TOWN OF MELBOURNE BEACH

PLANNING & ZONING BOARD MEETING

MONDAY, NOVEMBER 3, 2025

AGENDA PACKET

PLANNING AND ZONING
NOVEMBER 3, 2025
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Town of Melbourne Beach

PLANNING & ZONING BOARD MEETING
MONDAY, NOVEMBER 3, 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:
Interim Town Manager Lisa Frazier
Town Clerk Amber Brown
Building Official Jeff Parsons

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**
   A. October 7, 2025 minutes

4. **NEW BUSINESS**
   A. Site plan approval for 305 Oak St. – new home
   B. Site plan approval for 206 Riverside Dr. – new home

5. **PUBLIC HEARINGS**

6. **OLD BUSINESS**
   A. Discussion on the report from Member Dan Harper regarding the landscape proposal
   B. Discussion on the Environmental Advisory Board's proposed changes to the tree ordinance
   C. Update on the sign 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, OCTOBER 7, 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:
Interim Town Manager Lisa Frazier
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 Town 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:
Interim Town Manager Lisa Frazier
Town Attorney Ryan Knight
Deputy Town Clerk Cyd Cardwell

3. APPROVAL OF MINUTES

A. August 21, 2025 minutes

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

B. September 9, 2025 minutes

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

4. NEW BUSINESS

A. Site Plan approval for 411 Hibiscus Trail – new home

Member Dan Harper questioned whether they could proceed since the Building Official did not sign off on the plans prior to his last day with the Town.

The contractor advised that they would be using a third-party inspector, Universal Engineering.

A discussion ensued confirming the plan met the height, setbacks, coverage, and drainage.

Member April Evans asked the Town Attorney if there was any reason they could not send the plans on to the Commission with a recommendation contingent on Building Official sign-off.

Town Attorney Ryan Knight confirmed that would not be an issue.

Member April Evans made a motion to approve the site plans and send them to the Commission contingent on Building Official endorsement; Vice Chairman Kurt Belsten seconded; Motion carried 5-0.

B. Discussion on the report from Member Dan Harper regarding the landscape proposal

Member Dan Harper spoke about the EAB's last-minute request to delay the discussion due to their members' inability to attend.

C. Discussion on the Environmental Advisory Board's proposed changes to the tree ordinance

Vice Chairman Kurt Belsten made a motion to table discussions of both the landscape proposal and tree ordinance; Member April Evans seconded; Motion carried 5-0.

D. Review of Robert's Rules of Order, ethics, and Florida Sunshine Law – Town Attorney Ryan Knight

Town Attorney Ryan Knight provided reminders regarding opportunities for public comments, best practice for speaking while being recorded, and Sunshine Law including as it pertains to emails.

Alternate Todd Albert spoke about when public comments need to occur.

Town Attorney Ryan Knight confirmed that public comment needs to be offered for each agenda item when it is being discussed.

5. PUBLIC HEARINGS

A. Ordinance 2025-04 Sign Ordinance

AN ORDINANCE OF THE TOWN OF MELBOURNE BEACH, FLORIDA, RELATING TO LAND DEVELOPMENT REGULATIONS AND SIGNAGE; AMENDING SECTION 7A-52, TOWN CODE OF ORDINANCES, RELATING TO PROHIBITED SIGNS AND PROVIDING FOR ADDITIONAL REGULATIONS AS TO TYPE OF SIGNAGE PROHIBITED WITHIN THE TOWN, AMENDING SIGN LOCATION AND DURATION OF SIGNAGE PERMITTED IN THE TOWN; REVISING SIGNAGE STANDARDS; PROVIDING FOR REMOVAL OF SIGNAGE BY THE TOWN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Member Dan Harper asked the context of this topic being brought to the board.

Town Attorney Ryan Knight spoke about a discussion at a Regular Town Commission Meeting and a Supreme Court case that invalidated certain sign regulations. He spoke about making revisions pursuant to that case and the direction of the Commission.

Member Gabor Kishegyi asked if the only change was a provision for the Town to be able to remove signs.

Town Attorney Ryan Knight said that the main updates are size and height requirements for every type of sign and duration of placement for certain types of signs.

Member April Evans made a motion to recommend approval to the Commission; Member Dan Harper seconded; Motion carried 5-0.

6. OLD BUSINESS

Member Dan Harper asked Chairman David Campbell if his report and the arborist's report could be passed to the Commission.

Chairman David Campbell suggested that it not be passed on yet because they may think that it has been approved.

Interim Town Manager Lisa Frazier spoke about the landscape proposal not being reviewed yet by the Town Planner and recommending that being done before the next meeting.

Member Dan Harper spoke about the Commission approving $1,000 for the Town Planner to review it and about the Planning & Zoning Board being an independent review body that needs to make their own evaluation.

Town Attorney Ryan Knight recommended that the landscape proposal only be brought to the Town Planner if it ends up being recommended for approval by P&Z.

7. PUBLIC COMMENT

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

Town Attorney Ryan Knight spoke about a memo that will be sent to the board prior to the next meeting that addresses Senate Bill 180 which recently passed and has to do with land development codes.

Interim Town Manager Lisa Frazier introduced herself to the board and spoke about her experience related to P&Z.

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

10. ADJOURNMENT

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

The meeting adjourned at 6:57 p.m.

ATTEST:

_____	_____
David Campbell	**Cyd Cardwell**
Chairman	**Deputy Town Clerk**

Planning and Zoning Meeting

Section: **New Business**

Meeting Date: **November 3, 2025**

From: **Building Department**

RE: **Site Plan Approval for 305 Oak St. – New Home**

Background Information:

The Town received plans for a new home at 305 Oak St. The property will need a coastal construction variance, and that hearing is scheduled for November 20, 2025.

Recommendation:

Approve the site plan for 305 Oak St, contingent on the Board of Adjustment approving a coastal construction variance.

Attachments:

- Development Application – Pages 9-13
- Original Plans and Survey – Pages 14-18
- Surface Water Management Report – Pages 19-48
- FDEP Letter with Approved Amended Plans – 49-64
- House Plans – Pages 65-69
- Town Engineer Letter – Page 70
- Town Planner Letter – Page 71-72

TOWN OF MELBOURNE BEACH
DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

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

Address: 305 Oak Street, Melbourne Beach, FL 32951

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

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

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

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

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

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

IV. APPLICANT INFORMATION:

Property Owner

Name: SB Leasing Ventures, LLC

Address: 743 Glengarry Dr.

Melbourne, Fl 32940

Phone: _____

Fax: _____

Email: _____

Applicant (if other than property owner)

Name: Clayton Bennett, P.E.

Address: 4940 Ranchland Rd

Melbourne, FL 32934

Phone: (321) 622-4462

Fax: (321) 633-4462

Email: ClaytonABennett@gmail.com

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

Signature: Scott Buescher

Date: 7/25/2025

Print Name: Scott Buescher

Title: Managing Member, SB Leasing Ventures, LLC

*Must sign in front of notary.

State of Florida
County of Brevard.
The foregoing application is acknowledged before me
this 25 day of JULY, 2025, by SCOTT BUESCHER,
who is/are personally known to me, or who has/have produced _____
as identification.

_____
Signature of Notary Public, State of Florida

STEPHEN E. SPIRA
Notary Public - State of Florida
Commission # HH 435708
My Comm. Expires Sep 16, 2027
Bonded through National Notary Assn.

VI. APPLICANT CERTIFICATION:*

I/we affirm and certify that I/we understand and will comply with the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the application and support documents are fully complete and comply with the requirements of the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the statements and/or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief that this application, attachments and application filing fees become part of the official public record of the Town of Melbourne Beach, Florida and are not returnable or refundable.

Under penalties of perjury, I/we declare that I/we have read the foregoing application and that to the best of my/our knowledge and belief the facts stated in the application are true.

Signature: Scott Buescher Date: 7-25-25

Print Name: Scott Buescher Title: owner

*Must sign in front of notary.

State of Florida
County of Brevard.
The foregoing application is acknowledged before me
this 25 day of July, 2025, by SCOTT BUESCHER,
who is/are personally known to me, or who has/have produced _____
as identification.

Signature of Notary Public, State of Florida

STEPHEN E. SPIRA
Notary Public - State of Florida
Commission # HH 435708
My Comm. Expires Sep 16, 2027
Bonded through National Notary Assn.

VII. PROJECT DESCRIPTION:

Describe Application: Both a Coastal Construction Control Line Variance and a site Plan review are requested to allow for the demolition of the existing single-family residence and the reconstruction of a proposed single-family residence, swimming pool, and other associated site improvements to the subject lot.
Provide attachment if more space is needed.

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

Provide attachment if more space is needed.

A. Variance to Coastal Construction Line Restrictions*

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

A Coastal Construction Control Line variance of 200.7 feet is requested to allow for the construction of the proposed single family residence; 203.5 feet swimming pool, 207.0 feet swimming pool deck; and 213.1 feet for a gazebo. The proposed work will include a proposed single-family residence, swimming pool, pool deck, gazebo, dune crossover, site grading, and other site related items.

Provide attachment if more space is needed.

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

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

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

REQUIRED ATTACHMENT TO THE COASTAL SETBACK/EXCAVATION VARIANCE APPLICATION

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

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

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

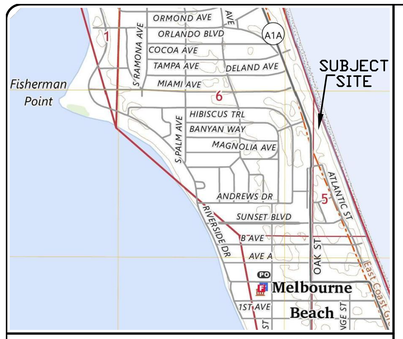
   The enclosed Special Purpose Surveys at R-130 prepared by Kane Surveying, Inc., dated October 15, 2024 show the dune profile as the dune existed on November 8, 1972 and the beach dune profile as the dune currently exists as of October 15, 2024. The survey demonstrates that less than 25 feet of beach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

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

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

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

   - The proposed residence and swimming pool are located landward of the existing single-family residence.
   - Native vegetation along the top of dune is to be protected and preserved.
   - The proposed improvements will be subject to the scrutiny of the Florida Department of Environmental Protection review and approval process for coastal construction improvements.



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

GENERAL STATEMENT:

THIS PLOT PLAN HAS BEEN PREPARE FOR THE DEMOLISHION OF THE EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE–FAMILY RESIDENCE WITH THE ASSOCIATED SITE IMPROVEMENTS. .

LEGAL DESCRIPTION:

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

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

OWNER:

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

ENGINEER:

BENNETT ENGINEERING & CONSULTING, LLC
4940 RANCHLAND ROAD
MELBOURNE, FLORIDA 32334
(321) 622–4462

SURVEYOR:

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

SITE ADDRESS:

305 OAK ST
MELBOURNE BEACH, FL 32951

PARCEL ID:

28–38–05–FU–1–10

ACCOUNT NO:

2846433

SITE AREA;

SITE AREA = ±1.24 AC (±54,185 SF)

ZONING:

RS–1

NATIONAL FLOOD INSURANCE INFORMATION:

(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0608H
FIRM INDEX DATE: JANUARY 29, 2021
FLOOD ZONES: "X" & "VE"

ZONING 1–RS:

	REQUIRED:	PROVIDED:
MIN LOT AREA:	12,000 SF	±54,185 SF
MIN LOT WIDTH:	100 FT	±150 FT
MIN LOT DEPTH:	120 FT	±320 FT
MAX LOT COVERAGE:	30%	10,750 SF (20%)
MIN LIVING AREA:	1,800 SF	7,227 SF
MAX HEIGHT:	28 FT	22 FT
MIN YARD:		
FRONT:	25 FT	65.72 FT
SIDE:	15 FT	15.0 FT
CCCL:	VARIANCE	200.7 FT HOUSE 203.5 FT POOL SHELL 207.0 FT POOL DECK
MIN PERVIOUS AREA:	30%	54,185 SF – 15,003 SF = 39,182 SF (72%)

IMPERVIOUS AREA

BLDGS:	10,705 SF
POOL & DECK:	1,387 SF
DRIVEWAY:	2,701 SF
EQUIP. PAD:	210 SF
TOTAL:	15,003 SF

MINIMUM FINISHED FLOOR ELEVATION:

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

ASCE 24: FLOOD DESIGN CLASS 2
FLOOD ZONE "VE(13)", THE LOWEST HORIZONTAL MEMBER SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION.

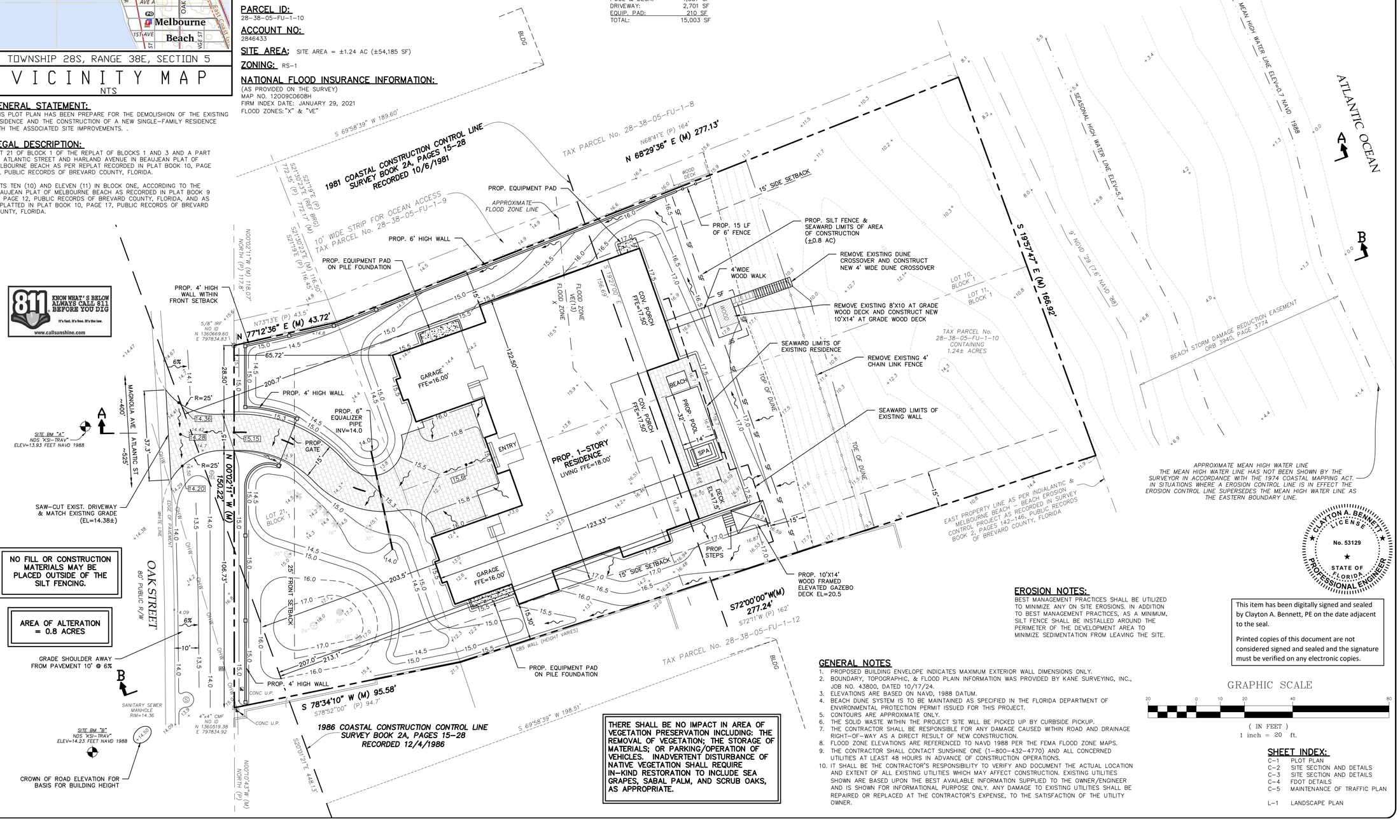
LOWEST HORIZONTAL STRUCTURAL MEMBER= 13'+1'=14' NAVD

FDEP:
THE LOWEST HORIZONTAL MEMBER SHALL BE ABOVE THE 100–YEAR FLOOD ELEVATION.

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

FDEP CONSTRUCTION NOTES

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



EROSION NOTES:

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

GENERAL NOTES

1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43800, DATED 10/17/24.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
5. CONTOURS ARE APPROXIMATE ONLY.
6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT–OF–WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1–800–432–4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SHEET INDEX:

C–1 PLOT PLAN
C–2 SITE SECTION AND DETAILS
C–3 SITE SECTION AND DETAILS
C–4 FDOT DETAILS
C–5 MAINTENANCE OF TRAFFIC PLAN

L–1 LANDSCAPE PLAN

CLAYTON A. BENNETT LICENSE No. 53129 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

DATE

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

PLOT PLAN

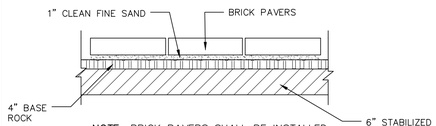
C–1

SHEET 1 OF 5

IMPORT FILL NOTES

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

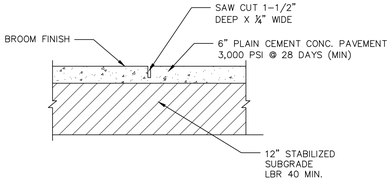
(A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);
(B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (−2.25);
(C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT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



NOTE: BRICK PAVERS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDED SPECIFICATIONS AND PER THE MOST CURRENT EDITION OF THE FDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 526.

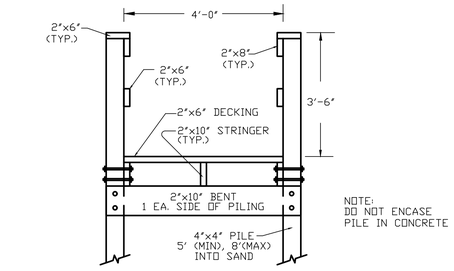
ALTERNATIVE BRICK PAVER PAVEMENT SECTION

NOT TO SCALE



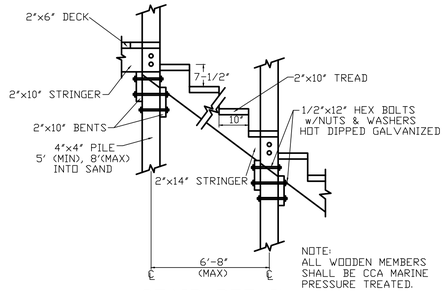
CONCRETE PAVEMENT SECTION

NOT TO SCALE



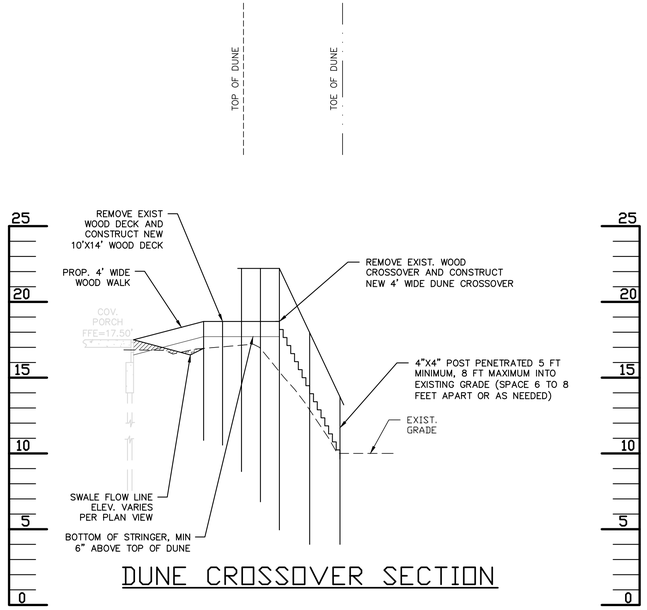
TYPICAL DUNE CROSSOVER SECTION

NTS



STAIR DETAIL

NTS



DUNE CROSSOVER SECTION

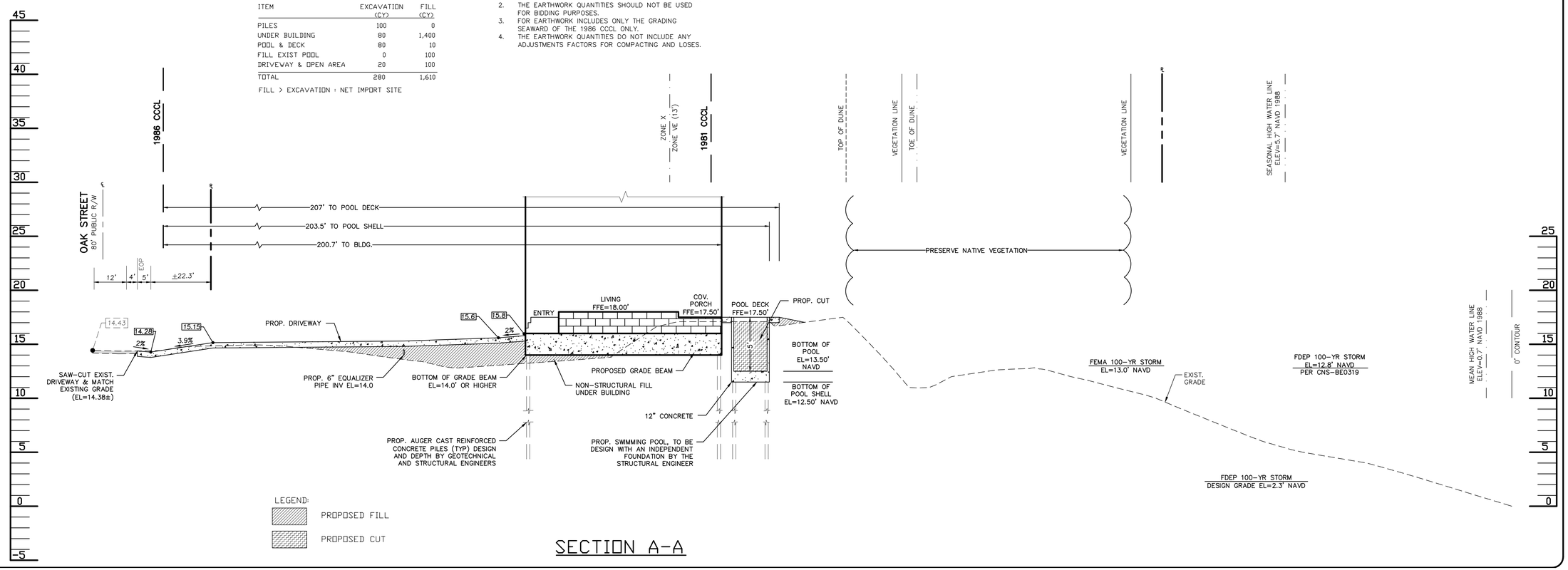
PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

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

FILL > EXCAVATION = NET IMPORT SITE

EARTHWORKS NOTES:

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



SECTION A-A

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

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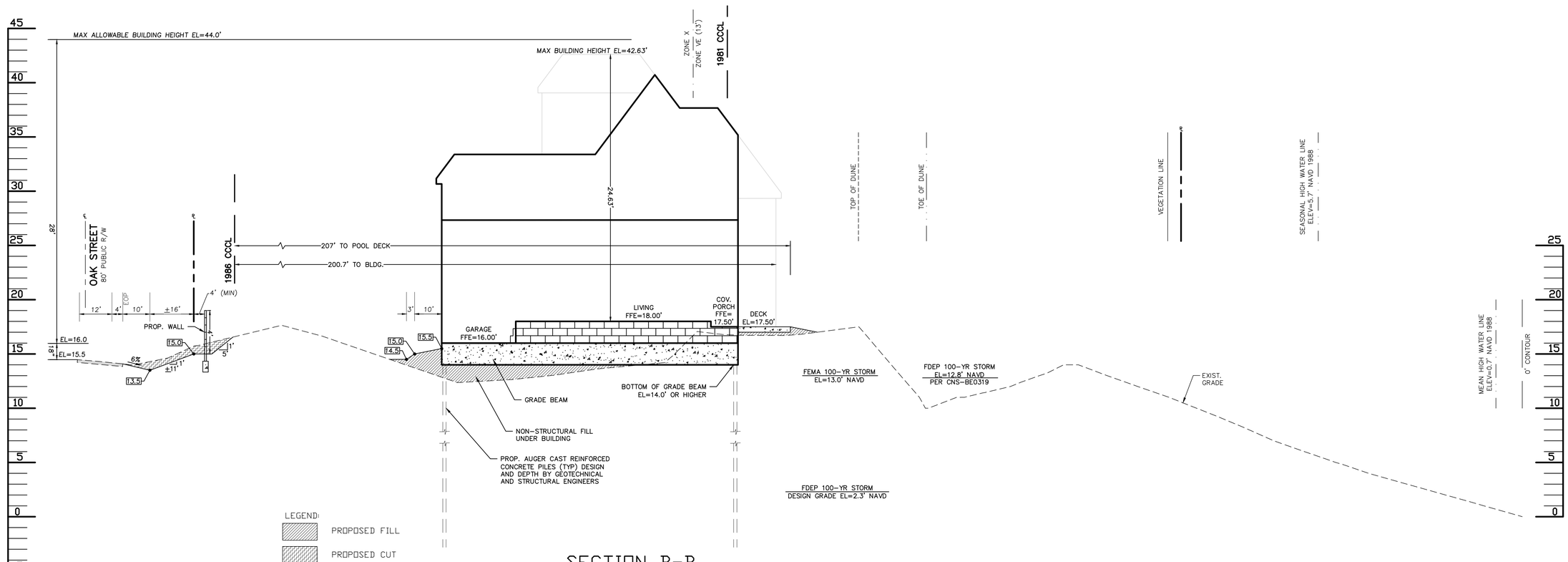
DRAWN BY:	CAB	10/22/2024
CHECKED:		
APPROVED:		
ACAD CODE:	24420M03.DWG	
PROJECT NO:	24.420	

SITE SECTION AND DETAILS

C-2

SHEET 2 OF 5



SECTION B-B

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
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3		
4		
5		
6		
7		

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE

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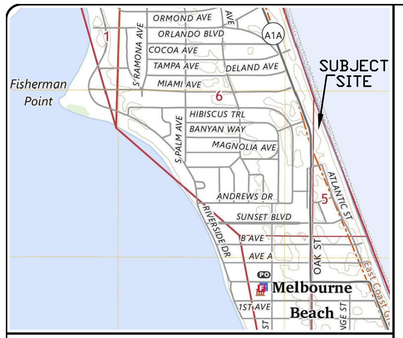
CHECKED:		
APPROVED:		
ACAD CODE:	24420M03.DWG	
PROJECT NO:	24.420	

SITE SECTION
AND DETAILS

C-3

SHEET 3 OF 5



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

PARCEL ID:
28–38–05–FU–1–10

ACCOUNT NO:
2846433

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

GENERAL STATEMENT:
THIS LANDSCAPE PLAN HAS BEEN PREPARE FOR THE DEMOLISHION OF THE EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE–FAMILY RESIDENCE WITH THE ASSOCIATED SITE IMPROVEMENTS. .

