	Wood	Paneled, privacyset

Window Schedule All windows: Vinyl dbl. Pane low-E, Impact rated

Floor	Tag #	Size	Type	Width	Height	Remarks
First Floor	1	H52	Fixed	25'-1/2"	25"	
	2	H32	Fixed	25'-1/2"	25"	
	3	H32	Fixed	25'-1/2"	25"	
	4	25	Single Hung	36"	62"	Egress
	5	1860	Fixed	18"	60"	
Second Floor	6	(2)5660	Casement	72"	60"	Egress
	7	1860	Fixed	18"	60"	
	8	5654	Casement	56"	54"	
	9	5654	Casement	56"	54"	
	10	6880	Fixed	68"	80"	
	11	5668	Casement	56"	68"	
	12	5654	Fixed	56"	54"	Tempered Glass
	13	6024	Fixed	60"	24"	Transom
	14	(3) 25	Varies	108"	62"	Fixed-Casement-Fixed
	15	(2) 25	Fixed	72"	62"	
	16	(2) 25	Fixed	72"	62"	
	17	(2) 25	Fixed	72"	62"	
	18	H54	Fixed	25'-1/2"	49'-5/8"	
	19	H54	Fixed	25'-1/2"	49'-5/8"	

¹All window headers at 6'-0" A.F.F. (Unless noted otherwise) Verify masonry openings with supplier.

REVISIONS BY

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MONARCH HOMES
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 (321) 777-2701

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DRAWN DLH
 CHECKED DLH
 DATE 7/2/2004
 SCALE AS NOTED
 JOB NO. 106-24
 STREET

A-2
 OF 8 SHEETS

REVISIONS	BY

A BETTER PLAN, INC.
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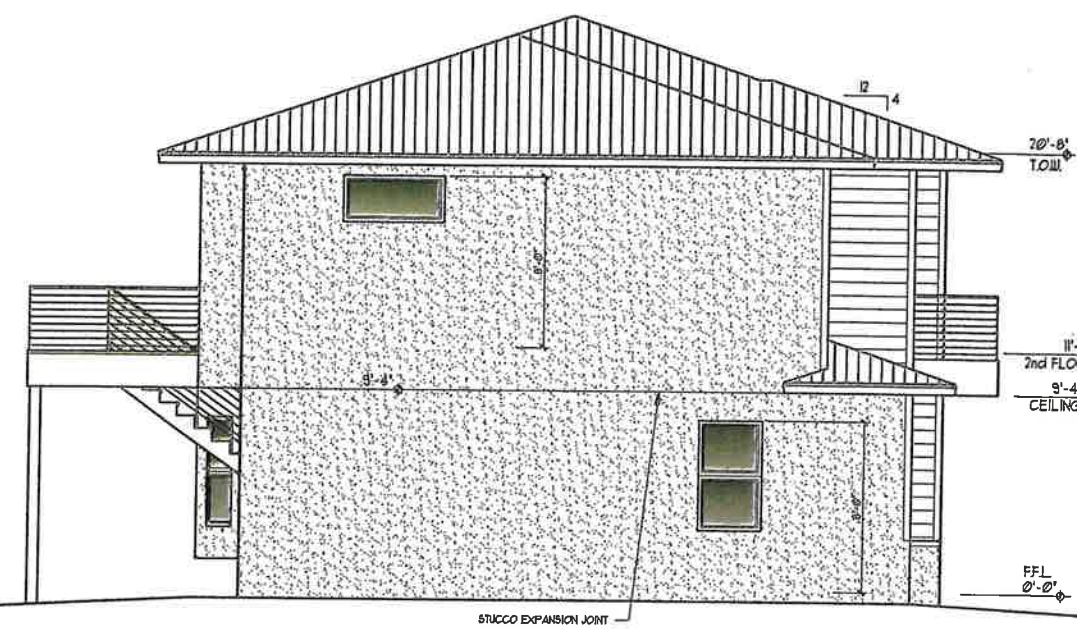
MONARCH HOMES
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KESSLER RESIDENCE
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DLH
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6/12/2024
 SCALE
AS NOTED
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166-24
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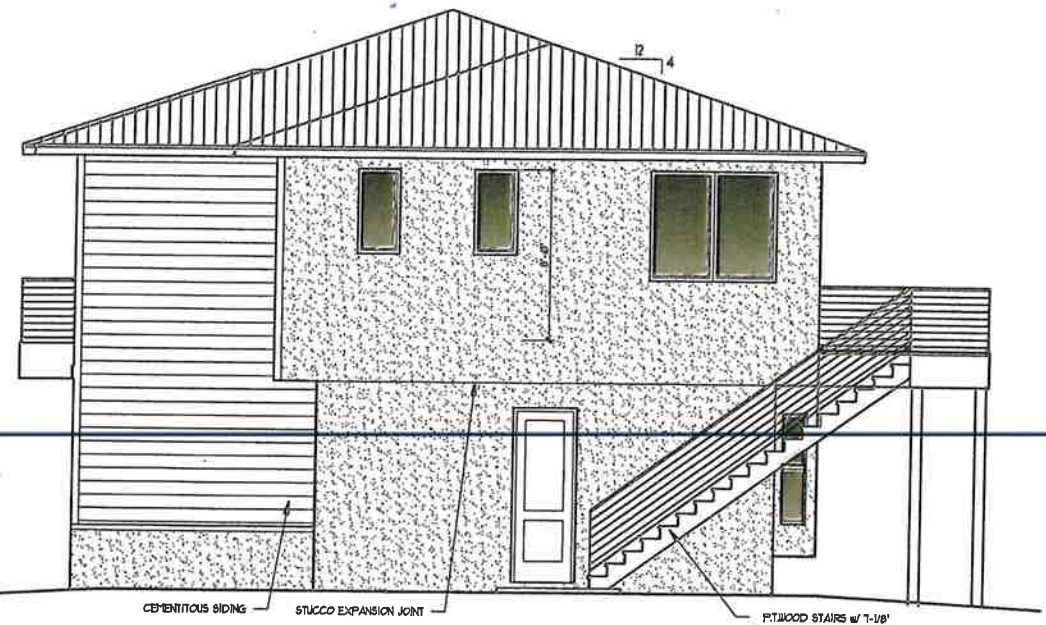
A-3
 OF 8 SHEETS



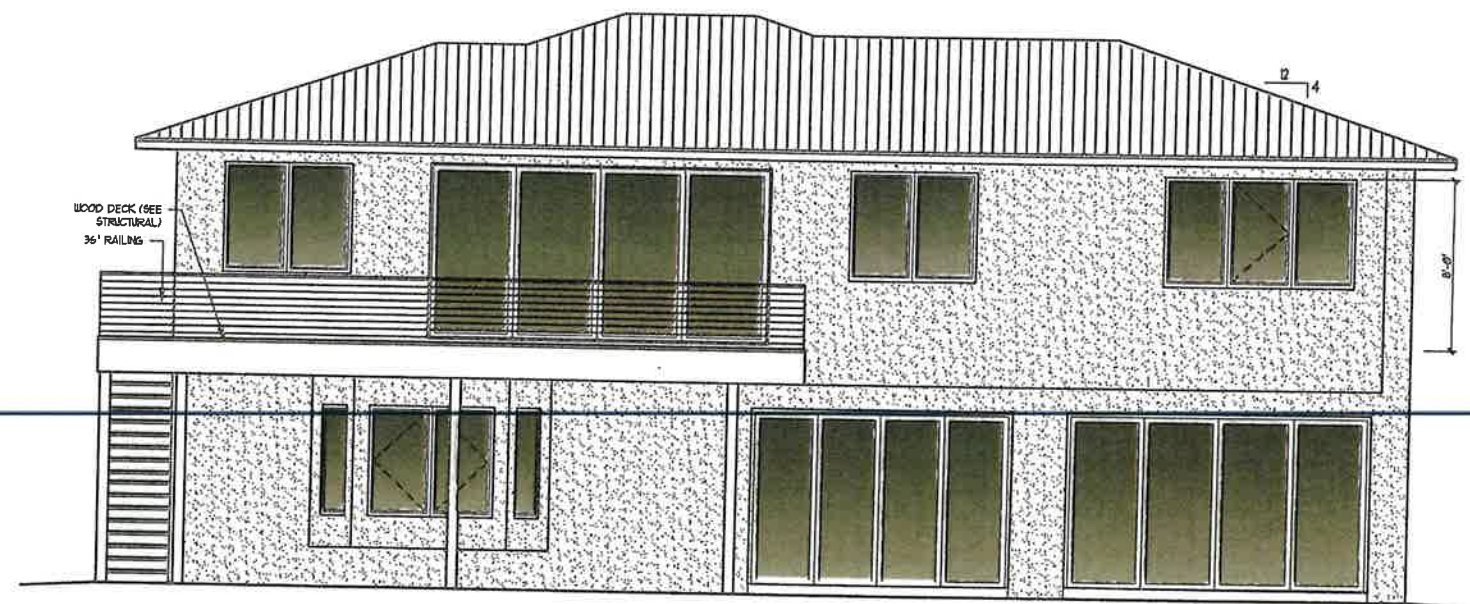
LEFT SIDE ELEVATION
 1/4" = 1'-0"



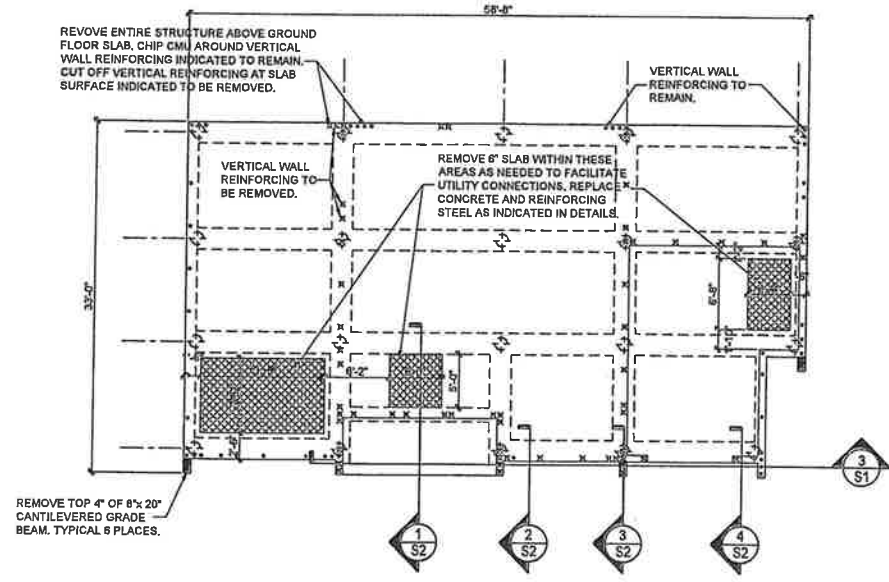
FRONT ELEVATION
 1/4" = 1'-0"



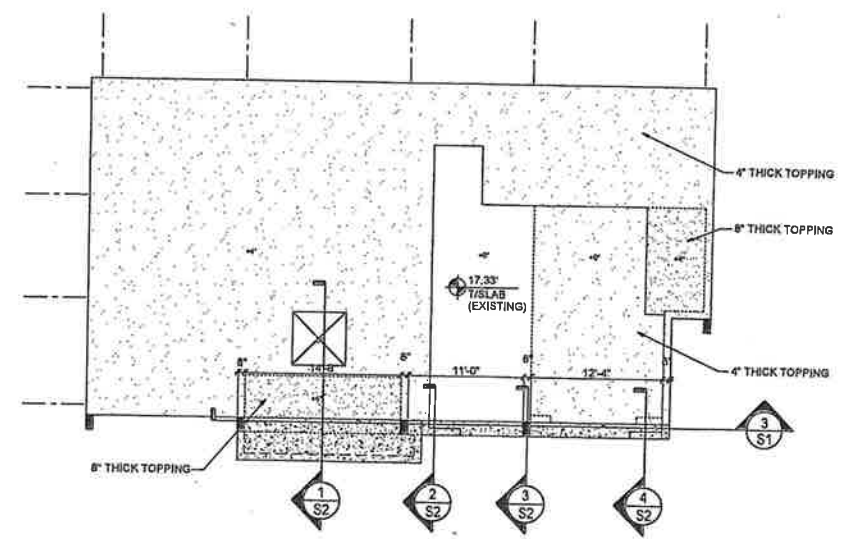
RIGHT SIDE ELEVATION
 1/4" = 1'-0"



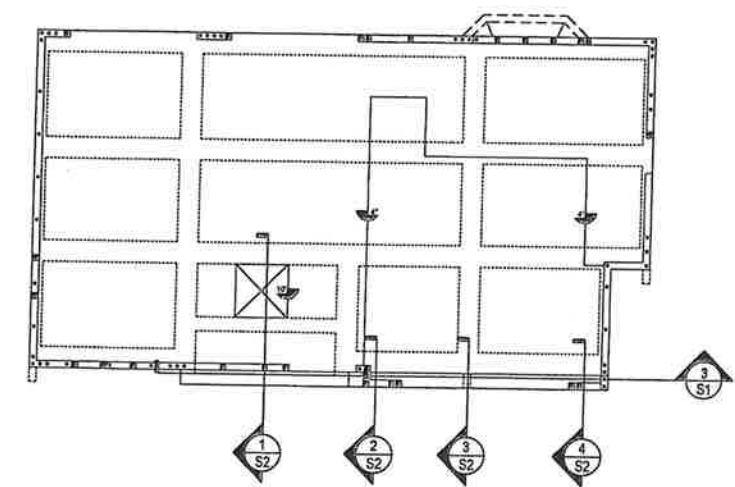
REAR ELEVATION
 1/4" = 1'-0"



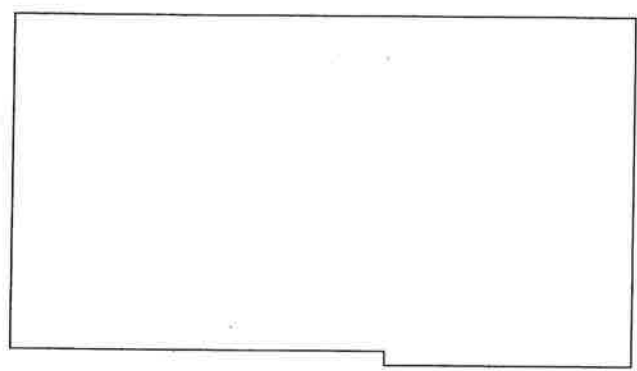
FOUNDATION PLAN Existing Slab Demolition
 * NEW FINISH FLOOR = 17.67' (NGVD) UNLESS NOTED OTHERWISE
 * EXISTING FINISH FLOOR = 17.33' (NGVD) UNLESS NOTED OTHERWISE
 * 10" DEEP SLAB RECESS AT ELEVATOR IS SHOWN. COORDINATE WITH MANUFACTURER.
 1/8" = 1'-0"



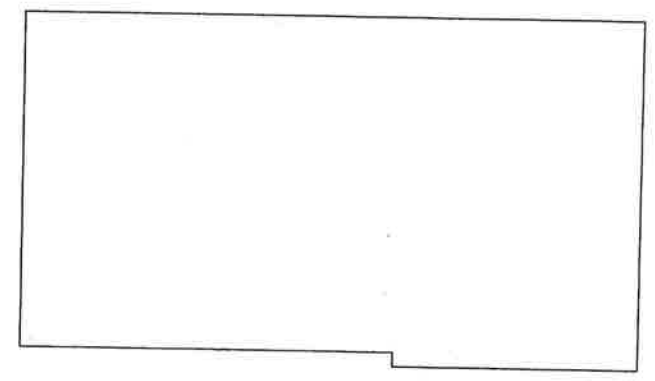
FOUNDATION PLAN Concrete Overlay
 * NEW FINISH FLOOR = 17.67' (NGVD) UNLESS NOTED OTHERWISE
 1/8" = 1'-0"



