



TOWN OF MELBOURNE BEACH

PLANNING & ZONING BOARD MEETING

TUESDAY, AUGUST 5, 2025

AGENDA PACKET

**PLANNING AND ZONING
AUGUST 5, 2025
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Town of Melbourne Beach
PLANNING & ZONING BOARD MEETING
TUESDAY, AUGUST 5, 2025 @ 6:30 PM
COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE
AGENDA

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 Roberto Moreno

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - A. May 6, 2025 minutes
- 4. NEW BUSINESS**
 - A. Site plan approval for 206 Sixth Ave – Renovation, Addition, and Paver Driveway
 - B. Discussion on pervious/impervious ratios
 - i. Town Code of Ordinances
 - ii. Document from the Environmental Advisory Board
 - iii. EAB requested land development code fact check – Dan Harper
 - C. Discussion on adding a finger pier/dock at the Sixth Ave boat ramp
 - i. Documents from the June Regular Town Commission Meeting agenda packet
- 5. PUBLIC HEARINGS**
- 6. OLD BUSINESS**
 - A. Review of the Environmental Advisory Board's proposed changes to the tree ordinance
- 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**

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.

Town of Melbourne Beach
MINUTES
PLANNING & ZONING BOARD MEETING
TUESDAY, MAY 6, 2025 @ 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

1. CALL TO ORDER

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

2. ROLL CALL

Deputy Clerk Cyd Cardwell conducted the roll call.

Present:

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

Staff Present:

Town Manager Elizabeth Mascaro
Town Planner Corey O’Gorman
Deputy Clerk Cyd Cardwell

3. APPROVAL OF MINUTES

A. April 8, 2025 minutes

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

4. NEW BUSINESS

A. Site plan approval for 394 Riverview Lane – New single-family home

Member Gabor Kishegyi had a question about the lot being non-confirming that was answered by a previous Board of Adjustment meeting.

Chairman David Campbell confirmed that the Board of Adjustment had approved the non-conformity.

Member Gabor Kishegyi discussed the ordinance passed in March to clarify how the Town measures maximum building height and questioned whether this new construction is conforming.

Member Dan Harper said that when he went over the plans, he believed the measurements given fit within the maximum allowed.

Member April Evans asked whether the new ordinance for height had been codified.

Member Gabor Kishegyi said the ordinance was codified on March 19, 2025 and was Ordinance 2025-01.

Town Planner Corey O’Gorman said the overall height is conforming based on the new ordinance and his calculations.

Member Dan Harper said that he is unable to find the finished floor elevation on the plans.

Town Planner Corey O’Gorman confirmed that while it’s not on the plans, the survey does show the proposed finished floor elevation at 7.53’.

Member Dan Harper stated that he was unfamiliar with the flood zone requirement and asked the Town Planner for clarification.

Town Planner Corey O’Gorman advised that FEMA regulations state the minimum finished floor elevation must be base flood plus 1’.

Member Gabor Kishegyi asked for confirmation that their calculation for overall height starts with the crown of the road at 6’, finished floor elevation at 1.53’ above the crown, and then 27.1’ above that.

Town Planner Corey O’Gorman confirmed Member Gabor Kishegyi’s calculations.

Vice Chairman Kurt Belsten asked how long the variance on the property was valid for.

Town Planner Corey O’Gorman did not see an expiration listed in the final order for the variance.

Member April Evans asked if the board could approve the site plan contingent on confirmation that variance is still valid.

Town Planner Corey O’Gorman replied that he believed they could do so.

Member April Evans made a motion to approve contingent on confirmation that the variance is still valid; Member Kurt Belsten seconded; Motion carried 5-0.

5. PUBLIC HEARINGS

6. OLD BUSINESS

7. PUBLIC COMMENT

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

A. Update regarding courts (tennis, pickleball, etc.)

No discussion

Town Manager Elizabeth Mascaro stated that she was contacted by the Environmental Advisory Board (EAB) again about the tree ordinance; they are still working on it. She told the EAB they need to submit a plan to tell us what they want to do, and it needs to be timely and precise.

Town Manager Elizabeth Mascaro advised that the Town interviewed an individual for the Building Official vacancy and are checking his references. She also advised that the RFQ for private provider Building Official services drops Friday (05/16/2025) and will go in front of the Commission next.

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

10. ADJOURNMENT

Member April Evans motioned to adjourn; Member Dan Harper seconded; Motion carried 5-0.

The meeting adjourned at 6:44 p.m.

ATTEST:

David Campbell
Chairman

Cyd Cardwell
Deputy Town Clerk



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: Wilcox Melbourne Beach LOT 23 BLK 27

Address: 206 6th Avenue, Melbourne Beach, FL 32951

Parcel Number(s): 28-38-08-FY-27-23

Area (in acreage): 0.21 Area (in square feet): 9,000

Current Zoning: 3-RS (SFR) Proposed Zoning: N/A (no change)

Current Future Land Use: 0110 – SFR Proposed Future Land Use: 0110 – SFR (no change)

Brief Description of Application: P&Z Review for Interior/Exterior Renovation/Alteration,
2nd Story Addition and New Paver Driveway

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

IV. APPLICANT INFORMATION:

Property Owner

Name: Debczak, JohnPhone: 215-290-6007Address: 1400 Atlantic Street, Apt AFax: N/AMelbourne Beach, FL 32951Email: jkdebczak@gmail.com

Applicant (if other than property owner)

Name: Giesen, ChadPhone: 321-288-6909Address: 2740 Business Center Blvd, #25Fax: N/AMelbourne, FL 32940Email: chad@bcrenogroup.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: *John Debczak*Date: 5/11/25Print Name: John DebczakTitle: Owner

*Must sign in front of notary.

State of Florida

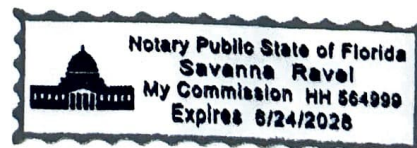
County of Brevard.

The foregoing application is acknowledged before me

this 11th day of May, 2025, by JOHN DEBCZAKwho is/are personally known to me, or who has/have produced Driver's license as identification.

Signature of Notary Public, State of Florida

NOTARY SEAL



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.

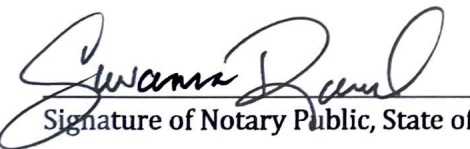
Signature:  Date: 05.10.2025

Print Name: Chad Giesen Title: Contractor

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me
this 10th day of MAY, 2025, by CHAD GIESEN
who is/are personally known to me, or who has/have produced _____
as identification.


Signature of Notary Public, State of Florida

NOTARY SEAL

**VII. PROJECT DESCRIPTION:**

Describe Application: Interior/Exterior Renovation/Alteration, 2nd Story Addition and
New Paver Driveway

Provide attachment if more space is needed.

Describe Existing Conditions: 1-Story Single Family Residence with concrete driveway and pool.

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.

N/A

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.

N/A

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.

N/A

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.

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

N/A

Rezoning*

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

N/A

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.

N/A

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.

N/A

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.

N/A

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.

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

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.

N/A

Provide attachment if more space is needed.

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

N/A

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.

N/A

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.

N/A

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.

N/A

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.

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

N/A

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.

N/A

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.**

N/A

Variances*

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

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

N/A

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

N/A

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.

N/A

Provide attachment if more space is needed.

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

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.**

N/A

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.

N/A

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.

N/A

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;

N/A

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

N/A

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.

N/A

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. N/A**

APPEAL*

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

N/A

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.

N/A

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.**

N/A

Site Plan for Single Family Development

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

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

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

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

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

JOHN K. & ANNE DEBCZAK

SITE PLAN

206 SIXTH AVENUE

MELBOURNE BEACH, FL 32951

LEGAL DESCRIPTION:

LOT 23, BLOCK 27, PLAT OF WILCOX MELBOURNE BEACH

GENERAL NOTES:

1. PROPERTY LAYOUT INFORMATION SHOWN HAS BEEN PROVIDED TO THE ENGINEER BY THE OWNER AND/OR OWNER'S AGENT. IT HAS NOT BEEN VERIFIED FOR ACCURACY. ENGINEER DOES NOT ACCEPT LIABILITY FOR INCORRECT OR INACCURATE PROPERTY AND/OR AREA INFORMATION PROVIDED.
2. FOOTPRINT PROVIDED BY OWNER AND/OR OWNER'S AGENT. ANY DIMENSIONS ON SITE PLAN ARE FOR REFERENCE ONLY. CONTRACTOR TO ENSURE CORRECT DIMENSIONS INCLUDED PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES PRIOR TO CONSTRUCTION FOR CONNECTION TO EXISTING PROPERTY LINE WITHOUT BLOCKING OR DRAINING ONTO ADJACENT PROPERTIES. CONTRACTOR TO COORDINATE GRADING ALONG COMMON LOT LINES WITH ADJACENT NEIGHBORS TO ENSURE CONTINUED POSITIVE DRAINAGE.
4. SIDE SLOPES ON ANY AREA WITHIN THE LOT CANNOT EXCEED ONE (1) FOOT VERTICAL FOR EACH FOUR (4) FEET HORIZONTAL.
5. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.

SITE DATA	AREA
TOTAL SITE AREA	9,000 SF
EXISTING:	
EXISTING HOUSE	2,420 SF
EXISTING CONCRETE	3,229 SF
TOTAL IMPERVIOUS AREA	5,649 SF 63%
TOTAL PERVIOUS AREA	3,351 SF 37%
PROPOSED:	
EXISTING HOUSE	2,420 SF
EXISTING CONCRETE	1,944 SF
PROPOSED CONCRETE	121 SF
PROPOSED DRIVEWAY	974 SF
TOTAL IMPERVIOUS AREA	5,459 SF 61%
TOTAL PERVIOUS AREA	3,541 SF 39%

SHEET INDEX:	
1	COVER SHEET & GENERAL NOTES
2	EXISTING CONDITIONS
3	SITE PLAN

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ELIA G. TWIGG, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



355 TORTOISE VIEW DRIVE, SUITE E
SATELLITE BEACH, FL 32937
Ph: (321) 413-0027
elia@lantic.com

REVISIONS:
A 6/23/25 - REVISED SURVEY

PROJECT:

JOHN K. & ANNE DEBCZAK
206 SIXTH AVENUE
MELBOURNE BEACH, FL 32951

SCALE:

N/A

PARCEL ID:

28-38-08-FY-27-23

SUBDIVISION:

WILCOX
MELBOURNE BEACH

CONTRACTOR:

BC RENO GROUP

LOTS/BLOCK:

LOT 23
BLK 27

ORR SKIPS:

1 / 58

ELIA G. TWIGG, PE
FLORIDA LICENSE NO. 65711

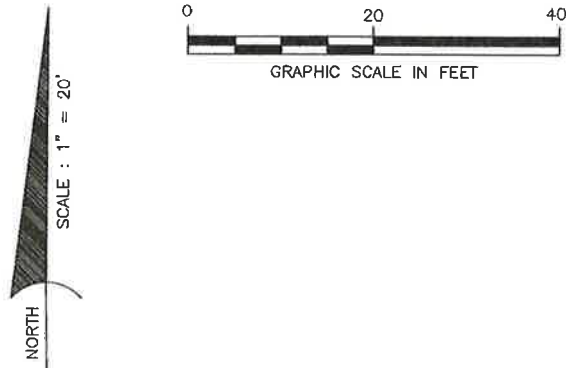
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C2408.30

JOB NO.
24-09-106

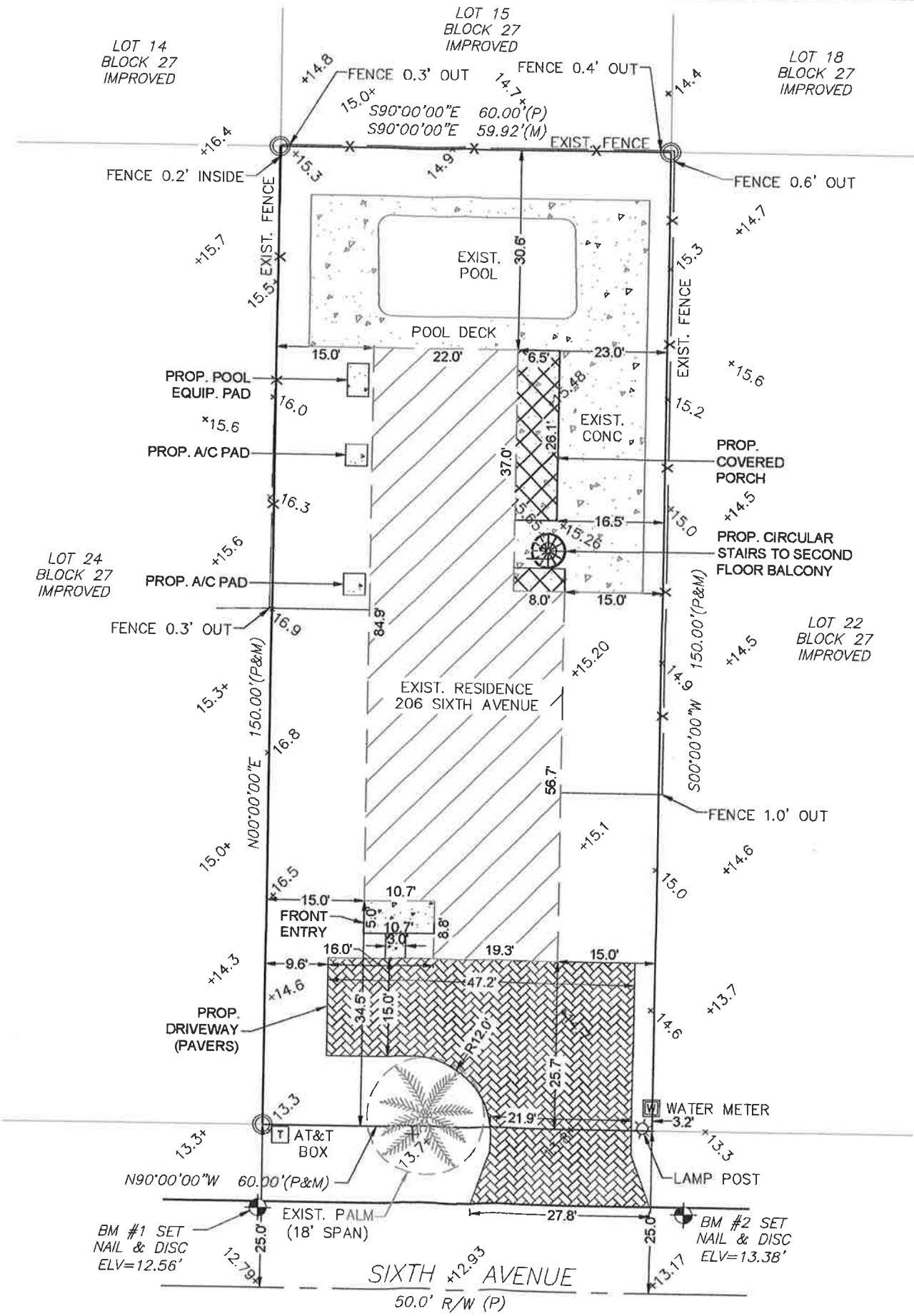
DATE
06/30/25

TITLE:
COVER SHEET &
GENERAL NOTES

SHEET
1 of 2



SITE DATA	AREA
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CONTRACT NO.
C2408 30