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

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

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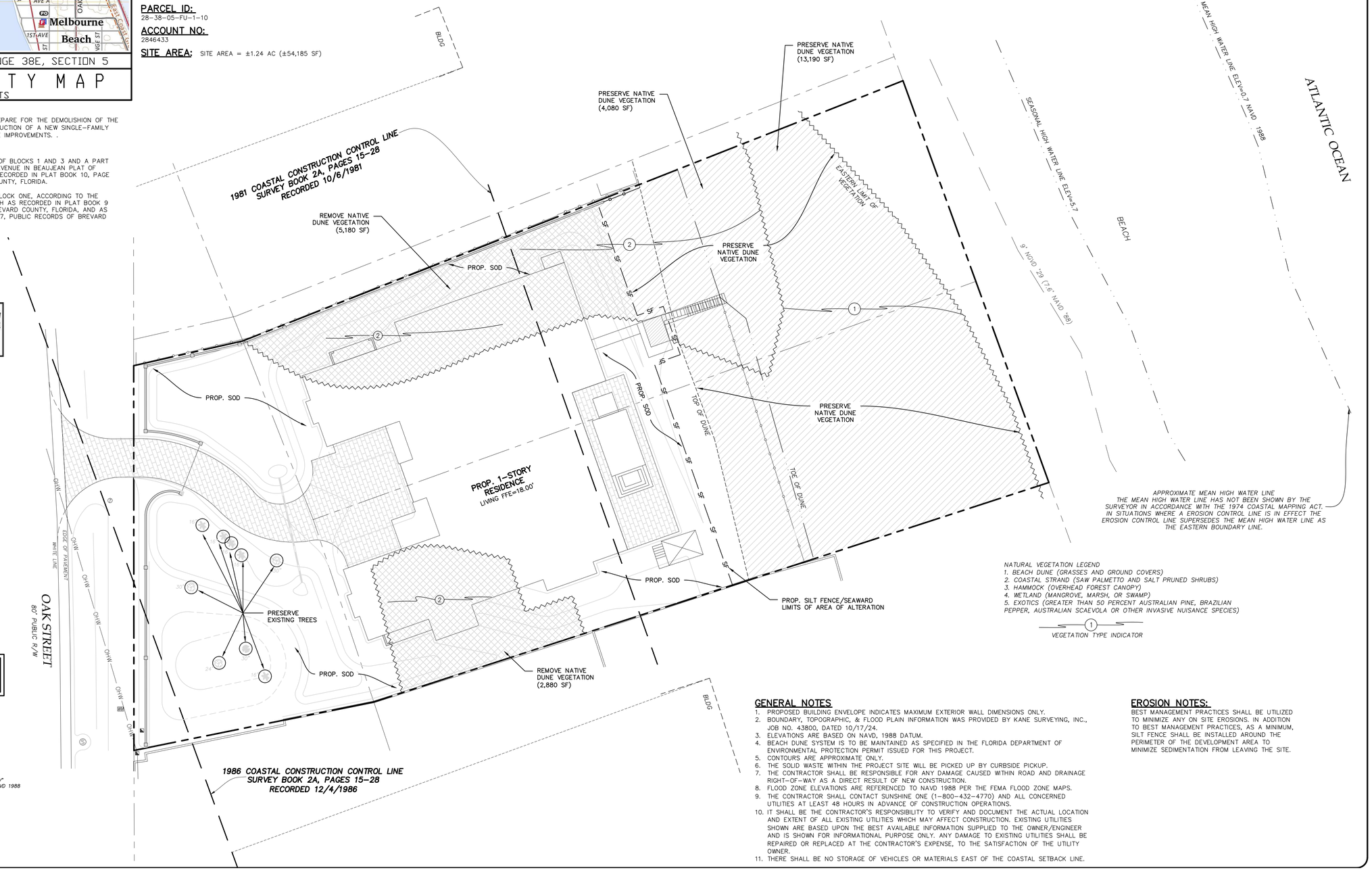
THERE SHALL BE NO IMPACT IN AREA OF VEGETATION PRESERVATION INCLUDING: THE REMOVAL OF VEGETATION; THE STORAGE OF MATERIALS; OR PARKING/OPERATION OF VEHICLES. INADVERTENT DISTURBANCE OF NATIVE VEGETATION SHALL REQUIRE IN–KIND RESTORATION TO INCLUDE SEA GRAPES, SABAL PALM, AND SCRUB OAKS, AS APPROPRIATE.

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



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

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

(1) VEGETATION TYPE INDICATOR

AREA OF ALTERATION = 0.8 ACRES

GENERAL NOTES
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43800, DATED 10/17/24.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
5. CONTOURS ARE APPROXIMATE ONLY.
6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT–OF–WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1–800–432–4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
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7		

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE

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DATE

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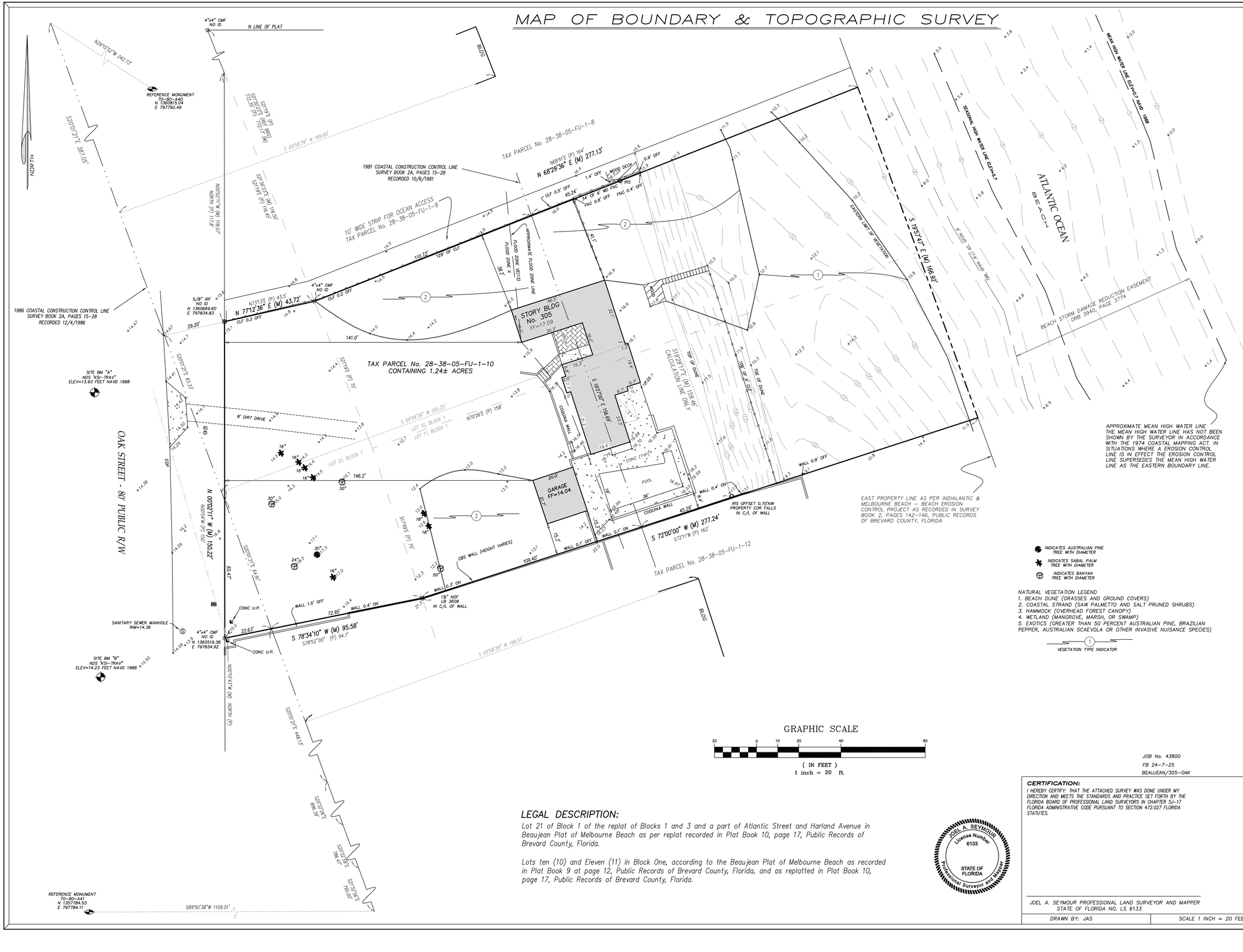
DRAWN BY:	CAB	10/22/2024
CHECKED:		
APPROVED:		
ACAD CODE:	24420M03.DWG	
PROJECT NO:	24.420	

LANDSCAPE PLAN

L-1

SHEET 1 OF 1

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL= TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

NOTES:

1. BEARINGS BASED ON THE EAST R/W LINE OF OAK STREET NORTH OF THE SUBJECT PARCEL BEING S21°30'23"E AS PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS READJUSTED IN 2011. (SEE SKETCH)

2. ELEVATIONS BASED ON NAVD 1988 AND REFERENCE MONUMENT 70-80-A40 RM3 BEING AT AN ELEVATION OF 14.20 FEET NAVD 1988.

3. FLOOD ZONE "X" & "VE", MAP No. 12009C0608H COMMUNITY No. 125128, FIRM INDEX DATE: JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.

4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003.

5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.

6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.

8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.

9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

10. SHORELINE NOTE: THE MEAN HIGH WATER LINE HAS NOT BEEN LOCATED IN ACCORDANCE WITH THE 1974 COASTAL MAPPING ACT. SHOULD A PRECISE LOCATION OF THE MEAN HIGH WATER LINE BE REQUIRED AS A REGULATORY SETBACK LINE THE SURVEYOR SHOULD BE CONTACTED PRIOR TO ENGINEERING, PLANNING OR CONSTRUCTION.

11. THE COORDINATES SHOWN HEREON ARE BASED ON 1983 NORTH AMERICAN DATUM FLORIDA MERCATOR EAST ZONE.

LEGAL DESCRIPTION:

Lot 21 of Block 1 of the replat of Blocks 1 and 3 and a part of Atlantic Street and Harland Avenue in Beaujean Plat of Melbourne Beach as per replat recorded in Plat Book 10, page 17, Public Records of Brevard County, Florida.

Lots ten (10) and Eleven (11) in Block One, according to the Beaujean Plat of Melbourne Beach as recorded in Plat Book 9 at page 12, Public Records of Brevard County, Florida, and as replatted in Plat Book 10, page 17, Public Records of Brevard County, Florida.

JOEL A. SEYMOUR License Number 6133 STATE OF FLORIDA Professional Surveyor and Mapper

JOB No. 43800
FB 24-7-25
BEAUJEAN/305-OAK

CERTIFICATION:

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

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

DRAWN BY: JAS | SCALE 1 INCH = 20 FEET

CERTIFIED TO:

Scott Buescher & Janet Buescher
Old Republic National Title Insurance, Inc
Dieguez & Stoller, LLC

BOUNDARY & TOPOGRAPHIC SURVEY	DATE: 10/17/24
REVISED CERTIFICATIONS	DATE: 3/13/25
LOCATED TREES	DATE: 7/9/25
ADDED TREE ELEVATIONS	DATE: 7/16/25

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

SURFACE WATER MANAGEMENT REPORT

TO

TOWN OF MELBOURNE BEACH

FOR

305 Oak, St.
Melbourne Beach, FL 32951

OWNERS:

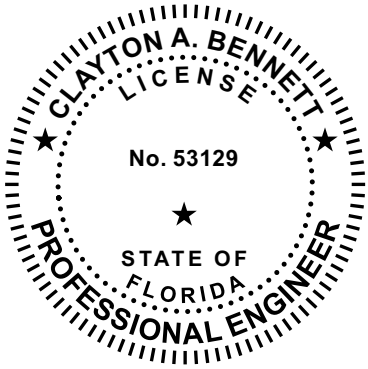
SB Leasing Ventures, LLC
743 Glengarry Dr
Melbourne, FL 32940

PREPARED BY:

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

BEC No. 24.420

July 28, 2025



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

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

305 Oak Street
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	B.	Post Development Stormwater Calculations	5-9
	C.	NRCS Soils Report (*Provided for information only and not included in the Engineer's certification of this report)*	10-28

ENGINEER'S CERTIFICATION

The following drainage calculations for 305 Oak Street, Melbourne Beach were prepared by me or under my direct supervision.

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

Date: _____

I. PROJECT OVERVIEW

A. Existing Conditions

The proposed project is located at 305 Oak Street in the Town of Melbourne Beach, Florida. The overall site boundary contains ±1.2 acres, more or less. The site is currently developed as a single-family residence.

B. Proposed Conditions

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

II. SOILS INFORMATION

Pursuant to the NRCS Brevard County Soil Survey, the site soils landward of the top of dune consist of Canaveral-Palm Beach-Urban land complex which has a very high permeability rate. The said soil has a reported typical Ksat of 20 to 50 in/hr. A copy of the NRCS soils report has been included in Appendix C for informational purposes only.

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

III. STORMWATER MANAGEMENT PLAN

A. Existing Conditions

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

B. Proposed Conditions

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

1. **Area information**
   Basin 1: Lot Area (west of top of dune) = ±35,100 sf

2. Stormwater Attenuation

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

Basin	Peak Stage	Top of Swale El.	Pre-Dev. Discharge	Post Dev. Discharge
Basin 1	14.71 ft	15.0 ft	N/A	0.0

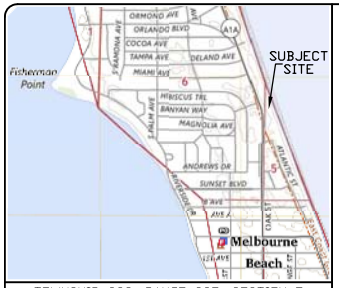
IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

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

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

APPENDIX A

STORMWATER MANAGEMENT PLAN



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

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

ACCOUNT NO:
2846433

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

ZONING: RS-1

NATIONAL FLOOD INSURANCE INFORMATION:
(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0608H
FIRM INDEX DATE: JANUARY 29, 2021
FLOOD ZONES: "X" & "VE"

ZONING 1-RS:

	REQUIRED:	PROVIDED:
MIN LOT AREA:	12,000 SF	±54,185 SF
MIN LOT WIDTH:	100 FT	±150 FT
MIN LOT DEPTH:	120 FT	±320 FT
MAX LOT COVERAGE:	30%	10,750 SF (20%)
MIN LIVING AREA:	1,800 SF	7,227 SF
MAX HEIGHT:	28 FT	22 FT
MIN YARD:		
FRONT:	25 FT	65.72 FT
SIDE:	15 FT	15.0 FT
CCCL:	VARIANCE	200.7 FT HOUSE 203.5 FT POOL SHELL 207.0 FT POOL DECK
MIN PERVIOUS AREA:	30%	54,185 SF - 15,003 SF = 39,182 SF (72%)

IMPERVIOUS AREA

BLDGS:	10,705 SF
POOL & DECK:	1,387 SF
DRIVEWAY:	2,701 SF
EQUIP. PAD:	210 SF
TOTAL:	15,003 SF

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

ASCE 24: FLOOD DESIGN CLASS 2
FLOOD ZONE "VE(13)", THE LOWEST HORIZONTAL MEMBER SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION.

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

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

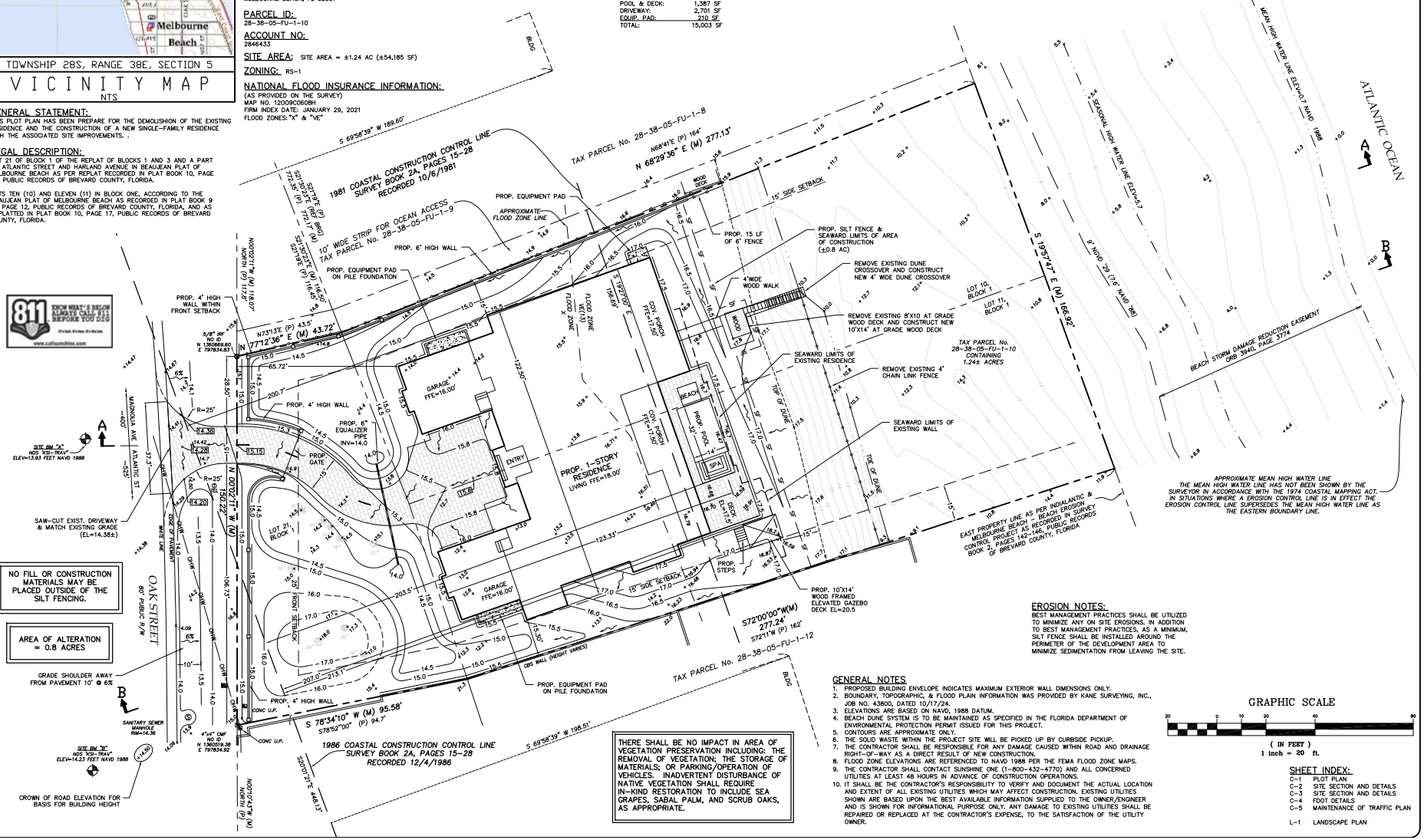
THE 100-YEAR FLOOD ELEVATION PER THE FDEP SITE SPECIFIC DETERMINATION (CNS-BE0319), THE 100-YEAR STORM ELEVATION IS 12.8 FEET (NAVD).

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

GENERAL STATEMENT:
THIS PLOT PLAN HAS BEEN PREPARE FOR THE DEMOLISHION OF THE EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH THE ASSOCIATED SITE IMPROVEMENTS. .

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

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



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

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

GENERAL NOTES
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43800, DATED 10/17/24.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
5. CONTOURS ARE APPROXIMATE ONLY.
6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SHEET INDEX:

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622-4462
FAX (321) 622-4462
CA# 28236
CLAYTON A. BENNETT
P.E. NO. 43139
DATE

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

DESIGNED: CAB	DATE 10/22/2024
DRAWN BY: CAB	10/22/2024
CHECKED:	
APPROVED:	
ACAD CODE: 24420MO3.DWG	
PROJECT NO: 24.420	

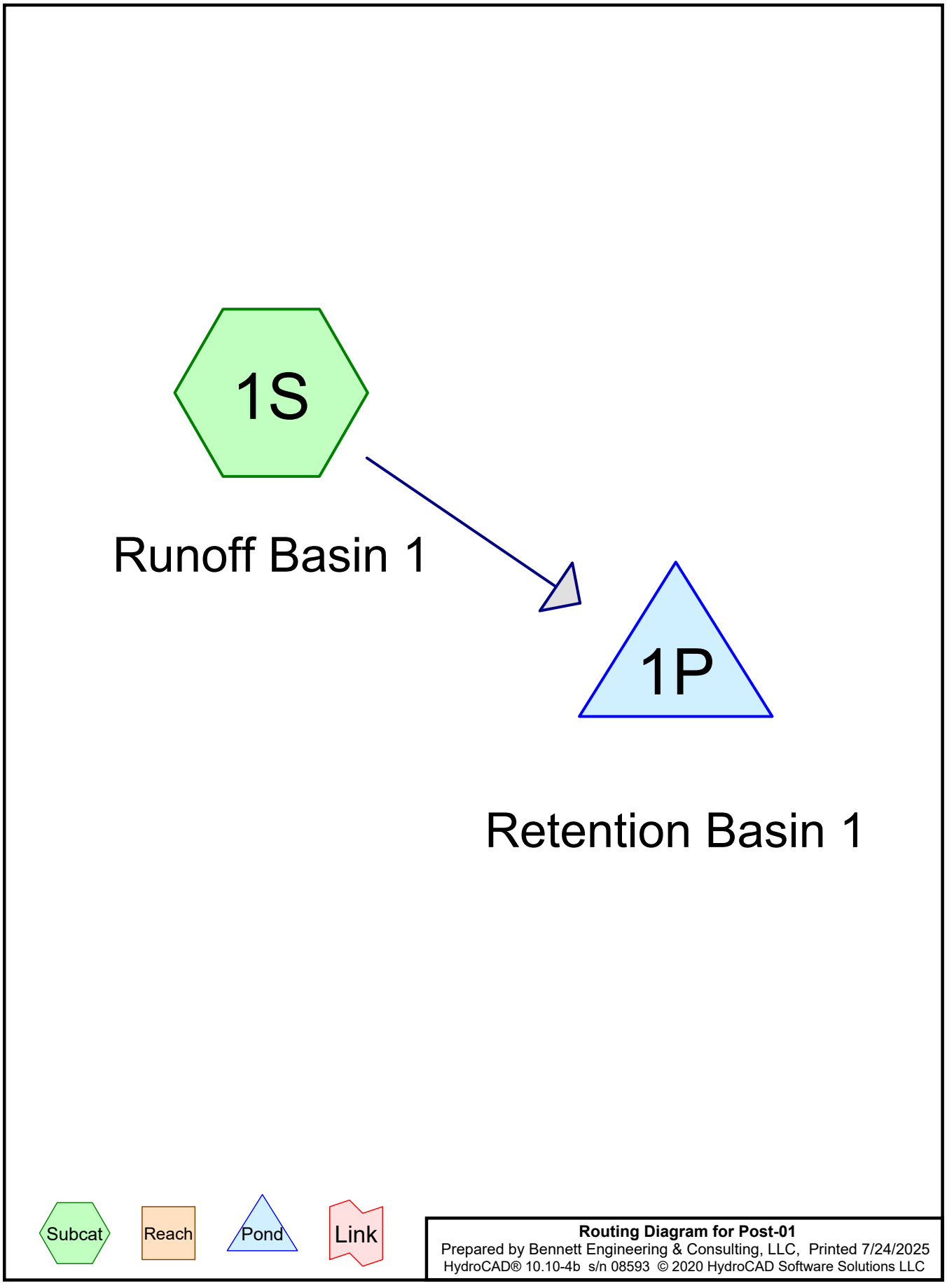
PLOT PLAN

C-1

SHEET 1 OF 5

APPENDIX B

POST DEVELOPMENT STORMWATER CALCULATIONS


1S
Runoff Basin 1
1P
Retention Basin 1
Subcat
Reach
Pond
Link
Routing Diagram for Post-01
Prepared by Bennett Engineering & Consulting, LLC, Printed 7/24/2025
HydroCAD® 10.10-4b s/n 08593 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

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

Summary for Pond 1P: Retention Basin 1

Inflow Area = 0.806 ac, 58.28% Impervious, Inflow Depth > 4.91" for 10y-24h event
Inflow = 2.54 cfs @ 12.19 hrs, Volume= 0.330 af
Outflow = 2.29 cfs @ 12.33 hrs, Volume= 0.330 af, Atten= 10%, Lag= 8.7 min
Discarded = 2.29 cfs @ 12.33 hrs, Volume= 0.330 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 14.71' @ 12.33 hrs Surf.Area= 4,177 sf Storage= 802 cf

Plug-Flow detention time= 2.4 min calculated for 0.330 af (100% of inflow)
Center-of-Mass det. time= 2.3 min (835.7 - 833.3)