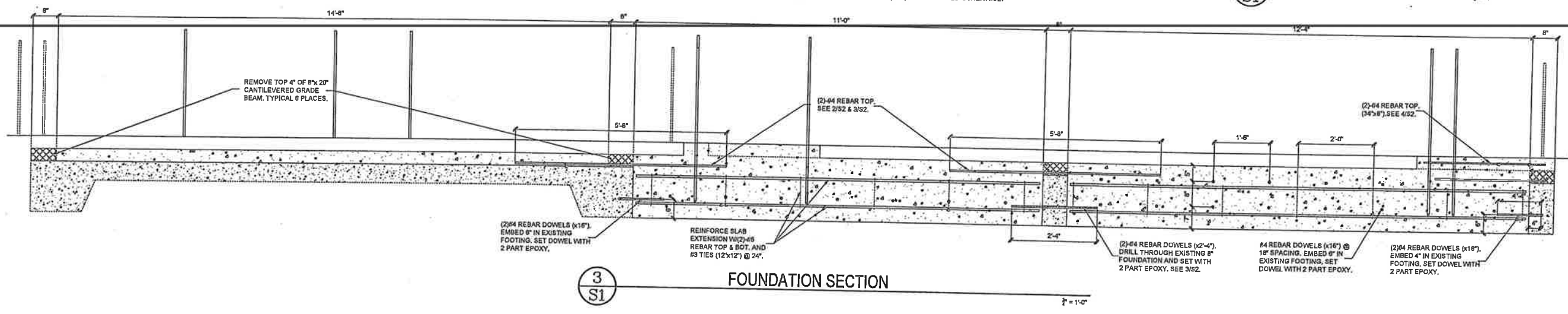
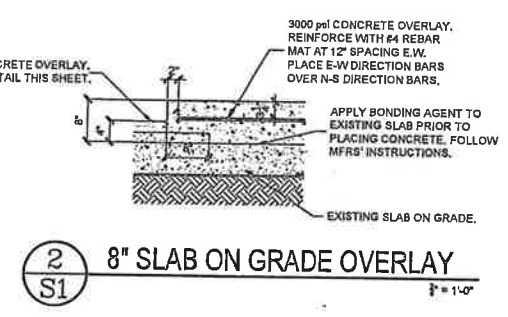
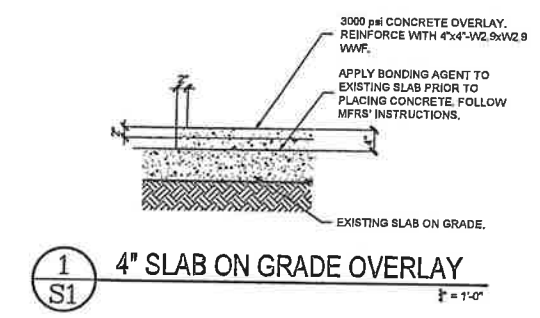
GROUND FLOOR PLAN
 * NEW FINISH FLOOR = 17.67' (NGVD) UNLESS NOTED OTHERWISE
 1/8" = 1'-0"



2nd FLOOR FRAMING PLAN
 * TOP OF BEAMS B2 & B4 = 10'-8" A.F.F.
 * TOP OF BEAM B3 = 8'-8" A.F.F.
 1/8" = 1'-0"



ROOF FRAMING PLAN
 * TOP OF BEAM B1 = 20'-0" A.F.F.
 * ALL TRUSS TO CONCRETE BEAM CONNECTORS SHALL BE (1) SIMPSON META16 (SST) UNLESS NOTED OTHERWISE.
 1/8" = 1'-0"



FOUNDATION SECTION
 1/8" = 1'-0"



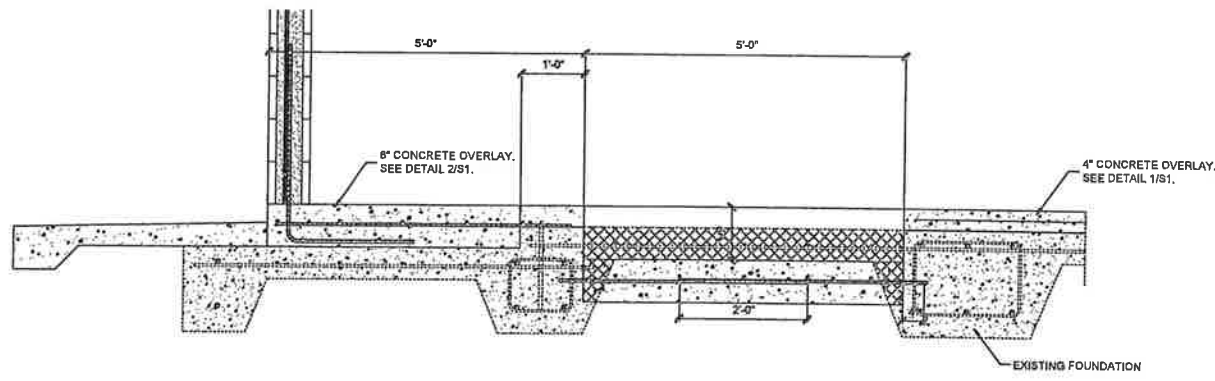
JOSEPH E. GERDING, PE #2548

GERDING ENGINEERING CORPORATION
 STRUCTURAL ENGINEERING
 541 WATERMAN LANE SE
 PALM BAY, FLORIDA 32909
 TEL: 321.336.8144
 WWW: WWW.GERDINGENGINEERING.COM
 CA 7008

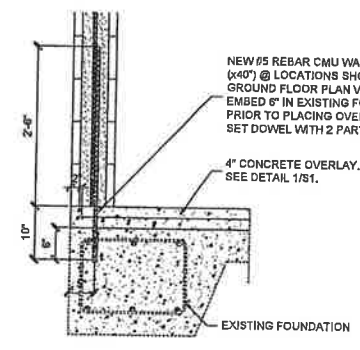
KESSLER RESIDENCE
 1609 HIGHWAY A1A
 MELBOURNE BEACH
 FLORIDA

DATE:	DESIGN:	DRAWN:	PROJECT:
1 JULY 2024	J. GERDING	J. GERDING	#190424
	J. GERDING		

S1
 1 OF 2



1 FOUNDATION SECTION @ ELEVATOR



5 NEW CMU DOWEL

GENERAL NOTES:
 01. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
 02. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE STARTING CONSTRUCTION.
 03. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF ASCE 7-22, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" AND THE 2023 FBC (EIGHTH EDITION).
 04. ALL FOUNDATIONS ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE UNIFORM BEARING CAPACITY OF 2,000 PSF.
 05. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE THE UNIFORM BEARING CAPACITY UNDER THESE FOUNDATIONS. THE OWNER SHALL HIRE A GEOTECHNICAL ENGINEER TO PREPARE RECOMMENDATIONS FOR NECESSARY SOIL IMPROVEMENTS AND/OR COMPACTION.
 06. SUPERIMPOSED GRAVITY LOADS:
 AREA LIVE DEAD
 INTERIOR LIVING 40 PSF 20 PSF

GENERAL NOTES: MASONRY
 01. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 5/TMS 602)."
 02. COURSE CROUT (SIZE 8) SHALL BE USED CONFORMING TO THE REQUIREMENTS OF ASTM C478 "STANDARD SPECIFICATIONS FOR CROUT FOR REINFORCED AND NON-REINFORCED MASONRY."
 03. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE 1 OR II, CONFORMING WITH ASTM C90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS."
 04. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY (f_m) SHALL BE 1500 PSI USING TYPE M OR S MORTAR.
 05. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
 06. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPICES OF 48 BAR DIAMETERS (MINIMUM).
 07. OPENINGS IN MASONRY WALLS SHALL BE REINFORCED WITH A MINIMUM OF ONE #5 REBAR ON ALL SIDES AND SHALL BE REINFORCED WITH A PRECAST LINTEL (BEARING 8" ON EACH END) WHERE CAST IN PLACE CONCRETE BEAMS ARE NOT INDICATED.
 08. ALL MASONRY CELLS ADJACENT TO DOORS, WINDOWS, CORNERS OR ENDS OF WALLS SHALL BE REINFORCED WITH ONE #5 REBAR AND GROUTED SOLID.
 09. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION AND OTHER NATURAL AND CONSTRUCTION FORCES OCCURRING DURING CONSTRUCTION. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETED.
 10. VERTICAL REINFORCING SHALL BE CONTINUOUS THROUGH ALL WALL BEAMS.
 11. MASONRY CROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
 12. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR, DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.
 13. ALL WALLS SHALL BE REINFORCED HORIZONTALLY WITH 9 GAGE LADDER TYPE GALVANIZED JOINT REINFORCING AT 16" VERTICAL SPACING. JOINT REINFORCING SHALL CONFORM TO ASTM A82.

GENERAL NOTES: CONCRETE

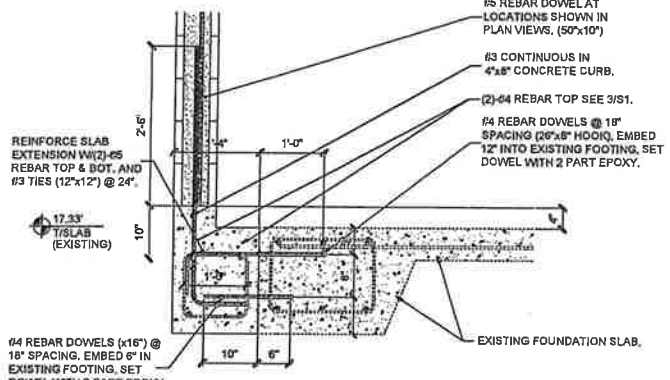
01. ALL CONCRETE CONSTRUCTION, WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
 02. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE COMPRESSIVE STRENGTH AND WATER/CEMENT RATIO (W/C) SHOWN BELOW:

CONCRETE USE	EXPOSURE CLASS	MAXIMUM W/C RATIO	MINIMUM COMPRESSIVE STRENGTH (PSI)
FOOTINGS & SLAB ON GRADE	0 0 0 0	0.55	3,000
MASONRY GROUT	0 0 0 0	0.60	3,000

03. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A618, GRADE 60. BARS SHALL BE FREE OF COATINGS THAT WILL REDUCE CONCRETE BOND.
 04. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
 05. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318/318R "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
 06. CAST IN PLACE BEAMS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
 07. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
 08. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
 09. UNLESS OTHERWISE PERMITTED OR SPECIFIED, 5000 PSI CONCRETE SHALL BE PRODUCED TO HAVE A SLUMP OF 6 INCHES +/- 1.5".
 10. REBAR SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 11. FOUR SETS OF TEST CYLINDERS SHALL BE MADE AND TESTED FOR EACH 50 YARDS OR LESS OF CONCRETE POURED IN ANY DAY FOR EACH DESIGN MIX. TESTS SHALL BE MADE FOR 7 DAYS, TWO AT 28 DAYS AND ONE HELD IN RESERVE. THE CONTRACTOR SHALL SUBMIT ALL DESIGN MIXES FOR REVIEW AND APPROVAL BY THE ENGINEER.

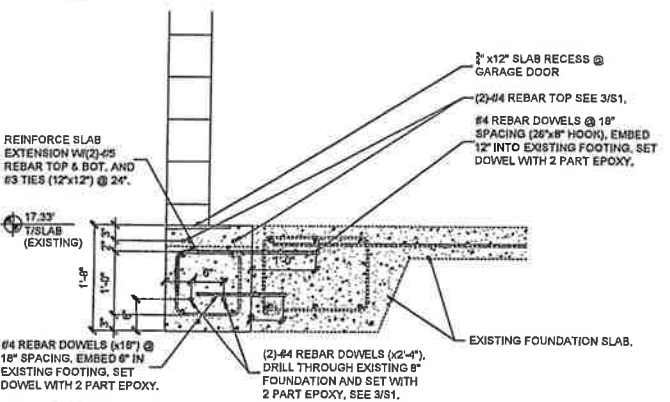
GENERAL NOTES: WOOD

01. ALL WOOD FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW:
 *"AMERICAN INSTITUTE OF TIMBER CONSTRUCTION"
 *"NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT.
 *"U.S. PRODUCT STANDARD PS 1" OR "APA PRP-108 PERFORMANCE STANDARDS"
 02. ALL TRUSS FRAMING MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR EXCEEDING THE VALUES FOR SOUTHERN YELLOW PINE NO. 3, 19% M.C.
 03. GALVANIZED STEEL HANGERS AND FRAMING ANCHORS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
 04. ANCHORING AND NAILING NOT SPECIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN TABLE 2304.91 FBC.
 05. TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
 06. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION (IN ACCORDANCE WITH CHAPTER 91615-30 & 31 FLA. DEPT. OF BPR). THE DELEGATED ENGINEER SHALL SPECIFY BLOCKING AND BRACING NECESSARY TO WITHSTAND THE SPECIFIED LOADING.
 07. DESIGN GRAVITY LOADING:
 SUPERIMPOSED DEAD LOADS: FLOOR 20 PSF, ROOF 7 PSF
 TOP CHORD 20 PSF, BOTTOM CHORD 5 PSF
 SUPERIMPOSED LIVE LOADS: 40 PSF, 20 PSF
 TOP CHORD 0 PSF, BOTTOM CHORD (STORAGE) 10 PSF
 08. ALL WALL SHEATHING SHALL BE 15/32" (1/2" NOMINAL) APA SPAN RATED, EXPOSURE I PLYWOOD FASTENED TO SUPPORTS WITH 8d @ 4" SPACING.
 09. ALL FLOOR SHEATHING SHALL BE 23/32" (3/4" NOMINAL) APA SPAN RATED, EXPOSURE I PLYWOOD FASTENED TO SUPPORTS WITH 2.25"x10" SCREWS AT 8" SPACING.
 10. ALL ROOF SHEATHING SHALL BE 19/32" (5/8" NOMINAL) APA SPAN RATED, EXPOSURE I PLYWOOD FASTENED TO TRUSSES WITH 10d @ 4"
 11. UNLESS NOTED OTHERWISE, ALL PRESSURE TREATED LUMBER AND PLYWOOD SHALL BE SYP NO. 2, 19% MAX. M.C., PRESSURE TREATED IN ACCORDANCE WITH ANPA STANDARDS C1, C2 AND C3 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD PS.
 12. ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.

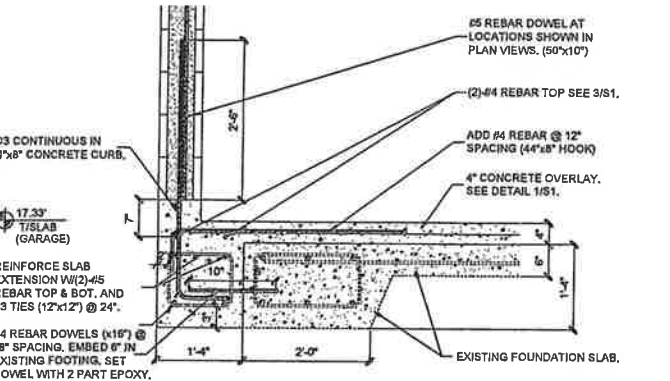


2 FOUNDATION SECTION

6 TYPICAL SLAB OPENING REPAIR

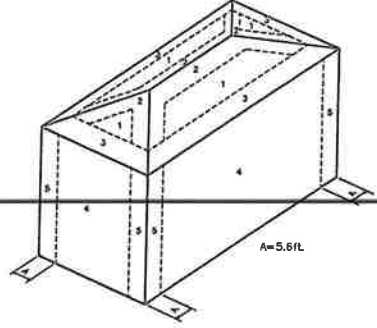


3 FOUNDATION SECTION



4 FOUNDATION SECTION

COMPONENT AND CLADDING DESIGN WIND PRESSURES



(ASCE 7-22) EXPOSURE CATEGORY D RISK CATEGORY II ENCLOSED BUILDING

ZONE	EFFECTIVE WIND AREA (ft ²)	NET DESIGN WIND PRESSURE (PSF)	
		MAX. (-)	MIN. (+)
1	10	-73.7	41.2
1	20	-65.4	35.5
1	50	-54.1	28.0
1	100	-45.8	27.4
2	10	-102	41.2
2	20	-91.0	35.5
2	50	-76.7	28.0
2	100	-65.9	27.4
3	10	-102	41.2
3	20	-91.0	35.5
3	50	-76.7	28.0
3	100	-65.9	27.4
4	10	-59.8	55.1
4	20	-57.3	52.6
4	50	-54.1	49.3
4	100	-51.5	46.8
5	10	-73.7	55.1
5	20	-68.7	52.6
5	50	-62.2	49.3
5	100	-57.3	46.8
OH3	10	-157	—
OH3	20	-144	—
OH3	50	-126	—
OH3	100	-113	—

DESIGN WIND LOAD CRITERIA
 ROOF ANGLE (7° ≤ θ ≤ 20°)
 BASIC WIND SPEED (V_W) ASCE 7-22 150 MPH
 ENCLOSED BUILDING EXPOSURE CATEGORY (COMPONENTS & CLADDING) II
 STRUCTURE RISK CATEGORY II
 MEAN ROOF HEIGHT < 28'
 VELOCITY PRESSURE (z=15') 57.8 PSF
 (z=30') 68.8 PSF

NOTES:
 1. POSITIVE AND NEGATIVE SIGNS INDICATE PRESSURES ACTING TOWARD AND AWAY FROM EXTERIOR SURFACES, RESPECTIVELY.
 2. VALUES LISTED ARE FOR USE WITH ALLOWABLE STRENGTH DESIGN LOAD COMBINATIONS.