JOB NO.
24.09-106

DATE
06/30/25

SHEET
3 of 3

ELIA G. TWIGG, PE
FLORIDA LICENSE NO: 65711

TITLE
SITE PLAN

PARCEL ID:
28-38-08-FY-27-23

SCALE:
1" = 20'

SUBDIVISION:
WILCOX
MELBOURNE BEACH

CONTRACTOR:
BC RENO GROUP

LOTS / BLOCK:
LOT 23
BLK 27

ORR BAYPG:
1 / 58

PROJECT:

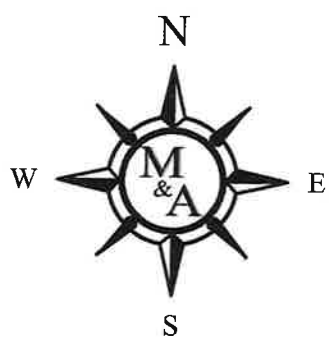
JOHN K. & ANNE DEBCZAK
206 SIXTH AVENUE
MELBOURNE BEACH, FL 32951

REVISIONS:

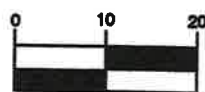
8/23/25 - REVISED SURVEY

LANTIC

355 TORTOISE VIEW DRIVE, SUITE E
SATELLITE BEACH, FL 32937
Ph: (321) 412-0027
elia@twigg@lanticsolutions.com



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ORANGE ST

LOT 37
BLOCK 27
PB 1, PG 58

REFERENCE BEARING
N90°00'00"W 840.00' (P)
840.00' (M)

1/2" IRON ROD
NO ID

LOT 24
BLOCK 27
PB 1, PG 58

N00°00'00"E 150.00' (M)
N00°00'00"E 150.00' (P)

206 SIXTH AVENUE
ONE STORY C.B.S.
SINGLE FAMILY
RESIDENCE

5/8" IRON ROD
LB7179

N90°00'00"W 60.00' (P)
N90°00'00"W 60.00' (M)

1/2" IRON ROD
NO ID

SIXTH AVE

22' ROADWAY
50' R/W

LOT 22
BLOCK 27
PB 1, PG 58

LEGAL DESCRIPTION:

LOT 23, BLOCK 27, PLAT OF WILCOX MELBOURNE BEACH, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 1, PAGE
58, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGEND:

P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVE
P.I. = POINT OF INTERSECTION
R.P. = RADIUS POINT
R/W = RIGHT-OF-WAY
P.O.B. = POINT-OF-BEGINNING
P.O.C. = POINT-OF-COMMENCEMENT
EL = ELEVATION
PB = PLAT BOOK
C.B.S. = CONCRETE BLOCK & STUCCO
ESMT. = EASEMENT
PG = PAGE
TYP = TYPICAL
(P) = PLAT
(D) = DEED
(M) = MEASURED
(C) = CALCULATED
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
D. = DELTA
R. = RADIUS
A. = ARC
T. = TANGENT
CONC. = CONCRETE
OHW = OVERHEAD WIRE
CL = CENTERLINE

P.U.&D. = PUBLIC UTILITY AND DRAINAGE EASEMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM(1988)
● = IRON MARKER FOUND
○ = IRON ROD WITH PLASTIC CAP MARKED
"LB 7040" SET
■ = 4"x4" CONCRETE MONUMENT FOUND
□ = 4"x4" CONCRETE MONUMENT MARKED
"LB 7040" SET
▲ = NAIL & DISK FOUND
△ = NAIL & DISK MARKED
"LB 7040" SET
◆ = LIGHT POLE
◇ = WATER METER
--- = CENTERLINE OF ROAD
--- = PROPERTY LINE
--- = 6" WOOD FENCE
■ = CONCRETE
■ = PAVEMENT

SURVEYORS NOTES:

1. This property may be subject to easements, restrictions, or other limitations, either recorded or implied. No opinion of Title or Ownership is hereby expressed or implied by the Surveyor. Easements and rights-of-way shown hereon except as called for by the plat only include those provided to the surveyor. The surveyor has made no search of the public records for such.
2. Only open and notorious evidence of easements and right-of-way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
3. Bearings hereon are referred to an assumed value of N90°00'00"E for the North Right-of-Way line of Sixth Avenue. Said Bearing is identical with the plat of record.
4. Type of Survey: Boundary
5. Use only property corners for the construction of fences and other improvements.
6. Some features shown hereon may be exaggerated for pictorial purposes. Published dimensions will precede map scaling.

SCALE: 1"=20'

Drawn By: A.C.B.

Chk'd By: C.S.B.

PROJECT:

2025-062 DEBCZAK 206 SIXTH AVE.DWG

REVS
A.
B.

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. # 7040
504 N. Harbor City Blvd. - Melbourne, FL 32901
Phone (321) 751-6088

CERTIFICATION
The Survey and this drawing have been prepared under my responsible charge to conform with applicable Standards of Practice as set forth by The Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This Certification is a statement of professional opinion based on the surveyor's knowledge, information and belief, which is based on the existing field evidence and documentary evidence as provided to the surveyor and is not an expressed or implied warranty or guaranty. This survey is not valid without surveyor signature and seal.

Digitally signed by Samuel C Bowers
Date: 2025.06.20 08:25:32
'-04'00

DATE OF SURVEY: 6/19/2025



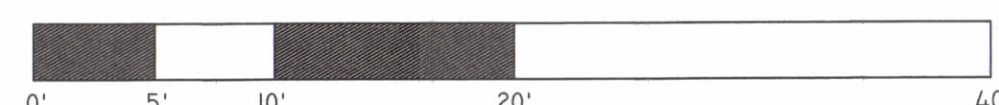
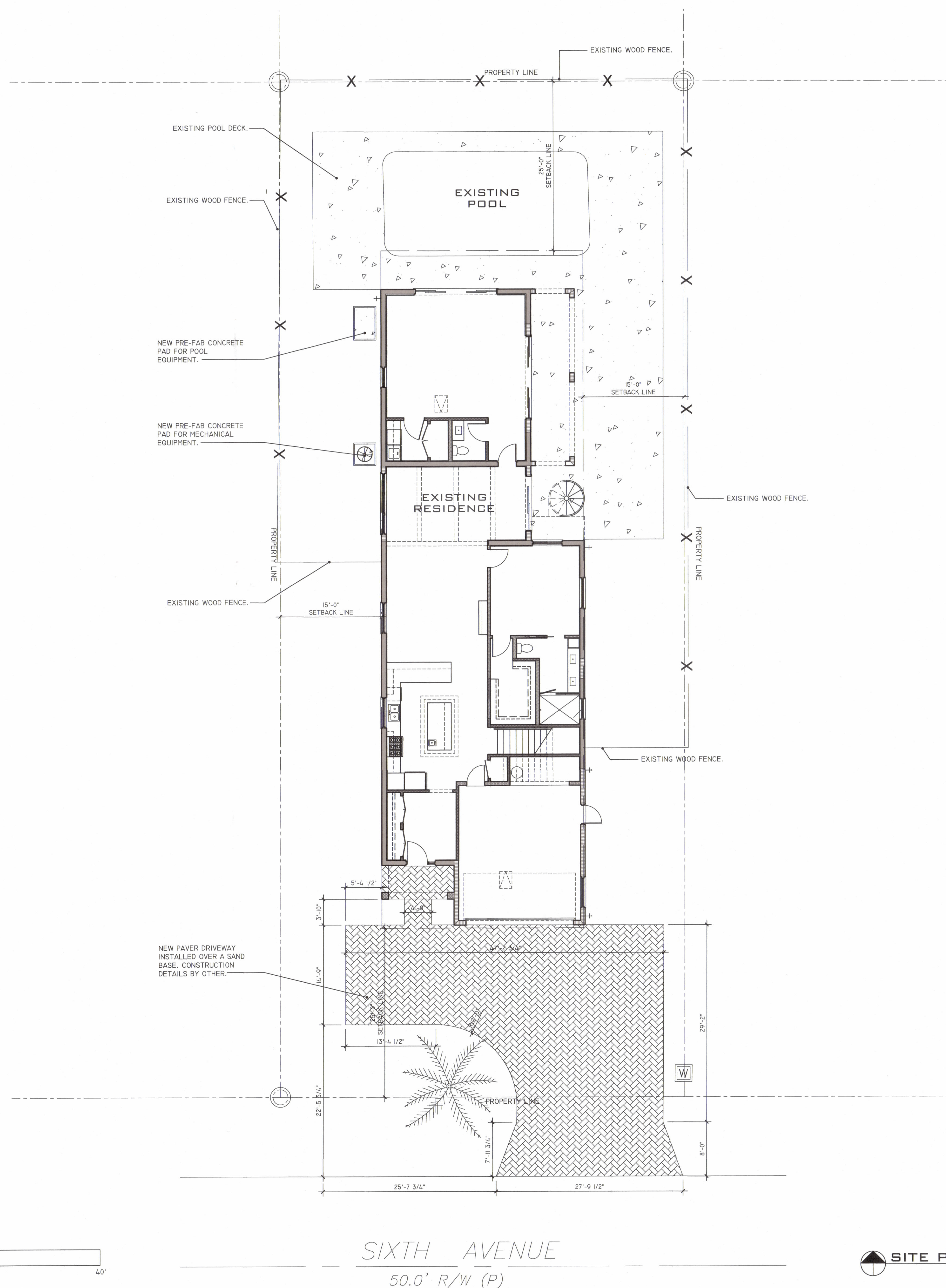
Samuel C. Bowers P.S.M.
FLA. CERT. NO. LS-5990

This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, and reproduction of this drawing without written permission of the surveyor is hereby forbidden.

CERTIFIED TO:

JOHN K. DEBCZAK &
ANNE DEBCZAK

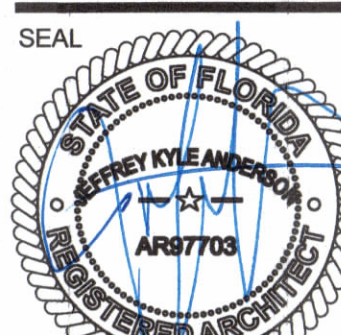
206 SIXTH AVE, MELBOURNE BEACH, FL 32951