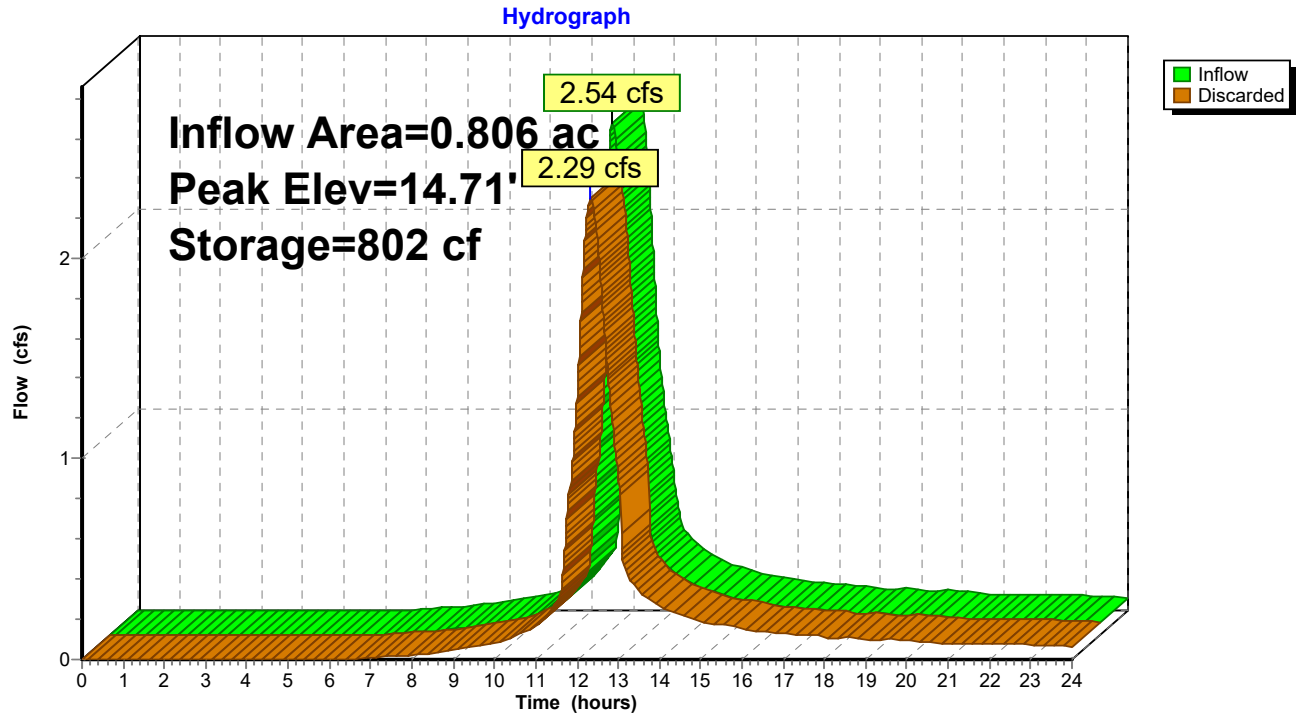
Volume	Invert	Avail.Storage	Storage Description
#1	14.50'	2,175 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
14.50	3,333	488.0	0	0	3,333
15.00	5,454	667.0	2,175	2,175	19,788

Device	Routing	Invert	Outlet Devices
#1	Discarded	14.50'	10.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 5.00'

Discarded OutFlow Max=2.29 cfs @ 12.33 hrs HW=14.71' (Free Discharge)
└1=Exfiltration (Controls 2.29 cfs)

Pond 1P: Retention Basin 1



Summary for Subcatchment 1S: Runoff Basin 1

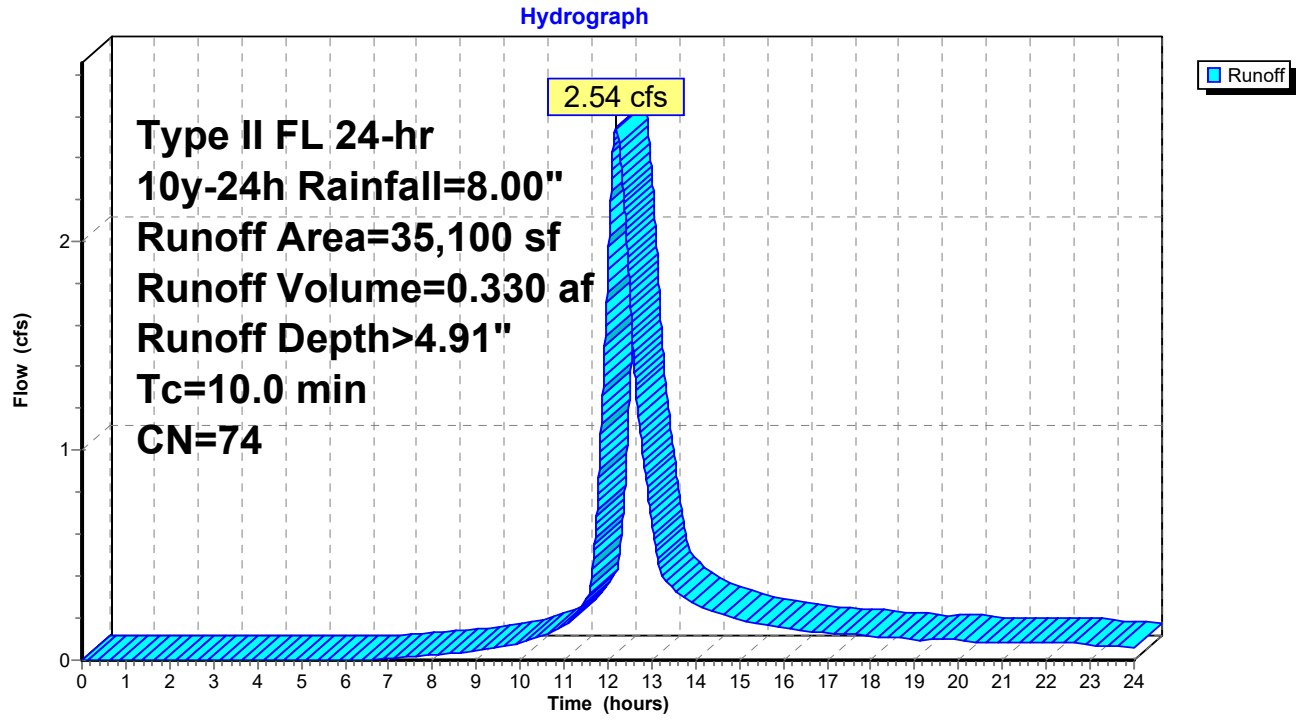
Runoff = 2.54 cfs @ 12.19 hrs, Volume= 0.330 af, Depth> 4.91"

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

	Area (sf)	CN	Description
*	5,454	100	Retention Swale
*	10,705	98	Roof, Paved parking, HSG A
*	2,701	98	Driveway
*	1,387	98	Pool and Deck
*	210	98	Equipment pad
	14,643	39	>75% Grass cover, Good, HSG A
	35,100	74	Weighted Average
	14,643		41.72% Pervious Area
	20,457		58.28% Impervious Area

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

Subcatchment 1S: Runoff Basin 1



APPENDIX C

Soils Report

Prepared by: NRCS

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

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Brevard County, Florida

305 Oak St. Melbourne Beach

July 22, 2025

Preface

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

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

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

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

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

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

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Soil Map.....9
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Map Unit Legend.....11
Map Unit Descriptions.....11
Brevard County, Florida.....13
14—Beaches.....13
25—Canaveral-Palm Beach-Urban land complex.....14
References.....17

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

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

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Brevard County, Florida
Survey Area Data: Version 24, Aug 28, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Beaches	0.1	13.7%
25	Canaveral-Palm Beach-Urban land complex	0.9	86.3%
Totals for Area of Interest		**1.1**	**100.0%**

Map Unit Descriptions

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

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

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

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

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Brevard County, Florida

14—Beaches

Map Unit Setting

National map unit symbol: 1lg2t
Elevation: 0 to 20 feet
Mean annual precipitation: 42 to 57 inches
Mean annual air temperature: 52 to 75 degrees F
Frost-free period: 190 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Beaches: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Beaches

Setting

Landform: Beaches on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Ecological site: R155XY220FL - Sandy Coastal Beach Dunes
Forage suitability group: Forage suitability group not assigned (G133AA999FL)
Other vegetative classification: Forage suitability group not assigned (G133AA999FL)
Hydric soil rating: Unranked

Minor Components

Palm beach

Percent of map unit: 3 percent
Landform: Dunes on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY220FL - Sandy Coastal Beach Dunes
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G156BC111FL)
Hydric soil rating: No

Canaveral

Percent of map unit: 2 percent
Landform: Flats on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY170FL - Sandy Coastal Grasslands and Forests

Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

25—Canaveral-Palm Beach-Urban land complex

Map Unit Setting

National map unit symbol: 1lg35
Elevation: 10 to 20 feet
Mean annual precipitation: 49 to 57 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Canaveral and similar soils: 31 percent
Palm beach and similar soils: 30 percent
Urban land: 29 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canaveral

Setting

Landform: Flats on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: sand
C - 6 to 12 inches: sand
C - 12 to 80 inches: coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 6.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A/D
Ecological site: R155XY170FL - Sandy Coastal Grasslands and Forests
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Description of Palm Beach

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Shells and sandy marine deposits

Typical profile

A - 0 to 3 inches: sand
C - 3 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear

Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY170FL - Sandy Coastal Grasslands and Forests
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: Unranked

Minor Components

Paola

Percent of map unit: 4 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Welaka

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Pomello

Percent of map unit: 3 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

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

PERMIT NUMBER: BE001547

PERMITTEE

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

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

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

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

EXPIRATION DATE: September 19, 2028

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

PROJECT DESCRIPTION:

One-Story, Single-Family Dwelling

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

2. Exterior dimensions: 123.3 feet in the shore-normal direction, including porch, by 122.5 feet in the shore-parallel direction.

3. Type of foundation: Pile.

4. Finished floor elevation: +18 feet (NAVD).

5. Elevation of understructure parking slab: +16 feet (NAVD).

Swimming Pool with attached Spa

1. Location relative to control line: A maximum of 203.5 feet seaward as measured perpendicular to the control line.

2. Exterior dimensions: 14 feet in the general shore-normal direction by 32 feet in the general shore parallel direction.

3. Type of foundation: Pile.

4. Pool deck elevation: +17.5 feet (NAVD).

5. Bottom of pool shell elevation: +12.5 feet (NAVD).

Excavation/Fill

1. Total volume of excavation: Approximately 280 cubic yards. **See Special Permit Condition 4.**

2. Location of excavation: To an approximate distance of 203.5 feet seaward of the control line.

3. Maximum depth of excavation: To the depth of the pile foundation.

4. Volume of fill to be placed: Approximately 1,610 cubic yards, including 1,330 cubic yards of imported fill. **See Special Permit Condition 5.**

5. Location of fill to be placed: To an approximate distance of 207 feet seaward of the control line.

Other Structures/Activities

1. Demolition of the existing single-family dwelling and associated structures. **See Special Permit Condition 3.**

2. A maximum 6-inch-high breakaway retaining wall is to be located north of the dwelling.

3. A 4-foot-wide wooden dune walkover. **See Special Permit Conditions 6-7.**

4. A 10x14-foot, wood-framed elevated gazebo with 6-inch posts is to be attached to the south side of the deck.

5. A maximum 4-inch-high breakaway retaining wall is to be located landward of the dwelling, as shown on the approved plans.

6. A paver driveway to be located landward of the dwelling as shown on approved plans.

7. Landscaping planting. **See Special Permit Condition 8.**

8. Exterior lighting. **See Special Permit Condition 9.**

SPECIAL PERMIT CONDITIONS:

1. Prior to commencement of construction activity authorized by this permit, a preconstruction conference shall be held at the site among the contractor, the owner or authorized agent, and a staff representative of the Department to establish an understanding among the parties as to the items specified in the special and general conditions of the permit. The proposed locations of the structures shall be staked out for the conference. **Contact Melanie Cain at (386) 895-1958 or email** Melanie.Cain@floridadep.gov **to schedule a preconstruction conference.**

2. Prior to the commencement of construction activity authorized by this permit, a temporary construction fence shall be erected along the perimeter of the permitted area. The fence shall remain in place until the construction authorized by this permit is complete. The optimal placement of the construction fence shall be determined during the preconstruction conference by the staff representative, ensuring maximum protection of the existing native vegetation and dune features on the site.

3. All rubble, debris, wood, posts, piles and damaged or broken concrete resulting from this construction shall be removed and relocated landward of the coastal construction control line.

4. All sandy material excavated seaward of the control line shall be maintained on site seaward of the control line.

5. Any imported fill material shall be obtained from a source landward of the control line. All fill material (both excavated from the site and imported) shall consist of sand which is similar to that already on the site in both grain size and coloration and shall meet the requirements of Rule 62B-33.005(7), F.A.C. This fill material shall be free of construction debris, rocks, or other foreign matter. A sample of the sand shall be provided to the staff representative during the preconstruction conference.

6. The dune walkover shall be set at a minimum elevation for stringers and cross members to be installed without requiring excavation of existing dune topography. Width of the walkover deck shall not exceed 4 feet. Posts for the walkover structure shall not be greater than 4 inches wide or 4 inches in diameter, must be embedded a minimum of 5 feet and shall not be encased in concrete. The structure shall be designed to minimize debris generation from pickets and other non-structural members. Walkovers shall extend at least up to the existing line of vegetation but not farther than 10 feet seaward of the vegetation. The optimum siting of the walkover structure shall be determined by the staff representative of the Department during the preconstruction conference to provide maximum protection to the existing dune topography and vegetation located on the site.

7. No construction, operation, transportation or storage of equipment or materials, planting, and no temporary lighting of the construction area are authorized in marine turtle nesting habitat seaward of the dune crest at any time during the marine turtle nesting season (March 1 through October 31).

8. Plantings shall conform to the approved planting plan. Removal of invasive plant species and landscape and dune enhancement plant installation shall not cause the removal of existing salt-tolerant native vegetation.

9. All lighting shall be installed and maintained as depicted in the approved lighting schematic. No additional permanent exterior lighting is authorized.

10. Permittee shall submit compliance reports as specified in Special and General Permit Conditions of this permit. General Permit Conditions 1(q) and 1(r) pertain to written reports which must be submitted to the Department of Environmental Protection at specified times. The forms for the reports: 1(q) **Foundation Location Certification** (DEP Form 73-114B) and 1(r) **Final Certification** (DEP Form 73-115B) are available at the website: https://floridadep.gov/rcp/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms. Each form may be submitted electronically to the CCCL mailbox at CCCL@dep.state.fl.us.

GENERAL PERMIT CONDITIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CAVEAT:

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

Approved plans are incorporated into this permit by reference.

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

Extension of Time

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

deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation
Mediation is not available in this proceeding.

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

EXECUTION AND CLERKING
Executed in Tallahassee, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

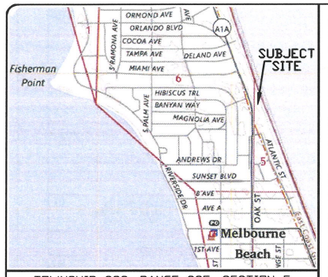
CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

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

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

Derek Reed
Clerk

09/19/2025
Date



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

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

ACCOUNT NO:
2846433

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

ZONING: RS-1

NATIONAL FLOOD INSURANCE INFORMATION:
(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0608H
FIRM INDEX DATE: JANUARY 29, 2021
FLOOD ZONES: "X" & "VE"

ZONING 1-RS:

	REQUIRED:	PROVIDED:
MIN LOT AREA:	12,000 SF	±54,185 SF
MIN LOT WIDTH:	100 FT	±150 FT
MIN LOT DEPTH:	120 FT	±320 FT
MAX LOT COVERAGE:	30%	10,750 SF (20%)
MIN LIVING AREA:	1,800 SF	7,227 SF
MAX HEIGHT:	28 FT	22 FT
MIN YARD:		
FRONT:	25 FT	65.72 FT
SIDE:	15 FT	15.0 FT
CCCL:	VARIANCE	200.7 FT HOUSE 203.5 FT POOL SHELL 207.0 FT POOL DECK
MIN PERVIOUS AREA:	30%	54,185 SF – 15,003 SF = 39,182 SF (72%)

IMPERVIOUS AREA
BLDG: 10,705 SF
POOL & DECK: 1,387 SF
DRIVEWAY: 2,701 SF
EQUIP. PAD: 210 SF
TOTAL: 15,003 SF

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

ASCE 24: FLOOD DESIGN CLASS 2
FLOOD ZONE "VE(13)", THE LOWEST HORIZONTAL MEMBER SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION.

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

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

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

RECEIVED
August 12, 2025
OFFICE OF RESILIENCE AND COASTAL PROTECTION
BE-1547

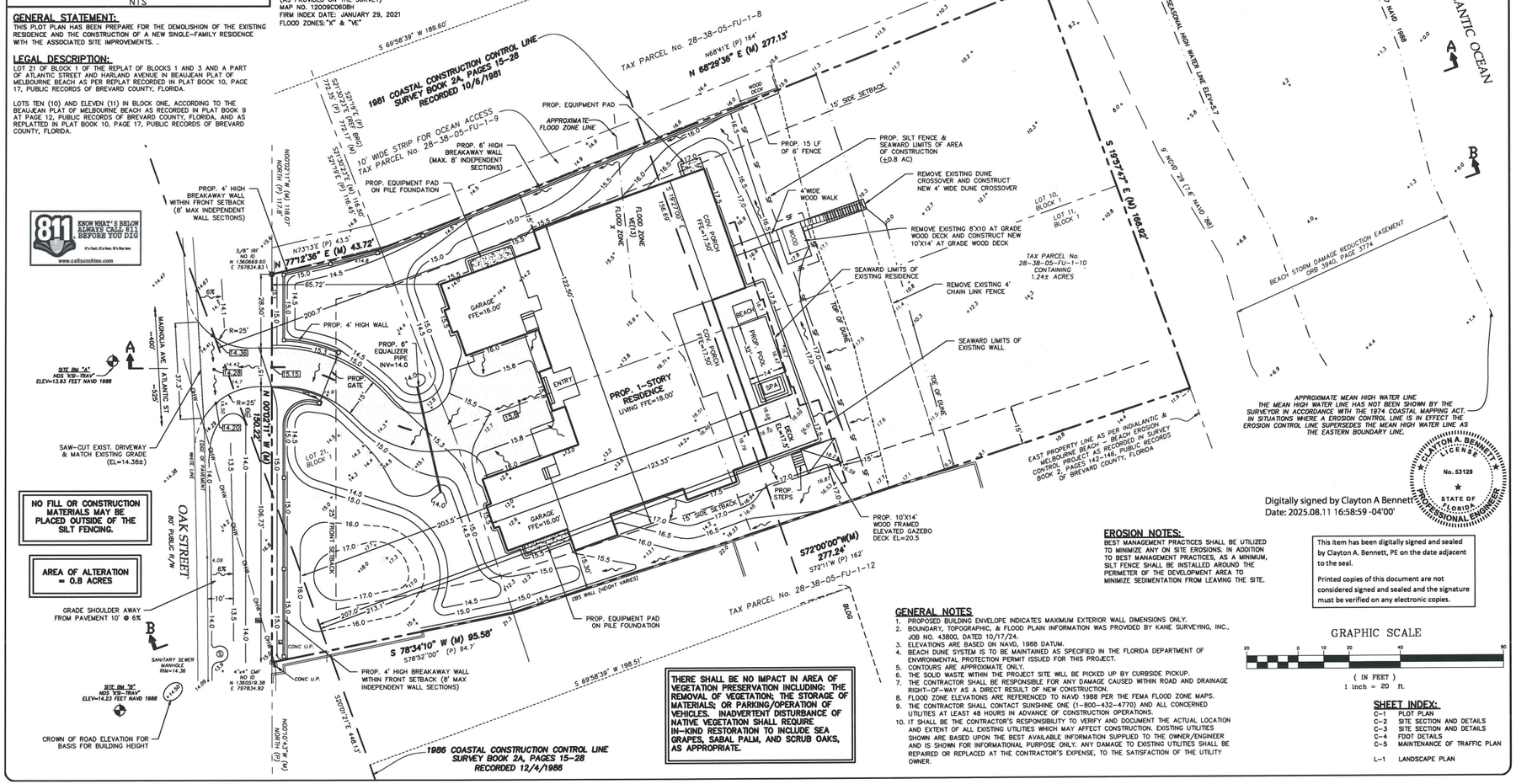
FDEP CONSTRUCTION NOTES
1. TO THE BEST OF MY KNOWLEDGE THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B-33.005, FLORIDA ADMINISTRATIVE CODE.
2. ALL APPLICABLE REQUIREMENTS OF FLORIDA STATUTE 370.12 (MARINE TURTLE PROTECTION ACT) SHALL BE ADHERED TO.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

APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THIS PERMIT. CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.
Reviewed by
September 19, 2025
Date

GENERAL STATEMENT:
THIS PLOT PLAN HAS BEEN PREPARE FOR THE DEMOLISHION OF THE EXISTING RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH THE ASSOCIATED SITE IMPROVEMENTS. .

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

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



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

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

GENERAL NOTES
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43800, DATED 10/17/24.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
5. CONTOURS ARE APPROXIMATE ONLY.
6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.

Digitally signed by Clayton A Bennett
Date: 2025.08.11 16:58:59 -04'00'

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

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SHEET INDEX:

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

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

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

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

CLAYTON A. BENNETT LICENSE No. 53129 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

DATE

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

PLOT PLAN

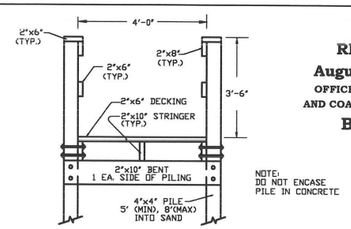
C-1

SHEET 1 OF 5

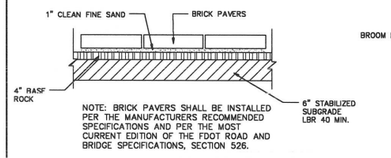
IMPORT FILL NOTES

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

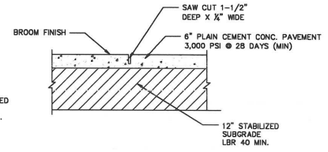
(A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);
(B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (−2.25);
(C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT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



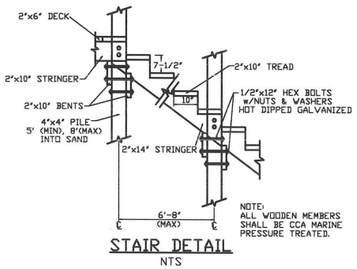
TYPICAL DUNE CROSSOVER SECTION
NTS



ALTERNATIVE BRICK PAVER PAVEMENT SECTION
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE



STAIR DETAIL
NTS

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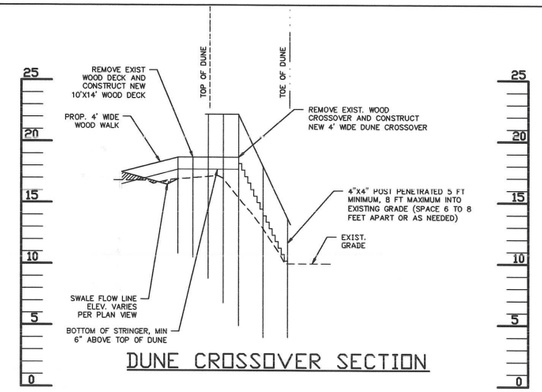
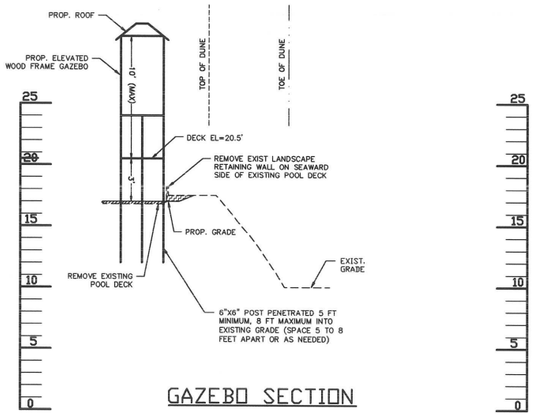
BE-1547



DUNE CROSSOVER SECTION



GAZEBO SECTION

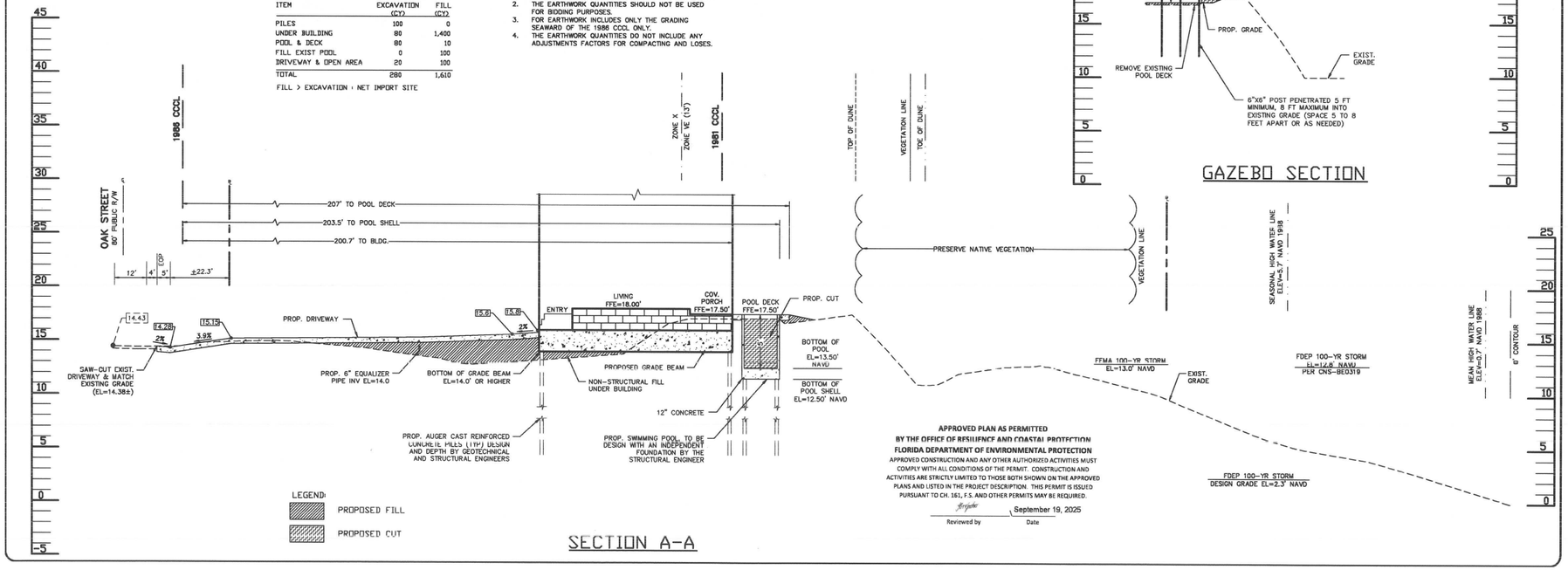
PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

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

FILL > EXCAVATION ∴ NET IMPORT SITE

EARTHWORKS NOTES:

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



SECTION A-A

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

Reviewed by — September 19, 2025 Date

SB LEASING VENTURES LLC
305 OAK ST. MELBOURNE BEACH

SCALE: 1"=20'

SB LEASING VENTURES LLC
714 CLEVELAND CT.
MELBOURNE, FL 32940

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

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

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

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DATE

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

SITE SECTION AND DETAILS

C-2

SHEET 2 OF 5

RECEIVED
August 12, 2025
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
BE-1547

APPROVED PLAN AS PERMITTED
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FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
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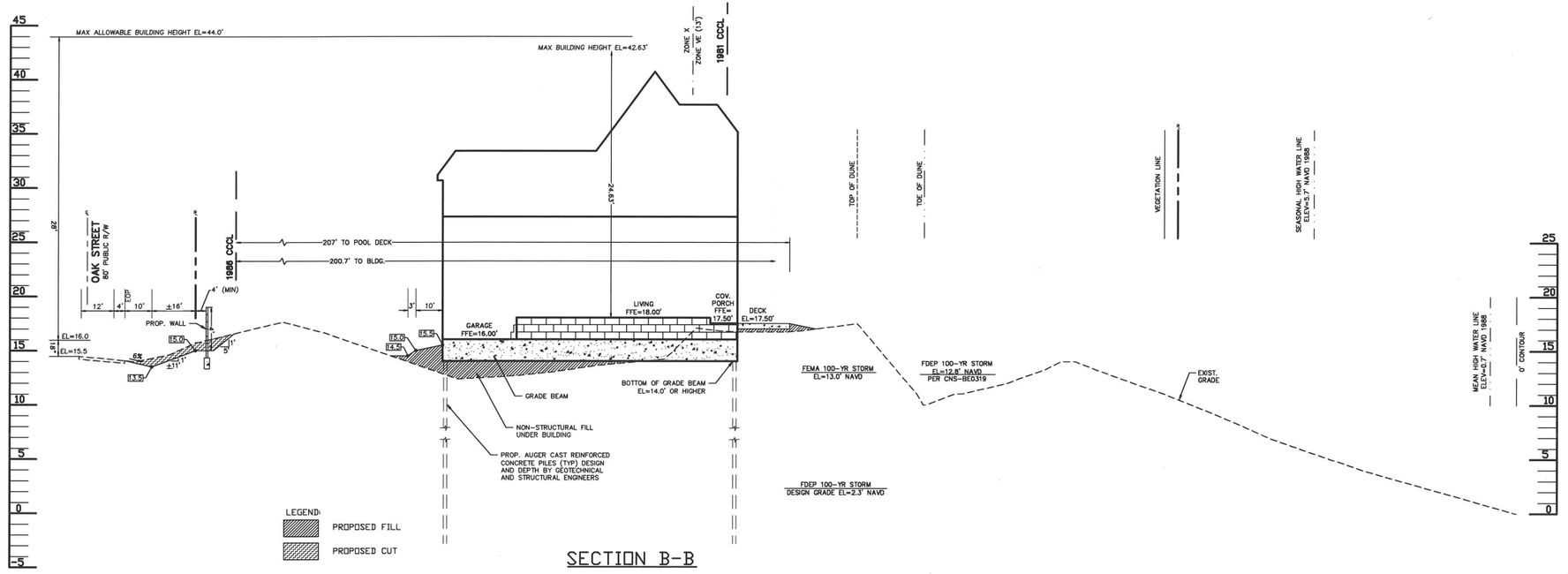
Reviewed by — September 19, 2025 — Date



SECTION B-B

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENMARY DR
MELBOURNE, FL 32940

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE

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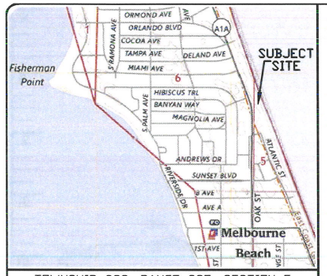
DESIGNED: CAB	DATE 10/22/2024
DRAWN BY: CAB	10/22/2024
CHECKED:	
APPROVED:	
ACAD CODE: 24420M03.DWG	
PROJECT NO: 24.420	

SITE SECTION
AND DETAILS

C-3

SHEET 3 OF 5



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

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

ACCOUNT NO:
2846433

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

RECEIVED
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OFFICE OF RESILIENCE
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BE-1547

APPROVED PLAN AS PERMITTED
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FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Reviewed by — September 19, 2025 — Date

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

GENERAL STATEMENT:

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

LEGAL DESCRIPTION:

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

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

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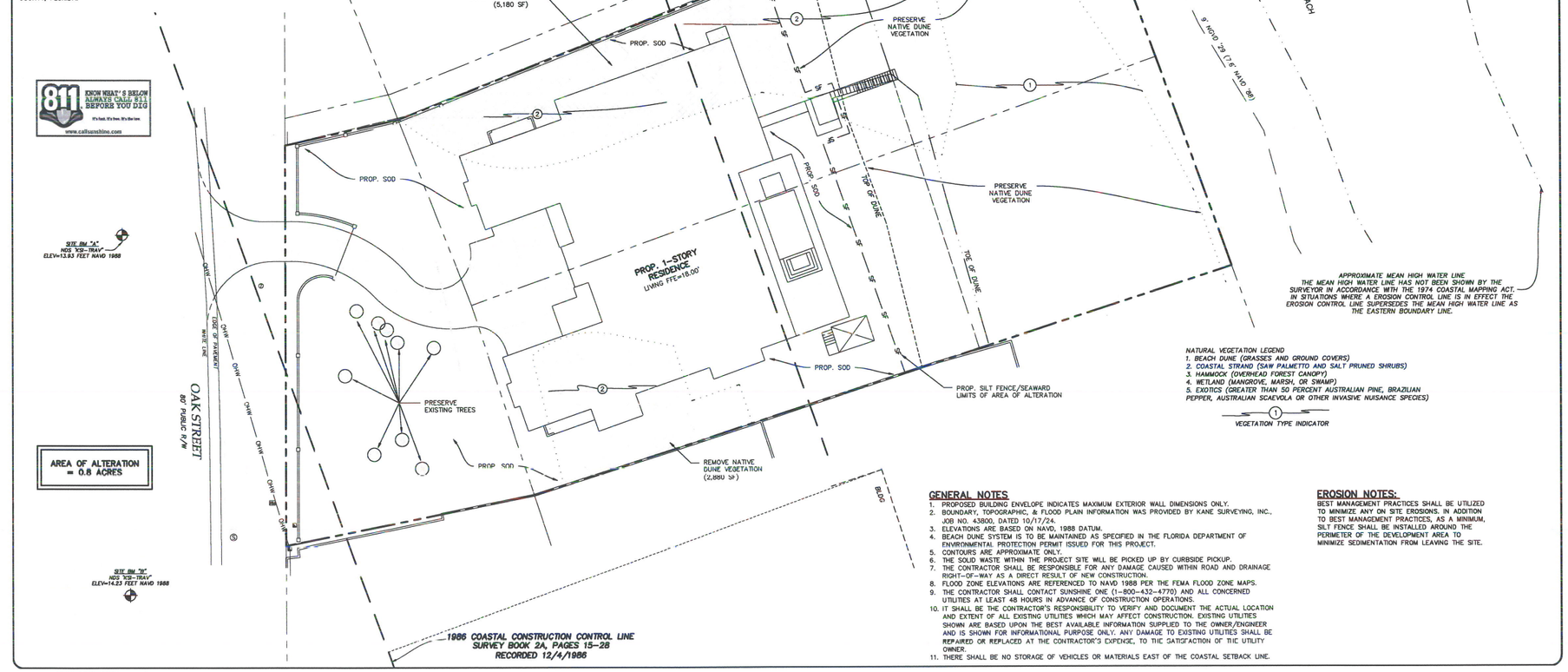


GENERAL NOTES

1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43800, DATED 10/17/24.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
5. CONTOURS ARE APPROXIMATE ONLY.
6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

EROSION NOTES:

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622-4462
FAX (321) 622-4462
CA# 28236
CLAYTON A. BENNETT
P.E. NO. 53281
DATE

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

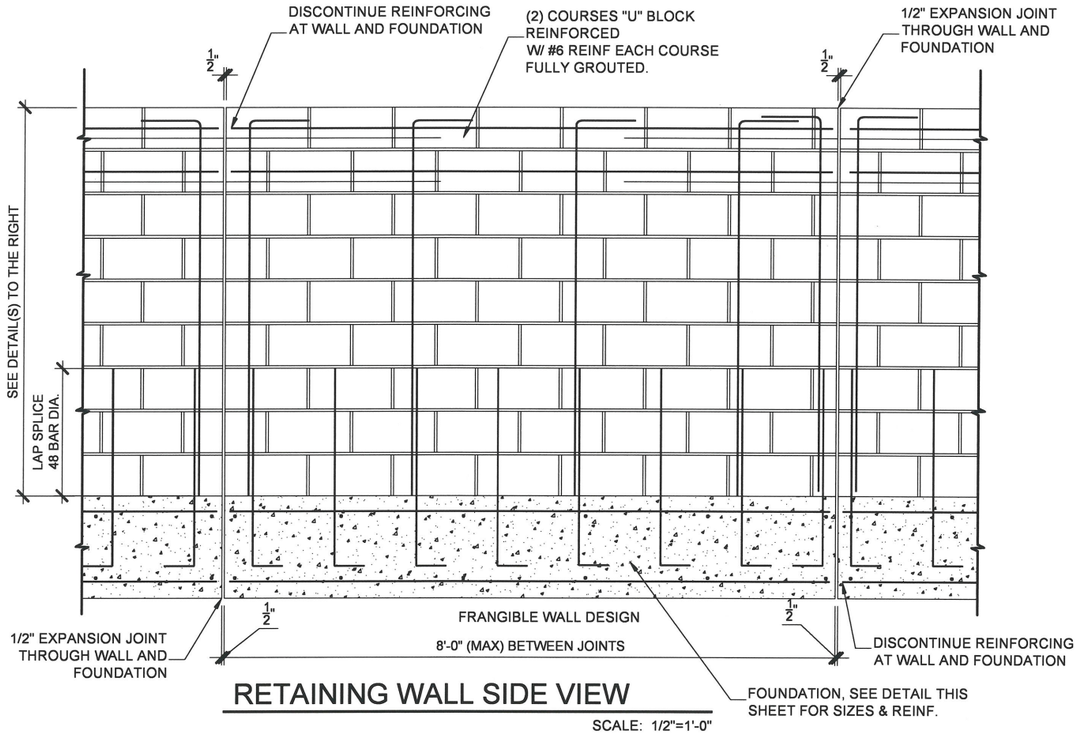
DATE

		DATE
DESIGNED:	CAB	10/22/2024
DRAWN BY:	CAB	10/22/2024
CHECKED:		
APPROVED:		
ACAD CODE: 2642DM03.DWG		
PROJECT NO: 24.420		

LANDSCAPE PLAN

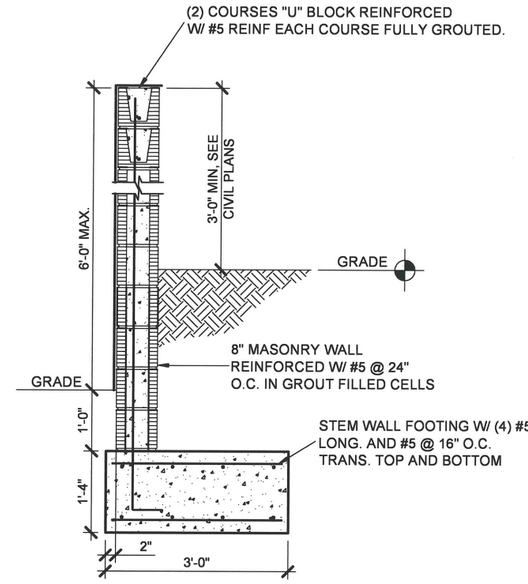
L-1

SHEET 1 OF 1



RETAINING WALL SIDE VIEW

SCALE: 1/2"=1'-0"



RETAINING WALL FOOTING

FRANGIBLE WALL DESIGN

SCALE: 1/2"=1'-0"

A - FRANGIBLE RETAINING WALL DETAIL

SCALE 1/2"=1'-0"

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

Reviewed by — Date: September 19, 2025

RECEIVED
August 12, 2025
OFFICE OF RESILIENCE AND COASTAL PROTECTION
BE-1547

Kieran Jones
Digitally signed by Kieran Jones
DN: CN=Kieran Jones, dnQualifier=A01410C000001BF4007058F0001CE27, O=MK STRUCTURAL ENGINEERING INC., C=US
Date: 2025.08.12 10:50:56-04'00'

KIERAN BENTLEY JONES LICENSE No 98649 KIERAN B. JONES FL. REG. NO. #98649 DATE: AUG 12, 2025 STATE OF FLORIDA PROFESSIONAL ENGINEER

seal/signature

Registered Engineer: Kieran B. Jones

Registered Engineer License: PE 98649

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

MK STRUCTURAL ENGINEERING

BUESCHER RESIDENCE

305 OAK STREET
MELBOURNE BEACH, FL

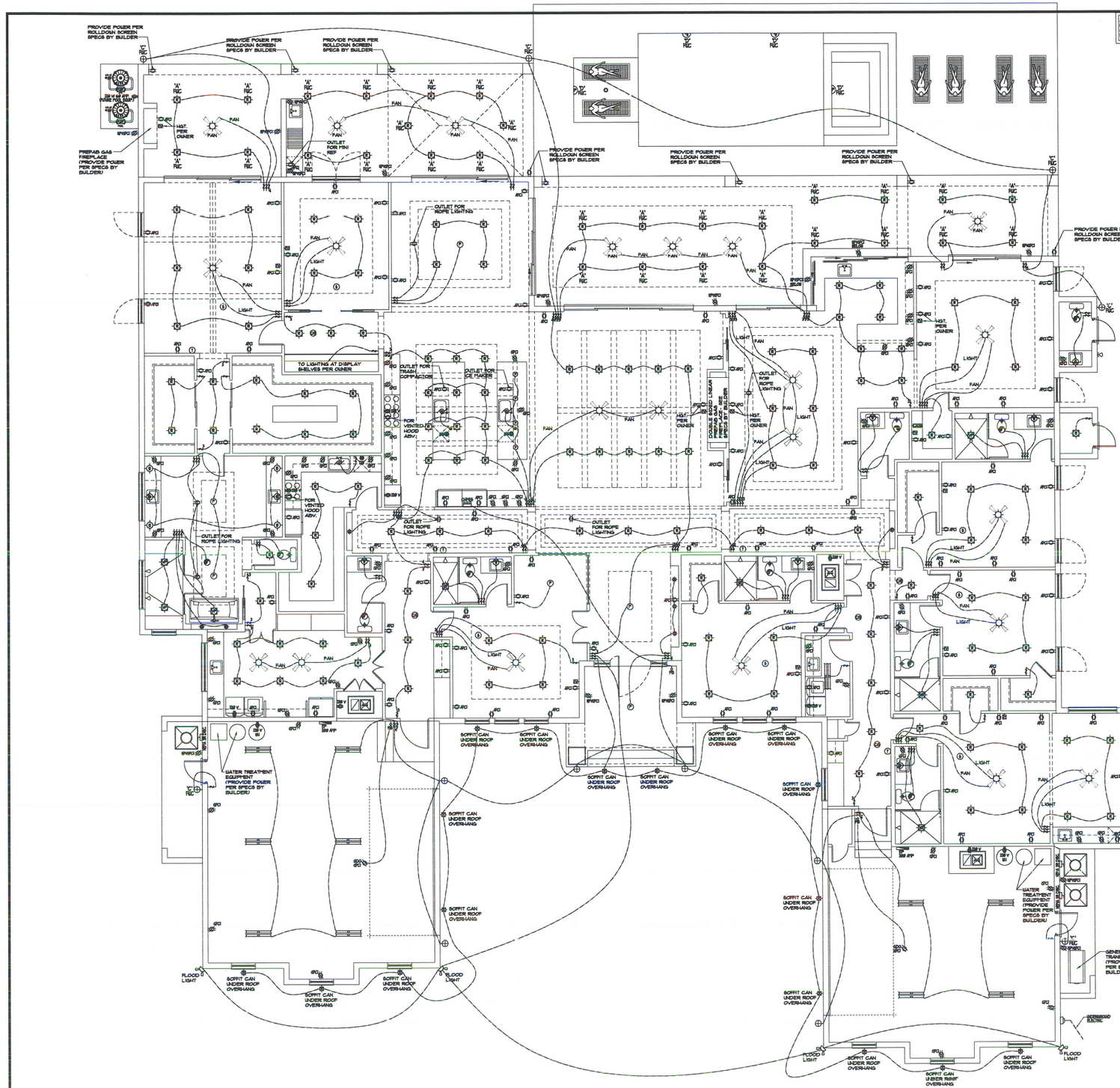
issued for date: 08/12/2025 PERMIT

revisions description

sheet number: SKS-1

drawn by: KBJ
checked by: KBJ

by MK Structural Engineering, LLC. all rights reserved. When plotted on full size, this sheet measures 11"x17"



ELECTRICAL PLAN

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

AN INTERSYSTEM BONDING TERMINAL FOR CONNECTING INTERSYSTEM BONDING CONDUCTORS REQUIRED FOR OTHER SYSTEMS SUCH AS CATV SHALL BE PROVIDED PER 8TH ED. FBC-R E36@53.

SERVICE MAIN DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION OUTSIDE THE BUILDING PER 2023 FBC-R E36@6.2. PROVIDE READY ACCESS FOR EMERGENCY SITUATIONS.

GENERAL NOTES

ELECTRICAL:

1. BATH FANS SHALL EXHAUST 1 CFM PER SQ. FT. (MIN.).

2. AS PER THE 2023 RESIDENTIAL FLORIDA BUILDING CODE 8TH EDITION, SECTION R314, SMOKE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS WITHIN THE UNIT. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPED WITH A MONITORED BATTERY BACKUP.

3. ALL SMOKE DETECTORS SHALL BE WIRED TO A DEDICATED CIRCUIT(S).

4. CARBON MONOXIDE ALARMS SHALL BE REQUIRED PER THE 2023 RESIDENTIAL FLORIDA BUILDING CODE 8TH EDITION, SECTION R315, AND INSTALLED WITHIN 10 FT. OF EACH ROOM USED FOR SLEEPING PURPOSES.

5. ALL GFCI OUTLETS SHALL BE WIRED TO A DEDICATED CIRCUIT(S).

6. ALL LIVING AND SLEEPING AREAS SHALL HAVE ARC FAULT RECEPTACLES.

7. ALL 125V, 15 & 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

8. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

ELECTRICAL SYMBOLS

- STANDARD 110 OUTLET - SET 5" AFF (UNO)
- QUAD. OUTLET - SET 5" AFF (UNO)
- STANDARD 110 OUTLET - 42" AFF
- STANDARD 110 OUTLET - 12 BATCHED + 5" AFF.
- GFCI STANDARD 110 OUTLET - GROUND FAULT INTERRUPTED
- WPGFCI STANDARD 110 OUTLET - WATERPROOF / GFCI
- GDO STANDARD 110 OUTLET - AT GARAGE DOOR OPENER
- UCO STANDARD 110 OUTLET - UNDER CABINET OUTLET FOR LIGHT
- 220 V STANDARD 220 OUTLET
- SWITCH - SWITCH - 3-WAY, DIMMER SWITCH - 4-WAY
- LIGHT FIXTURE - WALL MOUNT
- LIGHT FIXTURE - CEILING MOUNT
- LIGHT FIXTURE - EYEBALL
- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - COACH LIGHT
- LIGHT FIXTURE - RECESSED DOWNLIGHT
- LIGHT FIXTURE - RECESSED DOWNLIGHT (VAPOR PROOF)
- LIGHT FIXTURE - RECESSED DOWNLIGHT (IC) APPROVED SEE TABLE LIGHTING - SEE SHEET 'E' FOR ADDITIONAL NFO
- LIGHT FIXTURE - POOL LIGHT (IC) APPROVED SEE TABLE LIGHTING - SEE SHEET 'E' FOR ADDITIONAL NFO
- LIGHT FIXTURE - WALL MOUNTED LIGHT (IC) APPROVED SEE TABLE LIGHTING - SEE SHEET 'E' FOR ADDITIONAL NFO
- SCONCE - WALL MOUNT
- LIGHT FIXTURE / EXTERIOR FLOOD LIGHT
- LIGHT FIXTURE / FAN COMBINATION (EXTERIOR VENTED)
- EXHAUST FAN (EXTERIOR VENTED)
- LIGHT FIXTURE - FLOURESCENT
- PADDLE FAN LIGHT COMBINATION (PREWIRE PROVIDE FRAMING SUPPORT FOR FIXTURE)
- INTERCOM SYSTEM
- PRE-WIRE FOR FUTURE SPEAKERS
- 10V UI BAT. BACKUP INTERCONNECTED
- CARBON MONOXIDE/ SMOKE DETECTOR INTERCONNECTED
- EXIT
- PUSH BUTTON SWITCH
- DOOR BELL CHIMES
- ELECTRIC METER
- ELECTRIC PANEL
- ETHERNET NETWORK CABLE
- THERMOSTAT
- VOLUME CONTROL
- SECURITY PANEL (SP)
- SECURITY KEYPAD (SKP)
- DISCONNECT
- GARBAGE DISPOSAL
- DW DISHWASHER OUTLET
- TELEVISION OUTLET
- TP TELEPHONE OUTLET

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

Reviewed by — Date: September 19, 2025

RECEIVED
August 1, 2025
OFFICE OF RESILIENCE AND COASTAL PROTECTION
BE-1547

DRN 11-20-2024
REV 1: 03-2025
REV 2: 06-2025
REV 3: 08-2025
REV 4: 11-2025
REV 5: 12-2025
ENG

C.B. DRAFTING DESIGN, INC.
VISIT OUR WEBSITE AT:
CONTACT NUMBER: FAX / PHONE NUMBER
(321) 848-8853 (321) 951-4159
Christopher Bergeron

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

CAD CODE:
DRAWN BY: CDB
CHECKED BY: CDB

SHT NO 8
OF 11

FWC APPROVED SEA TURTLE LIGHTING

ACCEPTABLE FIXTURES:

ALL EXTERIOR FIXTURES ON THE SEAWARD AND THE SHORE PERPENDICULAR SIDES OF THE BUILDING (AND ON THE LANDWARD SIDE OF THE BUILDING IF THEY ARE VISIBLE FROM THE BEACH) SHOULD BE WELL SHIELDED, FULL CUT-OFF, DOWNWARD TYPE FIXTURES. ALL EXTERIOR FIXTURES ON THE LANDWARD SIDE OF THE BUILDING SHOULD BE DOWNWARD DIRECTED ONLY.

ACCEPTABLE LAMPS/ BUMBS AND OTHER LIGHT SOURCES:

LONG WAVE LENGTH LIGHTS, E.G. THOSE THAT PRODUCE LIGHT THAT MEASURES GREATER THAN 560 NANOMETERS ON A SPECTROSCOPE, ARE NECESSARY FOR ALL CONSTRUCTION VISIBLE FROM AND ADJACENT TO MARINE TURTLE NESTING BEACHES. BRIGHT WHITE LIGHT, SUCH AS METAL HALIDE, HALOGEN, FLUORESCENT, MERCURY VAPOR AND INCANDESCENT LAMPS WILL NOT BE APPROVED. FILTERS ARE UN RELIABLE AND NOT ALLOWED. LIMITED USE OF SHORTER WAVELENGTH LIGHTS MAY BE APPROVED IN AREAS WHERE DIRECT AND INDIRECT LIGHT OR GLOW COULD NOT POSSIBLY BE VISIBLE FROM THE BEACH UPON APPROVAL BY FWC.

ACCEPTABLE LAMPS:

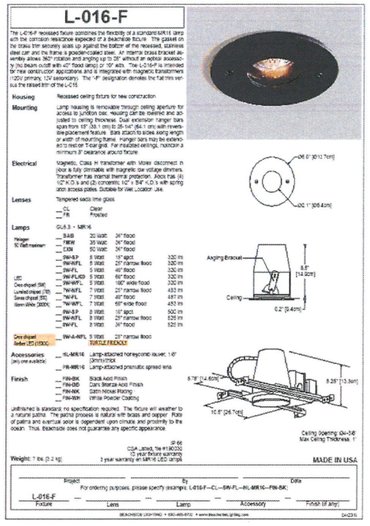
- LOW PRESSURE SODIUM (LPS) 18w, 35w
- RED, ORANGE OR AMBER LED (TRUE RED, ORANGE OR AMBER DIODES, NOT FILTERS)
- TRUE RED NEON
- OTHER LIGHTING SOURCES THAT PRODUCE LIGHT OF 560 NM OR LONGER

TINTED GLASS OR FILM WITH A VISIBLE LIGHT TRANSMITTANCE VALUE OF FORTY-FIVE (45) PERCENT OR LESS SHALL BE APPLIED TO ALL WINDOWS AND DOORS WITHIN LINE OF SIGHT OF THE BEACH. THIS INCLUDES THE SEAWARD AND SHORE-PERPENDICULAR SIDES OF THE STRUCTURE.