JOSEPH E. GERDING, PE #2008

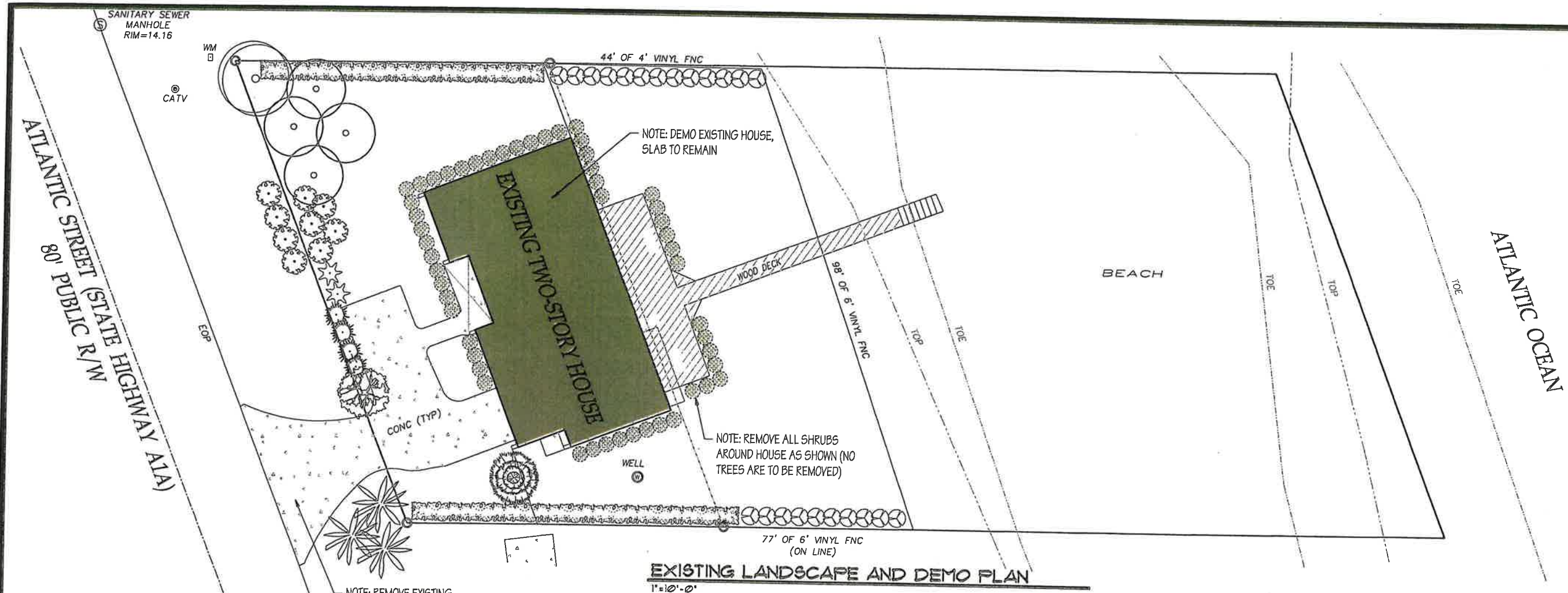
GERDING ENGINEERING CORPORATION
 STRUCTURAL ENGINEERING
 541 WATERMAN LANE, SUITE 200
 PALM BAY, FLORIDA 32909
 PHONE: 321.633.8888
 EMAIL: performance@gerding.com
 CA 2008

KESSLER RESIDENCE
 1609 HIGHWAY A1A
 MELBOURNE BEACH
 FLORIDA

REVISIONS

DATE	BY	REVISION
1-JULY-2024	J. GERDING	PROGRESS REVIEW SET
	J. GERDING	
	J. GERDING	
	J. GERDING	

S2
 2 OF 2



EXISTING PLANT LEGEND

- | TREES | COMMON NAME |
|--------|-----------------------------------|
| | 4' Washingtonia Palm |
| | Plumena Tree, 10' tall |
| | Coconut Palm (large) |
| | Eureka Palm, 10' tall |
| | Screw Pine, 10' - 15' tall |
| SHRUBS | COMMON NAME |
| | Cardboard Palm Shrub |
| | White Bird of Paradise |
| | Misc. Shrubs |
| | Sea Grape Hedge 10'-15' tall |
| | Scaevola Taccada Hedge 6' tall |
| | Scrubs Around House To Be Removed |

REVISIONS	BY

A BETTER PLAN, INC.
 "Better Design Equals Better Homes"
 1270 N. Wickham Rd., Suite 16 #404,
 Melbourne, FL 32935
 PH (321) 255-6475
 EMAIL: don@betterplaninc.com
 WEBSITE: www.betterplaninc.com

MONARCH HOMES
 1275 SOUTH PATRICK DRIVE, SUITE K,
 SATELLITE BEACH, FLORIDA 32937
 (321) 777-2701

KESSLER RESIDENCE
 1609 ATLANTIC ST., MELBOURNE BEACH FL 32951

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DRAWN	DLH
CHECKED	DLH
DATE	1/12/24
SCALE	AS NOTED
JOB NO.	104-24
SHEET	L-1

OF 8 SHEETS

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

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

TYPE "A" LOT DRAINAGE (REAR TO FRONT)

AREA OF ALTERATION = 0.2 ACRES



MINIMUM FINISHED FLOOR ELEVATION:

TOWN: MINIMUM OF 18" ABOVE CROWN OF ROAD.
 MIN. FINISHED FLOOR = 14.28' + 1.5' = 15.78 FT NAVD
 ASCE 24: CLASS 2 STRUCTURE
 FLOOD ZONE "VE(13.0)", THE LOWEST HORIZONTAL MEMBER SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION.
 LOWEST HORIZONTAL STRUCTURAL MEMBER = 13.0' + 1' = 14.0'
 FDEP: THE LOWEST HORIZONTAL MEMBER SHALL BE ABOVE THE 100-YEAR FLOOD ELEVATION.
 THE 100-YEAR FLOOD ELEVATION PER "ONE-HUNDRED-YEAR STORM ELEVATION REQUIREMENTS FOR HABITABLE STRUCTURES LOCATED SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE" PREPARED BY FDEP, DATED NOVEMBER 1999, FOR R126 - R138 = 15.7 FEET (NGVD). SUBTRACT 1.4 FEET TO CONVERT TO NAVD = 15.7' - 1.4' = 14.3' (NAVD).

TABULATION:

ITEM	REQUIRED/ALLOWED	PROVIDED
SITE AREA	12,000 SF	±19,775 SF
SITE WIDTH	100 FT, MIN.	±100 FT.
SITE DEPTH	120 FT, MIN.	±212 FT.
MIN. FLOOR AREA	1,000 SF	3,232 SF
LOT COVERAGE	30%	1,671 SF/19,775 = 9.3%
STRUCTURAL HEIGHT	28 FT	27.73 FT
SET BACKS: PRINCIPLE STRUCTURE	25 FT	25.21 FT.
FRONT SIDE	15 FT	15.05 FT

FDEP CONSTRUCTION NOTES

- TO THE BEST OF MY KNOWLEDGE THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B-33.005, FLORIDA ADMINISTRATIVE CODE.
- ALL APPLICABLE REQUIREMENTS OF FLORIDA STATUTE 370.12 (MARINE TURTLE PROTECTION ACT) SHALL BE ADHERED TO.
- IN MARINE TURTLE NESTING AREAS, ALL FORMS OF LIGHTING SHALL BE SHIELDED, AND UTILIZE LONG WAVELENGTH LIGHT SOURCES ONLY (E.G. 560 NANOMETERS (NM) OR LONGER) AND ABSENT WAVELENGTHS BELOW 560 NM) WITH ALL LAMPS RECESSED WITHIN WELL SHIELDED, FULL CUT-OFF FIXTURES OR OTHERWISE DESIGNED SO AS NOT TO DISTURB MARINE TURTLES.
- TINTED GLASS OR SIMILAR LIGHT CONTROL MEASURES SHALL BE USED FOR WINDOWS AND DOORS WHICH ARE VISIBLE FROM THE NESTING AREAS OF THE BEACH. TINTED GLASS SHALL BE 45 PERCENT OR LESS INSIDE TO OUTSIDE LIGHT TRANSMITTANCE ON ALL NON-OPAQUE DOORS, WALLS, BALCONY, DECK RAILINGS, AND WINDOWS.
- ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.

Melbourne Beach
 SUBJECT SITE
 TOWNSHIP 28S, RANGE 38E, SECTION 08
VICINITY MAP
 NTS

GENERAL STATEMENT:
 THIS PLOT PLAN HAS BEEN PREPARED FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:
 KESSLER, ANDREW I; KESSLER, JUNE G
 1609 ATLANTIC ST
 MELBOURNE BEACH, FL 32951

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

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

SITE ADDRESS:
 1609 ATLANTIC ST
 MELBOURNE BEACH, FL 32951

PARCEL ID: 28-38-08-00-501

ACCOUNT NO.: 2853364

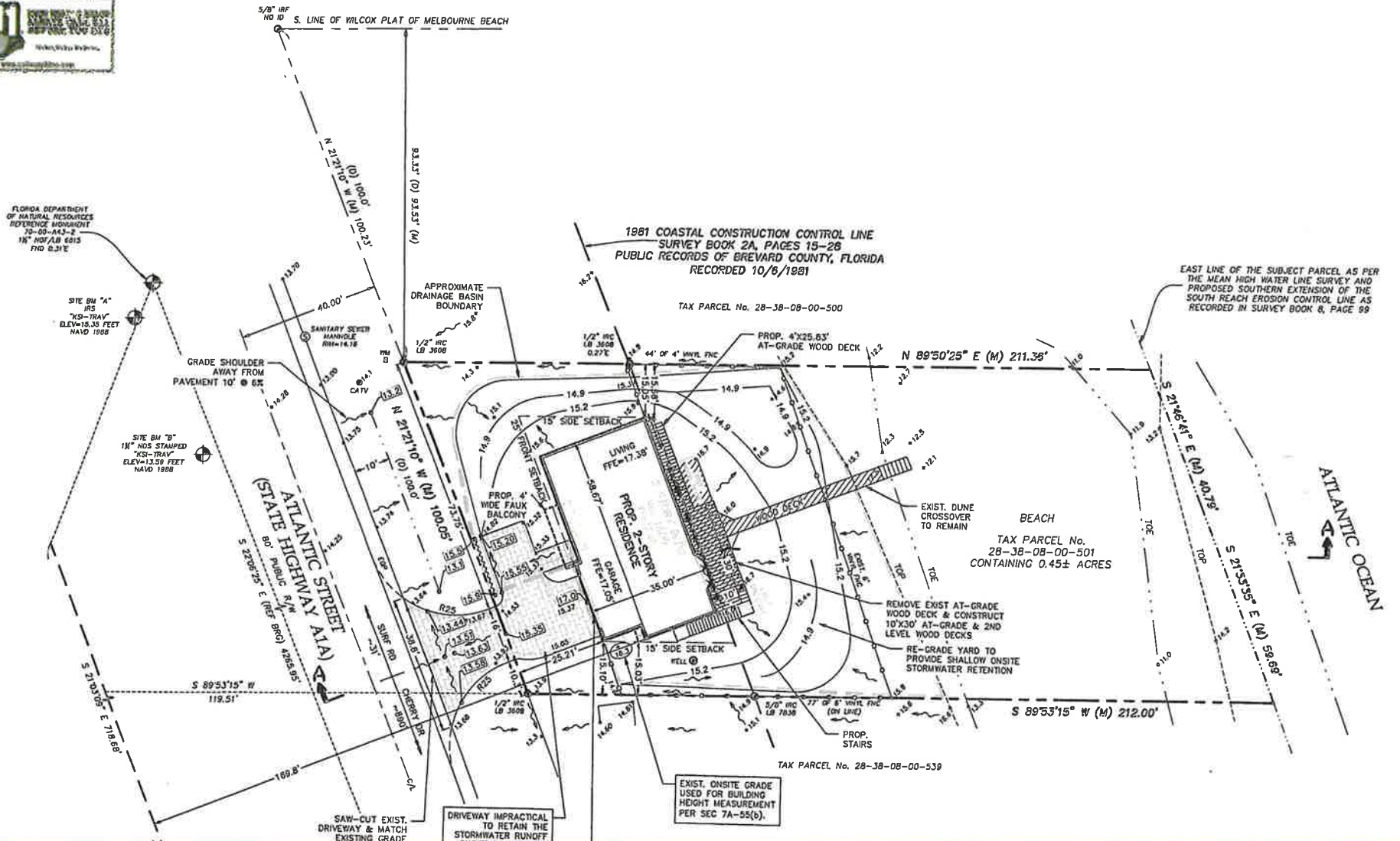
SITE AREA: SITE AREA = ±0.45 AC (±19,775 SF)

ZONING: S-RMO

LEGAL DESCRIPTION: (ORB 10043, PAGE 1258)
 THE SOUTH 100 FEET OF THE NORTH 200 FEET AS MEASURED ALONG HIGHWAY A-1-A OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1400, PAGE 264 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE NORTH 100 FEET OF THE SOUTH 690 FEET OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY, THE NORTH LINE OF WHICH LIES 93.33 FEET SOUTH OF, AS MEASURED PERPENDICULARLY, THE SOUTH LINE OF WILCOX PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

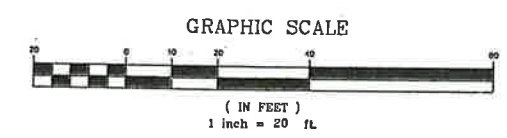
NATIONAL FLOOD INSURANCE INFORMATION:
 (AS PROVIDED ON THE SURVEY)
 MAP NO. 12009C0616H
 FIRM INDEX DATE: JANUARY 29, 2021
 FLOOD ZONES: "VE" (BFE 13')

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



- GENERAL NOTES**
- PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
 - BOUNDARY, TOPOGRAPHIC, & FLOOD PLAN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43550, DATED 06/17/2024.
 - ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
 - BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
 - CONTOURS ARE APPROXIMATE ONLY.
 - THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
 - FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
 - THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
 - THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

- FDOT NOTES**
- ALL CONSTRUCTION IN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION 2020-21 AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DATED JANUARY 2019.
 - DRIVEWAY WITHIN FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED PER INDEX 330-001.
 - SOD ALL DISTURBED AREA WITHIN FDOT RIGHT-OF-WAY WITH COMMON BERMUDA SOD ONLY.
 - SAW CUT AT EDGE OF PAVEMENT TO PROVIDE FOR A SMOOTH JOINT AND MATCH EXISTING GRADE.
 - CONSTRUCT DRIVEWAY 18' WIDE WITH 25' TURN RADII.
 - ALL STORM DRAIN PIPE JOINTS WITHIN THE FDOT RIGHT-OF-WAY SHALL BE WRAPPED PER INDEX 430-001.
 - SOD IS TO BE PLACED IN A BRICK PATTERN AND 1" DROP-OFF BELOW THE EDGE OF PAVEMENT PER INDEX 570-010.
 - THE DRIVEWAY WITHIN THE FDOT RIGHT-OF-WAY SHALL BE A CONCRETE DRIVEWAY, 6" THICK, 3,000 PSI CLASS 1 CONCRETE WITH MINIMUM 12" STABILIZED SUB-GRADE.
 - ALL EXCAVATIONS WITHIN TEN (10) FEET OF THE TRAVEL LANES AND GREATER THAN THREE (3) INCHES DEEP MUST BE FILLED IN OR HAVE A SHOULDER TREATMENT PLACED AT THE DROP-OFF PER INDEX NO. 102-600 AT THE END OF THE WORK DAY.