 SITE PLAN

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

<div><div>LOCATION MAP</div><div></div></div>		<div><div>PROJECT LOCATION</div><div></div></div>		<div><div>PROJECT SUMMARY</div><div><div>PROJECT NAME :</div>DEBCZAK RESIDENCE</div><div><div>PROJECT ADDRESS :</div>206 SIXTH AVE MELBOURNE BEACH, FL 32951</div><div><div>CONTRACTOR:</div>BC RENO GROUP</div><div><div>SCOPE OF WORK:</div>RENOVATION OF AN EXISTING SINGLE STORY RESIDENCE.</div><div><div>PROPOSED USE :</div>SINGLE-FAMILY RESIDENTIAL</div><div><div>BUILDING TYPE :</div>RESIDENTIAL</div><div><div>ZONING CLASSIFICATION:</div>SRS SINGLE-FAMILY RESIDENTIAL</div><div><div>APPLICABLE CODES</div><div><div>FLORIDA BUILDING CODE:</div>2023 FBC-RESIDENTIAL</div><div><div>MECHANICAL CODE:</div>2023 FBC-MECHANICAL</div><div><div>PLUMBING CODE:</div>2023 FBC-PLUMBING</div><div><div>ENERGY CON. CODE:</div>2023 FBC-ENERGY CONSERVATION</div><div><div>ELECTRICAL CODE :</div>NEC 2020</div></div></div> <div><div>AUTHORITY / JURISDICTION :</div>TOWN OF MELBOURNE BEACH, FL</div>	
<div><div>PROJECT INFORMATION</div><div><div>SET BACK LINES:</div><div><div>FRONT:</div>25'-0"</div><div><div>SIDE INTERIOR:</div>15'-0"</div><div><div>SIDE CORNER:</div>25'-0"</div><div><div>REAR:</div>25'-0"</div></div><div><div>NUMBER OF STORIES</div>2</div><div><div>BUILDING HEIGHT:</div>24'- 7 3/4"</div><div><div>FINISH FLOOR ELEVATION:</div>15.76'</div><div><div>CROWN OF ROAD</div>12.93'</div><div><div>MAX HEIGHT:</div>25'-11.75"</div><div><div>LOT DIMENSIONS</div>60' x 150' x 60' x 150'</div><div><div>LOT SIZE:</div>9,000.00 SQ. FT.</div><div><div>GARAGE:</div>2 CAR GARAGE</div></div>				<div><div>OWNER :</div>JOHN AND ANNIE DEBCZAK</div> <div><div>ARCHITECT:</div>MELD STUDIO ARCHITECTURE, LLC JEFFREY ANDERSON, ARCHITECT 1542 GUAVA AVE. MELBOURNE, FL 32935 321-428-3869</div> <div><div>STRUCTURAL ENGINEER:</div>MK STRUCTURAL ENGINEERING MIKE KALAJIAN, P.E. 587 W. EAU GALLIE, BLVD., SUITE 201 MELBOURNE, FL 32935 321-574-2702</div>	
<div><div>GENERAL NOTES</div><div><div>1. OWNER/CLIENT RESPONSIBILITIES: REFERENCE IS MADE THROUGHOUT THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROVIDING SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. OWNER/CLIENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THOSE REQUIREMENTS BY THE OWNER, BUILDER, GENERAL CONTRACTOR, SUBCONTRACTORS AND OTHER PROFESSIONAL CONSULTANTS NOT RETAINED BY THE ARCHITECT.</div><div><div>2. PERMIT ARCHITECTURAL DRAWINGS: THIS SET IS SUFFICIENT TO BE PART OF THE PERMIT SET TO OBTAIN A BUILDING PERMIT. THIS SET DOES NOT INCLUDE THE REQUIRED SHOP DRAWINGS/NOA REQUIRED FOR PERMITTING THE CONTRACTOR SHOULD CHECK WITH THE OWNER TO DETERMINE THE SCOPE OF WORK OF THE ARCHITECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT.</div><div><div>3. BUILDING MAINTENANCE: THE EXPOSED MATERIAL USED IN THE CONSTRUCTION OF THIS PROJECT WILL DETERIORATE AS THE COMPLETED PROJECT AGES UNLESS PROPERLY AND ROUTINELY MAINTAINED. OWNER/CLIENT SHALL WORK WITH THE CONTRACTOR TO DEVELOP A PLAN TO KEEP THESE EXPOSED MATERIALS PROTECTED AND MAINTAINED.</div><div><div>4. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE, AND FEDERAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IS IN VIOLATION AND SHALL BEAR ALL COST OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.</div><div><div>5. THE GENERAL CONTRACTOR MUST THOROUGHLY EXAMINE THE JOB SITE AND FINAL CONSTRUCTION DRAWINGS PRIOR TO STARTING CONSTRUCTION. IF ANY CONFLICTS ARISE, THE GENERAL CONTRACTOR MUST NOTIFY THE ARCHITECT AND ALLOW FOR SUFFICIENT TIME FOR RESOLUTION WITHOUT DELAYING WORK.</div><div><div>6. SUBSTITUTIONS / CHANGES: NO SUBSTITUTIONS/CHANGES CAN BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE OWNER / CLIENT. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR ANY SUBSTITUTIONS/CHANGES WITHOUT THE ARCHITECTS WRITTEN AUTHORIZATION. ANY APPROVAL REQUIRED BY THE BUILDING OFFICIAL FOR SUBSTITUTIONS/CHANGES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</div><div><div>7. DO NOT SCALE FROM PLANS. PLEASE CALL THE ARCHITECT IF YOU REQUIRE ANY DIMENSIONS.</div></div></div></div></div></div></div></div></div>					
<div><div>SCHEDULE OF DRAWINGS</div><div><div>SHEET DESCRIPTION</div><div><div>A0.1 COVER SHEET / INFORMATION / CALCULATIONS & SITE PLAN</div><div><div>A0.2 ARCHITECTURAL SPECIFICATIONS & FINISH SCHEDULE</div><div><div>A1.00 DEMOLITION PLAN</div><div><div>A1.10 FIRST & SECOND FLOOR PLAN</div><div><div>A1.20 FIRST & SECOND REFLECTED CEILING PLAN</div><div><div>A1.30 ENLARGED PLANS & ROOF PLAN</div><div><div>A2.10 EXTERIOR ELEVATIONS</div><div><div>A2.11 EXTERIOR ELEVATIONS</div><div><div>A3.01 SECTION</div><div><div>A3.02 SECTION</div><div><div>A3.03 SECTION / DETAILS</div><div><div>A4.01 INTERIOR/EXTERIOR WINDOWS AND DOORS ELEVATIONS AND SCHEDULES</div><div><div>A4.10 WINDOWS AND DOOR DETAILS</div><div><div>A4.11 DOOR DETAILS</div><div><div>E1.0 ELECTRICAL / LIGHTING PLAN</div><div><div>E1.1 ELECTRICAL RISER CALCULATIONS/ ELECTRICAL DIAGRAM & PLUMBING RISER</div><div><div>S1 STRUCTURAL NOTES</div><div><div>S2 FOUNDATION PLAN AND DETAILS</div><div><div>S3 SECOND FLOOR & ROOF FRAMING PLAN</div><div><div>S4 STRUCTURAL SECTIONS AND DETAILS</div><div><div>S5 STRUCTURAL SECTIONS AND DETAILS</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>					

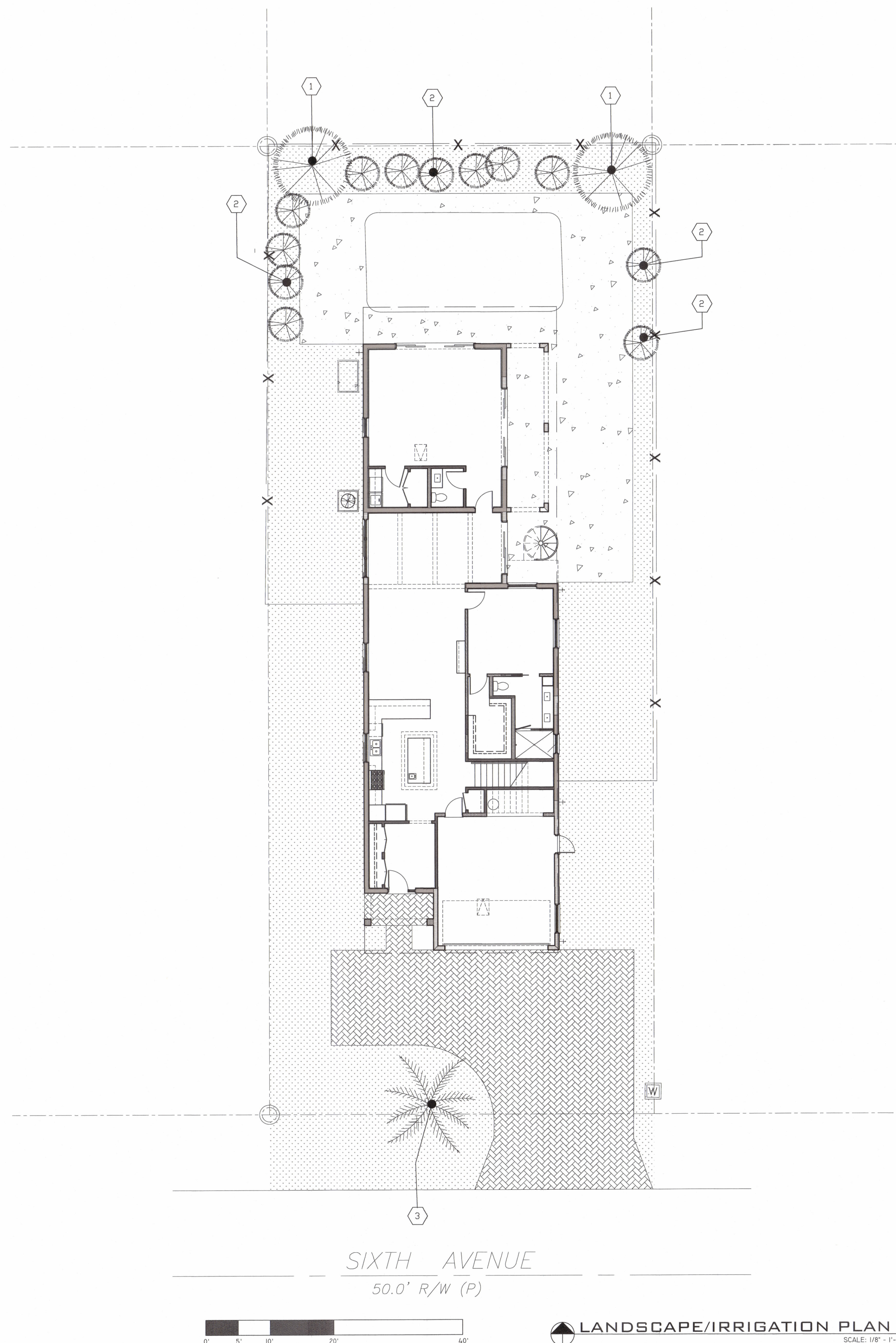
<div><div>KEY ABBREVIATIONS AND SYMBOLS</div><div><div>(TYP): TYPICAL</div><div><div>W.H. WATER HEATER</div><div><div>DW DISHWASHER</div><div><div>LAV. LAVATORY</div><div><div>REF REFRIGERATOR</div><div><div>FREZ. FREEZER</div><div><div>MIC. MICROWAVE</div><div><div>AHU AIR HANDLING UNIT</div><div><div>CU COMPRESSOR UNIT</div><div><div>WC WATER CLOSNET</div><div><div>H.B. HOSE BIB</div><div><div>SQ. SQUARE</div><div><div>FT. FEET</div><div><div>P.T. PRESSURE TREATED</div></div></div></div></div><div><div>DETAIL #</div><div><div>SECTION CUT</div><div><div>SHEET #</div><div><div>ROOM TAG</div><div><div>WINDOW TAG</div><div><div>DOOR TAG</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>	
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SHEET TITLE
COVER SHEET /
INFORMATION/
CALCULATIONS /
SITE PLAN

SHEET NUMBER

A0.1



1. ITEMS NOTED BELOW REFER TO TAGS ON FLOOR PLAN. CONTRACTOR TO CONTACT ARCHITECT WITH ANY ERROR OR ISSUES WITH NOTES OR DIMENSION ON PLAN.

2. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DETAILS AND INFORMATION.

P-1 BUILT-IN CLOSET SYSTEM (TO BE SELECTED BY CLIENT). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE IN-WALL BLOCKING AS REQUIRED FOR INSTALLATION.

P-2 AIR HANDLING UNIT (AHU). CONTRACTOR'S SELECTED MECHANICAL SUBCONTRACTOR TO PROVIDE SPECIFICATION AND INSTALLATION DETAIL FOR THE HOUSE MECHANICAL SYSTEM, INCLUDING THE COMPRESSOR. SEE STRUCTURAL DRAWINGS FOR PAD INFORMATION.

P-3 PRE-FABRICATED ALUMINUM SPIRAL STAIR, GUARDRAILING, HANDRAILING, AND LANDING BY OTHERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECTURE AND STRUCTURAL ENGINEER'S REVIEW AND APPROVAL. COMPLY WITH 2023 FBC, CH. 10, SECTION 101 STAIRWAYS, 1011.1 SPIRAL STAIRWAYS.

P-4 WOOD FRAMED STAIR, SEE DETAIL 8, SHEET A3.02

P-5 CONTINUOUS EXTERIOR/INTERIOR HANDRAIL AND GUARD COMPLYING WITH FBC-RESIDENTIAL SECTION R317.8.7.8. AND R312.1.1. TOP OF GUARD/HANDRAIL AT MIN. 4" OPENING IN GUARD RAIL. SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. SEE R317.1.8.3.5 FOR GRIP SIZE REQUIREMENTS. HANDRAIL/GUARD TO BE SELECTED BY OWNER AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

P-6 SEE WALL CAP DETAIL 12 SHEET A3.02 FOR MORE INFORMATION

P-7 NEW BUILT-IN UPPER, AND LOWER CABINETS TO BE SELECTED BY CLIENT AND SHOP DRAWING TO BE DEVELOPED BY CABINET SUBCONTRACTOR / DESIGNER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION.

P-8 HOSE BIB. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

P-9 WATER HEATER WITH RE-CIRCULATION PUMP. PLUMBING CONTRACTOR TO PROVIDE SPECIFICATIONS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

P-10 PROVIDE IN-WALL RECESSED DRYER VENT BETWEEN STUDS. VENT DRYER TO EXTERIOR WALL THROUGH FLOOR TRUSSES. VENT TO EXTERIOR WITH ALUMINUM DRYER VENT CAP.

P-11 PROVIDE IN-WALL OUTLET BOX FOR WASHING MACHINE SUPPLY AND DRAIN LINE.

P-12 BUILT IN SHELVEING.

P-13 NEW BUILT-IN KITCHEN UPPER, LOWER, AND ISLAND CABINETS TO BE SELECTED BY CLIENT AND SHOP DRAWING TO BE DEVELOPED BY CABINET SUBCONTRACTOR/DESIGNER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION. CONTRACTOR TO COORDINATE ALL PLUMBING AND ELECTRICAL WIRING WITH CABINET DESIGN.