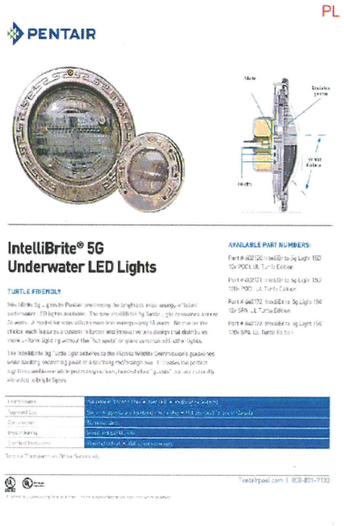
1ST FLOOR TURTLE LIGHTING

SYMBOL	FIXTURE QUANTITY	FIXTURE MOUNTING TYPE	FIXTURE MOUNTING HGT.	MANUFACTURER & CATALOG NO.	BULB LUMENS OUTLET & TYPE	DRAWING SHEET NUMBER	LABELED CUT SHT. PROVIDED
"A" FWC	30 TOTAL	CEILING MOUNT	10'-0" ABOVE FINISH FLOOR	RECESSED FIXTURE- L-016-F	AMBER SOURCE ABV. SEE SPECS	8	YES
"B" FWC	4 TOTAL	UNDERWATER	HGT. PER POOL COMPANY & CODE	UNDERWATER POOL/ SPA LIGHT PENTAIR INTELLIBRITE 5G	26W LED RED/ ORANGE. SEE SPECS	8	YES
"C" FWC	6 TOTAL	WALL MOUNT	6'-8" ABOVE FINISH FLOOR	WALL MOUNTED LIGHT ESCO LIGHTING, INC.- S6031 SERIES	AMBER SOURCE ABV. SEE SPECS	8	YES

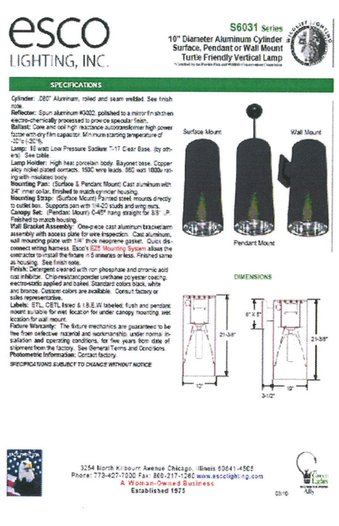
"A"



"B"



"C"



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

Reviewed by — September 19, 2025 — Date

RECEIVED
August 1, 2025
OFFICE OF RESILIENCE AND COASTAL PROTECTION
BE-1547

DRN 11-26-2024
REV 1- 05-2025
2- 06-2025
3- 07-2025
4- 08-2025
5- 09-2025
6- 10-2025
ENG

C.B. DRAFTING DESIGN, INC.
USA (LEED AP BD+C)
WWW.CBDRAFTINGDESIGN.COM
CONTACT NUMBER FAX/ PHONE NUMBER
(321) 961-4149
(321) 544-5834 Christopher Bergren

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

CAD CODE:
DRAWN BY: CDB
CHECKED BY: CDB

SHT NO
9
OF 11

RECEIVED
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DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
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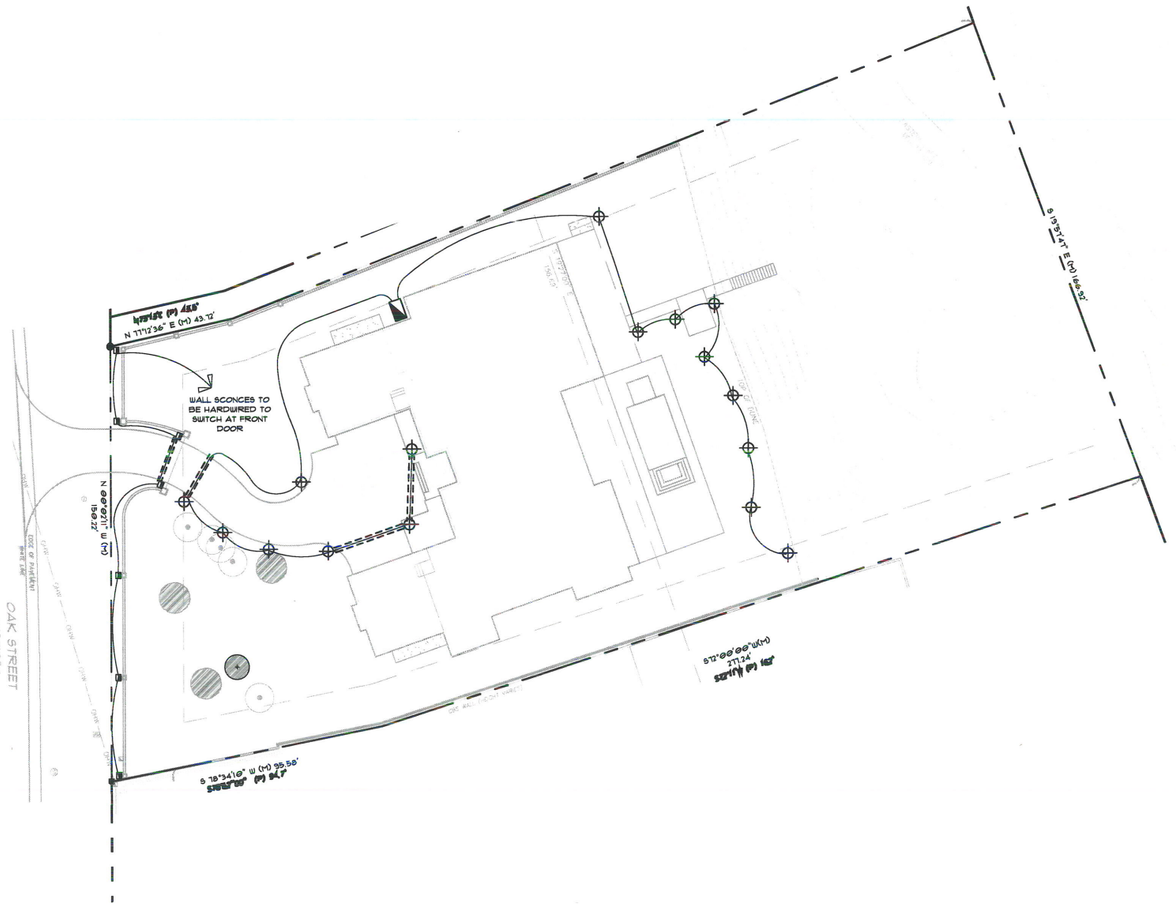


LANDSCAPE LIGHTING LEGEND

QTY.	SYMBOL	SPECIFICATION	IMAGE	VOLT / WATT
8		MFG: 'JUSTICE DESIGN GROUP', MODEL: AMBIANCE 16" TALL RECTANGULAR CLOSED TOP LED WALL SCONCE WITH WILDLIFE CERTIFIED AMBER LED BULB WILDLIFE LIGHTING CERTIFICATION #: CER-8518W		LINE VOLTAGE 13 WATT
17		MFG: 'GARDEN LIGHT LED', MODEL: PL013 LED-TF, TURTLE FRIENDLY BRASS VILLA PATH LIGHT SOLID BRASS PATH LIGHT, 12" HT., AMBER BULB WILDLIFE LIGHTING CERTIFICATION #: 2018-063		LOW VOLTAGE 5 VA / 2 WATT
1		STAINLESS STEEL TRANSFORMER (300W) DIGITAL TIMER W/ ASTRONOMIC CLOCK		LOCATION TO BE VERIFIED IN FIELD
--------		INDICATES 1" SCH 40 PVC SLEEVE FOR LOW VOLTAGE CABLE UNLESS OTHERWISE SPECIFIED: MARK LOCATIONS CLEARLY ON-SITE & PROVIDE LOCATION ON AS-BUILT DRAWINGS		

LANDSCAPE LIGHTING NOTES:

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

0' 10' 20' 40' 60'
SCALE: 1" = 20'-0"

N

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
FL 1-Call, FL 1-No, FL 1-Sunshine
Call 811 two business days before digging

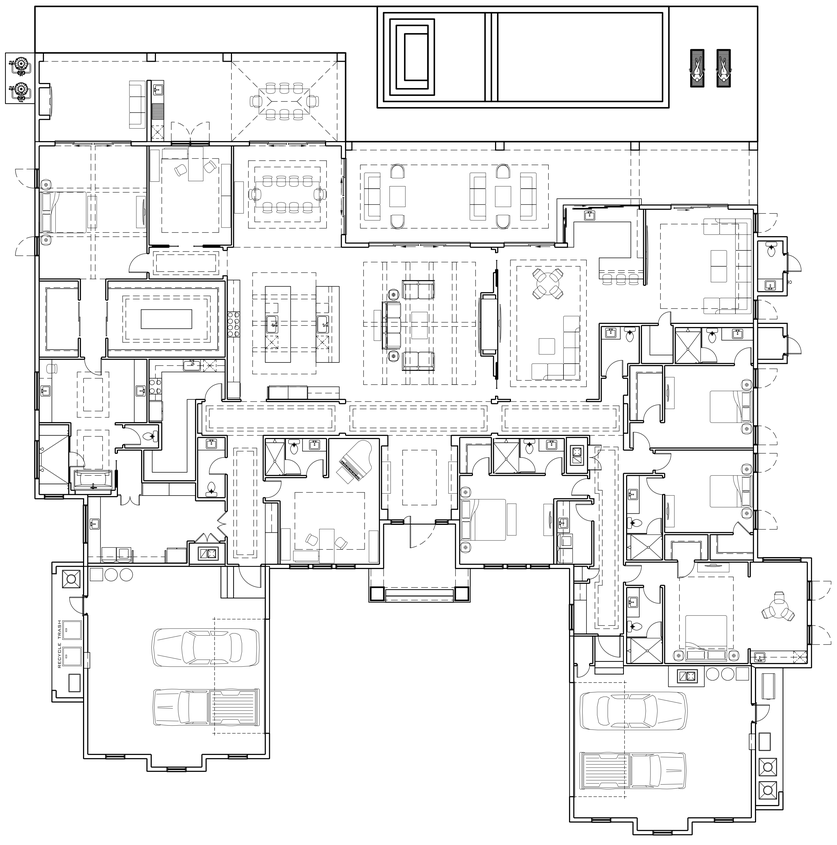
BUESCHER RESIDENCE
305 OAK STREET
CITY, STATE

LANDSCAPE
TURTLE-FRIENDLY
LIGHTING PLAN

REVISIONS	
DATE	7.31.24
DESIGN	S.H.
DRAWN	L.K.
SCALE	1" = 20'-0"
SEAL	07-31-25
SHEET	L-1
OF	1

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

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



FLOOR LAYOUT

DRAWING INDEX

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

HOUSE DATA

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

DESIGN CRITERIA

2023 FLORIDA BUILDING CODE 8TH EDITION (RESIDENTIAL) SECTION R301 & SECTION 1609:

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

CONTROL DATE

10 / 15 / 2025

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

C.B. DRAFTING DESIGN, INC.
VISIT OUR WEBSITE AT:
WWW.CBDRAFTINGDESIGN.COM
CONTACT NUMBER FAX / PHONE NUMBER
(321) 848-5831 (321) 241-4149
Christopher Bergeron

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

CAD CODE:

DRAWN BY: CDB
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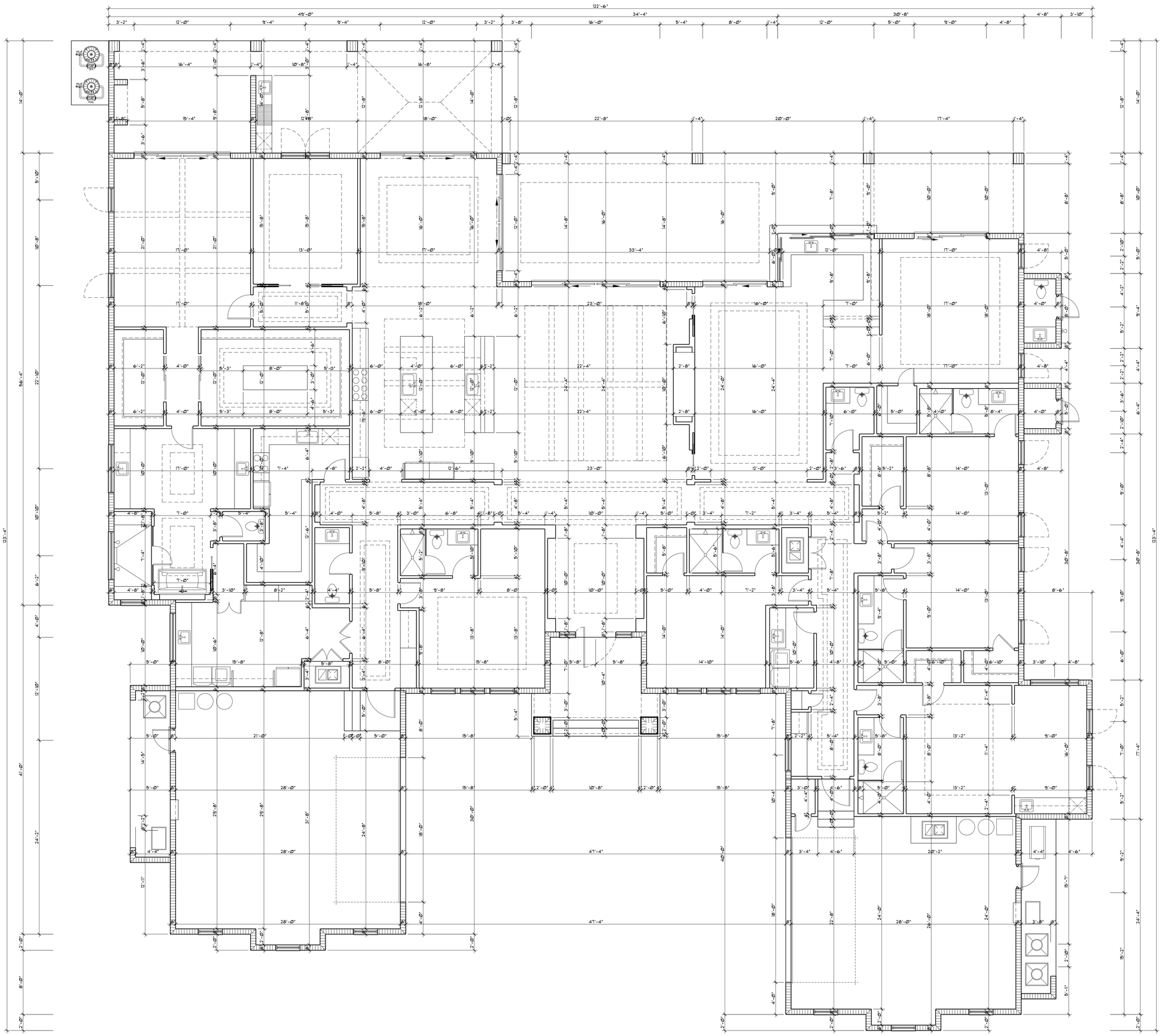
SHT NO
1
OF 11



FLOOR PLAN- DIMENSIONED

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

GENERAL NOTES

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

WALL STUD SPACING:
16" O.C. FOR BEARING WALLS
16" O.C. FOR NON-BEARING WALLS

INSULATION:
1. WALLS:
EXTERIOR MASONRY R = 4.2
EXTERIOR WOOD R = 15
INTERIOR WOOD @ GARAGE R = 11
2. CEILINGS:
VAULTED = BATT/BLOWN R = 38
FLAT CLG = BLOWN R = 38

ATTIC ACCESS:
REFER TO SECTION R807 OF THE FLORIDA BUILDING CODE

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

SHELVES:
1. ALL PANTRY SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
2. ALL LINEN SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
3. ALL BEDROOM CLOSET SHELVES SHALL BE 12" WIDE (UNO) SINGLE SHELF, SINGLE ROD, MOUNTED AT 6'6" AFF.
4. WHERE NOTED 2 BEDROOM CLOSET SHELVES SHALL BE MOUNTED AT 42" LOWER AND 84" ~~BATHROOM~~ ACCESSORIES:
1. TYPICAL WALL: INSTALL SINGLE TOUEL BAR AT 48", DOUBLE TOUEL BARS AT 36" AND 64" AFF.
2. SHOWER STALLS: INSTALL TOUEL BARS AT 64" AFF. INSTALL SOAP DISH AT 54" AFF. CENTER DISH ON FAUCET WALL MIDWAY BETWEEN SHOWER HEAD AND WALL.
3. TUBS & TUB/SHOWER COMBINATIONS: INSTALL TOUEL BARS AT 64" AFF. SOAP DISH SHALL BE INSTALLED WITH BOTTOM AT 24" AFF.
4. VANITIES: MOUNT TOUEL BARS AT 64" AFF. MEDICINE CABINETS SHALL BE MOUNTED WITH THE TOP AT 6'-0" AFF.
5. TOUEL RINGS: INSTALL AT TOUEL BAR HEIGHT.
6. TOILET PAPER HOLDERS: INSTALL PAPER HOLDERS AT 18" AFF.
7. ALL CASED OPENINGS SHALL HAVE THE SAME HEIGHT AS DOOR CASINGS.
8. REFER TO SPEC'S FOR EXACT KITCHEN AND BATHROOM CABINETS SIZES.

DRYWALL ATTACHMENT: REF. GYPSUM MANUAL & SBCCI
1. NAILS: CEILINGS = 7" OC
WALLS = 8" OC
2. SCREWS: CEILINGS = 12" OC FIELD, 8"OC PRM
WALLS = 24" OC + 24" PRM, 12" OC FIELD
WALLS = 16" OC + 16" PRM, 16" OC FIELD
(NOTE: NAILING SCHEDULE FOR FIRE-RATED WALLS WILL VARY WITH APPLICATION.)

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

DWELLING/ GARAGE FIRE SEPARATION:

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

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

LEGEND

MASONRY - CONC BLOCK OR BRICK WALL
FRAME OR METAL STUD WALL
INTERIOR BEARING PARTITION
FILLED CELL @ ℄ REBAR

R807.1Attic access.
Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m2).
The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.
The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment located in attics

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

R302.1Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

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

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

TABLE R302.6
DWELLING-GARAGE SEPARATION

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

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

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Christopher Bergeron

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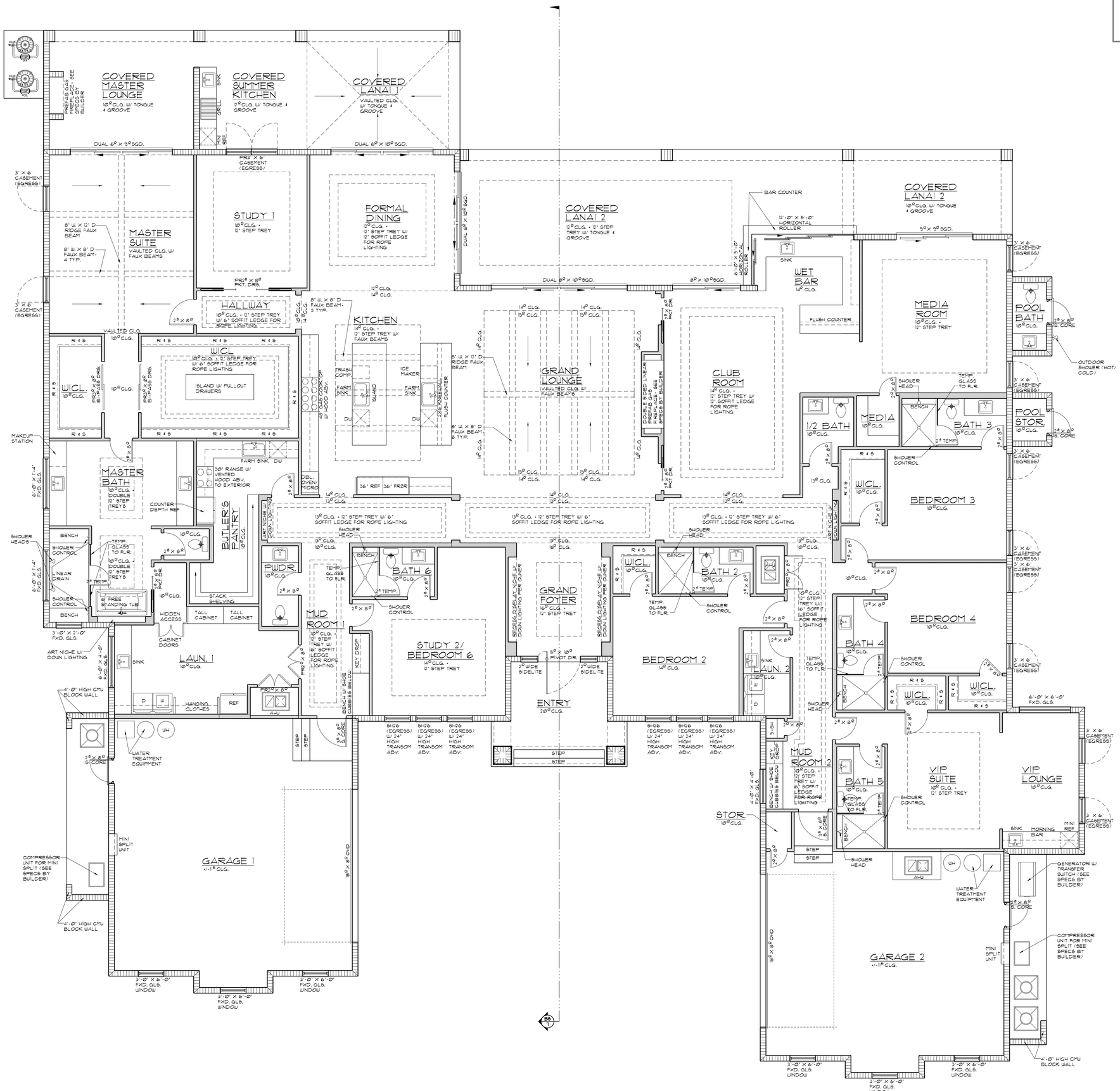

SQ. FT. TABULATION

LIVING	7,262
ENTRY	165
CVRD. LANAI 1	686
CVRD. LANAI 2	856
GARAGE 1	929
GARAGE 2	782
TOTAL	10,680

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FLOOR PLAN- NOTES

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

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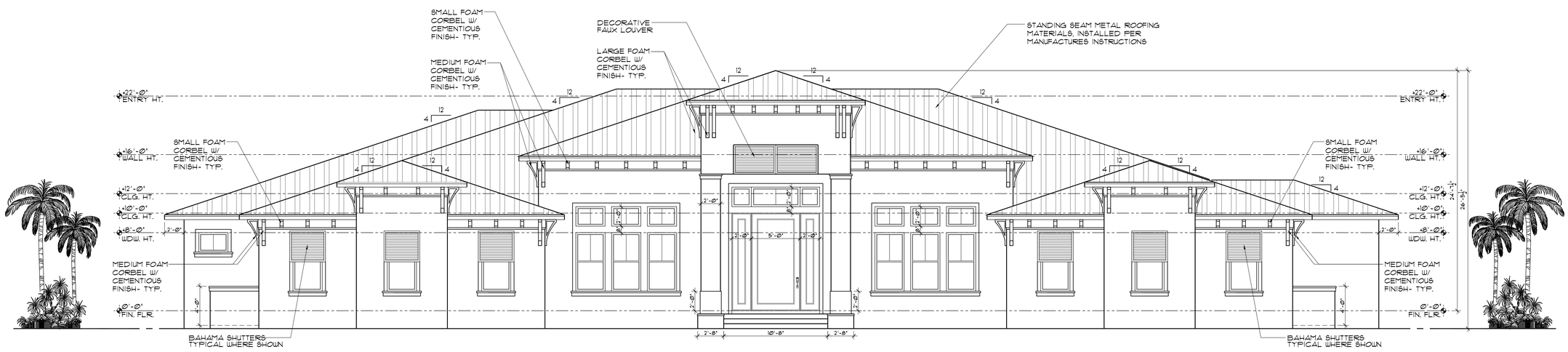
OF 11

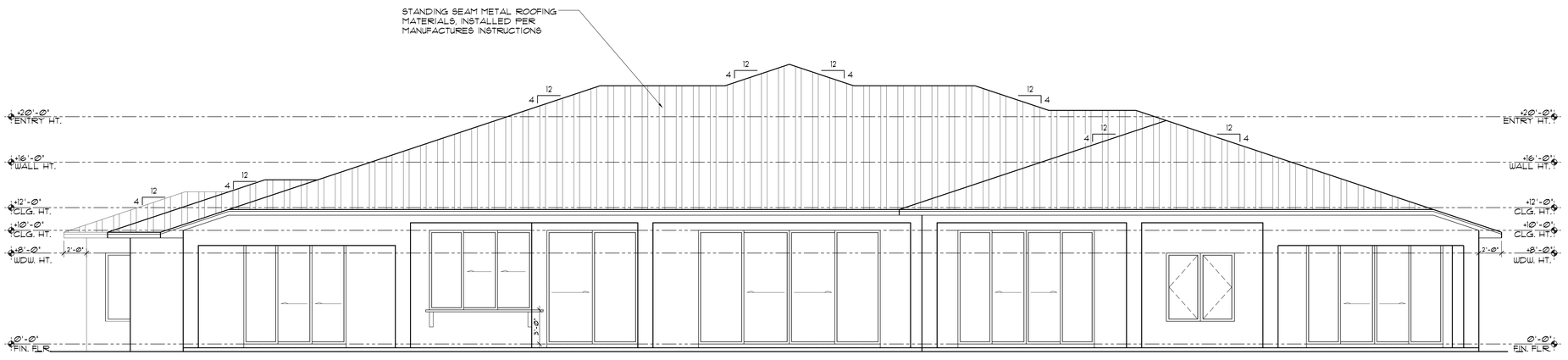
PAINT AND FINISH SCHEDULE / KEY	
PAINT COLOR SCHEME	SURFACE TEXTURE / FINISH KEY
BODY COLOR	TEXTURE FINISH
TRIM COLOR	SAND FINISH

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



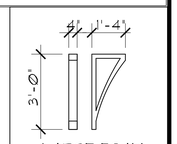
FRONT ELEVATION

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

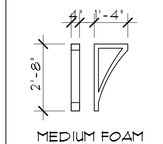


REAR ELEVATION

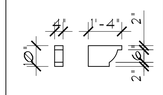
SCALE: 1/4" = 1'-0" (36' x 48' "E" SIZE PAPER)



LARGE FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.



MEDIUM FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.



SMALL FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.