"PRELIMINARY"
 JULY 2, 2024

SHEET INDEX:

C-1	PILOT PLAN
C-2	SITE SECTIONS AND DETAILS
C-3	MAINTENANCE OF TRAFFIC PLAN
C-4	FDOT DETAILS
L-1	LANDSCAPE PLAN

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

BEC Bennett Engineering & Consulting

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CLAYTON A. BENNETT
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DATE

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

DESIGNED BY: CAB DATE: 6/27/24

DRAWN BY: CAB DATE: 6/27/24

CHECKED:

APPROVED:

ACAD CODE: 24190MD1.DWG

PROJECT NO: 24.190

PILOT PLAN

C-1

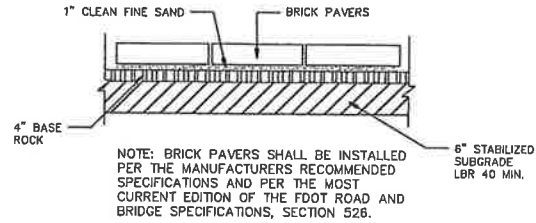
SHEET 1 OF 4

56

IMPORT FILL NOTES

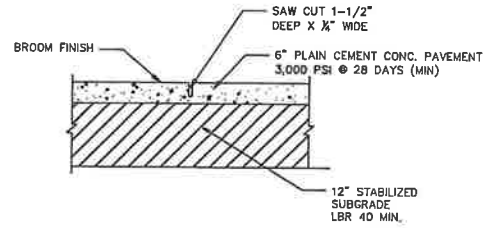
ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM. ALL FILL MATERIAL PLACED SEAWARD OF THE CCCL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME FIXED COASTAL CELL IN COLORATION, GRAIN SIZE, AND COMPOSITION. BEACH COMPATIBLE FILL IS MATERIAL THAT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

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



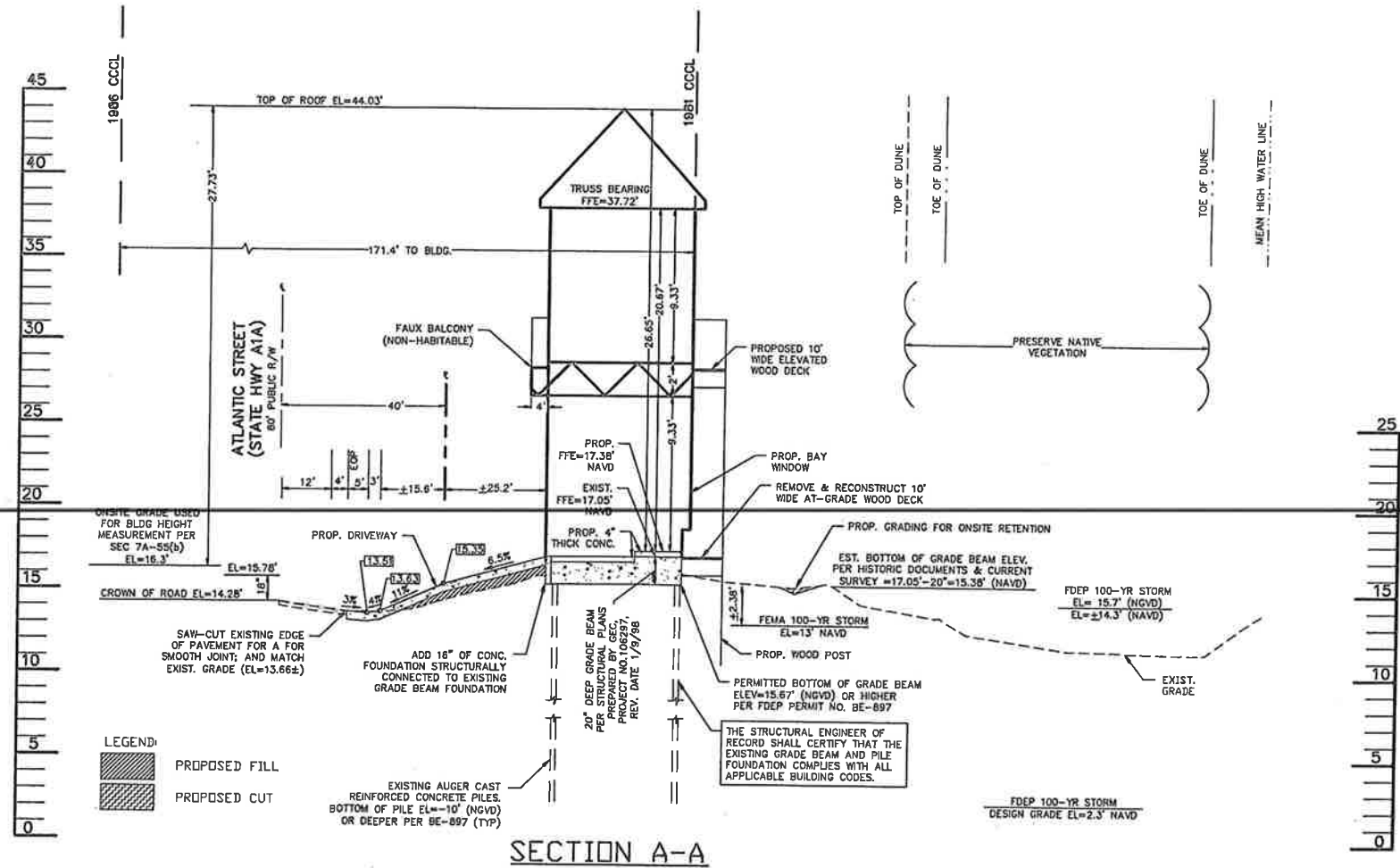
ALTERNATIVE BRICK PAVER PAVEMENT SECTION

NOT TO SCALE



CONCRETE PAVEMENT SECTION

NOT TO SCALE



PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

ITEM	EXCAVATION (CY)	FILL (CY)
PILES	0	0
UNDER BUILDING	0	0
DRIVEWAY & OPEN AREA	10	10
TOTAL		

FILL > EXCAVATION = NET IMPORT SITE

SCALE: 1"=20'

KESSLER, ANDREW J
KESSLER, JANE G
1609 ATLANTIC ST
MELBOURNE BEACH, FL 32951

KESSLER RESIDENCE
1609 ATLANTIC ST MELBOURNE BCH

NO.	DATE	REVISION
1		
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7		

Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622-4462
FAX (321) 622-4462
C/4 28236

CLAYTON A. BENNETT
P.E. NO. 53125

DATE _____
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DESIGNED: CAB	DATE 6/27/24
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PROJECT NO: 24.190	

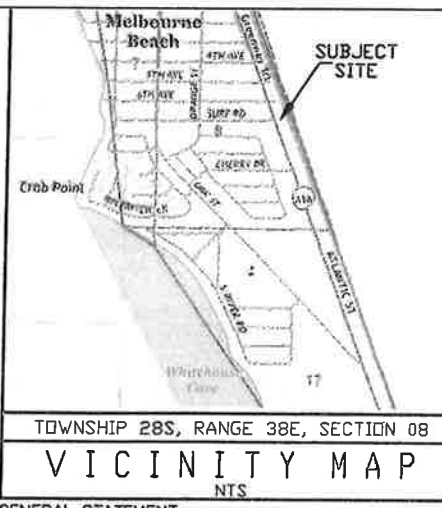
SITE SECTION AND DETAILS

C-2

SHEET 2 OF 4

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

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



OWNER:
KESSLER, ANDREW I; KESSLER, JUNE G
1609 ATLANTIC ST
MELBOURNE BEACH, FL 32951

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

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

SITE ADDRESS:
1609 ATLANTIC ST
MELBOURNE BEACH, FL 32951

PARCEL ID: 28-38-08-00-501

ACCOUNT NO.: 2855364

SITE AREA: SITE AREA = ±0.45 AC (±19,775 SF)

LEGAL DESCRIPTION: (ORB 10043, PAGE 1256)
THE SOUTH 100 FEET OF THE NORTH 200 FEET AS MEASURED ALONG HIGHWAY A-1-A OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1400, PAGE 264 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 100 FEET OF THE SOUTH 690 FEET OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY, THE NORTH LINE OF WHICH LIES 93.33 FEET SOUTH OF, AS MEASURED PERPENDICULARLY, THE SOUTH LINE OF WILCOX PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

GENERAL STATEMENT:
THIS LANDSCAPE PLAN HAS BEEN PREPARED FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:
KESSLER, ANDREW I; KESSLER, JUNE G
1609 ATLANTIC ST
MELBOURNE BEACH, FL 32951

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

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

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

FLORIDA DEPARTMENT OF NATURAL RESOURCES
REFERENCE MONUMENT
70-80-443-2
1" NOS/18 8015
NOV 0, 2012

SITE BM "A"
1" NOS STAMPED
1" NOS/18 8015
NOV 0, 1988

SITE BM "B"
1" NOS STAMPED
1" NOS/18 8015
NOV 0, 1988

FLORIDA DEPARTMENT OF NATURAL RESOURCES
REFERENCE MONUMENT
70-80-444
N 135005.592
E 001470.440

1981 COASTAL CONSTRUCTION CONTROL LINE
SURVEY BOOK 2A, PAGES 15-28
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
RECORDED 10/6/1981

EAST LINE OF THE SUBJECT PARCEL AS PER THE MEAN HIGH WATER LINE SURVEY AND PROPOSED SOUTHERN EXTENSION OF THE SOUTH BEACH EROSION CONTROL LINE AS RECORDED IN SURVEY BOOK 8, PAGE 99

EXIST. FENCE SEAWARD LIMITS OF CONSTRUCTION/AREA OF ALTERATION

PRESERVE NATIVE DUNE VEGETATION (8,412 SF)

ATLANTIC STREET
STATE HIGHWAY 1A
16' PUBLIC R.O.W.

LIVING
FTE=17.38'
PROP. 2-STORY
RESIDENCE
16'x17.38'
99.17± SQ. FT.

- GENERAL NOTES**
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
 2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43550, DATED 06/17/2024.
 3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
 4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
 5. CONTOURS ARE APPROXIMATE ONLY.
 6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
 8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
 9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
 10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
 11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

- FDEP CONSTRUCTION NOTES**
1. TO THE BEST OF MY KNOWLEDGE THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B-33.005, FLORIDA ADMINISTRATIVE CODE.
 2. ALL APPLICABLE REQUIREMENTS OF FLORIDA STATUTE 370.12 (MARINE TURTLE PROTECTION ACT) SHALL BE ADHERED TO.
 3. IN MARINE TURTLE NESTING AREAS, ALL FORMS OF LIGHTING SHALL BE SHIELDED, AND UTILIZE LONG WAVELENGTH LIGHT SOURCES ONLY (E.G. 560 NANOMETERS (NM) OR LONGER AND ABSENT WAVELENGTHS BELOW 560 NM) WITH ALL LAMPS RECESSED WITHIN WELL SHIELDED, FULL CUT-OFF FIXTURES OR OTHERWISE DESIGNED SO AS NOT TO DISTURB MARINE TURTLES.
 4. TINTED GLASS OR SIMILAR LIGHT CONTROL MEASURES SHALL BE USED FOR WINDOWS AND DOORS WHICH ARE VISIBLE FROM THE NESTING AREAS OF THE BEACH. TINTED GLASS SHALL BE 45 PERCENT OR LESS INSIDE TO OUTSIDE LIGHT TRANSMITTANCE ON ALL NON-OPAQUE DOORS, WALLS, BALCONY, DECK RAILINGS, AND WINDOWS.
 5. ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.

NO.	DATE	REVISION
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BEC Bennett Engineering & Consulting

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE _____

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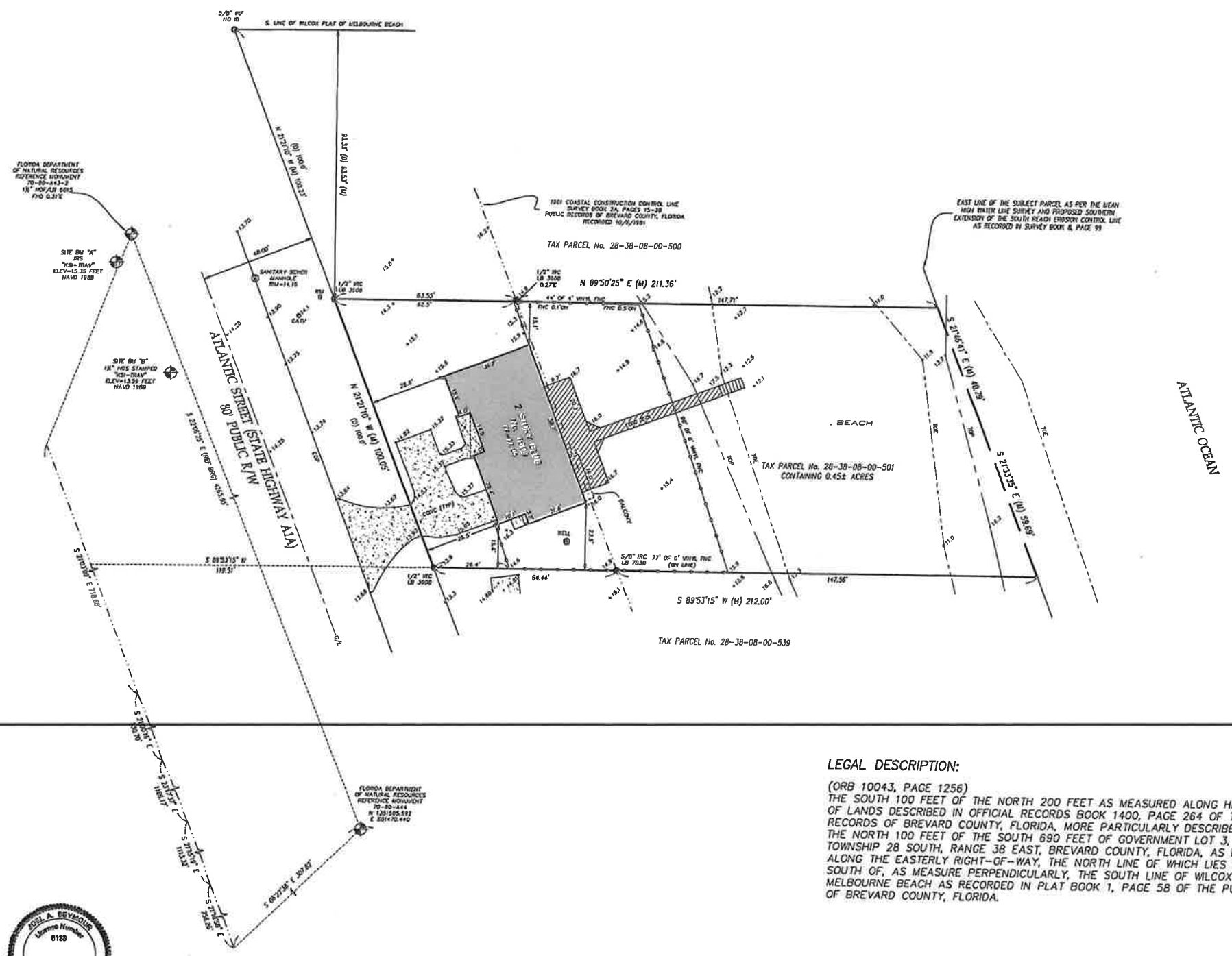
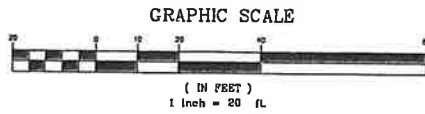
DESIGNED BY: CAB	DATE: 6/7/24
DRAWN BY: CAB	6/7/24
CHECKED:	
APPROVED:	
ACAD CODE: 24190M01.DWG	
PROJECT NO: 24.190	