P-14 BUILT IN LAUNDRY ROOM CABINETS, TO BE SELECTED BY CLIENT AND SHOP DRAWING TO BE DEVELOPED BY CABINET SUBCONTRACTOR/INTERIOR DESIGNER. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION OF CABINETS. CONTRACTOR TO COORDINATE ALL PLUMBING AND ELECTRICAL WIRING WITH CABINET DESIGN.

P-15 WALL AND CEILING SURFACES UNDER THE STAIR TO BE PROTECT WITH 5/8" GYPSUM BOARD PER FBC R302.7.

P-16 INFILL EXISTING CMU WALL. SEE STRUCTURAL DRAWINGS FOR INFILL CMU DETAIL.

P-17 NEW DOOR IN EXISTING CMU WALL LOCATION. SEE ELEVATION FOR DETAILS. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION. SEE STRUCTURAL DRAWINGS FOR CMU MODIFICATIONS.

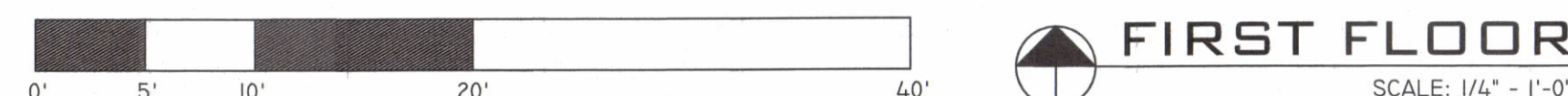
P-21 WALL TO ROOF FLASHING. SEE DETAIL 5 SHEET A3.02

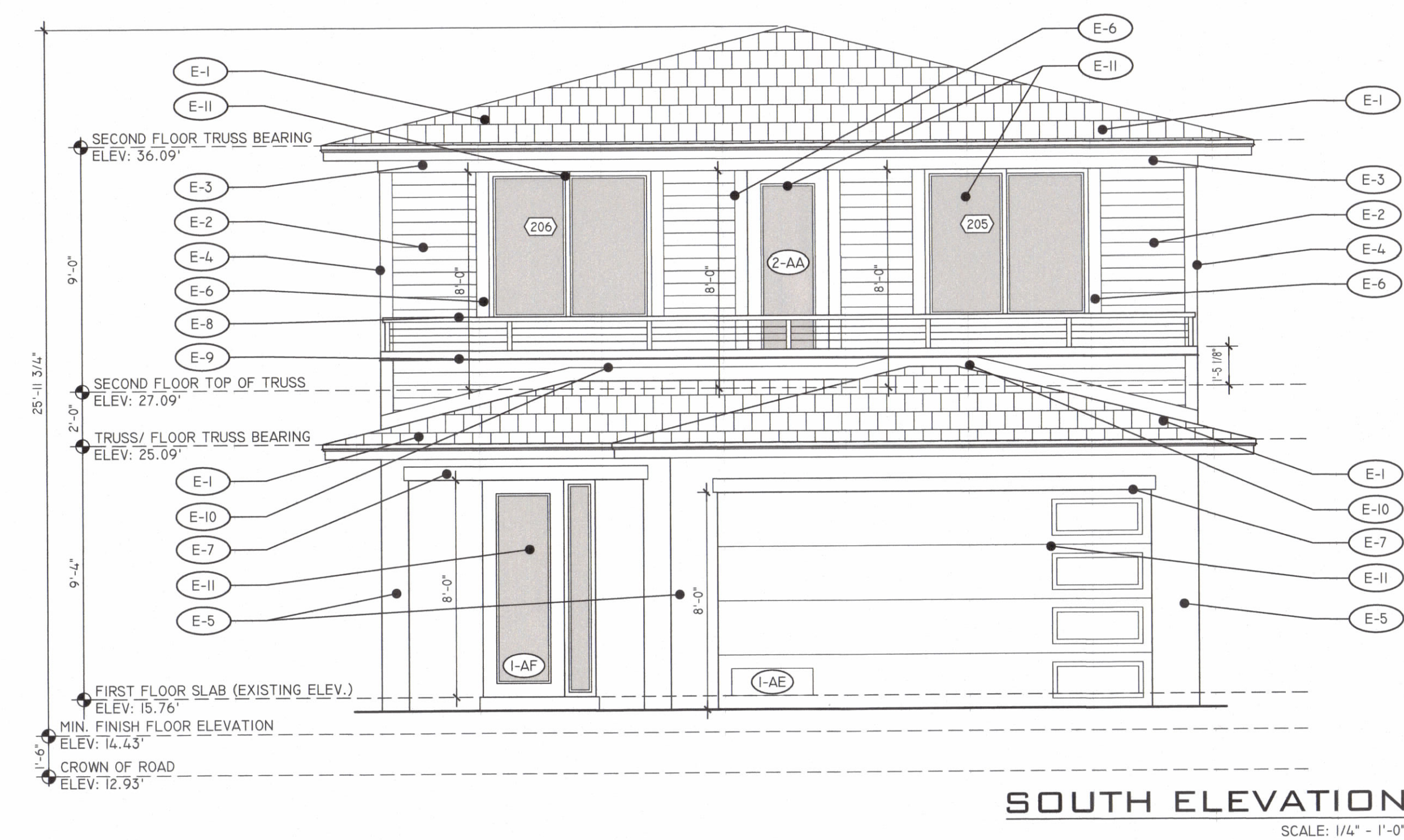
P-22 WALL TO BALCONY DETAIL WITH RAILING. SEE DETAIL 11, SHEET A3.02.

P-23 COMPRESSOR UNIT. CONTRACTOR'S SELECTED MECHANICAL SUBCONTRACTOR TO PROVIDE SPECIFICATION AND INSTALLATION DETAIL FOR THE HOUSE MECHANICAL SYSTEM, INCLUDING THE COMPRESSOR. SEE STRUCTURAL DRAWINGS FOR PAD INFORMATION.

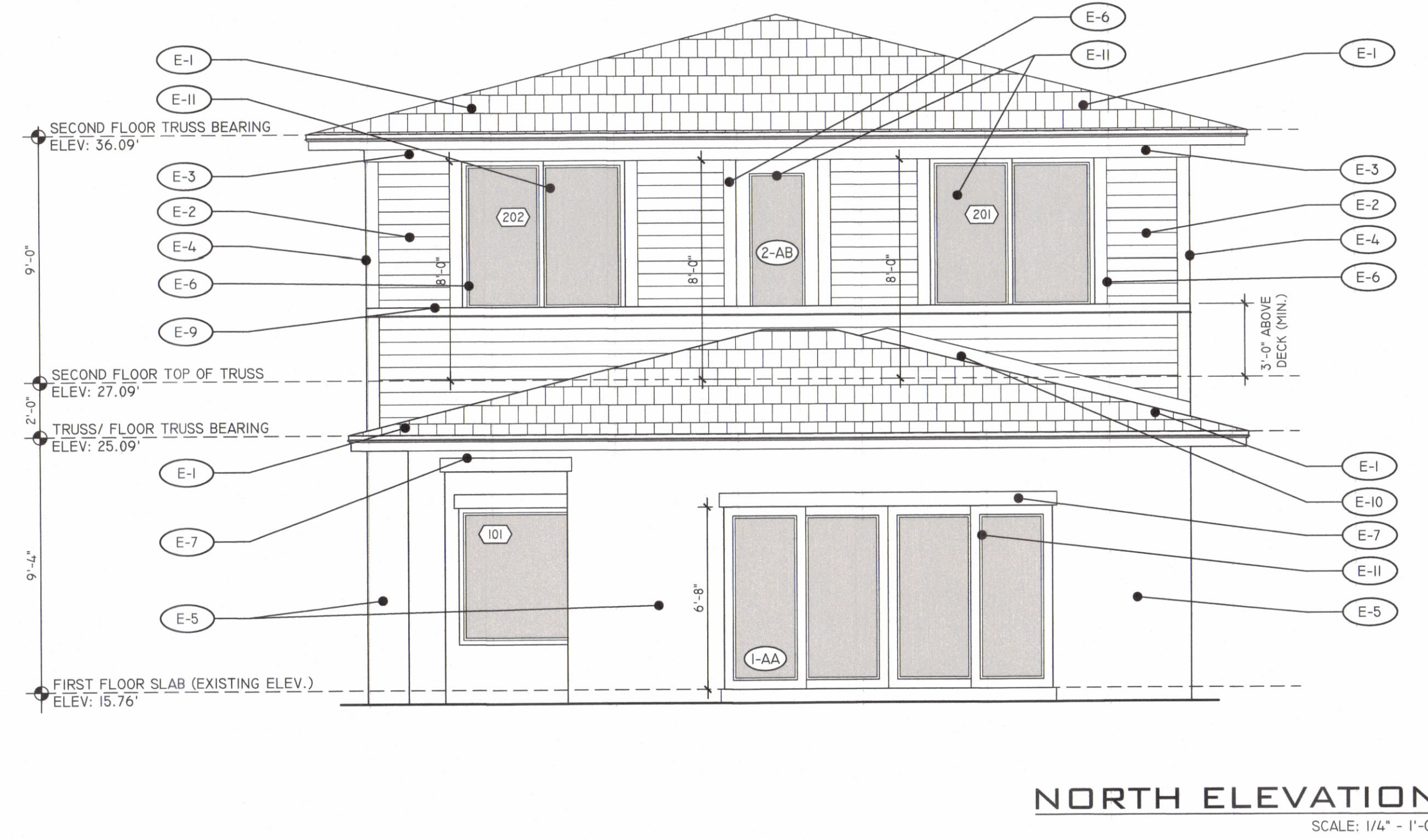
P-24 RECESSED FLOOR TO BE INFILLED WITH CONCRETE. SEE STRUCTURAL DRAWINGS FOR DETAILS.

P-25 3'-0" TALL HALF WALL.

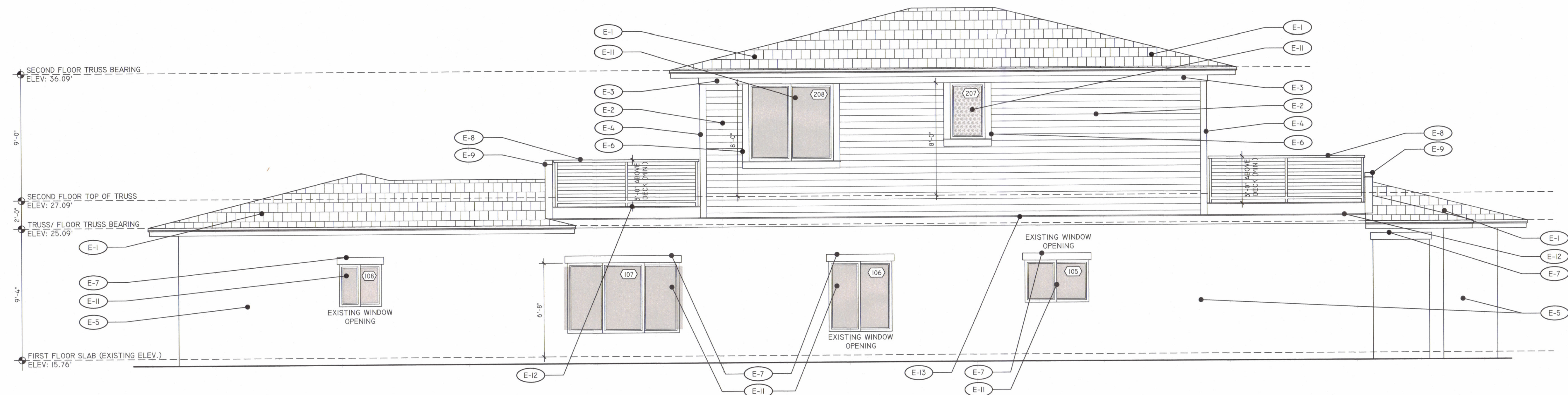




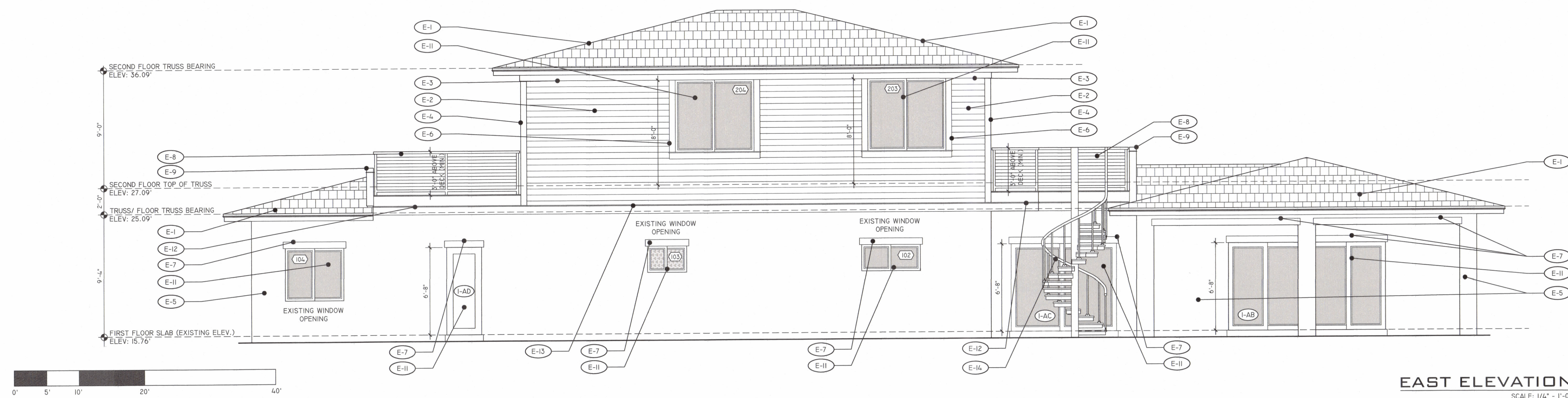
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION NOTES

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL SPECIFICATION SHEET A0.2 FOR GENERAL CONSTRUCTION INFORMATION RELATED TO THE PROJECT.
2. FINISH FLOOR DATUM REFERENCES TOP OF SLAB DRAWINGS. VERIFY WITH SURVEY OR CIVIL ENGINEERING DRAWINGS.
3. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWING AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK. DO NOT SCALE PLANS. CONTACT ARCHITECT FOR ANY ADDITIONAL INFORMATION OR DIMENSIONS REQUIRED.
4. DIMENSIONS ARE TAKEN FROM STRUCTURAL ELEMENTS ONLY.
5. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
6. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE PRODUCT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND STANDARD DETAILS, IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS REQUIREMENTS AND DESIGN INTENT.
7. ALL EXTERIOR PORCHES AND BALCONIES ARE SLOPED. SEE FLOOR PLAN FOR REQUIRED SLOPE.
8. SLOPE GRADE AWAY FROM STRUCTURE ON ALL SIDES.