11-20-2024
03-17-2025
04-11-2025
05-12-2025

ENGINEERING DESIGN

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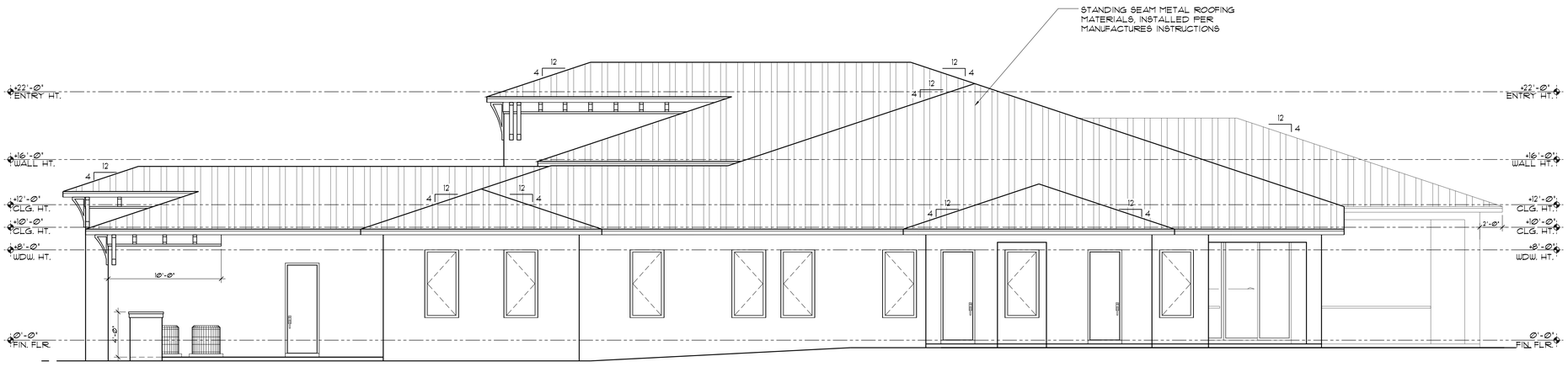

RIGHT ELEVATION

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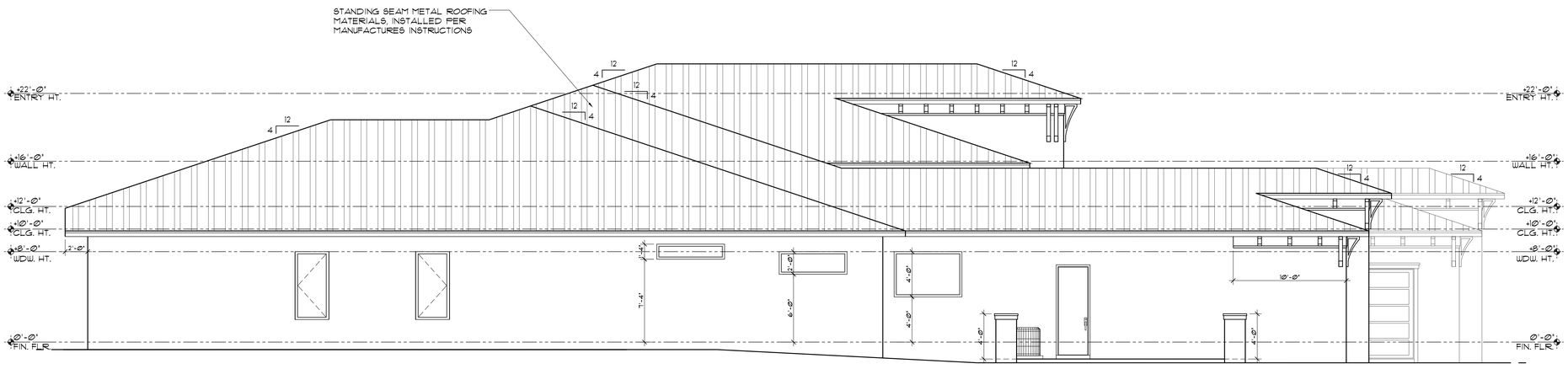

LEFT ELEVATION

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

PAINT AND FINISH SCHEDULE / KEY

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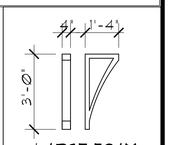
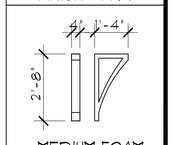
NOTE: WRAP THE SAND FINISH TRIM BAND (WHERE SHOWN AROUND WINDOWS & DOORS) INTO THE JAMB, HEAD & SILL OF THE WINDOW & DOORS. PAINT THE BAND, JAMB, HEAD & SILL THE TRIM COLOR.



LARGE FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.



MEDIUM FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.

SMALL FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.

11-20-2024
03-17-2025
04-11-2025
05-15-2025

EVS
WEST
LAKE

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P: 321.725.3674
F: 321.723.1159
www.bseconsult.com
312 South Harbor City Boulevard, Suite #4, Melbourne, Florida 32901

September 23, 2025

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

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

Dear Roberto:

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

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

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

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

Very truly yours,

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

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

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

TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

Site Plan Review

Applicable Codes
Town of Melbourne Beach Land Development Code
2014 Florida Building Code

Date: September 24, 2025

Owner:	SB Leasing Ventures, LLC
Owner Address:	743 Glengarry Drive Melbourne, FL 32940
Site Address:	305 Oak Street, Melbourne Beach, FL 32951
Parcel ID:	28-38-05-FU-1-10
Zoning:	1-RS
Proposed Project:	Construction of New Single-Family Home
References:	Town of Melbourne Beach Code of Ordinances: 7A-31. 1-RS Single-Family Residential District 7A-51.1 Site Plan Approval for Single-Family Residential
Request:	Permission by Planning and Zoning Board, Town Commission for construction of a new single-family residence, swimming pool and other associated site improvements
Staff Review:	The property lies in the 1-RS Zoning District

1). Project is a single-family residence as the principal use.

2). The Building Lot Zoning District req. of min. lot area, width and depth
Lot area is 54,185 sq. ft. (Required Minimum: 12,000 sq. ft.)
Lot width is 150 ft. (Required Minimum: 100 ft. at the Front Building Line
Lot depth is 320 ft. (Required Minimum 120 ft.)

3). Lot coverage has a maximum of 30% for principal structure.
Lot coverage per plan is 20%. Footprint of Primary Structure is 10,750 sq. ft.
Max allowed for Primary Structure is 30% of Lot Area or 16,255.5 sq. ft.

4). Structure maximum height for zoning district is 28 ft.
The proposed height provided is 22 ft.
Reference Elevation FFE – Minimum FFE 16.0 ft
Finish Floor 18.0 ft
Flood Zone: X and VE 13

5). Zoning District Setback requirements

Proposed Primary Structure Rear: Atlantic Ocean, Variance For Construction Seaward of the Coastal Construction Control Line
Proposed Front setback: 65.72 ft. (Required minimum 25 ft.)
Proposed Side setback: 15 ft. (Required minimum 15 ft.)

6). Sediment and Erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances and Florida Building Codes.

7). On-site Storm water Retention Control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances and the Florida Building Codes. Topographic maps may be required.

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

Town Planner

Planning and Zoning Meeting

Section: **New Business**

Meeting Date: **November 3, 2025**

From: **Building Department**

RE: **Site Plan Approval for 206 Riverside Dr. – New Home**

Background Information:

The Town received plans for a new home at 206 Riverside Dr.

Recommendation:

Approve the site plan for 206 Riverside Dr. contingent on approval from the Town Engineer.

Attachments:

- Development Application – Pages 74-85
- Site Plans and Survey – Pages 86-96
- Surface Water Management Report – Pages 97-129
- Subsurface Investigation and Geotechnical Engineering Evaluation – Pages 130-143
- Town Planner Letter – Page 144-145

TOWN OF MELBOURNE BEACH
DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

General Location: Lot 5, Block A Sunset Shores

Address: 206 Riverside Drive Melbourne Beach, FL

Parcel Number(s): 28-38-06-50-A-5

Area (in acreage): 0.78

Area (in square feet): _____

Current Zoning: Single Family Residential

Proposed Zoning: Single Family Residence

Current Future Land Use: Single Family Residence

Proposed Future Land Use: Single Family Residence

Brief Description of Application: Site Plan Review for Di Fonzo New Single Family Residence

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

IV. APPLICANT INFORMATION:

Property Owner

Name: Joseph & Kimberly DiFonzo Phone: _____

Address: 11508 Waterstone Loop Dr. Fax: n/a

Windermere, FL 34786 Email: _____

Applicant (if other than property owner)

Name: Joyal Construction Phone: (321) 254-0997

Address: 2800 Aurora Rd #A Fax: (321) 259-7434

Melbourne, FL 32935 Email: lori@joyal-homes.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: _____ Date: 8/4/2025

Print Name: JOSEPH DIFONZO Title: Property Owner

*Must sign in front of notary.

State of Florida
County of Brevard.
The foregoing application is acknowledged before me
this 4th day of August 2025, by Joseph DiFonzo,
who is/are personally known to me, or who has/have produced D.L.
as identification.

Jennifer L. Wadsworth
Signature of Notary Public, State of Florida

JENNIFER L. WADSWORTH
Commission # HH 115916
Expires August 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

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: 8/4/2025

Print Name: Joseph DiFonzo Title: Property Owner

*Must sign in front of notary.

State of Florida
County of Brevard.
The foregoing application is acknowledged before me
this 4th day of August, 2025, by Joseph DiFonzo,
who is/are personally known to me, or who has/have produced D.L.
as identification.

Jennifer L. Wadsworth
Signature of Notary Public, State of Florida

JENNIFER L. WADSWORTH
Commission # HH 115916
Expires August 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

VII. PROJECT DESCRIPTION:

Describe Application: DiFonzo New Single Family Residence Site Plan Review

Provide attachment if more space is needed.

Describe Existing Conditions: Vacant Lot, Previous SFR Demolished

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.

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.

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.**

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.

_____

_____

_____

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.**

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.

_____

_____

_____

_____

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.**

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

_____

_____

_____

_____

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

_____

_____

_____

_____

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.

_____

_____

_____

_____

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.**

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.

_____

_____

Provide attachment if more space is needed.

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

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

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

The Applicant must provide documentation and narrative demonstrating the following:

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

Provide attachment if more space is needed.

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

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.

Provide attachment if more space is needed.

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

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

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

APPEAL*

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

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

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

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

AREA OF ALTERATION = 0.75 ACRES

TYPE "B" LOT DRAINAGE (SPLIT LOT DRAINAGE)

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

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

MINIMUM FINISHED FLOOR ELEVATION:

TOWN: TYPE "B" SPLIT LOT DRAINAGE
MIN. 18" ABOVE CROWN OF ROAD
4.75' + 1.5' = 6.75'

FEMA:
FLOOD ZONE "AE(4)",

THE LOWEST FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION.

LOWEST FINISHED FLOOR = 4'+1'=5' (NAVD)

AREA TABULATIONS:

IMPERVIOUS AREA:

BUILDING:	6,735 SF (20.7 5) < 30%
EQUIP PADS:	2,846 SF
POOL & DECK:	294 SF
DRIVEWAY:	3,581 SF
TOTAL:	13,456 SF (41.3 %)

PERVIOUS AREA:
32,577 SF – 13,456 SF = 19,121 SF (58.7%) > 30%

TABULATION:

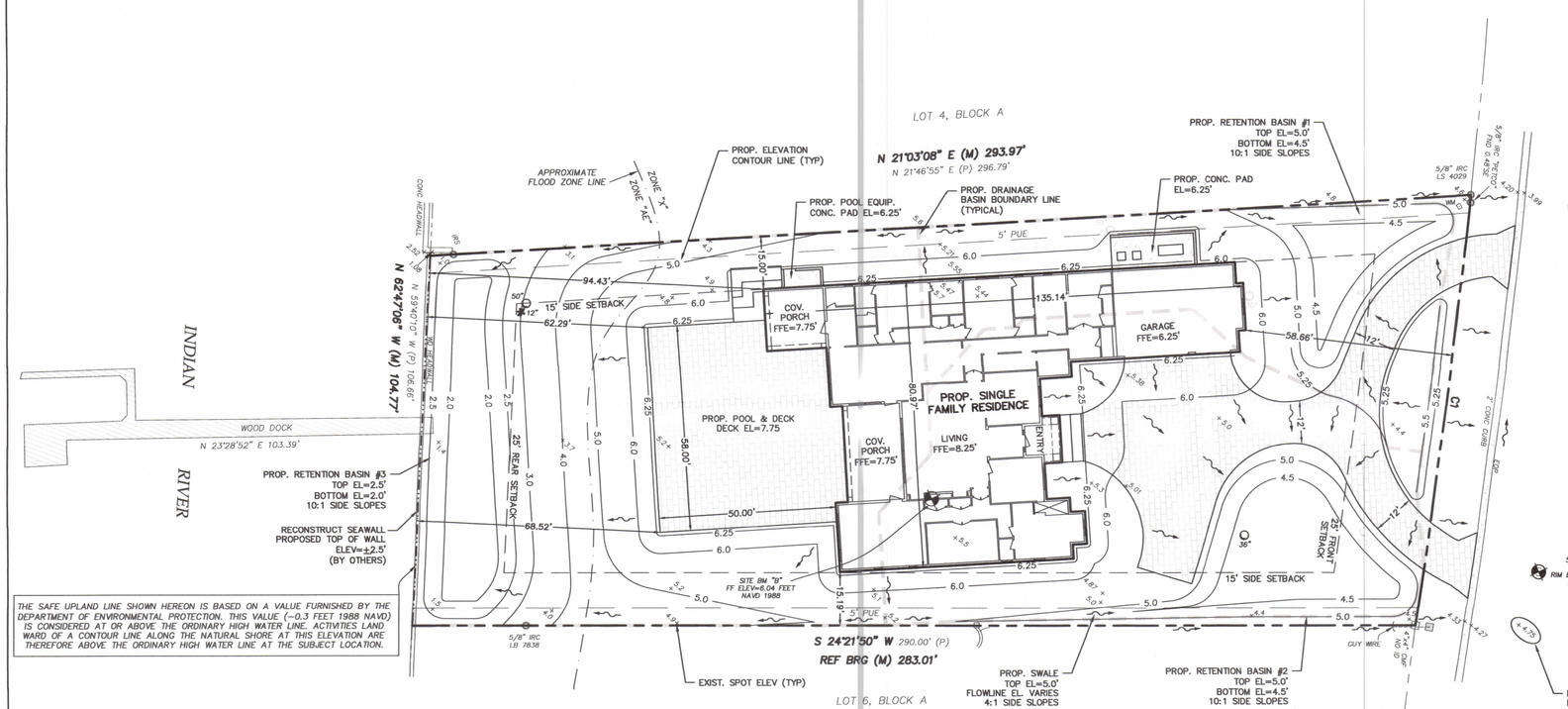
ITEM	REQUIRED/ALLOWED	PROVIDED
SITE AREA	1,200 SF	±32,577 SF
SITE WIDTH	100 FT, MIN.	±122 FT
SITE DEPTH	120 FT, MIN.	±283 FT.
MIN. LIVING AREA	1,800 SF	6,735 SF
STRUCTURAL HEIGHT	28 FT, MAX.	27.5 FT
SET BACKS: PRINCIPLE STRUCTURE		
FRONT	25 FT	58.66 FT
SIDE	15 FT	15.00 FT
REAR	25 FT	94.43 FT

GRADING NOTES

1. IMPERVIOUS PAVEMENT ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2% FOR THE FIRST 10 FEET.
2. THE FINISHED PAVEMENT GRADE ADJACENT TO THE GARAGE DOOR(S) SHALL BE SET ½" BELOW THE ADJACENT GARAGE SLAB ELEVATION AND BE SLOPED AWAY FROM THE GARAGE AT A MINIMUM OF A 2% SLOPE FOR 10 FEET.
3. FINISHED EARTH GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 6" BELOW THE FINISHED FLOOR ELEVATION AND THE GRADE SHALL FALL AWAY FROM THE BUILDING A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EROSION NOTES:

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1(P)	122.63'	2670.00'	02°37'54"		
C1(M)	122.64'	2670.00'	02°37'54"	122.63'	N58°17'31"W
C2(P)	225.26'	2670.00'	04°50'02"		
C2(M)	225.43'	2670.00'	04°50'15"	225.36'	N55°48'32"W

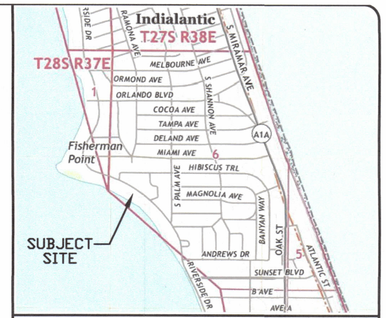
GENERAL NOTES

1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43950, DATED 1/13/25.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. CONTOURS ARE APPROXIMATE ONLY.
5. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SHEET INDEX:

C-1 LOT DRAINAGE PLAN



TOWNSHIP 28S, RANGE 38E, SECTION 6

VICINITY MAP
NTS

GENERAL STATEMENT:

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

OWNER:
DIFONZO, JOSEPH; DIFONZO, KIMBERLY M
11508 WATERSTONE LOOP DR
WINDERMERE, FL 34786

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

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

SITE ADDRESS:
206 RIVERSIDE DR
MELBOURNE BEACH, FL 32951

PARCEL ID: 28-38-06-50-A-5

ACCOUNT NO: 2846974

SITE AREA: SITE AREA = ±0.75 (±32,577)

ZONING: 1-RS

LEGAL DESCRIPTION: (BY SURVEYOR)
LOT 5, BLOCK A, SUNSET SHORES SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 63, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE INFORMATION:

(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0604H
FIRM INDEX DATE: JANUARY 29, 2021
FLOOD ZONES: "X & AE"

CLAYTON A. BENNETT LICENSE No. 53129 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Clayton A Bennett
Date: 2025.10.03 16:04:52 -04'00'

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

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

NORTH

SCALE: 1"=20'

DIFONZO, JOSEPH & DIFONZO, KIMBERLY M
11508 WATERSTONE LOOP DR
WINDERMERE, FL 34786

DIFONZO RESIDENCE
206 RIVERSIDE DR

NO.	DATE	REVISION
1	10/3/25	ADD AREA TABULATIONS
2		
3		
4		
5		
6		
7		

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

© 2025 BENNETT ENGINEERING & CONSULTING, LLC.

DATE

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

DATE

DESIGNED:	CAB	DATE 2/27/2025
DRAWN BY:	CAB	2/27/2025
CHECKED:		
APPROVED:		
ACAD CODE:	24600M01.DWG	
PROJECT NO:	24.600	

LOT DRAINAGE PLAN

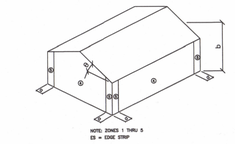
C-1

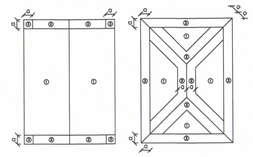
SHEET 1 OF 1

JOB #93-0277
LOT 5 – BLOCK A
SUNSET SHORES SUBDIVISION
206 RIVERSIDE DRIVE
MELBOURNE BEACH, FL. 32951
DIFONZO RESIDENCE

INDEX OF DRAWINGS

PAGE	DESCRIPTION
1	FIRST FLOOR PLAN
2	FOUNDATION PLAN
3	TRUSS PLAN
4	DETAILS
5	SECTIONS & DETAILS & CABINETS
6	ELECTRICAL PLAN
7	FRONT & RIGHT ELEVATIONS
8	REAR & LEFT ELEVATIONS





DESIGN CRITERIA

1.	ULTIMATE WIND SPEED:	160
2.	NOMINAL WIND SPEED:	124
3.	RISK FACTOR:	II
4.	WIND EXPOSURE:	B
5.	CONDITION: (IMPACT CLASS)	ENCLOSED
6.	GCPi POS.=+.18, NEG =-.18	
	ROOF POS.=+15.02 NEG =-20.80	
	ZONE 3 WORSE CASE	
7.	DISTANCE "a" IS DEFINED AS 4.0' FT	

ROOF PITCH: 20-27 DEGREES
160 MPH ULT;124NOMINAL;ENCLOSED
EXPOSURE D;MEAN ROOF HEIGHT <35'
ROOF PITCH: 5/12 TO 6/12
SEE NOTES A-H

GENERAL NOTES:

1. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE EIGHTH ADDITION.
2. ALL DIMENSIONS ARE BASED ON "NOMINAL" WALL THICKNESSES.
3. ALL CEILING HEIGHTS ARE TO BE AS NOTED.
4. ALL WINDOW HEADER HEIGHTS ARE TO BE 8"-0" FLAT UNLESS NOTED.
5. ALL EXTERIOR WALLS ARE TO BE 8" CONCRETE BLOCK (C.B.S.), UNLESS NOTED.
6. ALL INTERIOR WALLS ARE TO BE 4" WOOD FRAME, UNLESS NOTED.
7. 1"x6" P.T. WOOD NAILER AT BOTTOM OF C.B.S. WALLS.
8. 2000 P.S.F. MIN. SOIL BEARING CAPACITY.
9. NO ROOF VENTS ON FRONT ELEVATION, IF POSSIBLE.
10. PLACE 1" WOOD SPACER UNDER ALL POCKET DOORS.
11. ALL ANGLES ARE 45°, UNLESS NOTED OTHERWISE.
12. MAINTAIN 12" (MIN.) SEPERATION FROM HOUSE WITH IRRIGATION HEADS.
13. PROVIDE FIREBLOCKING AS REQUIRED IN R302.1 FLORIDA BUILDING CODE (F.B.C.).
14. LENGTH OF DRYER VENT SHALL COMPLY WITH F.B.C. M1502.4
15. WOOD BLOCKING AT MID-HEIGHT ON INTERIOR WALLS.
16. VENT ALL EXHAUST FANS INTO SOFFIT. COMPLY WITH 2023 F.B.C. M1506.3
17. SOLID CORE INTERIOR DOORS THROUGHOUT.
18. 7/8" THICK THREE COAT STUCCO IN WOOD FRAME AREAS.
19. USE PLYWOOD IN WOOD FRAME AREAS.
20. USE MID-WALL WEEP SCREEDS IN HORIZONTAL BLOCK TO FRAME TRANSITIONS.
21. WOOD TWO PIECE CROWN MOULDING LOCATIONS:FOYER;FAMILY RM & DINING RM (INCL INSIDE TREY CLG);KITCHEN; GAME ROOM (INCL INSIDE TREY CLG)
22. EXAMPLES: 2668 DR IS 30"x80" & 3080 DR IS 36"x96".
23. 3 1/2" CASINGS & 7 1/4" BASEBOARDS.
24. R30 OPEN-CELL SPRAY FOAM INSULATION & NON-VENTED ROOF.
25. 7" GUTTERS & DOWNSPOUTS THROUGHOUT (BURIED).
26. SECURITY HINGES ON ALL OUTSWINGING DOORS.

STRUCTURAL NOTES:

1. WEDGE BOLTS SHALL BE ITW RAMSET/REHEAD BOLTS OR APPROVED EQUIVALENT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT EXISTING REINFORCING TO INSTALL.
2. MASONRY AND CONCRETE SCREWS SHALL BE MANUFACTURED BY RAMSET/REDHEAD "TAPCONS" OR APPROVED EQUAL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT SOLID EPOXY-BASED DISPENSED THROUGH A STATIC MIXING NOZZEL SUPPLIED BY THE MANUFACTURER'S SYSTEM SUPPLIED IN MANUFACTURER'S SIDE-BY-SIDE CARTRIDGE AND EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATION FOR TYPE I, II, IV AND V, GRADE 3, CLASS B AND C AND MUST DEVELOP A MINIMUM 10,560 PSI COMPRESSIVE YIELD STRENGTH AFTER 7-DAY CURE.
4. GROUTED ANCHORS SHALL BE SIMPSON EPOXY-TIE ADHESIVE SYSTEM OR APPROVED EQUIVALENT IN MANUFACTURER'S RECOMMENDATIONS.
5. DRILL-IN REBAR DOWELS AND THREADED ROD ANCHORS (A307) SHALL BE SET USING A TWO-PART EPOXY AS DESCRIBED ABOVE.
6. HEADED STUDS (H.S.) SHALL BE "HELSON" OR APPROVED EQUAL. INSTALL USING MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH AWS D1.1, ATTACHMENT OF STUDS SHALL BE SUFFICIENT TO DEVELOP THE FULL CAPACITY OF EACH INDIVIDUAL STUD (PER AWS D.1.1.)
7. EXPANSION ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS ONLY WITH THE APPROVAL OF THE ENGINEER OF RECORD IN WRITING. EXPANSION ANCHORS SHALL BE HILTI, SIMPSON, RAWL, OR APPROVED EQUAL.
8. 1/2"x10" J-BOLTS 32" O.C. AROUND PERIMETER OF LINTEL BEAM WHERE APPLICABLE.
9. 1/2"x10" J-BOLTS OR SLEEVE ANCHOR 32" O.C. ON BEARING WALL.
10. ALL ROOFING SHEATHING TO BE ADA RATED PLYWOOD NAILED 6" ON EDGE AND 6" ON INTERMEDIATE AND 4" O.C. ON END GABLE WITH 8d 2 1/2" RING SHANK NAILS. RUN LONG SIDE PERPENDICULAR TO TRUSSES WITH END JOINTS STAGGERED.
11. ALL WALL SHEATHING, SHEAR WALL SHEATHING AND GABLE ENDS NAILED 6" ON EDGE AND 6" ON INTERMEDIATE. NOTE: WALL SHEATHING MUST BE NAILED TO TOP PLATE AND BASE PLATE. USE 8d NAILS, ALSO BLOCKING AT HORIZONTAL JOINTS.
12. STUDS IN BEARING WALLS TO BE SPF #2 (2"x4") @ 16" O.C.
13. STUD PLATE TIES (SPH4 & SPH6) FROM TOP PLATE TO STUD AND BOTTOM PLATE TO STUD TO BE PLACED @ 32" O.C. AT TOP AND @ 32" AT BOTTOM.
14. MINIMUM OF 3 STUDS UNDER EACH GIRDER TRUSS.
15. WD HEADERS:1'-0"x4'-0" (2)2"x8"SYP;4'-1"-8'-0" (2)2"x10" SYP #2;8'-1"-8'-0" (2)2"x12" SYP #2
16. BEARING HEADERS OVER OPENINGS IN FRAME WALL TO BE ANCHORED BOTH SIDES ON HEADER AND ALSO AT BOTTOM AS PER TRUSS UPLIFT SPECS AND SIMILAR TO DETAIL.
17. RAFTERS UPLIFTS PER TRUSS MANUFACTURER.
18. VALLEY RAFTERS OR CONVENTIONAL FRAMED PORTIONS OF ROOF OVER 6'-0" LONG TO BE SECURELY FASTENED TO THE TRUSSES AS PER TRUSS MFG. SPECS W/PROPER CLIPS ETC. AND AT LEAST 2-16d NAILS IN EACH END OF SHORTER MEMBERS. UPLIFTS MAY BE FIGURED AT 40 lbs. PER SQUARE FOOT TIMES THE LF AREA SUPPORTED BY THAT MEMBER.
19. TRUSS STRAPS EMBEDDED IN THE BEAM MUST BE LOCATED WITHIN 1 1/2" OF THE TRUSS.
20. TRUSS STRAPS WHICH ARE NOT LOCATED WITHIN 1-1/2" OF THE TRUSS SHALL HAVE NEW STRAPS ADDED. THESE NEW STRAPS SHALL BE "HUGHES" RT18 STRAPS (OR EQUIVALENT STRAPS) SECURED TO THE SIDE OF THE TIE BEAM WITH THREE 2"x1/4" "TAPCON" MASONRY ANCHORS. INSTALL TAPCONS IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS. NAIL STRAP(S) TO TRUSS IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS FOR THE UPLIFT ON THAT TRUSS. THESE STRAPS MAY ALSO BE USED ON REGULAR TRUSSES (OR GIRDERS) TO OBTAIN ADDITIONAL UPLIFT CAPACITY WHERE EXTRA STRAPS SHOULD HAVE BEEN EMBEDDED.
21. AS AN ALTERNATIVE TO USING "TAPCON" ANCHORS, POWDER ACTUATED FASTENERS (PINS) MAY BE USED FOR THIS TYPE OF APPLICATION. HOWEVER, FIVE FASTENERS (MIN.) SHALL BE USED IN EACH STRAP AND THE MINIMUM FASTENER SHALL BE .143" DIAMETER BY 1.25" LONG.
22. USE TYPE "M" MORTAR FOR ABOVE GRADE APPLICATIONS AND TYPE "S" MORTAR FOR BELOW GRADE APPLICATIONS. MORTAR SHALL CONFORM TO ASTM C270.(PROPORTION OR PROPERTY SPECIFICATION).
23. REINFORCING SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE WIRED TOGTHER. LAP VERTICAL REINFORCEMENT ABOVE GRADE BEAM AND ABOVE EACH FLOOR UNLESS NOTED OTHERWISE.