LANDSCAPE PLAN

L-1

SHEET 1 OF 1

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

- A/C = AIR CONDITIONER
- BFE = BASE FLOOD ELEVATION
- BLDG = BUILDING
- BLK = BLOCK
- BM = BENCHMARK
- BNG = BEARING
- (C) = CALCULATED
- CON = CONCRETE
- CRS = CONCRETE BLOCK STRUCTURE
- CCCL = COASTAL CONSTRUCTION CONTROL LINE
- CHD = CHORD
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CMF = CONCRETE MORTAR FOUND
- COMP = CONSOLIDATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER
- (D) = DEED
- DB = DEED BOOK
- DA = DEED ANGLE
- ELC = ELECTRIC
- ELEV = ELEVATION
- ENC = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- ESMT = EASEMENT
- FB = FIELD BOOK
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FF = FINISHED FLOOR
- FIC = FENCE
- FD = FOUND
- FLM = FLORIDA POWER & LIGHT COMPANY
- ID = IDENTIFICATION
- IPF = IRON PIPE FOUND
- IRC = IRON ROD & CAP FOUND
- IRF = IRON ROD FOUND
- IRSD = 1/2" IRON ROD SET TO 70.00"
- LB = LICENSED BUSINESS NUMBER
- LS = (PLS) or (PLS) REGISTERED BY PROFESSIONAL LAND SURVEYOR
- (M) = MEASURED
- NAD83 = NORTH AMERICAN VERTICAL DATUM
- NAD = NAD 83 FOUND
- NES = 1/4" NAIL & DISE SET TO 70.00"
- NVD = NATIONAL GEODETIC VERTICAL DATUM
- PL = PLAT
- PLB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MARK
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PT = POINT OF TANGENCY
- PUE = PUBLIC UTILITY EASEMENT
- PUL = PUBLIC UTILITY & EASEMENT
- R = RANGE
- REF = REFERENCE
- RNG = RANGE
- R/M = RIGHT OF WAY
- SEC = SECTION
- STHA = SPECIAL FLOOD HAZARD AREAS
- TEL = TELEPHONE RISER
- TWP = TOWNSHIP
- TYP = TYPICAL
- UP = UTILITY POLE
- WD = WOOD
- W/COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 70.00"
- WM = WATER METER
- WCF = CROSS CUT FOUND

- NOTES:**
1. BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS RECALCULATED BY 2011 (NAD83/2011) AND A DIRECT REVERSE BETWEEN REFERENCE MONUMENTS 70-80-444 AND 70-80-443-2 BEING S 22°06'25" E (SEE METEOR).
 2. ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK AK4032 "MKT-2" BEING AT AN ELEVATION OF 16.93 FEET NAVD 1988.
 3. FLOOD ZONE "X" (FE=1.5), MAP No. 1200020050H COMMUNITY No. 125120, FIRM INDEX DATE: JANUARY 26, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF STHA.
 4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SURVEYOR LAND AS PER FLORIDA STATUTE SJ-17-6.003
 5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
 6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
 8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.

LEGAL DESCRIPTION:
 (ORB 10043, PAGE 1256)
 THE SOUTH 100 FEET OF THE NORTH 200 FEET AS MEASURED ALONG HIGHWAY A-1-A OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1400, PAGE 264 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 100 FEET OF THE SOUTH 690 FEET OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY, THE NORTH LINE OF WHICH LIES 93.33 FEET SOUTH OF, AS MEASURED PERPENDICULARLY, THE SOUTH LINE OF WILCOX PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CERTIFICATION:
 I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND KEYS THE STANDARDS AND PRINCIPLES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 Digitally signed by Joel A Seymour
 Date: 2024.06.20 09:45:51-0400' DATE: 6/18/24
 JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
 STATE OF FLORIDA NO. LS 6133
 DRAWN BY: JAS SCALE 1 INCH = 20 FEET



CERTIFIED TO: ANDREW KESSLER

JOB No. 43550	B-28-26/1608ATLANTIC	FB 24-2-31
BOUNDARY & TOPOGRAPHIC SURVEY		DATE: 6/17/24

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

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY CONNECTION PERMIT
FOR ALL CATEGORIES**

PART 1: PERMIT INFORMATION

APPLICATION NUMBER: 2024-A-590-00048

Permit Category: A - less than 20 VTPD

Access Classification: _____

Project: Andrew Kessler residential driveway @ 1609 Atlantic Street, Melbourne Beach

Permittee: CLAYTON BENNETT

Section/Mile Post: 70060 / 15.16

State Road: A1A

Section/Mile Post: /

State Road: _____

PART 2: PERMITTEE INFORMATION

Permittee Name: CLAYTON BENNETT

Permittee Mailing Address: 4940 Ranchland Road

City, State, Zip: Melbourne, Florida 32934

Telephone: (321) 622-4462 ext. _____

Engineer/Consultant/or Project Manager: _____

Engineer responsible for construction inspection: _____

NAME

P.E. #

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

FAX, Mobile Phone, etc.

Fax: / Mobile: _____

PART 3: PERMIT APPROVAL

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 2024-A-590-00048

Department of Transportation

Signature: William Rickard

Title: MAINTENANCE MANAGER/PERMITS

Department Representative's Printed Name William Rickard

Temporary Permit YES NO (If temporary, this permit is only valid for 6 months)

Special provisions attached YES NO

Date of Issuance: 8/19/2024

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

See following pages for General and Special Provisions

Approved

2024-A-590-00048

William Rickard

8/19/2024

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.
Phone: 3216346086, Attention: William Rickard
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility, except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

2024-A 590 00048
 [Faint illegible text]

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PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: YES NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.
2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

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

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

TYPE "A" LOT DRAINAGE (REAR TO FRONT)

AREA OF ALTERATION = 0.2 ACRES



MINIMUM FINISHED FLOOR ELEVATION:

TOWN: MINIMUM OF 18" ABOVE CROWN OF ROAD. MIN. FINISHED FLOOR = 14.28' + 1.5' = 15.78 FT NAVD
ASCE 24: CLASS 2 STRUCTURE FLOOD ZONE "VE(13.0)", THE LOWEST HORIZONTAL MEMBER SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION.
LOWEST HORIZONTAL STRUCTURAL MEMBER = 13.0' + 1' = 14.0'
FDEP: THE LOWEST HORIZONTAL MEMBER SHALL BE ABOVE THE 100-YEAR FLOOD ELEVATION.

THE 100-YEAR FLOOD ELEVATION PER "ONE-HUNDRED-YEAR STORM ELEVATION REQUIREMENTS FOR HABITABLE STRUCTURES LOCATED SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE" PREPARED BY FDEP, DATED NOVEMBER 1999, FOR R126 - R138 = 15.7 FEET (NGVD). SUBTRACT 1.4 FEET TO CONVERT TO NAVD = 15.7' - 1.4' = 14.3' (NAVD).

TABULATION:

Table with 3 columns: ITEM, REQUIRED/ALLOWED, PROVIDED. Rows include SITE AREA (12,000 SF), SITE WIDTH (100 FT), SITE DEPTH (120 FT), MIN. FLOOR AREA (1,800 SF), LOT COVERAGE (30%), STRUCTURAL HEIGHT (28 FT), SET BACKS: PRINCIPLE STRUCTURE (FRONT 25 FT, SIDE 15 FT).

FDEP CONSTRUCTION NOTES:

- 1. TO THE BEST OF MY KNOWLEDGE THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B-33.005, FLORIDA ADMINISTRATIVE CODE.
2. ALL APPLICABLE REQUIREMENTS OF FLORIDA STATUTE 370.12 (MARINE TURTLE PROTECTION ACT) SHALL BE ADHERED TO.
3. IN MARINE TURTLE NESTING AREAS, ALL FORMS OF LIGHTING SHALL BE SHIELDED, AND UTILIZE LONG WAVELENGTH LIGHT SOURCES ONLY (E.G. 560 NANOMETERS (NM) OR LONGER AND ABSENT WAVELENGTHS BELOW 560 NM) WITH ALL LAMPS RECESSED WITHIN WELL SHIELDED, FULL CUT-OFF FIXTURES OR OTHERWISE DESIGNED SO AS NOT TO DISTURB MARINE TURTLES.
4. TINTED GLASS OR SIMILAR LIGHT CONTROL MEASURES SHALL BE USED FOR WINDOWS AND DOORS WHICH ARE VISIBLE FROM THE NESTING AREAS OF THE BEACH. TINTED GLASS SHALL BE 45 PERCENT OR LESS INSIDE TO OUTSIDE LIGHT TRANSMITTANCE ON ALL NON-OPAQUE DOORS, WALLS, BALCONY, DECK RAILINGS, AND WINDOWS.
5. ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.

VICINITY MAP showing Melbourne Beach, Crab Point, and SUBJECT SITE location. Includes Township 28S, Range 38E, Section 08. KESSLER RESIDENCE 1609 ATLANTIC ST MELBOURNE BCH.

GENERAL STATEMENT: THIS PLOT PLAN HAS BEEN PREPARED FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT LOT.

OWNER: KESSLER, ANDREW I; KESSLER, JUNE G 1609 ATLANTIC ST MELBOURNE BEACH, FL 32951

ENGINEER: BENNETT ENGINEERING & CONSULTING, LLC 4940 RANGLAND ROAD MELBOURNE, FLORIDA 32334 (321) 622-4462

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

SITE ADDRESS: 1609 ATLANTIC ST MELBOURNE BEACH, FL 32951

PARCEL ID: 28-38-08-00-501

ACCOUNT NO: 2853364

SITE AREA: SITE AREA = ±0.45 AC (±19,775 SF)

ZONING: 5-RMO

LEGAL DESCRIPTION: (ORR 10043, PAGE 1256) THE SOUTH 100 FEET OF THE NORTH 200 FEET AS MEASURED ALONG HIGHWAY A-1-A OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1400, PAGE 264 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 100 FEET OF THE SOUTH 690 FEET OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY, THE NORTH LINE OF WHICH LIES 93.33 FEET SOUTH OF, AS MEASURE PERPENDICULARLY, THE SOUTH LINE OF WILCOX PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

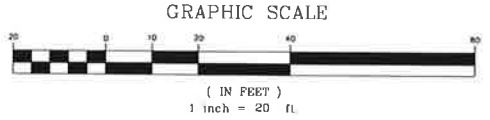
NATIONAL FLOOD INSURANCE INFORMATION: (AS PROVIDED ON THE SURVEY) MAP NO. 12009C0616H FIRM INDEX DATE: JANUARY 29, 2021 FLOOD ZONES: "VE" (BFE 13')

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

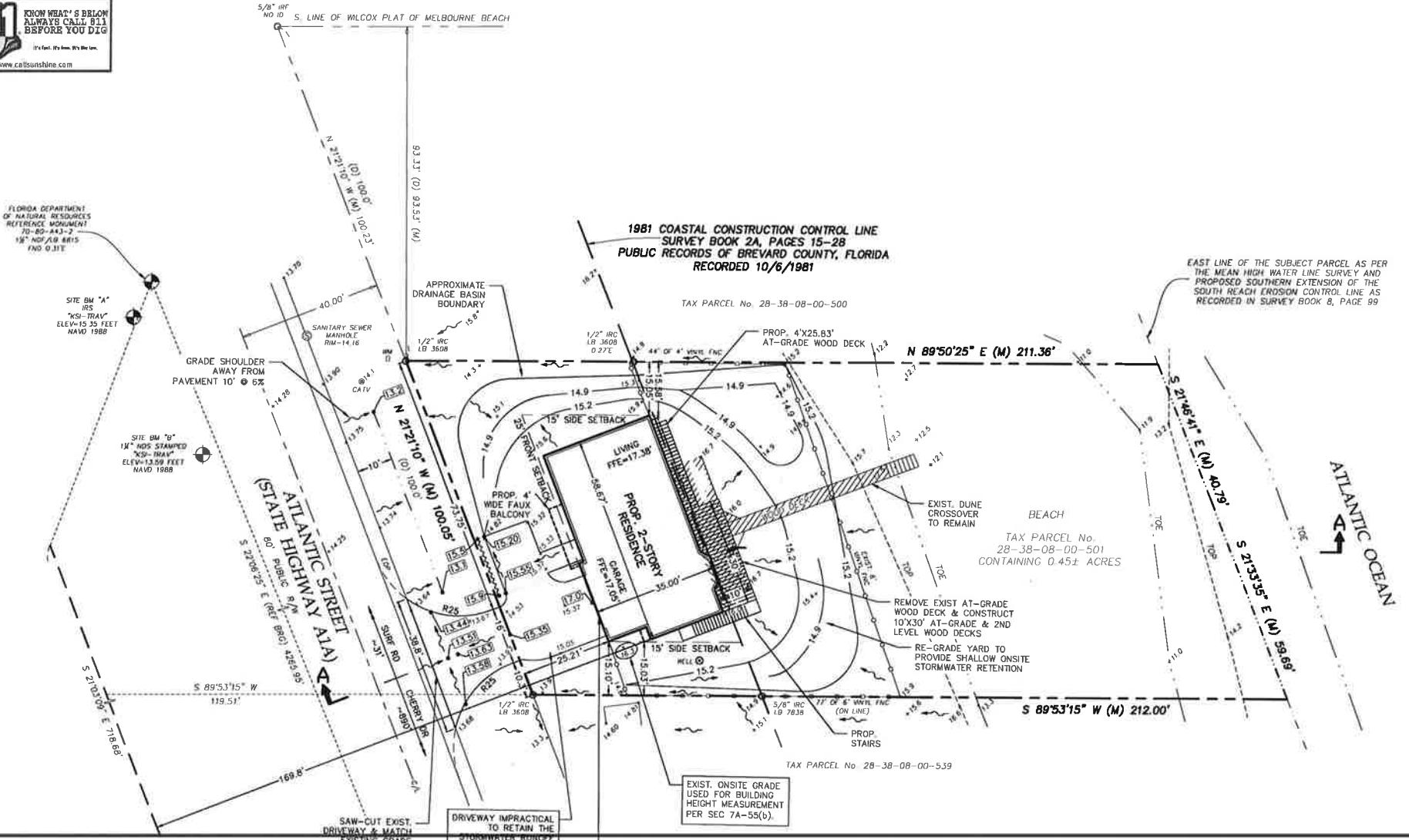
Digitally signed by Clayton A Bennett Date: 2024.08.08 14:24:24 -04'00'

This item has been digitally signed and sealed by Clayton A. Bennett, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PRELIMINARY JULY 2, 2024



SHEET INDEX table with 2 columns: SHEET, DESCRIPTION. Rows: C-1 PLOT PLAN, C-2 SITE SECTIONS AND DETAILS, C-3 MAINTENANCE OF TRAFFIC PLAN, C-4 FOOT DETAILS, L-1 LANDSCAPE PLAN.