ELEVATION NOTES:

1. ITEMS NOTED BELOW REFER TO TAGS ON FLOOR PLAN. CONTRACTOR TO CONTACT ARCHITECT WITH ANY ERROR OR ISSUES WITH NOTES OR DIMENSION ON PLAN.
2. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DETAILS AND INFORMATION.
- SHINGLE ROOF. SEE ROOF PLAN, SHEET A1.20 FOR INSTALLATION DETAILS, PITCH, ETC.
- HARDIE HZIO LAP SIDING. INSTALLED PER MANUFACTURER'S SPECIFICATION. SEE DETAIL 14, SHEET A3.02.
- HARDIE HZIO Ix6 TRIM BOARD (SMOOTH). INSTALLED PER MANUFACTURER'S SPECIFICATION.
- HARDIE HZIO Ix6 TRIM. CORNER BOARD (SMOOTH). INSTALLED PER MANUFACTURER'S SPECIFICATION. SEE DETAIL 15/16, SHEET A3.02.
- STUCCO OVER CMU. SEE ARCHITECTURAL SPECIFICATIONS SHEET A0.2 FOR STUCCO SPECIFICATION.
- HARDIE HZIO, SMOOTH WINDOW AND/OR DOOR TRIM. SEE WINDOW AND DOOR PROFILES FOR MORE INFORMATION ON WINDOW TRIM, SHEET A4.02.
- 7' X 6" STUCCO HEADER. EXTEND HEAD PAST OPENING BY 2" ON EITHER SIDE. INSTALL WITH PVC STUCCO BEAD. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- CONTINUOUS CUSTOM GUARDRAIL. COMPLYING WITH FBC-RESIDENTIAL SECTION R312.1. TOP OF GUARD AT 36" A.F.F. OPENING IN GUARD RAIL SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. SEE R311.7.8.3 FOR GRIP SIZE REQUIREMENTS. HANDRAIL/GUARD TO BE SELECTED BY OWNER AND INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
- WALL CAP. SEE DETAIL 11/12, SHEET A3.02.
- WALL TO ROOF FLASHING. SEE DETAIL 5, SHEET A3.02.
- EXTERIOR DOOR/ WINDOW. SEE FLOOR PLAN FOR OPENING TAG.
- EDGE OF BALCONY DETAIL AND OTHER BALCONY DETAILS. SEE DETAIL 9, 10, AND 11, SHEET A3.02.
- HARDIE BOARD SKIRT BOARD. SEE DETAIL 6, SHEET A3.02.
- PRE-FABRICATED, ALUMINUM SPIRAL STAIR. SEE FLOOR PLAN FOR DETAILS.

meD studio
ARCHITECTURE

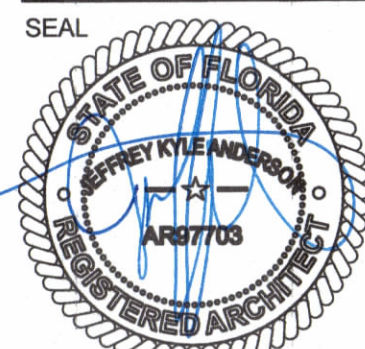
1542 GUAVA AVE
MELBOURNE, FL 32935
321.428.3869
design@medstudio.com

JOB #: R-2024-035
DRAWN: JKA
CHECKED: JKA

DATE
☐ SD
☐ DD
☐ CD
☐ BID
☒ PERMIT 2025-04-18

REVISIONS:
A -
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CUSTOM DESIGN
DEBCZAK RESIDENCE
206 SIXTH AVE. MELBOURNE BEACH, FL 32951



SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.00

§ 7A-30. DISTRICT REGULATIONS ESTABLISHED.

District regulations shall be set forth in the following sections, and as set forth in §§ 7A-50 through 7A-69.

(‘75 Code, Appendix A, Art. VI) (Ord. passed 9-26-72)

This following table is to provide general information regarding zoning criteria, specific language included in each section of the Zoning Ordinance takes precedence over this table.

1-RS, 2-RS, AND 3-RS SINGLE FAMILY RESIDENTIAL DEVELOPMENT ZONING CRITERIA

CRITERIA ⁽¹⁾	Lot Area (min sq ft)	Lot Width (min ft at building line)	Lot Depth (min ft)	Lot Coverage (max % by principal structure only)	Minimum Pervious Area % per Lot	Living Area (min sq ft excluding garage and porch)	Height (maximum)	Minimum Yards (feet)			
DISTRICT								Front	Side Interior	Side Corner	Rear
1-RS	12,000	100	120	30	30	1,800	28	25	15	25	25
2-RS	11,250	90	100	30	30	1,600	28	25	15	25	25
3-RS	10,000	90	100	30	30	1,400 ⁽²⁾	28	25	15	25	25

(1) Compliance with applicable supplementary regulations provided in §§ 7A-50 through 7A-69, and Chapter 9A is required.

(2) One half of the garage area, not to exceed 200 square feet, excluding porches may be used to meet minimum square footage requirements.

(Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2019-04, adopted 9-18-19)

Florida Beachside Communities – Impervious Surface Comparison

Community	Impervious Surface Limit	Purpose / Key Impact	Effect on Large Homes	Notes
North Palm Beach	50% front yard; up to 55% w/ waiver	Stormwater control, aesthetic preservation, protect privacy in small-lot areas	2,500 sq. ft. max on 5,000 sq. ft. lot — discourages oversized homes	Requires 30% landscaping; 2-story/30 ft height cap
Vero Beach	35–40% in beachside zones	Maintain small-town, eco-friendly coastal feel	3,000 sq. ft. max on 7,500 sq. ft. lot — favors modest footprints	Based on decades of zoning rollbacks since 1978
Miami-Dade (Unincorp. / Key Biscayne)	40–50% (new ordinance, Mar 2025)	Resilience and flood mitigation in coastal zones	2,400 sq. ft. max on 6,000 sq. ft. lot — limits overbuilding	Permits now required for all impervious installations
Pinellas County (Unincorp.)	~40–50% (varies by zone)	Protect water quality; incentivize stormwater management	2,000 sq. ft. max on 5,000 sq. ft. lot — restricts driveway/house coverage	ERU system assigns runoff value per lot
Seaside (Walton Co.)	40–45% (form-based code)	Support walkability, green space, New Urbanist design	1,600 sq. ft. max on 4,000 sq. ft. lot — enforces quaint, compact homes	Strict architectural guidelines
Sanibel Island	Varies (up to 45% in GC zones)	Environmental preservation, stormwater filtration	Smaller homes required due to lower coverage allowance	Overhangs excluded from impervious calc.

Key Insights

- **40% impervious surface caps** are increasingly common in **environmentally sensitive areas** to reduce runoff, preserve aesthetics, and restrict massive homes on small lots.
- Communities like **Vero Beach, Seaside, Sanibel, and Pinellas County** lead with stricter ratios, effectively limiting large-scale development.
- Areas without explicit caps (e.g., **Naples, Boca Raton**) often rely on **stormwater permits and landscaping rules** to achieve similar outcomes.
- The "**60 vs. 40**" debate highlights how much more restrictive a 40% limit is: on a 5,000 sq. ft. lot, **60% allows 3,000 sq. ft. impervious**, while **40% allows only 2,000 sq. ft.**

Below is a list of Florida beachside communities that have implemented or are known for stricter impervious surface limits, focusing on those with regulations leaning toward lower percentages (e.g., 40% or similar) to prevent overdevelopment. Details are based on available zoning codes, ordinances, and related regulations, with an emphasis on coastal areas.

1. North Palm Beach Impervious Surface Limit: 50% for front yards, with a possible 5% waiver for circular driveways (e.g., up to 55%). This applies to residential properties, effectively limiting the footprint of homes and associated paving. Details: The village has zoning rules to address concerns about large two-story homes overwhelming smaller lots, particularly in coastal neighborhoods. Requires 30% of a property to be landscaped, ensuring permeable surfaces like grass or mulch, which discourages expansive home footprints. Height restrictions (two stories, 30 feet) complement impervious limits to control development density. These rules aim to preserve aesthetics and privacy in neighborhoods with smaller lots near the coast. Impact on Large Homes: A 50% impervious limit on a small lot (e.g., 5,000 sq. ft.) restricts the total impervious area to 2,500 sq. ft., including the home, driveway, and patios. This forces smaller home designs and more open space, preventing oversized structures. Source: North Palm Beach zoning updates Contact: Village of North Palm Beach Planning Department for specific lot regulations.

2. Vero Beach Impervious Surface Limit: Varies by zoning district, but residential beachside zones (e.g., R-1A, R-1AA) often limit impervious surfaces to around 40–50% to preserve coastal character. Details: Vero Beach's zoning code, revised in 1978 after community pushback against high-rise and dense development, emphasizes low-density residential zones along the coast. Site plan requirements include stormwater management and permeable surface mandates, often capping impervious areas at 40% in single-family zones to ensure adequate green space. The city reduced residential density and building intensities over decades, focusing on maintaining a small-town, eco-friendly coastal vibe. Example: In R-1A districts, lot coverage (including buildings and impervious surfaces) is typically limited to 35–40%, with additional landscaping requirements. Impact on Large Homes: On a 7,500 sq. ft. lot, a 40% limit allows 3,000 sq. ft. of impervious surfaces, constraining home size and accessory structures. This encourages modest homes and prevents lot-maximizing designs. Source: Vero Beach Zoning & Land Development Regulations Contact: City of Vero Beach Planning Division for precise zoning district rules.

3. Miami-Dade County (Unincorporated Coastal Areas, e.g., Key Biscayne) Impervious Surface Limit: New ordinance (effective March 31, 2025) establishes impervious surface permits with minimum permeability requirements, often targeting 40–50% impervious limits in residential zones to manage stormwater. Details: Applies to single-family and duplex properties in coastal unincorporated areas, including beachside communities like

Key Biscayne. Impervious surfaces (e.g., concrete, pavers, roofs) require permits to ensure runoff doesn't flood neighboring properties. Permeability standards often translate to 40–50% impervious caps in practice. The ordinance aims to enhance resilience and water quality, critical in low-lying coastal zones prone to flooding. Key Biscayne, an island village, has sophisticated zoning that balances development with environmental preservation, often enforcing strict lot coverage and impervious limits. **Impact on Large Homes:** A 40% limit on a 6,000 sq. ft. lot restricts impervious surfaces to 2,400 sq. ft., forcing smaller home footprints and more permeable landscaping. This prevents oversized homes that dominate small coastal lots. **Source:** Miami-Dade Impervious Surface Ordinance **Contact:** Miami-Dade County Department of Regulatory and Economic Resources for specific coastal zoning details.

4. Pinellas County (Unincorporated Coastal Areas, e.g., near Clearwater) Impervious Surface Limit: Varies, but single-family properties are assessed based on impervious area, with median impervious surfaces around 2,339 sq. ft. (Equivalent Residential Unit). Zoning often caps impervious coverage at 40–50% in coastal residential zones. **Details:** Pinellas County's Surface Water Assessment uses impervious area to calculate fees, incentivizing lower impervious coverage to reduce runoff. Coastal communities like those near Clearwater (e.g., Tiny Town community) have zoning that encourages smaller homes, with impervious limits often around 40% to protect water quality and reduce flooding. Small lots in unincorporated areas must balance building footprints with permeable surfaces like grass or permeable pavers to meet stormwater regulations. **Impact on Large Homes:** On a 5,000 sq. ft. lot, a 40% limit allows 2,000 sq. ft. of impervious surfaces, significantly restricting home size and paving. This promotes smaller, eco-friendly homes in beachside areas. **Source:** Pinellas County Surface Water Assessment **Contact:** Pinellas County Planning Department for zoning ordinances in specific coastal areas.

5. Seaside (Walton County) Impervious Surface Limit: While exact percentages vary, Seaside's form-based code emphasizes low-impact development, often limiting impervious surfaces to 40–50% in residential zones to maintain a pedestrian-friendly, eco-conscious community. **Details:** Seaside, a planned community along Highway 30A, is known for its New Urbanist design and strict zoning to preserve coastal aesthetics. Zoning encourages small-lot homes with significant green space, using permeable materials and landscaping to manage runoff. Lot coverage (including buildings and impervious surfaces) is typically capped at 40–45% in single-family zones, with additional open-space requirements. The community's design code prioritizes small, cottage-style homes over large estates, aligning with the goal of preventing oversized homes on small lots. **Impact on Large Homes:** On a 4,000 sq. ft. lot, a 40% limit allows 1,600 sq. ft. of impervious surfaces, ensuring modest home sizes and ample permeable areas. This maintains Seaside's quaint, low-density character. **Source:** Seaside

community description Contact: Walton County Planning and Development Services for Seaside's specific code. Notes and Limitations Lack of Explicit "60 vs 40" Data:

I focused on communities with lower impervious limits (40–50%) that achieve the goal of restricting large homes on small lots. The 60% figure may reflect older or less restrictive codes in some areas, but 40% is more common in environmentally sensitive coastal zones. Variation by Zoning District: Impervious surface limits vary by municipality and zoning district. Exact percentages require checking local zoning codes, often available through city or county planning departments.