COMPONENT & CLADDING GABLE ROOF WIND PRESSURE
(POUNDS PER SQUARE FOOT)

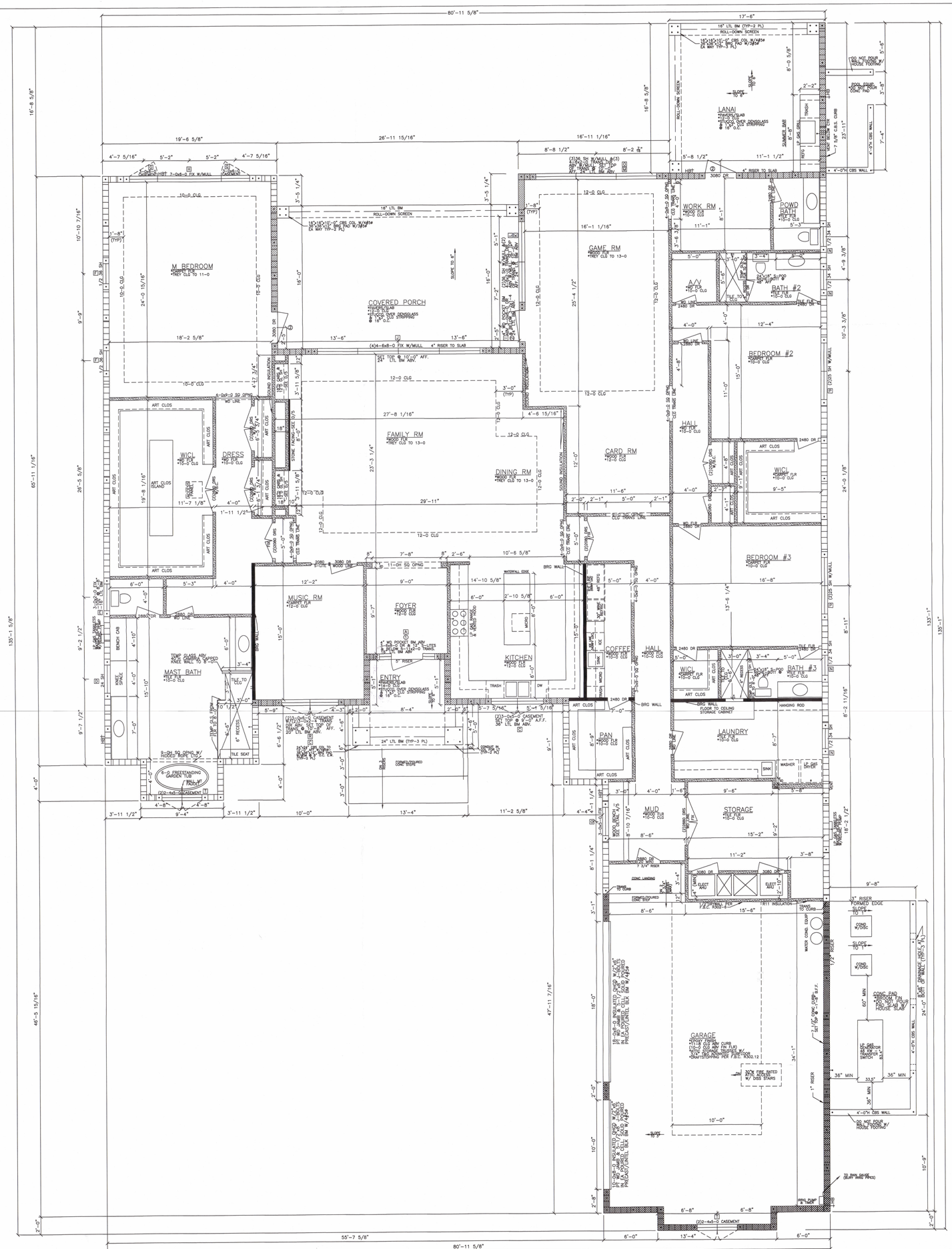
ZONE	EFFECTIVE WIND AREA	POSITIVE	NEGATIVE
1	10	35.1	-62.9
1	20	30.3	-55.8
1	50	24.0	-46.4
1	100	19.0	-38.9
2	10	35.1	-86.7
2	20	30.3	-74.8
2	50	24.0	-59.6
2	100	19.0	-46.5
3	10	35.1	-86.7
3	20	30.3	-74.8
3	50	24.0	-59.6
3	100	19.0	-46.9

COMPONENT & CLADDING WALL WIND PRESSURE
(POUNDS PER SQUARE FOOT)

ZONE	EFFECTIVE WIND AREA	POSITIVE	NEGATIVE
4	10	46.9	-51.0
4	20	44.9	-48.8
4	50	42.0	-46.1
4	100	40.0	-43.9
5	10	46.9	-62.9
5	20	44.9	-58.7
5	50	42.0	-53.0
5	100	40.0	-48.8

SI: 1 FOOT=304.8 MM, 1 SQUARE FOOT=0.0929 M2, 1 MILE PER HOUR=0.447 M/S, 1 POUND PER SQUARE FOOT=0.0479 2PA.

A. THE EFFECTIVE WIND AREA SHALL BE EQUAL TO THE SPAN LENGTH MULTIPLIED BY AN EFFECTIVE WIDTH. THIS WIDTH SHALL BE PERMITTED TO BE NOT LESS THAN 1/3 THE SPAN LENGTH. FOR CLADDING FASTENERS, THE EFFECTIVE WIND AREA SHALL NOT BE GREATER THAN THE AREA THAT IS TRIBUTARY TO AN INDIVIDUAL FASTENER.
B. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN, THE LOAD SHALL BE PERMITTED TO BE LINEAR LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA VALUE.
C. TABLE VALUES SHALL BE ADJUSTED FOR HEIGHT AND EXPOSURE BY MULTIPLYING THE ADJUSTMENT COEFFICIENT IN TABLE R301.2(4).
D. SEE ROOF AND WALL DRAWING ABOVE FOR LOCATION OF ZONES.
E. PLUS & MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD & AWAY FROM THE THE BUILDING SURFACES.
F. POSITIVE AND NEGATIVE DESIGN WIND PRESSURES SHALL NOT BE LESS THAN 10 PSF.
G. ROOF OVERHANG LOADS SHALL BE DETERMINED BY SUMMING THE APPLICABLE ROOF ZONE PRESUURE WITH THE ADJACENT WALL ZONE PRESSURE.
H. TABLE VALUES HAVE BEEN MULTIPLIED BY 0.6 TO CONVERT COMPONENT AND CLADDING PRESSURES TO ASD. DETERMINED IN ACORDANCE WITH ASCE 7.



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

LIVING AREA	4955 SF
GARAGE	955 SF
COVERED PORCH	432 SF
LANAI	292 SF
ENTRY	97 SF
TOTAL AREA	6731 SF

C.B.S. WALL LEGEND — ALL MASONRY WALLS ARE SHEAR WALLS
- 21 COURSES (ENTRY)
- 18 COURSES (MUSIC ROOM; DINING RM; PORCH; & LANAI)
- 17 1/2 COURSES (GARAGE)
- 15 COURSES (REMAINING AREAS)

WOOD FRAME WALL LEGEND
- WOOD FRAME NON-LOAD BEARING WALL
- WOOD FRAME BEARING WALL

WINDOW SCHEDULE		DOOR SCHEDULE	
A	5-11x2-0 TRANS	A	(2)4-6x6-4 FIX W/MULL
B	(2)3-0x2-4 TRANS W/MULL	B	(2)4-6x2-0 TRANS W/MULL
C	(2)3-0x5-0 CASEMENTS W/MULL	C	(3)4-6x6-4 FIX W/MULL
D	24 SH	D	(3)4-6x2-0 TRANS W/MULL
E	3-0x2-0 FIX	E	1/2 34 SH
F	1/2 36 SH	F	(2)2S SH W/MULL
G	3-0x6-0 CASEMENT	G	3-0x6-0 FIX
H	7-0x6-0 FIX	H	(2)3-0x6-0 CASEMENTS W/MULL
I	3-2x1-4 TRANS	I	(2)2-4x5-0 CASEMENTS W/MULL
J	(4)4-6x8-0 FIX W/MULL		

DOOR SCHEDULE	
①	3-6x8-0 DR & 12" S-LITES
②	3-0x8-0 DR

APPLICABLE CODES:

FLORIDA BUILDING CODE:	2023 8TH EDITION
MECHANICAL CODE:	2023
PLUMBING CODE:	2023
ELECTRICAL CODE:	N.E.C. 2020
FIRE CODE:	2023 FLORIDA FIRE PREVENTION CODE
JURISDICTION:	MELBOURNE BEACH

This item has been electronically signed and sealed by Ed F. Shinskie, P.E. using a digital signature stamp. The printed copy of this document is not considered signed and sealed and the signature must be verified on any electric copy.

REV:8-7-25;8-12-25;8-14-25;8-15-25;9-3-25

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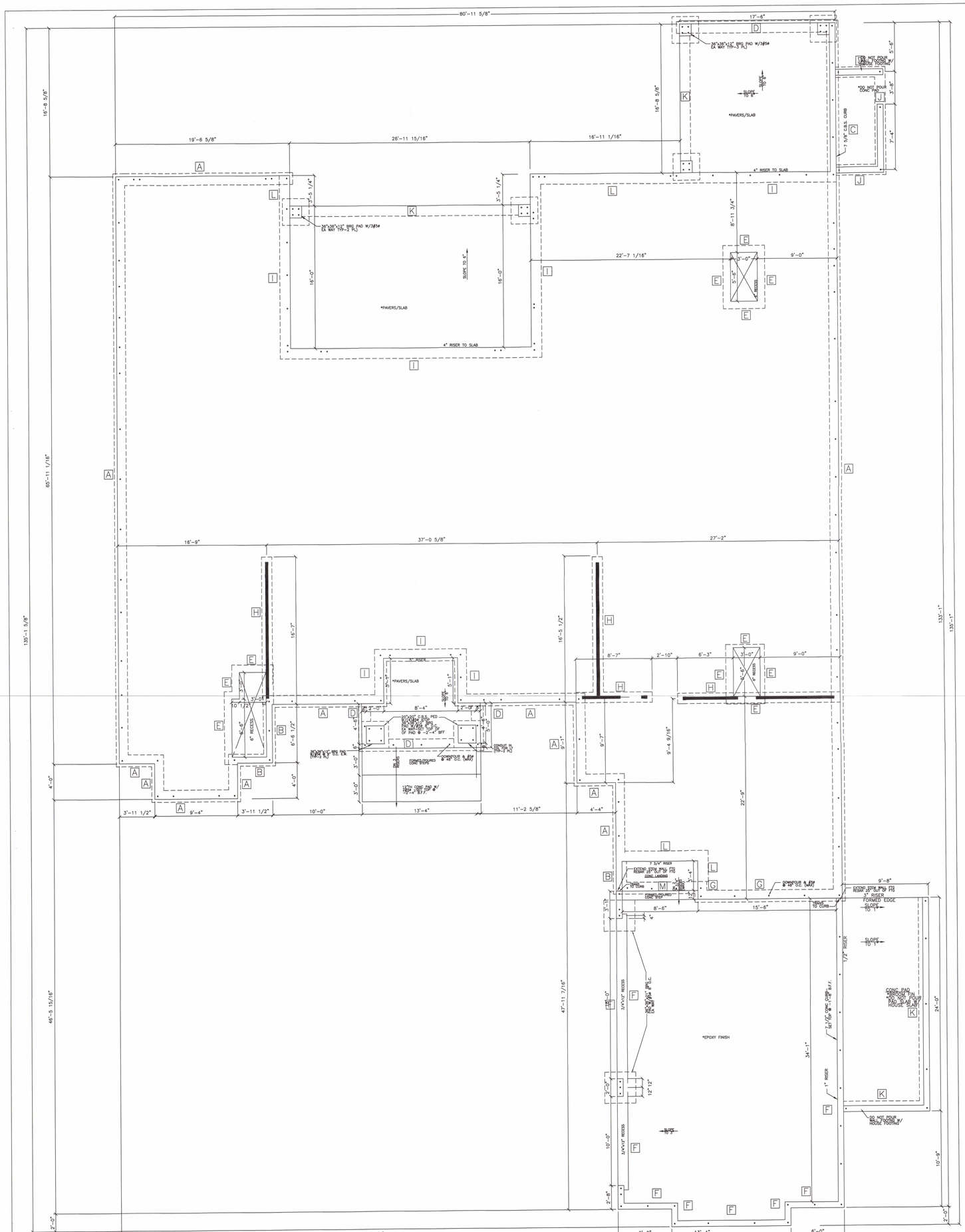
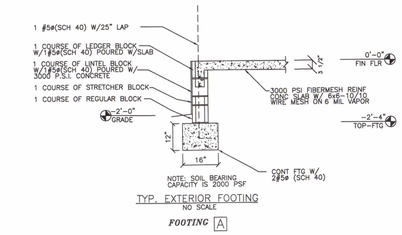
I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THE PLANS CONFORM TO THE 2023 FLORIDA BUILDING CODE EIGHTH EDITION WITH THE DESIGNED CRITERIA STATED.

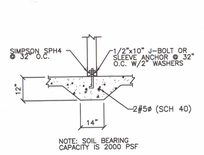
JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

DATE: 7/29/25
FILE NAME: FLP

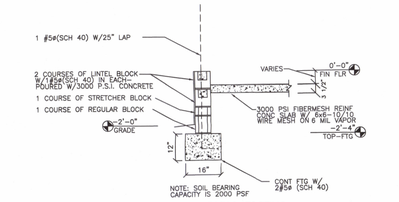




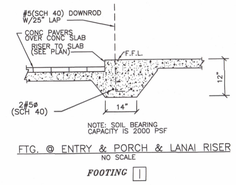
TYP. EXTERIOR FOOTING
NO SCALE
FOOTING A



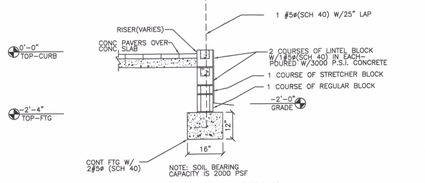
TYP. INT. BRG. FTG.
NO SCALE
FOOTING H



TYP. EXTERIOR RECESS FOOTING
NO SCALE
FOOTING B



FTG. @ ENTRY & PORCH & LANAI RISER
NO SCALE
FOOTING I



TYP. PORCH CURB FOOTING
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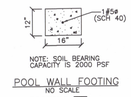
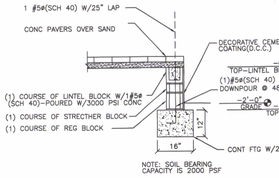
FOOTING C

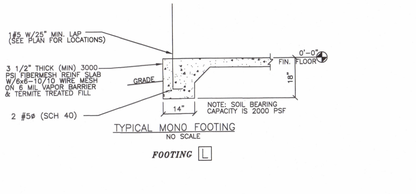


POOL WALL FOOTING
NO SCALE
FOOTING J

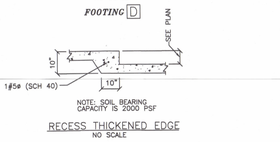
THICKENED EDGE
NO SCALE
FOOTING K



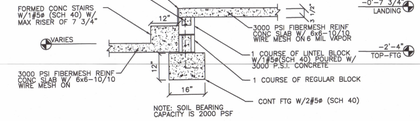
ENTRY & LANAI STEM WALL SECTION
NO SCALE
FOOTING D



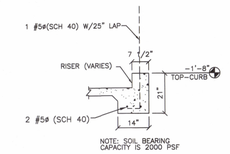
TYPICAL MONO FOOTING
NO SCALE
FOOTING L



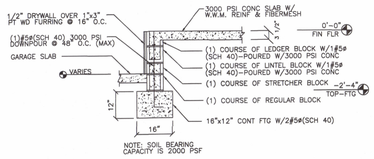
RECESS THICKENED EDGE
NO SCALE
FOOTING E



GARAGE LANDING FOOTING
NO SCALE
FOOTING M



GARAGE RISER SECTION
NO SCALE
FOOTING F



GARAGE STEM WALL SECTION
NO SCALE
FOOTING G

FOUNDATION PLAN

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

NOTES:
1) SOIL WILL BE COMPACTED TO 95% DENSITY REQUIREMENT
2) TERMITE SPRAY: CHEMICAL BARRIER METHOD SHALL BE COMPLIANCE IN ACCORDANCE WITH F.B.R.C. 318.

FOOTING SCHEDULE

A	16"x12" W/2#5ø
B	16"x12" W/2#5ø
C	16"x12" W/2#5ø
D	16"x12" W/2#5ø
E	10"x10" W/1#5ø
F	14"x21" W/2#5ø
G	16"x12" W/2#5ø
H	14"x12" W/2#5ø
I	14"x12" W/2#5ø
J	16"x12" W/1#5ø
K	14"x12" W/1#5ø
L	14"x18" W/2#5ø
M	16"x12" W/1#5ø

CONCRETE PROTECTION FOR REINFORCEMENT CAST-IN PLACE	CONCRETE COVER, IN.
1. CONCRETE CAST AGAINST/PERMANENTLY EXPOSED TO EARTH	3"
2. CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2"
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1 1/2"
3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, & JOISTS:	
#14 & #18 BARS	1 1/2"
#11 BAR AND SMALLER	3/4"
BEAMS & COLUMNS:	
PRIMARY REINFORCEMENT, TIES, STIRRUPS, & SPIRALS	1 1/2"

MISSED VERTICAL REBAR
1. DRILL A 13/16"x6" HOLE INTO THE FOOTING AT THE DOWEL LOCATION.
2. CLEAR OUT DUST & FRAGMENTS.
3. INSERT EPOXY IN HOLE.
4. DRIVE A 32" #5 REBAR DOWEL TO THE BOTTOM OF THE HOLE.
5. ALLOW EPOXY TO CURE UNDISTURBED FOR A MINIMUM OF ONE (1) HOUR.

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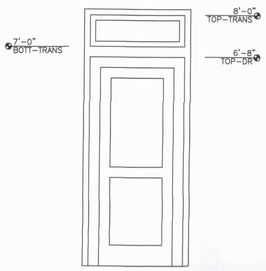
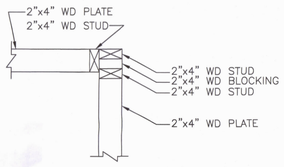
JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

DATE: 7/30/25
FILE NAME: FOUND

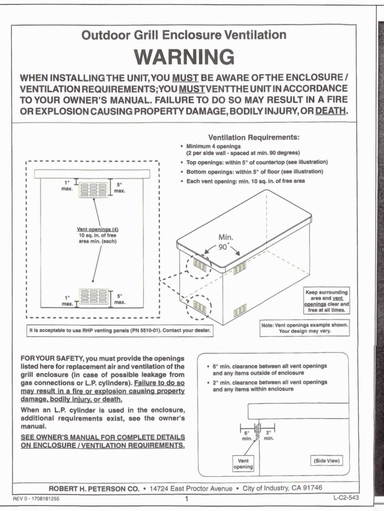


TYP. POCKET DOOR DETAIL
NO SCALE

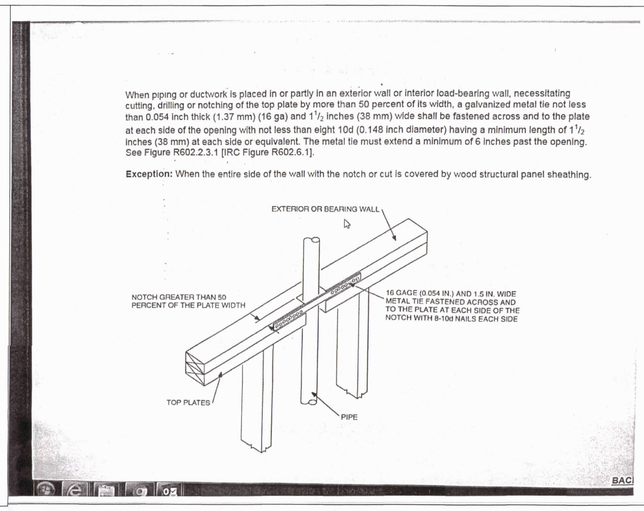


TYP. STUD CORNER DETAIL
NO SCALE

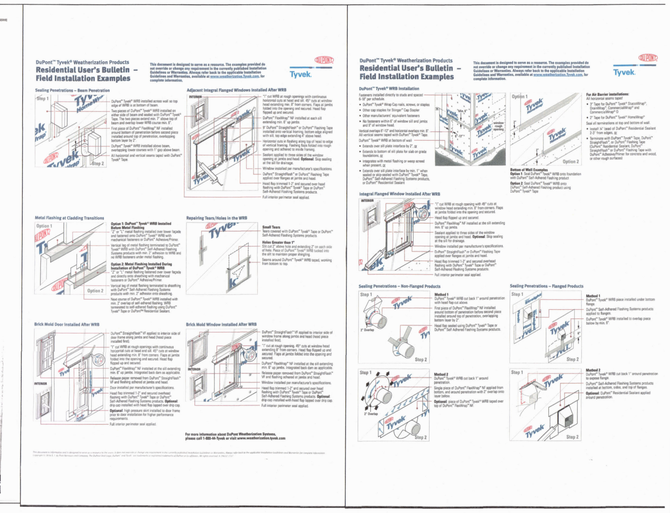
NOTE: CALIFORNIA CORNERS ARE NOT ALLOWED



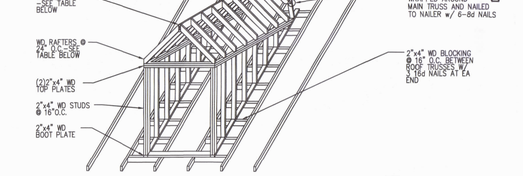
SUMMER BAR VENTILATION DETAIL
NO SCALE



STRAP DETAIL–BEARING WALL
NO SCALE



TYVEK DETAILS
NO SCALE

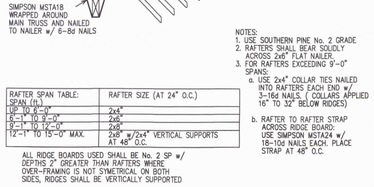


KNEE WALL/VALLEY BEHIND RAISED ROOF AREAS
NO SCALE

RAFTER SPAN TABLE: SPAN (ft.)	RAFTER SIZE (AT 24" O.C.)
UP TO 6'-0"	2x4"
6'-1" TO 9'-0"	2x6"
9'-1" TO 12'-0"	2x8"
12'-1" TO 15'-0" MAX.	2x8" w/2x4" VERTICAL SUPPORTS AT 48" O.C.

ALL RIDGE BOARDS USED SHALL BE No. 2 SP w/ DEPTHS 2" GREATER THAN RAFTERS WHERE OVER-FRAMING IS NOT SYMETRICAL ON BOTH SIDES, RIDGES SHALL BE VERTICALLY SUPPORTED

NOTES:
1. USE SOUTHERN PINE No. 2 GRADE
2. RAFTERS SHALL BEAR SOLIDLY ACROSS 2x6" FLAT NAILER.
3. FOR RAFTERS EXCEEDING 9'-0" SPANS:
   a. USE 2x4" COLLAR TIES NAILED INTO RAFTERS EACH END w/ 3-16d NAILS. (COLLARS APPLIED 16" TO 32" BELOW RIDGES)
   b. RAFTER TO RAFTER STRAP ACROSS RIDGE BOARD: USE SIMPSON MSTA24 w/ 18-10d NAILS EACH. PLACE STRAP AT 48" O.C.



RAFTER SPAN TABLE: SPAN (ft.)	RAFTER SIZE (AT 24" O.C.)
UP TO 6'-0"	2x4"
6'-1" TO 9'-0"	2x6"
9'-1" TO 12'-0"	2x8"
12'-1" TO 15'-0" MAX.	2x8" w/2x4" VERTICAL SUPPORTS AT 48" O.C.