- GENERAL NOTES: 1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY. 2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43350, DATED 06/17/2024. 3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM. 4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT. 5. CONTOURS ARE APPROXIMATE ONLY. 6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION. 8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS. 9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. 10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER. 11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

- FDOT NOTES: 1. ALL CONSTRUCTION IN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION 2020-21 AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DATED JANUARY 2019. 2. DRIVEWAY WITHIN FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED PER INDEX 330-001. 3. SOD ALL DISTURBED AREA WITHIN FDOT RIGHT-OF-WAY WITH COMMON BERMUDA SOD ONLY. 4. SAW CUT AT EDGE OF PAVEMENT TO PROVIDE FOR A SMOOTH JOINT AND MATCH EXISTING GRADE. 5. CONSTRUCT DRIVEWAY 16' WIDE WITH 25' TURN RADIUS. 6. ALL STORM DRAIN PIPE JOINTS WITHIN THE FDOT RIGHT-OF-WAY SHALL BE WRAPPED PER INDEX 430-001. 7. SOD IS TO BE PLACED IN A BRICK PATTERN AND 1" DROP-OFF BELOW THE EDGE OF PAVEMENT PER INDEX 570-010. 8. THE DRIVEWAY WITHIN THE FDOT RIGHT-OF-WAY SHALL BE A CONCRETE DRIVEWAY, 6" THICK, 3,000 PSI CLASS 1 CONCRETE WITH MINIMUM 12" STABILIZED SUB-GRADE. 9. ALL EXCAVATIONS WITHIN TEN (10) FEET OF THE TRAVEL LANES AND GREATER THAN THREE (3) INCHES DEEP MUST BE FILLED IN OR HAVE A SHOULDER TREATMENT PLACED AT THE DROP-OFF PER INDEX NO. 102-600 AT THE END OF THE WORK DAY.

North arrow, Scale: 1"=20', and contact information for KESSLER, ANDREW I; KESSLER, JUNE G 1609 ATLANTIC ST MELBOURNE BEACH, FL 32951.

Revision table with columns: NO., DATE, REVISION. Rows 1-7.

Bennett Engineering & Consulting logo and contact info: 4940 RANGLAND ROAD MELBOURNE, FL 32934 (321) 622-4462. Also includes Clayton A. Bennett's professional engineer license info.

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

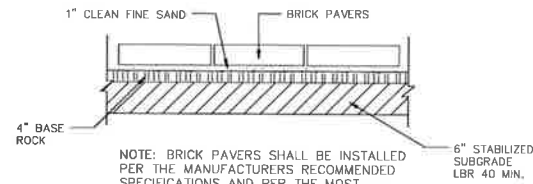
Table with columns: DESIGNED, DRAWN, CHECKED, APPROVED, ACAD CODE, PROJECT NO. Values: CAB, 6/27/24, CAB, 6/27/24, 2419DM1.DWG, 24190.

PLOT PLAN SHEET 1 OF 4 with large C-1 graphic.

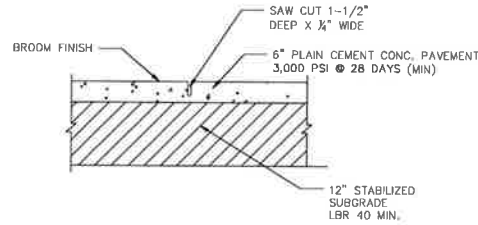
IMPORT FILL NOTES

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

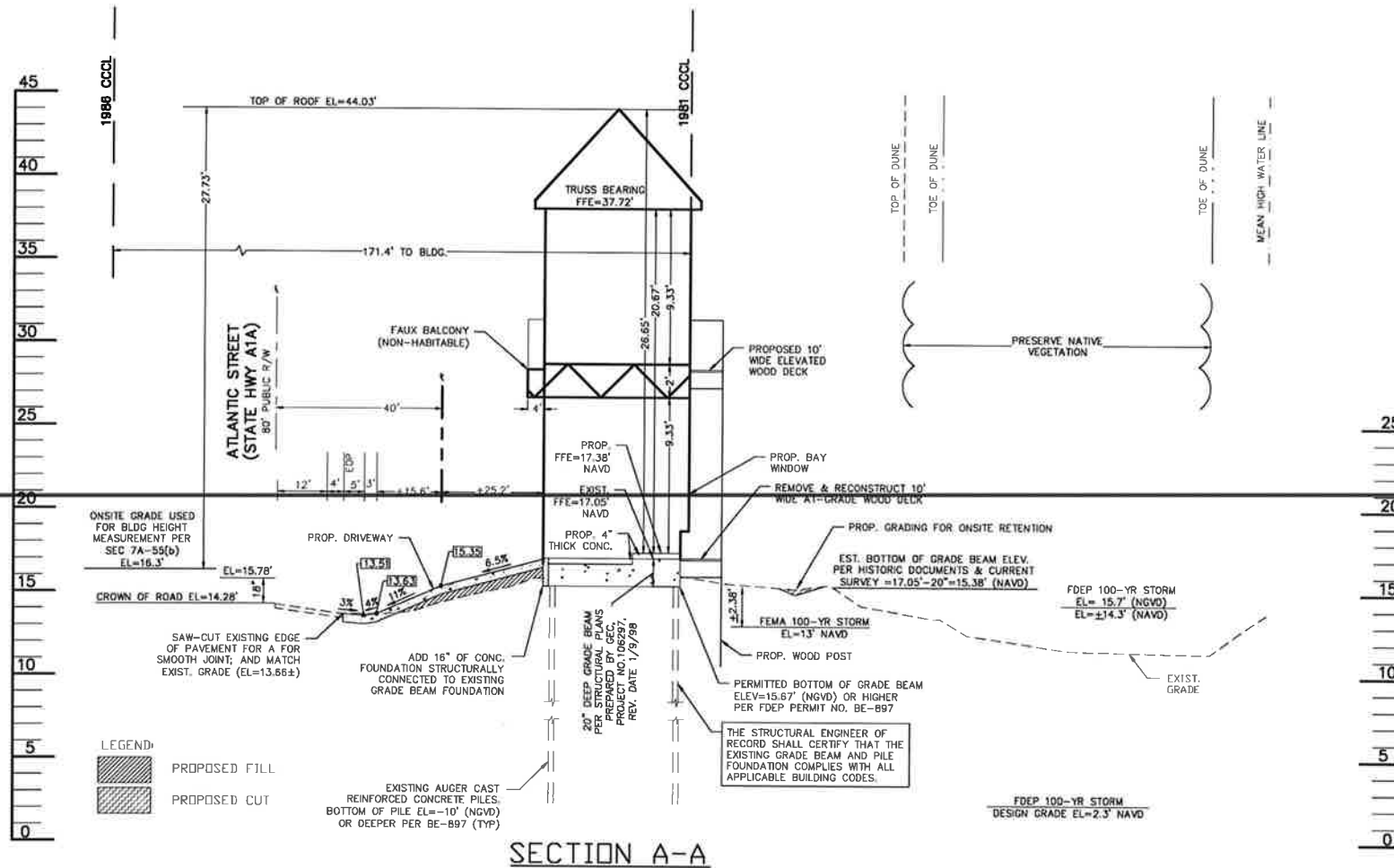
- (A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);
- (B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (-2.25);
- (C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE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



ALTERNATIVE BRICK PAVER PAVEMENT SECTION
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE



PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

ITEM	EXCAVATION (CY)	FILL (CY)
PILES UNDER BUILDING	0	0
DRIVEWAY & OPEN AREA	10	10
TOTAL		

FILL > EXCAVATION = NET IMPORT SITE

SCALE: 1"=20'

KESSLER, ANDREW & KESSLER, JUNE G
1609 ATLANTIC ST
MELBOURNE BEACH, FL 32951

KESSLER RESIDENCE
1609 ATLANTIC ST MELBOURNE BCH

NO.	DATE	REVISION
1		
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7		

Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622-4462
FAX (321) 622-4462
CA# 28235

CLAYTON A. BENNETT
P.E. NO. 53129

DATE _____

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DATE _____

DESIGNED: CAB	DATE: 6/27/24
DRAWN BY: CAB	6/27/24
CHECKED:	
APPROVED:	
ACAD CODE: 24190M01.DWG	
PROJECT NO: 24.190	

SITE SECTION AND DETAILS

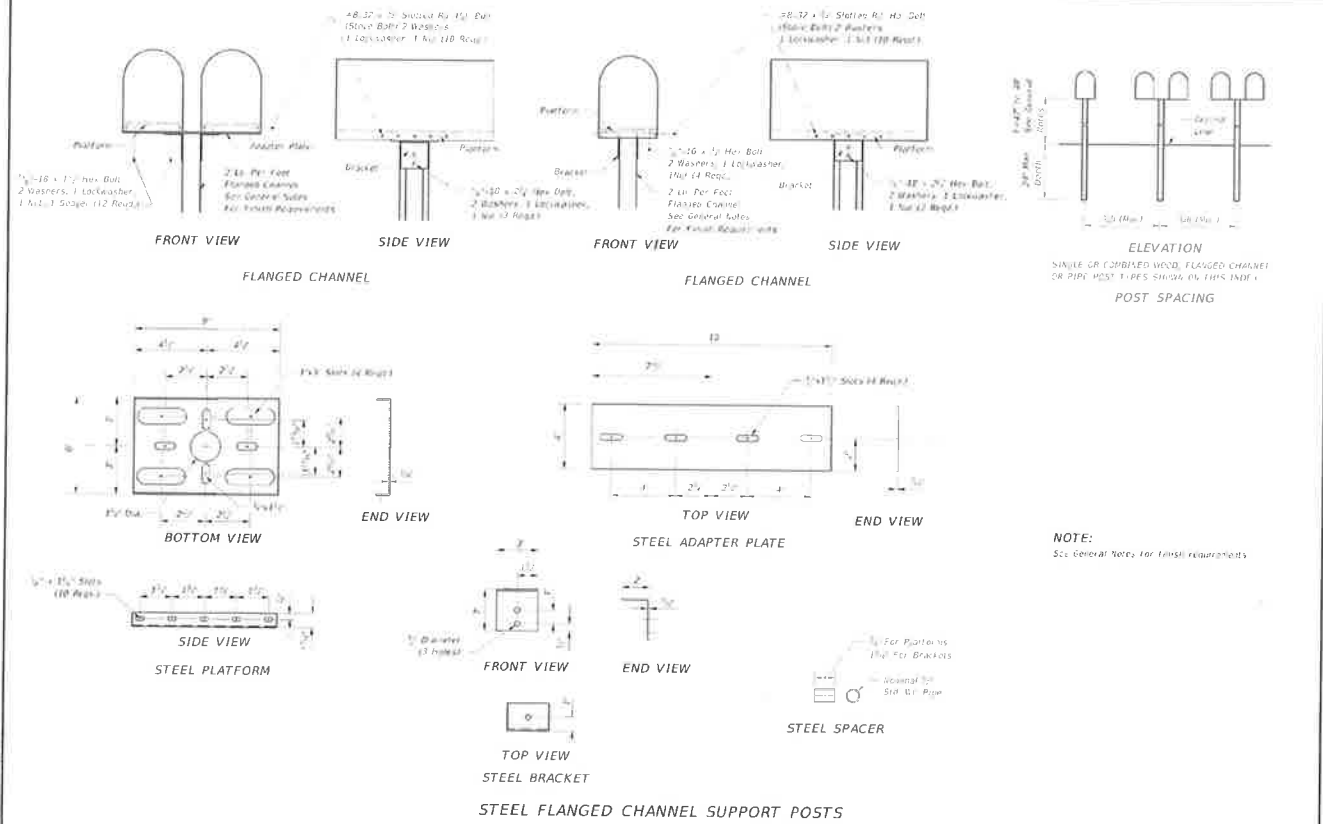
C-2

SHEET 2 OF 4

GENERAL NOTES:

1. This is a standard construction detail for mailboxes that complies with the rules and regulations of the Florida State Police as well as the rules of the Florida Department of Transportation.
2. Mailboxes shall be constructed on existing roadways, freeways, or other high-traffic areas unless otherwise indicated.
3. The contractor shall provide the materials, labor, and equipment necessary to construct the mailbox. The contractor shall also be responsible for obtaining all necessary permits and approvals from the Florida Department of Transportation.
4. The contractor shall coordinate with the Florida Department of Transportation regarding the location and design of the mailbox. The contractor shall also be responsible for ensuring that the mailbox is constructed in accordance with the Florida Department of Transportation's standards and specifications.
5. The contractor shall be responsible for ensuring that the mailbox is constructed in accordance with the Florida Department of Transportation's standards and specifications. The contractor shall also be responsible for ensuring that the mailbox is constructed in a safe and secure manner.