Tiny Home Communities: Some beachside tiny home communities (e.g., Tiny House Siesta in Siesta Key, Orlando Lakefront) inherently limit impervious surfaces by promoting small footprints (under 1,000 sq. ft.). However, specific impervious ratios are not always documented and may align with county standards (e.g., 40–50%).

Nonconforming Lots: In some communities, older lots may be grandfathered under less restrictive rules, allowing higher impervious coverage. New developments, however, face stricter limits. **Environmental Context:** Impervious limits are critical in coastal areas to reduce runoff, flooding, and ecological damage.

Studies show that areas with over 30% impervious cover can harm local water bodies, supporting the trend toward 40% or lower limits. **Recommendations** To confirm exact impervious surface limits and their impact on home size, contact the planning or zoning departments of the listed communities. They can provide detailed ordinances, especially for specific lots or zoning districts. For example: North Palm Beach: Planning Department (561-841-3389) Vero Beach: Planning Division (772-978-4550) Miami-Dade County: Regulatory and Economic Resources (305-375-2800) Pinellas County: Planning Department (727-464-8200) Walton County: Planning and Development Services (850-892-8110)

EAB Requested Fact Check

The EAB, in their report requested that the actual land development codes for selected Florida Cities be checked by P&Z

Check Completed by P&Z Member, Dan Harper

EAB has provided a compilation of anecdotal land development information for six selected cities/counties in Florida (Exhibit 1). They have requested P&Z to look into the actual respective land development codes to aide in their analysis. I have added an additional twelve east coast cities to expand the sample size (Exhibit 2).

Land Development Metrics Based on Actual Code

- **Minimum Pervious Area Requirements**—the Melbourne Beach requirement of 30% is greater than or equal to all the EAB selected cities (See Exhibits 1)

- **Impervious Limits**—Melbourne Beach at 70% is consistent with the sample city range of 70-75% (Exhibits 1&2).
- **Principal Structure Lot Coverage Maximum**—the Melbourne Beach maximum is set at 30%. The surveyed cities, on average, allowed coverage up to 35-40% of the lot. (See Exhibits 1 & 2).
- **Primary Structure Setbacks**—the Melbourne Beach required front and rear setbacks are greater than or equal to all the cited cities. The side setbacks are five feet more than the sample cities (See Exhibit 1 & 2).
- **Building Height Limitations**—the Melbourne Beach building height at 28 feet is substantially less than the average sample city of 35 feet. (See Exhibit 1 & 2).
- **Lot Retention of Stormwater**—Melbourne Beach currently requires essentially 100% retention on the lot through the use of swales and holding ponds. None of the cited cities had anything close to this.

The EAB's "Impervious Surface Comparison" schedule reflected city maximum impervious allowances on a lot of not more than 40-50% of the area. The actual City codes reflected maximums of 70-75% (Exhibit 4). This EAB understatement could be in part due to the EAB's unfamiliarity with standard definitions utilized in land development codes (Exhibit 3). Additionally, the EAB report focused on smaller lot sizes in the 4,000 to 7,500 SF range. With the exception of the 3-RS zone, most Melbourne Beach lots are approximately ¼ acre in size (10,000 to 12,000 SF). These lots are on the larger size when compared to other urban zones.

Conclusions:

Melbourne Beach has in general more restrictive land development constraints than the 18-city sample.

The required minimum pervious area of 30% was consistent with the sample city range of 25-30%.

Melbourne Beach's primary structure limitation at 30% of the lot area is more restrictive than the average 18-city sample of 35-45%.

EAB's conclusion that 40% impervious caps are increasingly common was found to not be supported by the actual city codes. The cities that had actual codes allowed maximums of 60-75% of the lot area. Cities with implied impervious maximums (Lot size minus minimum pervious) had maximums of 70-75%.

Recommendation:

Have the EAB identify five houses in the 3-RS zone that they believe are a mismatch for the respective lot size. P&Z could then pull the plans and review the metrics to determine if modifications for this zone merit further study.

EXHIBIT 1**Verified Development Standards Based On Actual Code Sections**

Code Sec Ref	District	City/County	Height	Minimum Pervious	Principal Structure Max Lot Coverage	Floor/ Area Ratio	Front	Setbacks Rear	Side	Max Per Code Impervious	Max Implied Impervious
Article III	R-1	N. Palm Beach	30'	30%	no reg	no reg	25	20	10	no reg	70%
61.06	R-1A	Vero Beach	35'	25%	no reg	30-38%	25	25	15	no reg	75%
Article II&III	RU-1	Miami-Dade County	35'	25%	35-45%	no reg	15	15	7.5	no reg	75%
Article V	VR-PS	Key Biscayne	35'	30%	35-38%	30-36%	20-25	25	7.5	no reg	70%
Article IV	R-1to 3	Pinellas County	35'	no reg	no reg	no reg	20	6 to 10	6 to 10	75%	
Appendix C	UR	Walton County	32-50'	no reg	no reg	50%	20	15	7.5	60%	
7A-30	3-RS	Melbourne Beach	28'	30%	30%	no reg	25	25	15	no reg	70%

EXHIBIT 2**Development Code Additional Cities**

Code Section	District	City/County	Height	Minimum Pervious	Principal Structure Max Lot Coverage	Floor/Area Ratio	Set-Backs			Max Per Code Impervious
							Front	Rear	Side	
Sec 2-15	R-2	Ormond Beach	30 ft	no reg	35%	no reg	30	25	8	75%
Sec 62.20	R-1	Rockledge	30 ft	no reg	35%	no reg	35	30	15	no reg
Sec 2.0	R-1AA	City of Melbourne	36 ft	no reg	40%	no reg	25	25	10	no reg
Article 9	R-1a	Daytona Beach	35 ft	no reg	35%	no reg	30	25	10	no reg
Article II	R-2&3	Volusia County	35 ft	no reg	35%	no reg	30	20	8 to 10	no reg
Article IV	R-1&2	Satellite Beach	35 ft	no reg	50%	no reg	25	15-20	10	60%
Sec 125-192	R-1 to R-3	Ft Pierce	28 ft	no reg	25-35%	no reg	25	15-20	7	no reg
Sec 28-330	IRCN-R	Titusville	35 ft	no reg	35%	no reg	25	25	10	no reg
Article V	R-1&2	New Smyrna Beach	35 ft	no reg	40%	no reg	30-35	8 to 10	7.5 to 10	60%
Chpt 3	SFR-2&3	Palm Coast	35 ft	no reg	no-reg	no reg	20-25	6.5-10	7.5	70-75%
Article V	RS1-3	Port St Lucie	35 ft	no reg	no reg	no reg	25	25	7 1/2	no reg
Div 18&19	R-1&R1A	Jupiter	35 ft	no reg	35-40%	no reg	25	15-Oct	7.5 to 15	no reg
7A-30	1,2,3-RS	MELBOURNE BEACH	28 ft	30%	30%	no reg	25	25	15	no reg

EXHIBIT 3. Key Definitions for Lot Restrictions

1. **Permeable Area**—all surfaces that allow water to infiltrate into the ground, such as grass, landscaping, or permeable pavers.
2. **Impervious Area**—total area of surfaces that prevent water from infiltrating into the ground, such as buildings, driveways, sidewalks, patios, pools, and other hardscapes.
3. **Principal Structure**—the primary building or structure on a lot or building site designed or used to accommodate the primary use for which the property is intended. Excludes pool, deck, driveway, sidewalks, etc.
4. **Gross Floor Area**—the sum of all floor areas of a dwelling unit and excluding porches, patios, terraces, garages, carports, covered parking, other non-roofed.
5. **Floor Area Ratio (FAR)**—the gross floor area of the buildings on any lot divided by the area of the lot.

EXHIBIT 4

Impervious Surface Comparison

City	EAB Estimated Maximum Impervious	Actual/ Implied Maximum Impervious
North Palm Beach	50%	70%
Vero Beach	40-50%	75%
Miami-Dade County	40-50%	75%
Key Biscayne	40-50%	70%
Pinellas County	40-50%	75%
Walton County (1)	40-50%	40%
Melbourne Beach		70%

(1) Allows for 50% floor area ratio

(2) Implied maximum impervious; (Total lot area minus minimum pervious).

Regular Town Commission Meeting Agenda

Section: New Business
Meeting Date: June 18, 2025
Subject: Finger pier (dock) at 6th Ave Boat Ramp
Submitted by: Robert Baldwin, Commissioner

Background Information

The boat ramp at Melbourne Beach has traditionally served small boats, kayaks and paddleboards. With a water depth of only 12-16 inches at the ramp, it accommodates shallow-draft boats that are 20 feet long or shorter, providing access to the Indian River Lagoon. On both the northern and southern sides of the ramp, there is a seawall that is currently in poor condition and will need to be replaced at some point. To mitigate potential failure, the town has placed coquina boulders in front of the seawall on the southern side.

For those unfamiliar with launching a boat at a boat ramp, and especially for those unfamiliar with the 6th Ave. ramp, here is the general procedure for launching a boat and boarding passengers there:

1. Back the trailer down the ramp until the boat can float off into the Indian River Lagoon.
2. If there's a second person, that person gets in the boat, starts it and waits for the driver to park the vehicle and trailer before moving the boat. If they are uncomfortable with starting the boat, then they must wade into the water and hold the boat away from the concrete ramp and coquina rocks to avoid damage to the boat's hull.
3. If there are other passengers, they will need to wade into the water, trying not to slip on the slimy ramp (this is one reason ramps have grooves in the concrete but that does not guarantee that a slip won't happen because slime still grows there).
4. Upon returning, the boat driver approaches the ramp, forcing the passengers and the vehicle driver to jump down onto the slimy ramp. The driver then retrieves the vehicle and trailer and backs down the ramp.
5. Finally, the boat is loaded back onto the trailer.

If a single person is trying to launch or recover their boat, this process is much more difficult as there is no place, such as a sandy beach to nose the boat up on or a dock to which to tie the boat.

This method of operation is notably different from standard boat ramps found throughout the county and state. Typically, such ramps feature a dock where the boat can be securely tied up after launching, allowing passengers to board safely before heading out. These common finger piers are also used to secure the boat while the driver retrieves the vehicle and trailer.

Since the addition of the coquina rocks, the process of loading passengers onto the boat has become more difficult and poses a risk of damage to the boat and potential accidents. Currently, the only way to access the boat is by wading into the water and climbing aboard, which can be hazardous due to slippery algae on the concrete ramp and may not be possible for some people with disabilities.

To enhance safety and streamline the boarding process, we recommend constructing a 4-foot wide by 30-foot-long loading dock on the southern side of the ramp per the attached drawing. This addition would significantly improve the ease of launching boats and safely loading passengers. We do NOT propose placing a deck at the end of the dock; this should diminish the attractiveness of the dock as a gathering place, alleviating privacy concerns of the neighboring residents. The pier would be able to accommodate one boat on either side.

Melbourne Beach resident, engineer and dock/seawall company owner, Mike Kalajian, has graciously offered to install the finger pier at no charge to the town. He has also offered to repair it in the event it is damaged in a storm.

Recommendation: Approve construction of the 30' x 4' finger pier at the 6th Ave boat ramp at no cost to the Town.

Attachment: aerial view of proposed finger pier.



STRUCTURAL NOTES

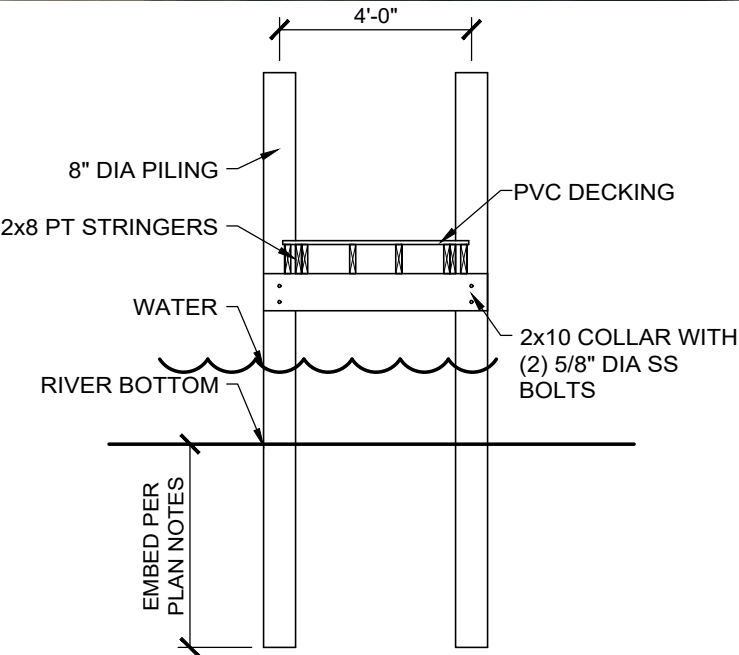
DESIGN CRITERIA

- D-1

CODES: - FLORIDA BUILDING CODE 2023, ASCE 7-22 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
- D-2