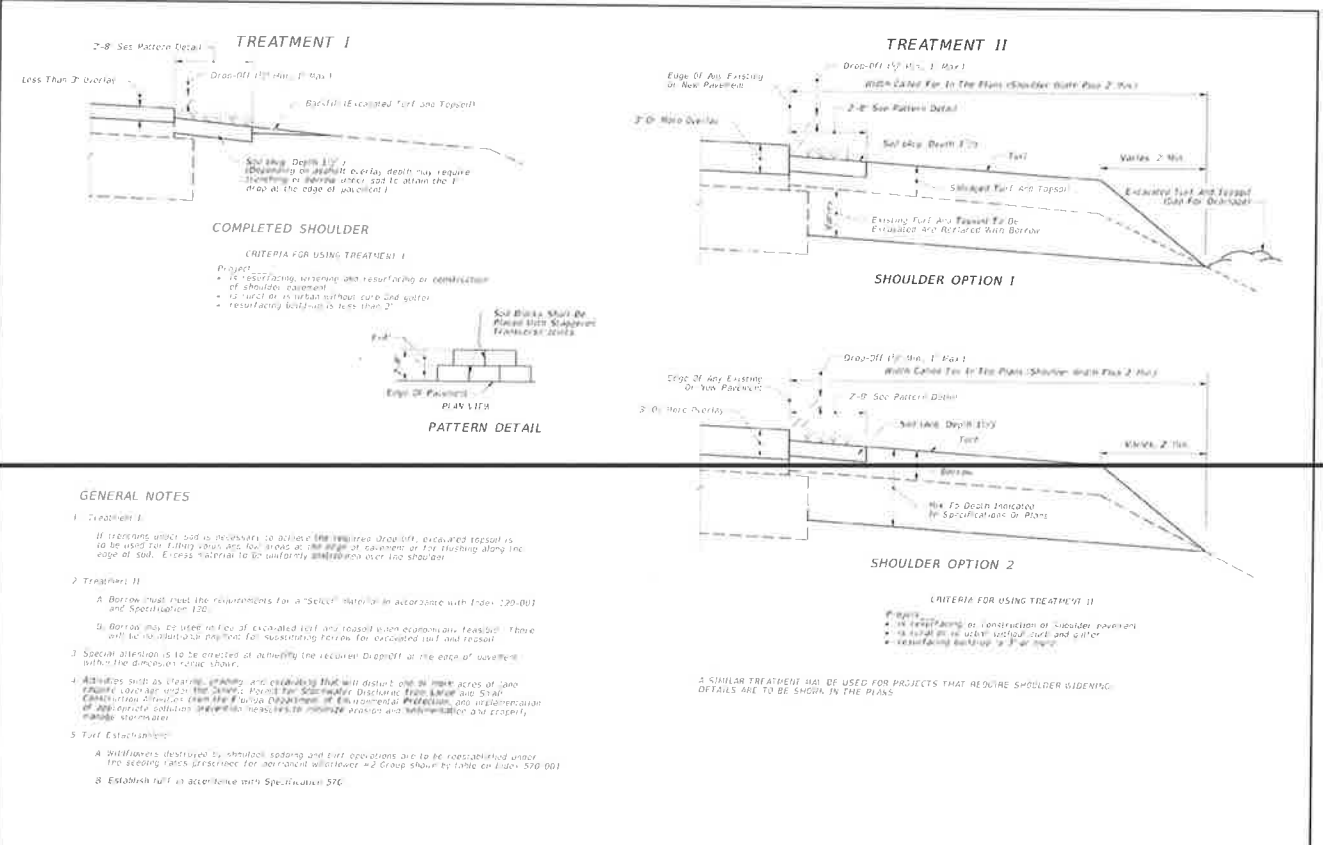
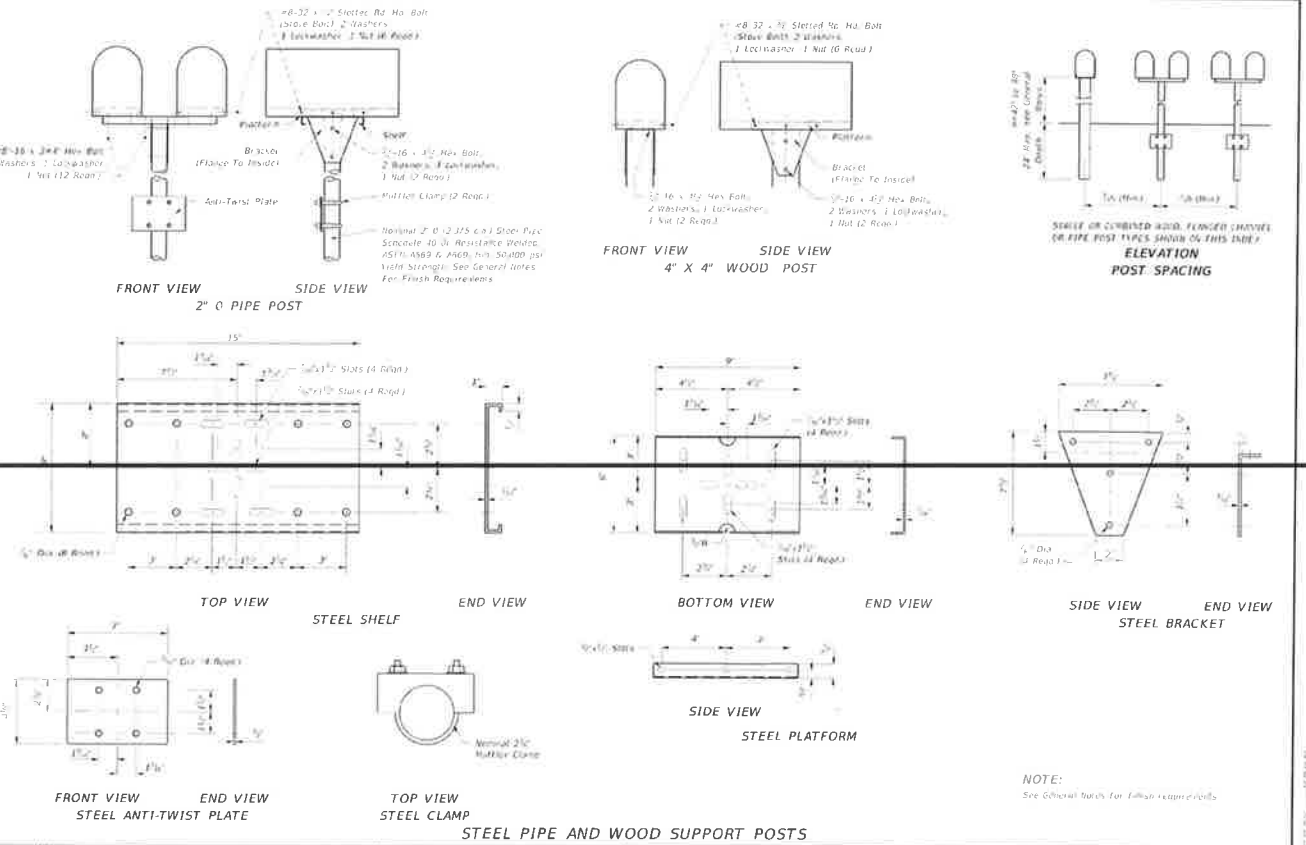
6. Mailboxes shall be constructed on existing roadways, freeways, or other high-traffic areas unless otherwise indicated.
7. The contractor shall provide the materials, labor, and equipment necessary to construct the mailbox. The contractor shall also be responsible for obtaining all necessary permits and approvals from the Florida Department of Transportation.
8. The contractor shall coordinate with the Florida Department of Transportation regarding the location and design of the mailbox. The contractor shall also be responsible for ensuring that the mailbox is constructed in accordance with the Florida Department of Transportation's standards and specifications.
9. The contractor shall be responsible for ensuring that the mailbox is constructed in accordance with the Florida Department of Transportation's standards and specifications. The contractor shall also be responsible for ensuring that the mailbox is constructed in a safe and secure manner.
10. The contractor shall be responsible for ensuring that the mailbox is constructed in accordance with the Florida Department of Transportation's standards and specifications. The contractor shall also be responsible for ensuring that the mailbox is constructed in a safe and secure manner.
11. The contractor shall be responsible for ensuring that the mailbox is constructed in accordance with the Florida Department of Transportation's standards and specifications. The contractor shall also be responsible for ensuring that the mailbox is constructed in a safe and secure manner.
12. Mailboxes shall be constructed on existing roadways, freeways, or other high-traffic areas unless otherwise indicated.



SCALE: N.T.S.	
KESSLER, ANDREW B. 1885 N. HIGHWAY A1A INDIAN LANTIC, FL 32903	
KESSELLER RESIDENCE 1609 ATLANTIC ST MELBOURNE BCH	
NO.	REVISION
1	
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LAST REVISION: 11/01/17	DESCRIPTION:	FY 2023-24 STANDARD PLANS	INDEX: MAILBOXES	SHEET: 110-200 1 of 3
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LAST REVISION: 11/01/17	DESCRIPTION:	FY 2023-24 STANDARD PLANS	INDEX: MAILBOXES	SHEET: 110-200 2 of 3
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LAST REVISION: 11/01/17	DESCRIPTION:	FY 2023-24 STANDARD PLANS	INDEX: MAILBOXES	SHEET: 110-200 3 of 3
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LAST REVISION: 11/01/18	DESCRIPTION:	FY 2023-24 STANDARD PLANS	INDEX: SHOULDER SODDING AND TURF ON EXISTING FACILITIES	SHEET: 570-010 1 of 1
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Bennett Engineering & Consulting

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE: _____

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

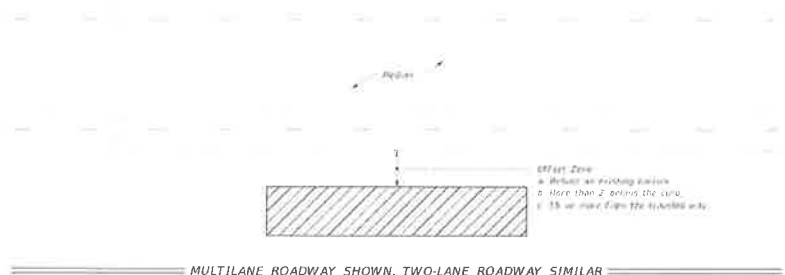
DATE: _____

DESIGNED BY: CAB	DATE: 6/7/24
DRAWN BY: CAB	DATE: 6/7/24
CHECKED BY:	
APPROVED:	
ACAD CODE: 24190M1.DWG	
PROJECT NO: 24.190	

MAINTENANCE OF TRAFFIC PLAN

C-3

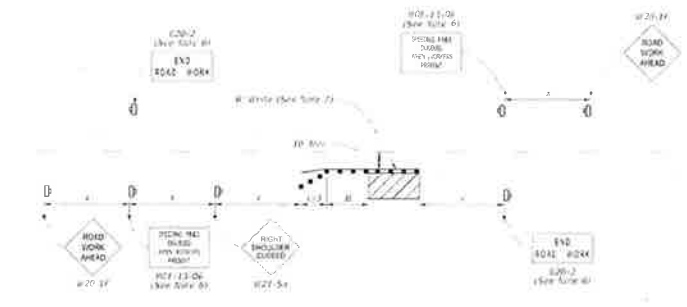
SHEET 3 OF 4



- NOTES:**
- This Index applies to Two-Lane, Two-Way and Multilane Roadways including Medians of divided roadways, with work beyond the shoulder.
 - Use Index 102-602 when the work operation is restricting travel and terminating the work area requires that two or more work vehicles enter the Effect Zone on one side of the road.
 - Use Index 102-600 when work area approaches a school.
- SYMBOLS:**
- Work Area
 - Work Zone Sign
 - Later Identification and Direction of Traffic

LAST REVISION 11/01/20	DESCRIPTION	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1
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- NOTE:**
- This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
 - L = Taper Length
B = Buffer Zone Sign Spacing
d = Buffer Length
See Index 102-600 for "T", "B", "L", and "d" dimensions and spacing values.
 - When work operations are between 2' and 15' from the edge of traveled way, the Engineer may use signs and channelizing devices for work operations 60 minutes or less.
 - When two or more work vehicles enter the through traffic lane in a one hour period, temporary end-of-work zone signs shall be used in the work area at a flagger or work vehicle to accommodate work vehicle queues and queues.
 - For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a night closure.
 - The "Speeding Frees Doublet Work Workers Present" signs (MUT 13-36) and "End Road Work" signs (MUT 12-2) along with the associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
 - Temporary pavement markings may be permitted when the work operation will be in place for 24 hours or less.
 - For "Shoulder Closure" signs (MUT 12-5) along with associated work zone sign spacing, alternatives for work on the shoulder.
 - When there is no active shoulder, the "Work" sign (MUT 11) may be used instead of the "Shoulder Closure" sign (MUT 5).



- SYMBOLS:**
- Work Area
 - Channelizing Device (See Index 102-601)
 - Work Zone Sign
 - Later Identification and Direction of Traffic

LAST REVISION 11/01/21	DESCRIPTION	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2
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SCALE: N.T.S.

KESSLER ANDREW I
KESSLER JANE Q
1609 ATLANTIC ST
MELBOURNE BEACH, FL 32951

KESSLER RESIDENCE
1609 ATLANTIC ST MELBOURNE BCH

NO.	DATE	REVISION
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Bennett Engineering & Consulting

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

CLAYTON A. BENNETT
P.E. NO. 63129

DATE

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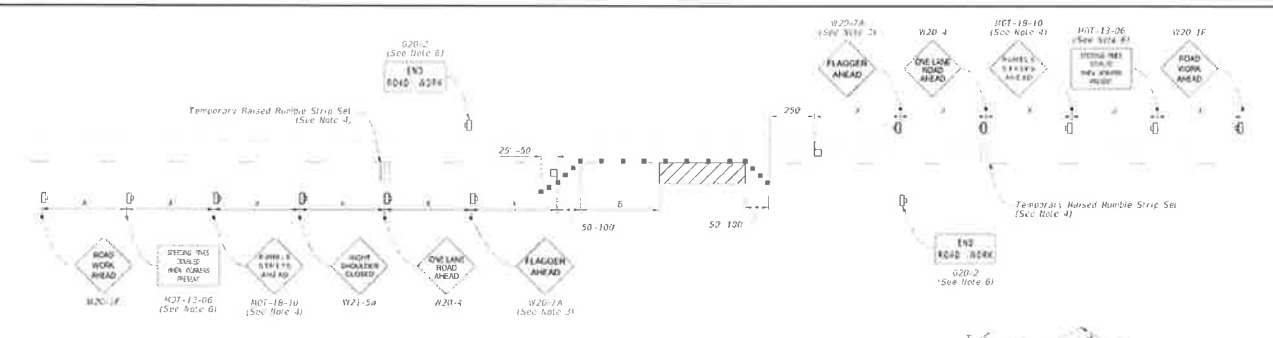
DATE

DESIGNED: CAB	DATE 6/7/24
DRAWN BY: CAB	DATE 6/7/24
CHECKED:	
APPROVED:	
ACAD CODE: 24190M01.DWG	
PROJECT NO: 24.190	

FOOT DETAILS

C-4

SHEET 4 OF 4



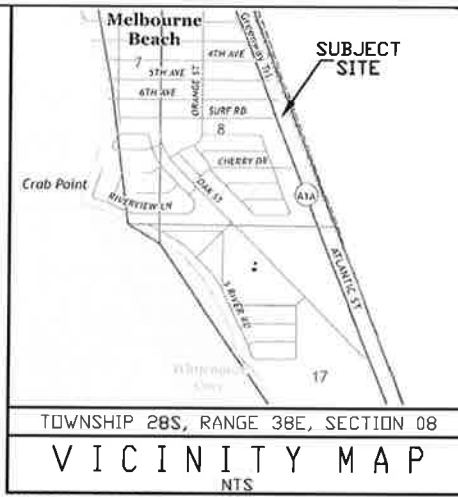
- NOTES:**
- This Index applies to Two-Lane, Two-Way, Roadways with medians and/or divided ways.
 - L = Taper Length
B = Buffer Length
T = Work Zone Sign Spacing
See Index 102-600 for "T", "B", "L", and "d" dimensions and spacing values.
 - Automatic flagger assistance devices (AFADs) may be used in accordance with Specification Section 102.990 and the associated drawings.
 - If an active railroad crossing is located closer to the work area than the queue length plus 300 feet, extend the Buffer Sign as shown on Sheet 2.
 - If the opening of vehicles across an active railroad crossing cannot be limited, a police or prefect traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.
 - Railroad Crossings

- When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
 - When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
- SYMBOLS:**
- Work Area
 - Channelizing Device (See Index 102-601)
 - Work Zone Sign
 - Flagger
 - Later Identification and Direction of Traffic

LAST REVISION 11/01/21	DESCRIPTION	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 2
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THERE SHALL BE NO IMPACT IN AREA OF VEGETATION PRESERVATION INCLUDING: THE REMOVAL OF VEGETATION; THE STORAGE OF MATERIALS; OR PARKING/OPERATION OF VEHICLES. INADVERTENT DISTURBANCE OF NATIVE VEGETATION SHALL REQUIRE IN-KIND RESTORATION TO INCLUDE SEA GRAPES, SABAL PALM, AND SCRUB OAKS, AS APPROPRIATE.