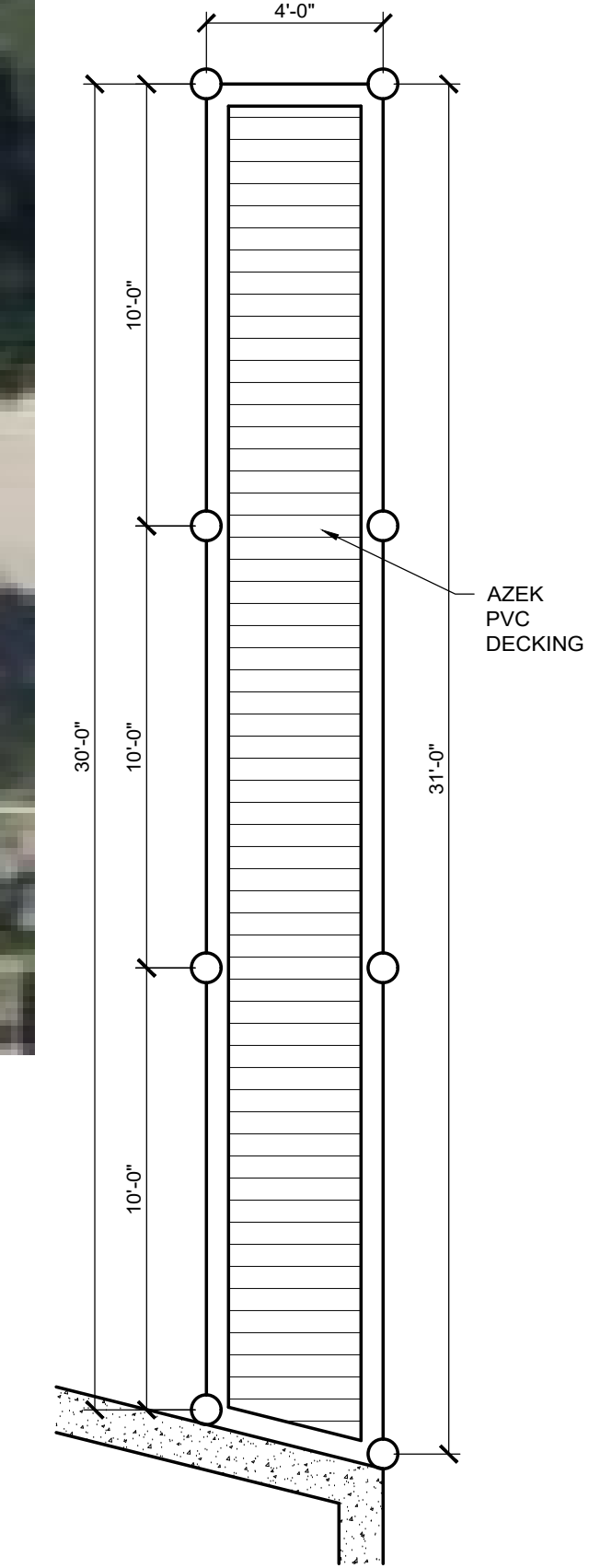
DESIGN WIND SPEED: 150 MPH (3 SECOND GUST)
EXPOSURE 'C', OPEN STRUCTURE, GCPI = 0
- D-3

DESIGN LOADS:
DECK LIVE LOAD: 50 PSF



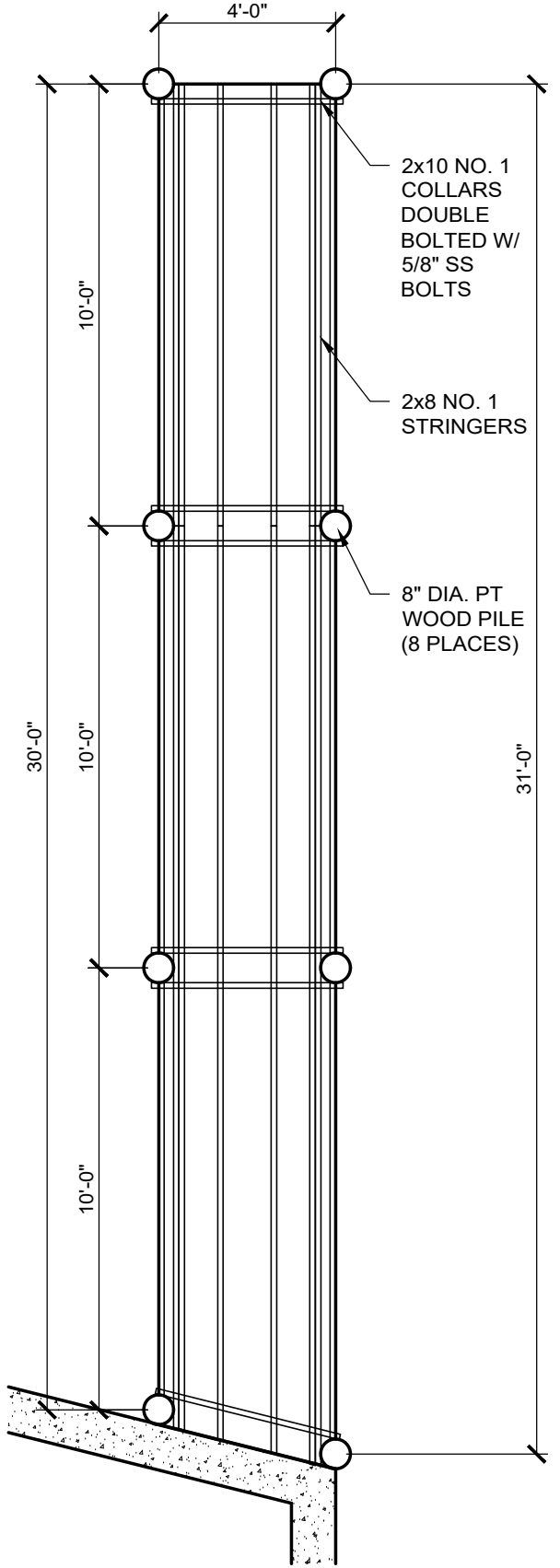
TYPICAL DOCK SECTION

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



DECKING LAYOUT

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



DECK FRAMING PLAN

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

PROPOSED COST ESTIMATE TO BUILD LOADING PIER AT 6TH AVE BOAT RAMP IS \$9,000. THE DOCK WILL BE CONSTRUCTED BY SHORELINE MARINE CONTRACTORS AT NO COST TO THE TOWN.

SHORELINE
MARINE
587 WEST EAU GALLIE
BLVD SUITE 201
MELBOURNE, FL 32935



MELBOURNE BEACH
BOAT RAMP DOCK
MELBOURNE BEACH, FL 32951

587 WEST EAU GALLIE BLVD
SUITE 201
MELBOURNE, FL 32935
P: 321.600.0672 OR 321.574.2702
www.mkstructural.com



issued for PROPOSAL
date 06/5/2025
revisions description

sheet number

S1

drawn by: MAK
checked by: MAK

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ARTICLE I. LANDSCAPING

§ 9A-1. DEFINITION.

For the purpose of this article the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Canopy Tree: A tree that has layers of leaves, branches, and stems that provide shade and cover the ground when viewed from above and will develop a crown spread of 25 feet or greater at maturity.

Certified Arborist: A professional who has been trained in the art and science of planting, caring for, and maintaining trees. To become certified, an arborist must pass an exam administered by the International Society of Arboriculture (ISA), which tests knowledge in areas such as tree biology, diagnosis, pruning, soil management, and pest control.

Diameter at Breast Height (dbh): Diameter at breast height measured four feet six inches (4' 6") above grade. Diameter is calculated by dividing the circumference of the tree at that height by 3.14.

Drip Line: Refers to the area on the ground directly beneath the outermost edges of the tree canopy. Tree roots often extend beyond this area.

Florida Friendly Landscaping: Quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. It is defined by § 375.185(b), Fl. Stat. and by the University of Florida's *Institute of Food and Agricultural Sciences (IFAS)*.

Invasive (or Noxious): A plant species that is non-native to a specific geographic area, was introduced intentionally or unintentionally, and does or can cause harm to the environment, economy, or humans. (UF/IFAS Invasive Species Council, 2021)

Landscape Officer: Any person hired and appointed by the Town as Landscape Officer with the authority and responsibility to administer the provisions of this Code. The Landscape Officer shall receive such training in arboriculture and code enforcement as is deemed necessary by the Town Administration.

Native (Tree or Plant): A species whose natural range included Florida at the time of European contact (1500 AD). Such species are understood as indigenous, naturally occurring prior to significant human impacts and alterations of the landscape. Categorized lists of many Florida native plant species are provided in section 9A-14.

Protected Tree: Large native trees 10 years or older, and mangroves of any age, identified as Protected Tree in paragraph 9A-14.

§ 9A-3. APPLICABILITY.

The terms and provisions of this article shall apply to all real property in all zoning districts.

(` 75 Code, § 22-18) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17)

§ 9A-4. PERMIT REQUIRED FOR ~~CUTTING-DOWN~~REMOVING TREES.

No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, remove, move or effectively destroy through damaging any live scrub oak of any size, or any non-invasive tree with a trunk diameter four inches (4") dbh or greater, situated on property in any zoning district without first obtaining a permit as herein provided. Tree removal on any property in any zoning district shall be in accordance with the standards mandated in the most recent edition of the *Best Management Practices - Tree Risk Assessment* published by the International Society of Arboriculture or a certification from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect as to substantial compliance with such standards. Any tree which poses an unacceptable risk may qualify for removal without a permit pursuant to Fla. Stat. § 163.045 or as such section may be amended. A current list of Certified Arborists with a tree risk assessment qualification is maintained by the Town manager.

(` 75 Code, § 22-19(a)) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17; Ord. 2023-01, adopted 3-15-23)

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

(a) Application. Permits for removal, relocation, or replacement of trees covered herein, shall be obtained by making application for a permit to the Building Official. The application shall be accompanied by a written statement indicating the reason for removal, relocation, or replacement of trees, a mitigation plan, and two copies of a legible site plan drawn to a minimum scale of one inch (1") equals 20 twenty feet (20'), indicating the following:

(1) Location of all existing or proposed structures, improvements, and sites used, properly dimensioned and referenced to property lines, setback, and yard requirements;

(2) Location of existing or proposed utility services, when known;

(3) The location of all trees on the site designating the trees to be retained, removed, relocated, or replaced. Groups of trees in close proximity may be designated as clumps of trees with the predominant type and estimated number and average diameter noted. Only

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

e. Protected Trees shall not be permitted to be removed without Town Commission approval. Protected Tree determination will be conducted by the Landscape Officer during on-site inspection.

(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 on the property~~ of the type that will attain an overall height of at least twelve feet (12') and have a trunk caliper of ~~at least four two inches (24") dbh 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 what was existing on the overall site before the beginning of construction.~~ A permit to relocate a tree will be granted only if there is a reasonable expectation that the tree will survive the relocation and thrive in the new location. The Town may require a recommendation from a Department of Agriculture Forester or a Certified Arborist to determine and assure that the tree is of a species which can be successfully moved at its current size and that all conditions for its survival are being met in the plan to relocate.

(` 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.

~~(a) Landscaping in all zoning districts.~~

~~(1) All developed lots within the Town shall be landscaped in accordance with the provisions of this section. All lots to be developed or re-developed shall be landscaped in accordance with this chapter prior to the issuance of a final building inspection or certificate of occupancy.~~

~~(2) All permeable and semi-permeable areas of the site shall be designed and maintained in a manner which allows water to percolate into the ground and prevents erosion from wind or rain.~~

~~(3) Landscaping plans must incorporate Florida-Friendly landscaping principles, including the use of drought-tolerant native plants, efficient irrigation systems, and soil amendments that promote water retention, consistent with the guidelines set~~

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

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

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

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

a. Canopy trees at the time of planting shall have a trunk diameter of ~~two four~~ (4) inches ~~dbh measured four and one-half feet above grade~~. The trees shall be a minimum of eight feet in height and have a minimum spread of five feet. The trees are not required to be spaced evenly along property lines.

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

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

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

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

(7) All landscaping shall be maintained to present a neat and orderly appearance. Dead, deteriorating or missing landscape material shall be replaced with ~~substantially equivalent~~ landscaping as permitted ~~by the Land Development Code in 9A-7(a)~~. Replacement of landscaping material shall occur within ~~sixty~~ (60) days ~~of loss~~, unless said time is extended by the Town Manager for good cause shown.

(8) ~~Variations to landscape requirements~~ Exceptions shall be considered on an individual basis ~~based upon demonstrated unique characteristics of the site in question (for variations to landscape requirements)~~- Any such reduction or relocation shall comply

§ 9A-8. TREE PROTECTION.

(a) Protection of trees during land-clearing.

(1) Trees ~~that are~~ retained during land-clearing ~~of an approved development or re-development project~~ 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. ~~Protective barriers shall be placed around all trees to be retained on the site in accordance with the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) "Tree Preservation During Land Development" guidance to prevent the destruction or damaging of the trees. No disturbance or addition of soil will be made within the umbrella or drip line of retained trees. Any clearing within the umbrella or drip line of such trees shall be done with utmost care and avoid the use of heavy machinery.~~ Prior to any land-clearing activity, a visual inspection of the site will be made by the Building Official ~~and the Landscape Officer~~ before a land-clearing permit is issued. The land-clearing permit must be posted on-site. Only land-clearing is permitted ~~within~~ outside 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 ~~for a minimum of three (3) years after the final building inspection or certificate of occupancy is issued, or after a permit is granted for any tree replacement otherwise.~~ Trees failing to meet this survival requirement must be replaced within 45 days after a written notification ~~of code violation is received by the property owner from the town issued by the Town.~~ Replacement trees must be tagged or indicated on the as built plans on file with the Town and reinspected for continued viability annually for three (3) years by Code Enforcement.

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

Removal of any mature oak or similar trees without first obtaining a permit from the Town as required in § 9A-4 shall constitute prima facie evidence of a violation which is irreparable or irreversible in nature for the purposes of enhanced fine assessment provided for in § 11-21(b)(1) or as otherwise amended. Photography (either ground, areal, or geospatial) or other applicable data may be used as prima-facia evidence of the existence of trees on a site prior to any unapproved removal.

Fee structure for removal of protected trees is provided below.

PROTECTED TREE		FEE FOR UNLAWFUL REMOVAL			
Common Name	Scientific Name	Min	Per inch, 5-10" dbh*	Per inch, 10-20" dbh*	Per inch >20" dbh*
Black mangrove	Avicennia germinans	\$1,000			
Gumbo limbo	Bersera simaruba	\$1,000	\$200	\$400	\$800
Laurel oak	Quercus hemisphaerica	\$500	\$100	\$200	\$300
Live oak	Quercus virginiana	\$1,000	\$200	\$400	\$800
Longleaf pine	Pinus palustris	\$1,000	\$200	\$400	\$800
Magnolia	Magnolia grandiflora	\$500	\$100	\$200	\$300
Red mangrove	Rhizophora mangle	\$1,000			
Sand live oak	Quercus geminata	\$2,000	\$400	\$600	\$1,200
Slash pine	Pinus elliottii	\$1,000	\$200	\$400	\$800
White mangrove	Laguncularia racemosa	\$1,000			

* As measured at dbh or existing stump size if tree is already down.

Sand live oak	Quercus geminata
Slash pine	Pinus elliottii
White mangrove	Laguncularia racemosa

GRASSES				
Common Name	Scientific Name	Cold Tolerance		
Beach Grass	Panicum Amarulum	-	-	+
Muhly Grass	Muhlenbergia Capillaris	-	+	-
Seashore Dropseed	Sporobolus Virginicus	-	+	-
Dwarf Fakahatchee	Tripsacum floridanum	-	-	+
Salt meadow cord grass	Spartina Patens	+	-	-
Smooth Cord Grass	Spartina Alteriflora	-	-	+
Salt grass	Distichlis Spicata	-	+	-
Sand Cord grass	Spartina Bakeri	+	-	-
Eastern Gama Grass	Tripsacum Dactyloides	-	+	-
Love grass	Eragrotis spectabilis	-	-	+
Blue-eyed grass	Sisyrinchium atlanticum	+	-	-

GROUND COVER				
Common Name	Scientific Name	Cold Tolerance		
Adams Needle	Yucca Filamentosa	-	+	-
Beach Elder	Iva Imbricata	-	-	+
Bracken Fern	Pteridium Aquilinum	-	-	+
Coontie/Arrowroot	Integrifolia, Angustifolia	-	+	-
Coontie/Arrowroot	Zamia Floridana, Pumilia	-	+	-
Florida Beargrass	Nolina Atopocarpa	-	-	+
Florida Beargrass	Nolina Brittoniana	-	-	+
Glaswort	Salicornia Spp Native	-	-	+
Golden Creeper	Ernodea Littoralis	-	-	-
Gopher Apple	Licania Michauxii	-	-	+
Penny Royal	Piloblephis Rigida	-	-	+
Prickly Pear	Opuntia Humifusa Compressa	-	+	-
Prickly Pear	Opuntia Stricta	-	+	-
Rosemary	Creatiola Erocoides	-	-	+
Runner Oak	Quercus Pumila	-	+	-
Sea Oats	Uniola Paniculata	-	+	-
Spanish Dagger	Yucca Aloifolia	+	-	-
St Johns Wort	Hypericum Spp	-	+	-

PALMS				
Common Name	Scientific Name	Cold Tolerant		
Cabbage palm	Sabal Palmetto	-	+	-
Florida silver palm	Cocco thrinax-argentata	-	-	-
Parotis palm	Acoelorrhaphe wrightii	-	+	-
Royal palm	Roystonea elata	-	-	-

SHRUBS				
Common Name	Scientific Name	Cold Tolerance		
Firebush	Hamelia patens	-	-	-
Simpson stopper	Myrcianthes simpsonii	+	-	-
White stopper	Eugenia axillaris	-	+	-
Salt bush	Baccharis halimifolia	-	-	+
Myrtle oak	Quercus myrtifolia	-	-	+
Running oak	Quercus pumila	-	+	-
Wild lime	Zanthoxylum fagara	-	-	+
Beauty berry	Callicarpa americana	-	-	+
Blueberry	vaccinium native sp	-	-	+
Carolina aster	Aster carolinanus	-	+	-
Cassia	Cassia ligustrina	-	-	-
Cassia	Cassia chapmanii	-	-	-
Christmas berry	Lycium carolinianum	-	+	-
Coral bean	Erythrina herbacea	-	-	+
Dwarf live oak	Quercus minima	-	+	-
Fetter bush	Lyonia Lucida	-	-	+
Florida privet	Foresteria segretata	-	-	+
Frostweed	Verbesina virginica	-	-	+
Lantana	Lantana depressa	+	-	-
Lantana	Lantana involucrata	-	+	-
Marlberry	Ardisia escallonioides	-	-	+
Marsh elder	Iva imbricata	-	-	-
Necklace pod	Sophora tomentosa	-	-	-
Needle palm	Rhapidophyllum hystrix	-	+	-
Saw palmetto	Serenoa repens	-	+	-
Small privet	Foresteria pinetorum	-	-	+
Snow berry	Chiococca alba	-	+	-
Staggerbush	Lyonia ferruginea	-	+	-
Staggerbush	Lyonia fruticosa	-	+	-
Walters viburnum	Viburnum obovatum	-	-	+
Wax myrtle	Myrcia cerifera	-	+	-
Wild coffee	Psychotria nervosa	-	-	-

Gray Nickerbean	Caesalpinia Bonduc Crista	-		
Maypop	Passiflora incarnata	-	-	
Morning Glory	Ipomea Spp	-	+	
Railroad Vine	Ipomea pes-caprae	-		-
Virginia Creeper	Parthenocissus Quinque Folia	-	+	

WILDFLOWERS				
Common Name	Scientific Name	Cold Tolerant		
Beach Croton	Croton Punctatus		+	
Beach Sunflower	Helianthus Debilis		+	
Beach Verbenia	Verbenia Maritima		+	
Black eyed susan	Rudbeckia hirta	+		
Blazing Star	Liatris Tenufolia		+	
Blue Curl	Trichostema Dichotomum		+	
Blue Eyed Grass	Sysyrrinchium Atlanticum	+		
Firewheel	Gaillardia Pulchella			+
Goldenrod	Solidago Spp			+
Horse Mint	Monarda Puncata			+
Partridge Pea	Cassia Spp		+	
Pink Purslane	Portulaca Pilosa		+	
Purslane	Portulaca Rubricaulis			+
Sea Oxide Daisy	Borrchia Spp		+	
Sea Purslane	Sesuvium Portula Castrum		+	
Seaside Evening Primrose	Oenothera Humifusa		+	
Seaside Gentian	Eustoma Exaltatum		+	
Spider Lily	Hymenocallis Latifolia		+	
St. Johns Wort	Hypericum Spp	+		
Standing Cypress	Ipomopsis Rubra		+	
Tampa Verbenia	Verbenia Tempensis		+	
Tropical Sage	Salvia Coccinea		+	
Twin Flower	Dyschoriste Spp			
Wild Cotton	Gossypum Hirsutum			
Wild Petunia	Ruellia Caroliniensis			+
Wild Plumbago	Plumbago Scandens		+	
Yellow Top	Flaveria Linearis		+	

Legend

A	Aquatic
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W	Narrow-leafed sunflower	Helianthus angustifolius	+	+	-	-
A	Pickeralweed	Pontederia cordata	-	-	+	+
W	Rayless sunflower	Helianthus radula	-	+	-	-
P	Sabal palm	Sabal palmetto	-	-	+	+
G	Sand Cordgrass	Spartina bakeri	+	-	-	-
G	Sandweed	Hypericum fasciculatum	-	+	+	-
W	Sea ox-eye daisy	Borrchia frutescens	-	+	+	-
W	Sea purslane	Sesuvium portulacastrum	-	+	+	-
W	Seaside gentian	Eustoma exaltaum	-	+	+	-
A	Soft rush	Juncus effusus	-	-	+	+
W	Spiderwort	Tradescantia ohiensis	-	-	+	+
G	St. Andrews cross	Hypericum hypericoides	-	+	+	-
G	Sunshine Mimosa	Mimosa strigillosa	-	-	+	+
W	Swamp Milkweed	Asclepias incarnata	-	-	+	+
MT	Sweet bay	Magnolia virginica	-	+	+	-
W	Vanilla plant	Carphephorus paniculatus	-	+	+	-
W	Violets	Viola affinis	-	-	-	-
G	Water dropwort	Oxypolis filiformis	-	+	+	-
G	Water hyssop	Bacopa monnieri	-	+	+	-
W	Yellowtop	Flaveria linearis	-	+	+	-
G	Glaswort	Salicornia spp	-	-	+	+
-	Leather fern	Acrostichum dandefolium	-	-	+	-
S	Saltmarsh mallow	Kosteletzkaya virginica	-	+	+	-
LT	Bald cypress	Taxodium distichum	-	-	+	+

Plants approved for use along the 4RM AND 5RMO.	
Common Name	Scientific Name
Indian Hawthorne	Rhaphiolepis Indica "Alba"
Juniper—Parsoni	Juniperus chinensis "Parsonii"
Juniper—Torulosa	Juniperus chinensis "Torulosa"
King Sago	Cycas Revoluta
Buttonwood Green	Conocarpus erectus
Buttonwood Silver	Conocarpus erectus sericeus
Cord Grass	Spartina Bakeri
Necklace Pod	Sophora Tomentosa
Bird of Paradise	Strelitzia Reginae
Elaeagnus	Elaeagnus pungens

Hibiscus	Hibiscus
East Palatka Holly	<i>Ilex attenuata</i> "East Palatka"
Geiger Tree	<i>Cordia sebestena</i>
Foxtail Palm	<i>Wodyetia bifurcata</i>
Bismarkia Palm	<i>Bismarckia nobilis</i>
Paurotis Palm	<i>Acoelorrhaphe wrightii</i>
Fountain Grass	<i>Pennisetum setaceum</i>
Crinum Lily	<i>Crinum lily</i>
Society Garlic	<i>Tulbaghia violacea</i>
Indian Hawthorne	<i>Rhaphiolepis Indica</i> "Alba"
Juniper—Parsoni	<i>Juniperus chinensis</i> "Parsonii"
Juniper—Torulosa	<i>Juniperus chinensis</i> "Torulosa"
King Sago	<i>Cycas Revoluta</i>
Buttonwood Green	<i>Conocarpus erectus</i>
Buttonwood Silver	<i>Conocarpus erectus sericeus</i>
Cord Grass	<i>Spartina Bakeri</i>
Necklace Pod	<i>Sophora Tomentosa</i>
Bird of Paradise	<i>Strelitzia Reginae</i>
Elaeagnus	<i>Elaeagnus pungens</i>
Arbicola	<i>Schefflera Arboricola</i>
Coco Plum	<i>Chrysobalanus Icaco</i>
Natal Plum	<i>Carissa Macrocarpa</i>
Pittosporum Green/Varigated	<i>Pittosporum tobira</i>
Palmetto	<i>Sabal Palmetto</i>
Madagascar Olive	<i>Norohnia Emarginata</i>
Sea Oats	<i>Uniola Paniculata</i>
Gallardia	<i>Gaillardia pulchella</i>
Coontie	<i>Zamia Pumila</i>
Zamia	<i>Zamia Maritima</i>
Confederate Jasmine	<i>Trachelospermum</i> <i>Jasminoides</i>
Pindo Palm	<i>Butia Capitat</i>
Cabbage Palm	<i>Sabal palmetto</i>
Sprengeri Fern	<i>Asparagus densiflorus</i>
Fiddlewood	<i>Citharexylum spinosum</i>
Dune Sunflower	<i>Helianthus Debilis</i>
Gazania Daisey	<i>Gazania</i>

ARTICLE I. WETLANDS PROTECTION

(4) Any other use deemed appropriate by the St. Johns River Water Management District or the Department of Natural Resources.

(Am. Ord. 2017-05, adopted 12-20-17)

§ 11A-4. PROHIBITED USES IN WETLANDS.

The following uses are specifically prohibited in wetlands:

(1) Residential, commercial, industrial and institutional uses, except as provided for in § 1A-3;

(2) Disposal of solid or liquid wastes, and the application or storage of pesticides and herbicides; and

(3) Any activity which impairs the function of the wetlands.

(Am. Ord. 2017-05, adopted 12-20-17)

§§ 11A-5. – 11A-99. RESERVED.

Landscape Plan Policy

1. Owner/rep submits **Permit** request to Town >>>> Building Official looks at the landscaping of the lot prior to issuing permit.
2. Owner/rep submits **Site Plan** to Town >>>> Building Official reviews landscape plan to be sure the architect has placed/replaced trees, per code, on the plans, and to see that the plan meet pervious/impervious ratio.
 - Town sends EAB landscape design.
 - EAB Contact identifies Landscape Officer for approval.
 - Landscape Officer submits findings to EAB Contact, Architect, Engineer, and Building Official
3. Owner's Engineer submits **Drainage Calcs** to Town >>>> Town Engineer reviews for approval of water retention plan (8" of water will be retained on the site in a 24 hour period), once approved
 - Drainage Calcs >>>> Building Official
 - All documentation from Owner's engineer and Town engineer is submitted to DEP annually to comply with the BMAP requirements.
4. Building Official prepares **Full Package** for P&Z and sent to Town
 - Town to submit package to EAB at the same time the package is sent to P&Z
 - If Town receives package 3 weeks before P&Z meeting (first Tuesday of the month), package is present next P&Z meeting
 - If Town receives package <3 weeks before P&Z meeting, package is present next P&Z meeting