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



GENERAL STATEMENT:
THIS LANDSCAPE PLAN HAS BEEN PREPARED FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:
KESSLER, ANDREW I; KESSLER, JUNE G
1609 ATLANTIC ST
MELBOURNE BEACH, FL 32951

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

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

SITE ADDRESS:
1609 ATLANTIC ST
MELBOURNE BEACH, FL 32951

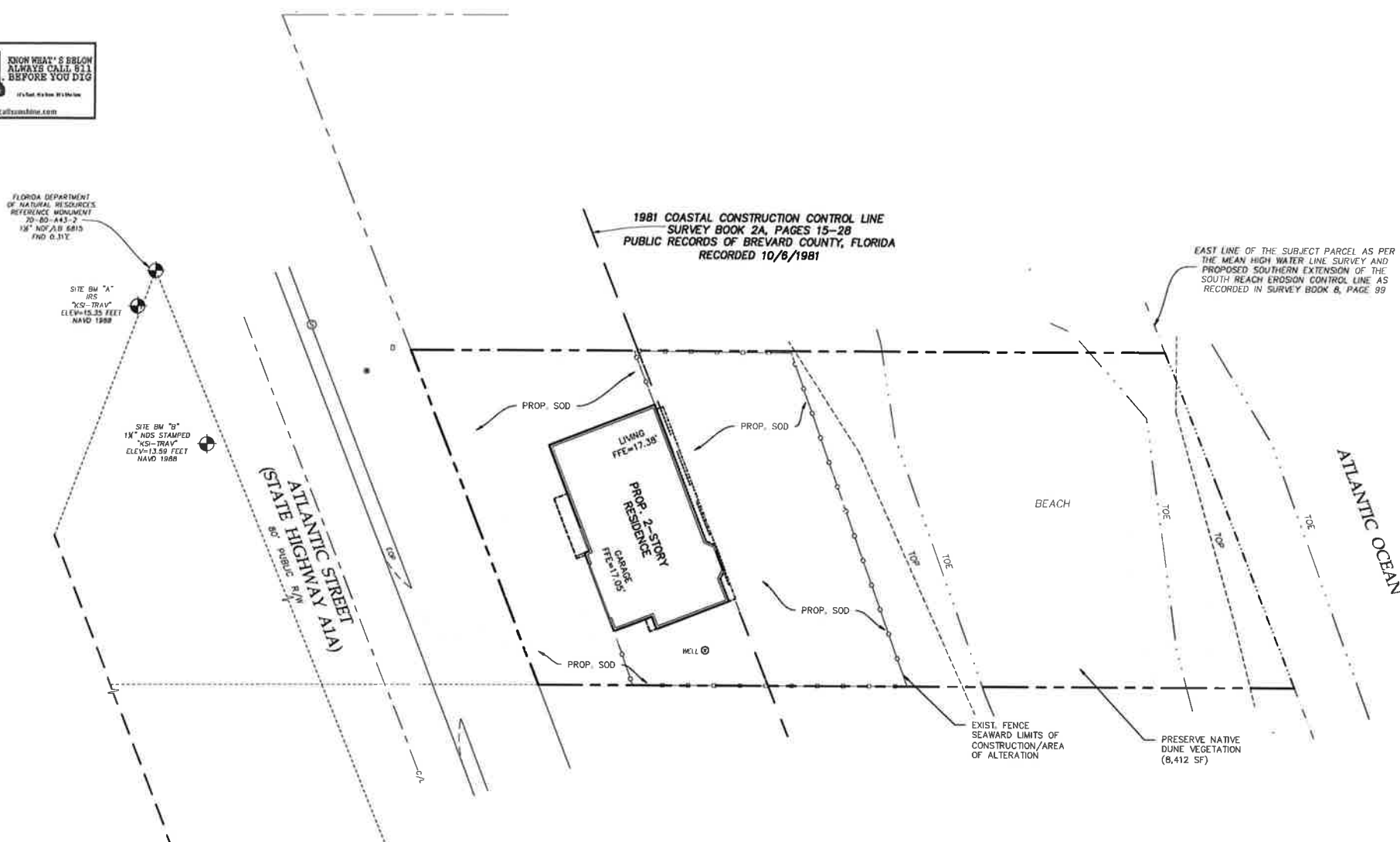
PARCEL ID: 28-38-08-00-501

ACCOUNT NO: 2853364

SITE AREA: SITE AREA = ±0.45 AC (±119,775 SF)

LEGAL DESCRIPTION: (ORB 10043, PAGE 1256)
THE SOUTH 100 FEET OF THE NORTH 200 FEET AS MEASURED ALONG HIGHWAY A-1-A OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1400, PAGE 264 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 100 FEET OF THE SOUTH 690 FEET OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY, THE NORTH LINE OF WHICH LIES 93.33 FEET SOUTH OF, AS MEASURED PERPENDICULARLY, THE SOUTH LINE OF WILDOW PLAT OF MELBOURNE BEACH AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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



- GENERAL NOTES**
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
 2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43550, DATED 05/17/2024.
 3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
 4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
 5. CONTOURS ARE APPROXIMATE ONLY.
 6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
 8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
 9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
 10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
 11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

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

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Bennett Engineering & Consulting

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

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

DATE

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

DATE

DESIGNED BY:	CAB	DATE:	6/7/24
DRAWN BY:	CAB	DATE:	6/7/24
CHECKED:			
APPROVED:			
ACAD CODE:	24190M01.DWG		
PROJECT NO:	24.190		

LANDSCAPE PLAN

L-1

SHEET 1 OF 1

TO ACCOMPANY FORM 850-040-15
DRIVEWAY/CONNECTION APPLICATION

Notarized Authorization

TO: FLORIDA DEPARTMENT OF TRANSPORTATION

RE: PROJECT: Andrew Kessler
LOCATION: 1609 Atlantic Street, Melbourne Beach
COUNTY: Brevard
BEC NO. 24.190

I hereby authorize Clayton A. Bennett, P.E., of Bennett Engineering & Consulting, LLC.
as my representative to sign forms and act on my behalf in order to obtain a
driveway/connection permit, utility permit and drainage connection/exemption permit from
the Florida Department of Transportation.

By: [Signature]
Andrew Kessler

Title: Owner

Date: 8/7, 2024

STATE OF FLORIDA
COUNTY OF BREVARD

Before me personally appeared Andrew Kessler

(check one) who is personally known by me, or
 who produced

Sworn to and subscribed before me this 8th day of August, 2024 for identification

Commission Expires:

Notary Public, State of Florida Elena Slesareva

[Signature]



Memo to: P&Z

From: Dan Harper

Re: Accessory structure size discussion

Issue: Member April Evans has requested a review of accessory structures to determine if the ordinance needs to be revised to include some size limitations.

Definition: “A permanent building or structure, subordinate to and located on the same lot with a principal building, the use which is clearly incidental to that of the principal building and which is not attached by any part of a common wall or common roof to the principal building”.

Examples: Gazebo, Pergola, Guest Room, Pool House, Detached Garage, Shop.

Recent Observations: I went back to May 2022, the furthest back for which on-line new house plans were available, to review what accessory structures had been constructed. Seven such structures were constructed (**Exhibit 1**). Of these seven only one stands out as possibly excessive. 526 Sunset built an enclosed second living space of 1,087 SF. I believe this was planned for during the short period that an accessory dwelling unit (second kitchen) was permitted.

Review of other towns:

- Brevard County- 600sf or 50% of living area in principal residence.
- Palm Bay- not greater than living area of principal residence.
- Vero Beach-no more than 30% of rear yard.
- Volusia County- can't exceed maximum allowed lot coverage.

Size Constraint Options-

- Limit allowed square feet
- Limit buildable area on lot, see example (**Exhibit 2**).

Summary thoughts—from the data I was able to assemble over the last couple of years there does not appear to be a current problem of excessive size in Melbourne Beach. Other communities reviewed do not appear to have much in the way of restricted size constraints on their accessory structures. I would caution any policy making on this issue without a more robust set of actual Melbourne Beach accessory structure build out data. I would suggest that we start to maintain a data set of accessory structure builds going forward and monitor for excessive size. This data table should include all accessory structures built along with a new house and those added to existing houses. Looking forward to thoughts of other members.

Exhibit 1 (Two year look-back)

May 2022: 405 Riverview, gazebo 13x24= 312sf

Dec 2022: 513 Magnolia, guest bedroom 18x13= 234sf

Jan 2023: 517 Ave. B, cabana 16x17= 272sf

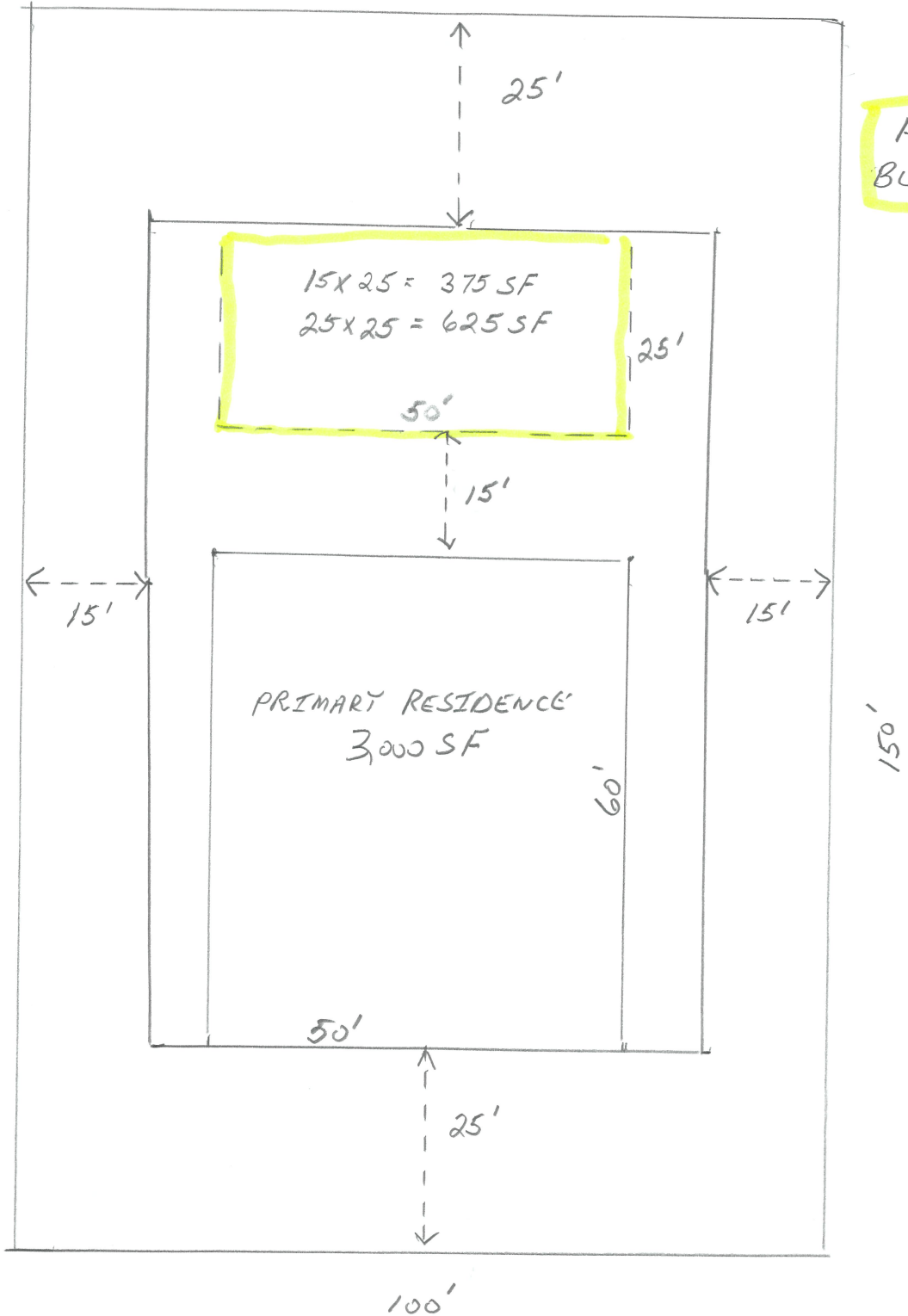
March 2023: 210 Second Ave., pool house 18x24= 432sf

May 2023: 415 6th, pool house 10x10= 100sf

June 2023: 504 4th, 3 car detached garage on large lot. 1,410sf

March 2024: 526 Sunset, large structure 24x45=1,087sf

EXHIBIT 2 - BUILDABLE AREA CONSTRAINT



ACCESSORY STRUCTURE
BUILDABLE AREA

$15 \times 25 = 375 \text{ SF}$
 $25 \times 25 = 625 \text{ SF}$

PRIMARY RESIDENCE
3,000 SF

Memo to: Planning & Zoning Board

Subject: Tree cutting & replacement ordinance

From: Member Dan Harper

Issue—current ordinance calls for a tree for tree replacement on the house tear-down and rebuild lots (Sec. 9A-7(c). This has proven to be impractical given the substantial increase in footprint of the new home (example; 306 Ave B., 41 trees before tear-down).

History—Chapter 9A: Landscape and Trees was modified in March of 2023 as it relates to tree retention. The before and after of this modification is as follows.

Before; (1) minimum of three trees must exist (9A-7 (a)).

(2) tree density after construction must be equal or greater than pre-construction (9A-6 (b)(2)).

After; (1) minimum of three trees was deleted.

(2) any tree removed must be replaced, tree for tree requirement (9A-7 (c)).

Community Survey--A drive by of new homes built on tear down lots prior to the March modifications demonstrated no lack of tree retention. The post construction landscapes' all have tree density consistent with their neighboring homes and adds to the goal of preserving and enhancing property values. See list below with tree estimates:

Number of Trees

• 401 A1A	6+
• 404 Atlantic	8+
• 400 Banyan	10+
• 422 Sunset	12+
• 527 Sunset	13+
• 507 Sunset	13+
• 520 Sunset	7+
• 524 Sunset	15+
• 303 Riverside	10+
• 901 Riverside	9+
• 509 Third	16+
• 419 Ave B	16+
• 418 Ave B	25+
• 404 Ave B	17+
• 307 Ave B	16+
• 401 Ave A	10+
• 522 Ave A	14+
• 225 Fourth	14+
• 208 Second	5+
• 202 Second	12+
• 304 First	8+

Neighboring/similar communities tree removal ordinances:

- City of Melbourne (Sec 9.272 (b) (17), all trees located on properties with existing single dwellings are exempted from tree removal provisions.

- Winter Park (Sec 58-284 (a), palm trees are exempted from tree removal provisions.
- Satellite Beach (Sec. 30-702 (c) (1), permit required for removal of “protected tree”, may require relocation of tree. Protected tree not defined.
- Orange County (Sec 15-279) (8), trees located on single family lots are exempted from tree removal provisions.
- Indian Harbor (Sec 107.36) Definitions-- excludes palms from “protected tree”.
- Brevard County (Sec. 62-4334 (2), single family lots that are 1.25 acres or less are exempt.

Citizen input--Citizens have spoken at Town Commission meetings about the need/desire to retain oak trees (Town Commission minutes). Other municipalities and counties reviewed reflected a desire to retain oak and other canopy trees where possible. Citizens have also voiced their desire to retain as many trees as possible (Town Commission minutes).

Melbourne Beach Comprehensive Plan-- “Periodically review, analyze, and amend, as determined necessary, the tree preservation and landscape ordinances to ensure that minimum standards are consistent with the desires of the community, are easily understood and enforceable” (Policy 14.1).

Summary of findings

- The tree for tree replacement requirement in many instances has proven to not be practical.
- The tree density provision was adequately working prior to the March 2023 ordinance modification.
- Other communities sampled did not have tree for tree requirements.
- Melbourne Beach citizens strongly desired the replanting of all Oak trees removed.
- Maintaining tree density requirements is consistent with the Melbourne Beach comprehensive plan.

Recommendation

Eliminate the tree for tree replacement requirement. Retain the tree density before and after provisions that have served the community well in the past.

Make the following change to the Chapter 9A: Landscape and Trees.

- Section 9A-7(C), delete the second sentence, “Any trees that are removed for new construction shall be replaced by the same or similar species”.

(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.

(75 Code, § 22-19(b), (c)) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23) Penalty, see § 9A-12

§ 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 where inability to remove the tree would unreasonably restrict 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.

TREE DENSITY PROVISION

(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 twelve feet (12') and have a trunk caliper of at two inches (2") at planting, measured 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.

(75 Code, § 22-19(d)) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23) Penalty, see § 9A-12

§ 9A-7. MINIMUM TREE PLANTINGS.

(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.

9A-7

TRREE FOR TRREE

(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.

(75 Code, § 22-20) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2008-08, adopted 9-3-08; Am. Ord. 2009-03, adopted 4-15-09; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23) Penalty, see § 9A-12

§ 9A-8. TREE PROTECTION.

(a) Protection of trees during land-clearing.

(1) Trees that are retained during land-clearing can be applied toward total tree requirements for the property. Prior to land-clearing, on-site protection must be initiated by constructing suitable protective barricades around trees to prevent mechanical damage. Barriers should be constructed around individual trees or groups of trees that are susceptible to mechanical damage. Prior to any land-clearing activity, a visual inspection of the site will be made by the Building Official before a land-clearing permit is issued. The land-clearing permit must be posted on-site. Only land-clearing is permitted within the drip line of the tree to be protected.

(2) On-site protection of trees may be barriers consisting of two-by four-inch lumber or flag rope and stakes visible to workers and equipment operators, but far enough from the tree to prevent soil compaction and large enough to include the area within the drip line of the tree (drip line refers to the outer edges of tree limbs and branches).

(3) Should a deep filling around a tree be necessary, a dry well, retaining wall or terracing may be required. Procedures for these are available in the site planning and tree protection regulations available at the County Extension Office.

(b) Attachments to tree. No attachments or wires other than those of a protective nature shall be attached to any tree.

(c) Tree survival. Trees must survive on-site in a viable condition. Trees failing to meet this survival requirement must be replaced within 45 days after a written notification is received by the property owner from the town.

(d) Landscaping prohibition. Plants included on the current Florida Noxious Weed list – Rule 5B-57.007 in Florida Administrative Code.