ALL RIDGE BOARDS USED SHALL BE No. 2 SP w/ DEPTHS 2" GREATER THAN RAFTERS WHERE OVER-FRAMING IS NOT SYMETRICAL ON BOTH SIDES, RIDGES SHALL BE VERTICALLY SUPPORTED

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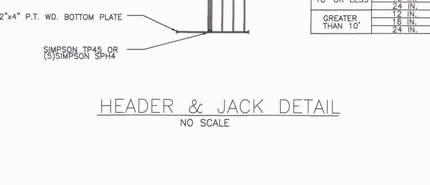
VALLEY FRAMING DETAIL
NO SCALE

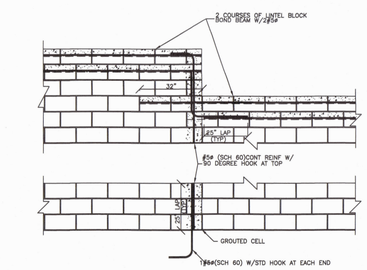
PIGGY BACK TRUSS DETAIL
NO SCALE

TYPICAL WOOD FRAME BEARING WALL DETAIL – SUPPORTING ROOF ONLY
NO SCALE



UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (FT.) 3'	6'	9'	12'	15'	18'
		NO. OF HEADER STUDS REQUIRED AT EACH SIDE OF OPENING 1	1	2	2	2	2
10' OR LESS	12 IN.	2	2	3	3	3	3
	16 IN.	2	2	3	3	3	3
	24 IN.	1	2	3	3	3	3
GREATER THAN 10'	12 IN.	2	2	3	4	5	6
	16 IN.	2	2	3	3	4	4
	24 IN.	1	2	3	3	3	3

HEADER & JACK DETAIL
NO SCALE

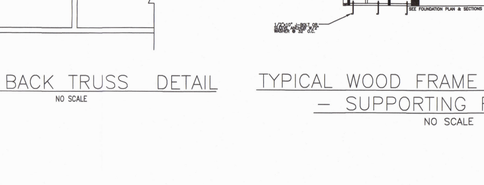


STEP IN MASONRY BOND BEAM DETAIL
NO SCALE

4" POCKET BEAM PLAN VIEW
NO SCALE

4" POCKET BEAM SIDE VIEW
NO SCALE

GARAGE GOAL POST DETAIL
NO SCALE



TYP. CONC. BOND BEAMS
NO SCALE

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EDWARD F. SHINSKIE, P.E
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
P.E. #47515
(321)863-3223

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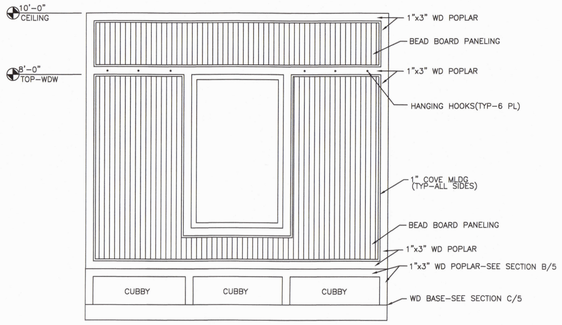
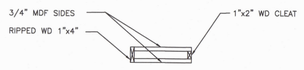
JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

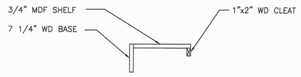
DATE:7/31/25
FILE NAME: DETAILS



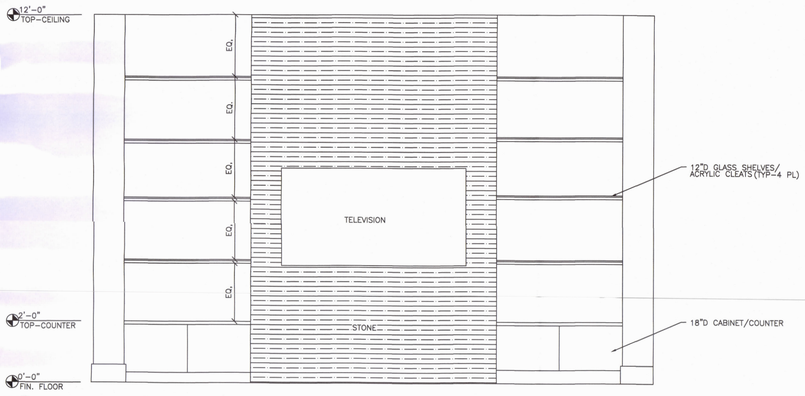
BENCH ELEVATION-A/5
NO SCALE



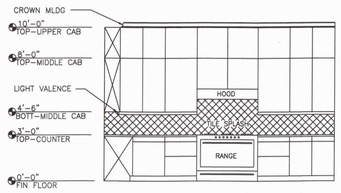
WD COLUMN/SHELF DETAIL-B/5
NO SCALE



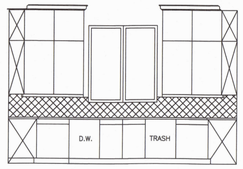
WD BASE DETAIL-C/5
NO SCALE



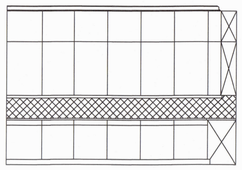
FAMILY ROOM WALL-D/5
NO SCALE



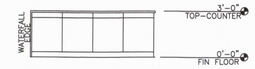
KITCHEN-SOUTH



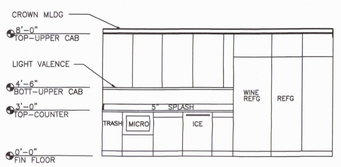
KITCHEN-EAST



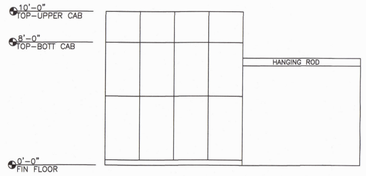
KITCHEN-NORTH



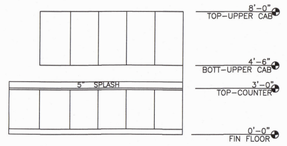
KITCHEN-ISLAND



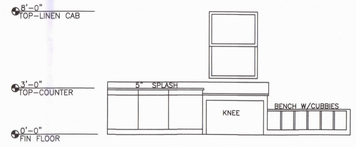
COFFEE-SOUTH



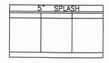
LAUNDRY-WEST



LAUNDRY-EAST

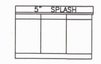


MASTER BATH-SOUTH

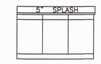


MASTER BATH-NORTH

BATH #2

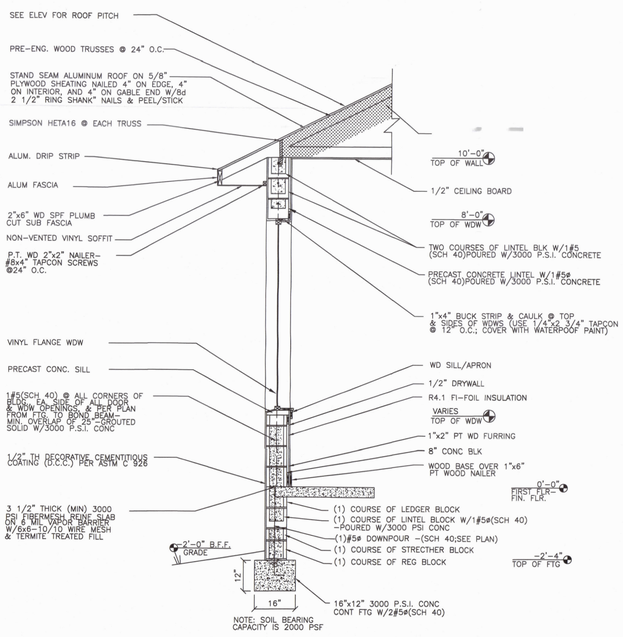


POWDER BATH



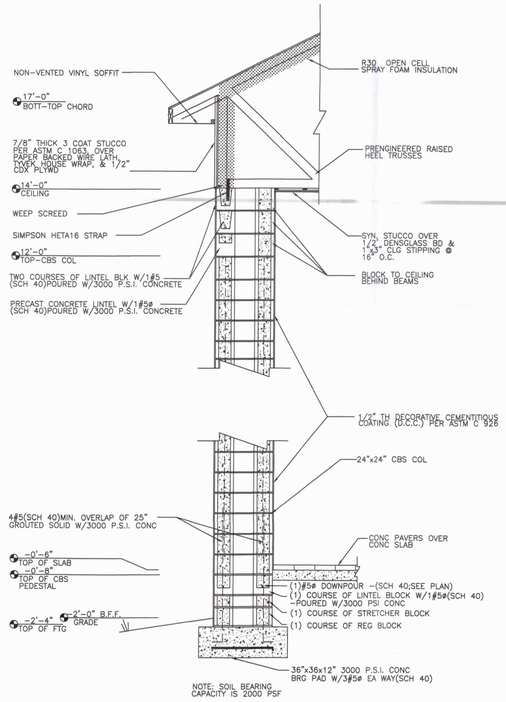
BATH #3

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



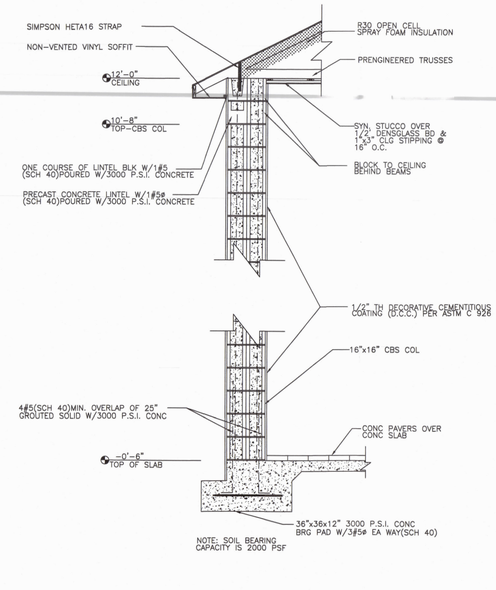
NOTE: SOIL BEARING CAPACITY IS 2000 PSF

TYPICAL WALL SECTION
NO SCALE



NOTE: SOIL BEARING CAPACITY IS 2000 PSF

TYPICAL ENTRY COLUMN SECTION
NO SCALE



NOTE: SOIL BEARING CAPACITY IS 2000 PSF

COV. PORCH COLUMN SECTION
NO SCALE

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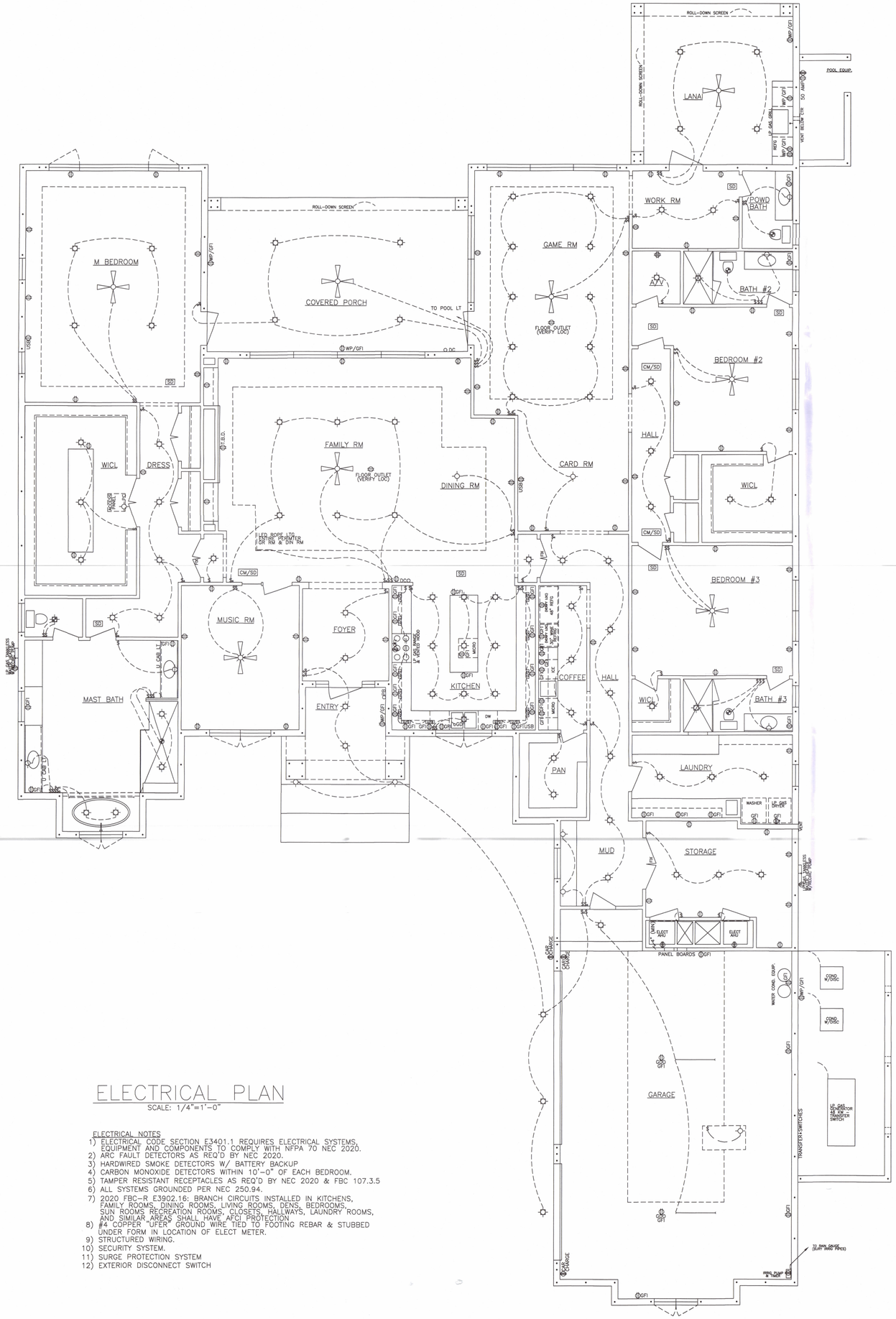
JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

DATE:7/31/25
FILE NAME: SECTIONS-DETAILS-CABS



ELECTRICAL PLAN

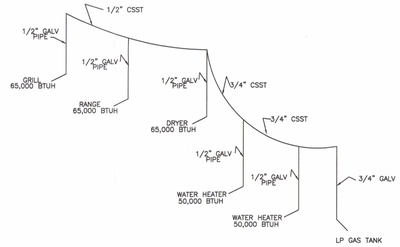
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES

1) ELECTRICAL CODE SECTION E3401.1 REQUIRES ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS TO COMPLY WITH NFPA 70 NEC 2020.
2) ARC FAULT DETECTORS AS REQ'D BY NEC 2020.
3) HARDWIRED SMOKE DETECTORS W/ BATTERY BACKUP
4) CARBON MONOXIDE DETECTORS WITHIN 10'-0" OF EACH BEDROOM.
5) TAMPER RESISTANT RECEPTACLES AS REQ'D BY NEC 2020 & FBC 107.3.5
6) ALL SYSTEMS GROUNDED PER NEC 250.94.
7) 2020 FBC-R E3902.16: BRANCH CIRCUITS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, SUN ROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, AND SIMILAR AREAS SHALL HAVE AFCI PROTECTION.
8) #4 COPPER "UFER" GROUND WIRE TIED TO FOOTING REBAR & STUBBED UNDER FORM IN LOCATION OF ELECT METER.
9) STRUCTURED WIRING.
10) SECURITY SYSTEM.
11) SURGE PROTECTION SYSTEM
12) EXTERIOR DISCONNECT SWITCH

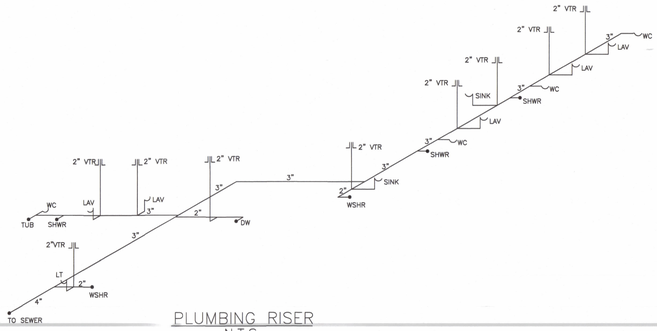
ELECTRICAL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$3	THREE POLE SWITCH
$4	FOUR POLE SWITCH
$D	DIMMER SWITCH
	SINGLE 110V OUTLET
	DUPLEX 110V OUTLET
	SWITCHED 110V OUTLET
	220V OUTLET
	QUAD OUTLET
GFI	GROUND FAULT INTERRUPT OUTLET
WP/GFI	WEATHERPROOF GROUND FAULT INTERRUPT OUTLET
42	INDICATES HEIGHT ABOVE FLOOR
TV	TELEVISION-RG6
PH	PHONE-CAT5
	EXHAUST FAN
	EXHAUST FAN W/LIGHT
PB	PUSH BUTTON
DC	DOOR CHIME
SD	SMOKE DETECTOR
CM/SD	CARBON MONOXIDE/SMOKE DETECTOR
	HANGING OR CEILING MOUNT LIGHT
	WALL MOUNT LIGHT
	RECESSED LIGHT
	PENDANT LIGHT
U/C	UNDER & OVER CABINET LIGHTS
UCL	UNDERCABINET LIGHT
	FLOURESCENT LIGHT
	FLOOD LIGHTS
	CEILING FAN
	CEILING FAN W/LIGHT



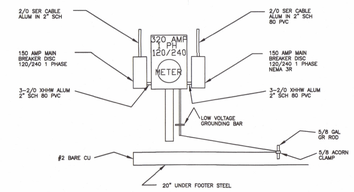
GAS RISER

N.T.S.



PLUMBING RISER

N.T.S.



300 AMP-UNDERGROUND-1 PHASE - RESID. SERVICE

ELECTRICAL SCHEMATIC (N.T.S)

NOTE: ALL ELECTRICAL MATERIALS & INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES & LOCAL POWER COMPANY.

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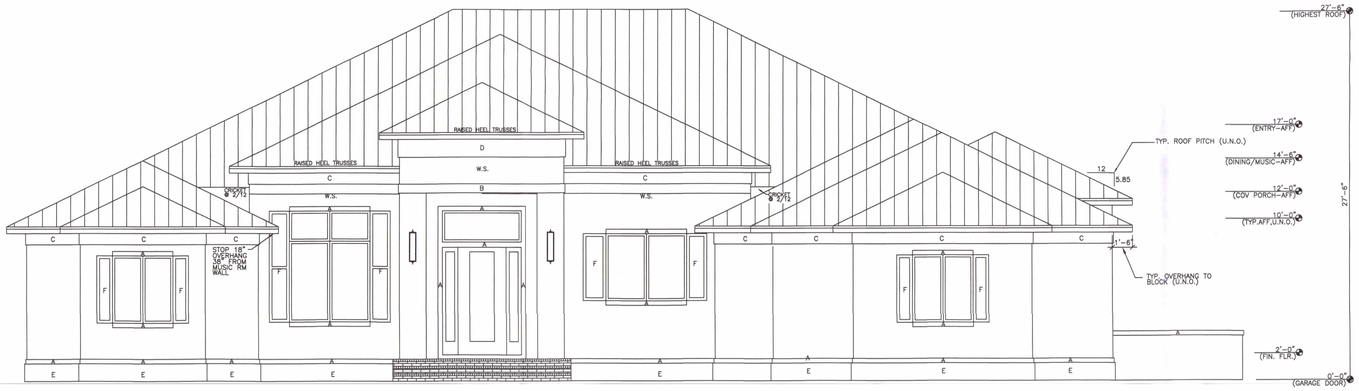
JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

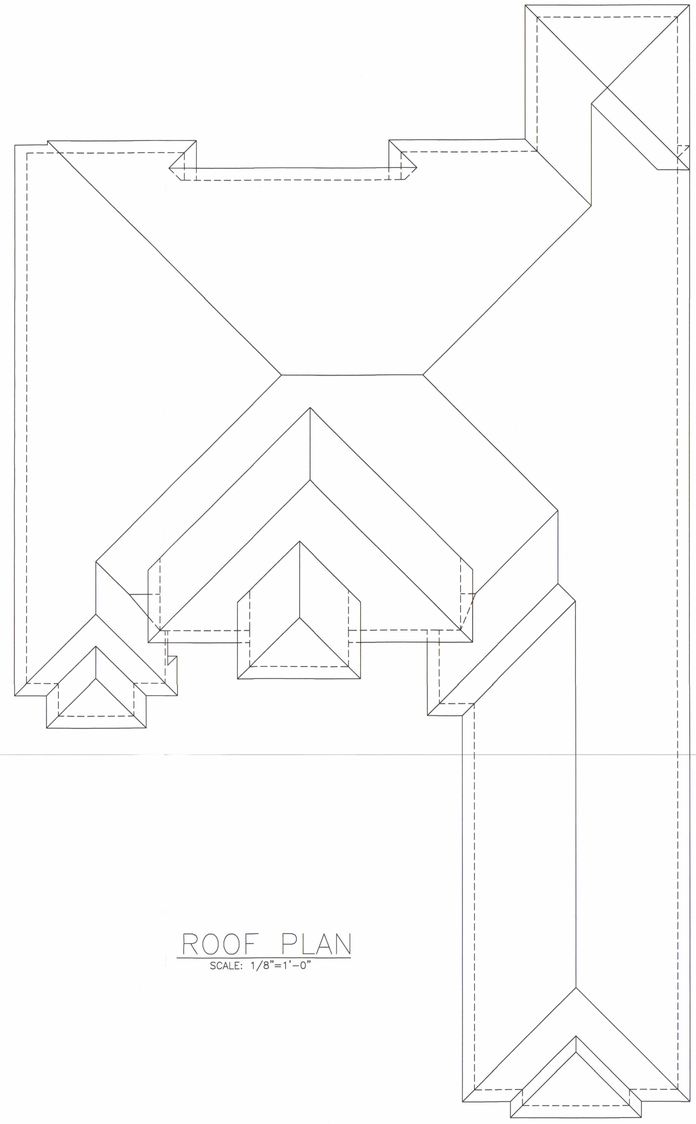
DATE: 7/20/25
FILE NAME: ELECT



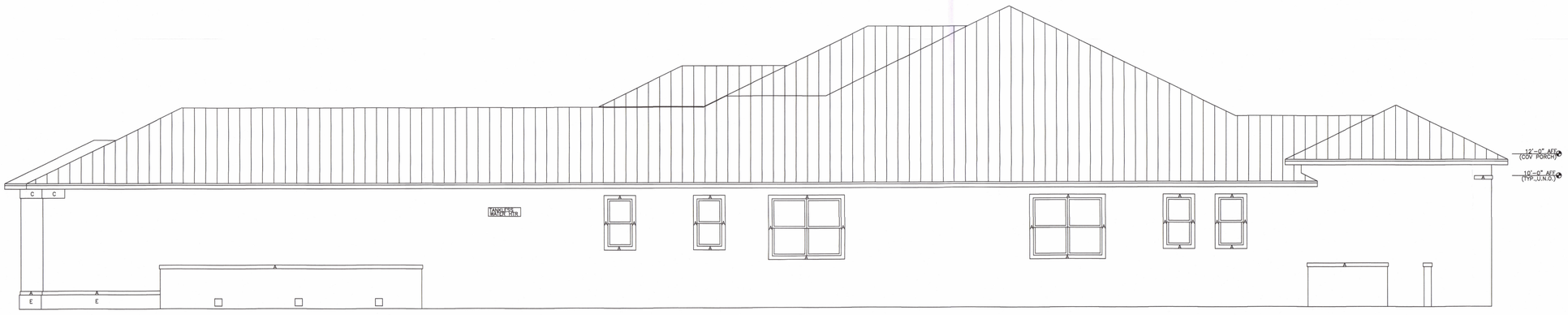
FRONT ELEVATION
SCALE: 1/4"=1'-0"

NOTES:
1) INSTALL WEEP SCREEDS (W.S.) AT HORIZONTAL BLOCK TO FRAME TRANSITIONS.
2) 7" GUTTERS & DOWNSPOUTS THROUGHOUT (BURIED)
3) VENT ALL EXHAUST FANS INTO SOFFIT & COMPLY WITH 2023 F.B.C. M1506.3

BAND & TRIM SCHEDULE (REMAINING AREAS):
A) 1"x4" STUCCO
B) 1"x8" STUCCO
C) 1"x10" STUCCO
D) 1"x18" STUCCO
E) 1 1/2"x14" STUCCO
F) 18"W OPERABLE ALUMINUM PANEL/ PANEL BIFOLD IMPACT RATED SHUTTER



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



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

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JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

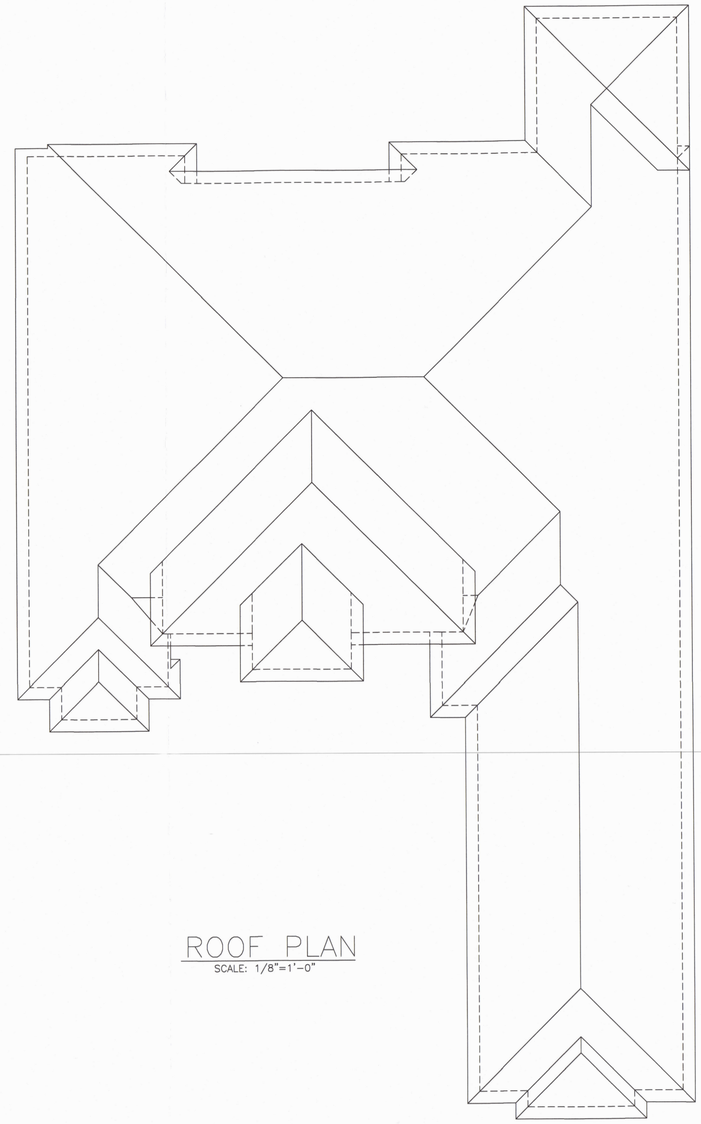
DATE:7/1/25
FILE NAME: ELEV

REAR ELEVATION

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

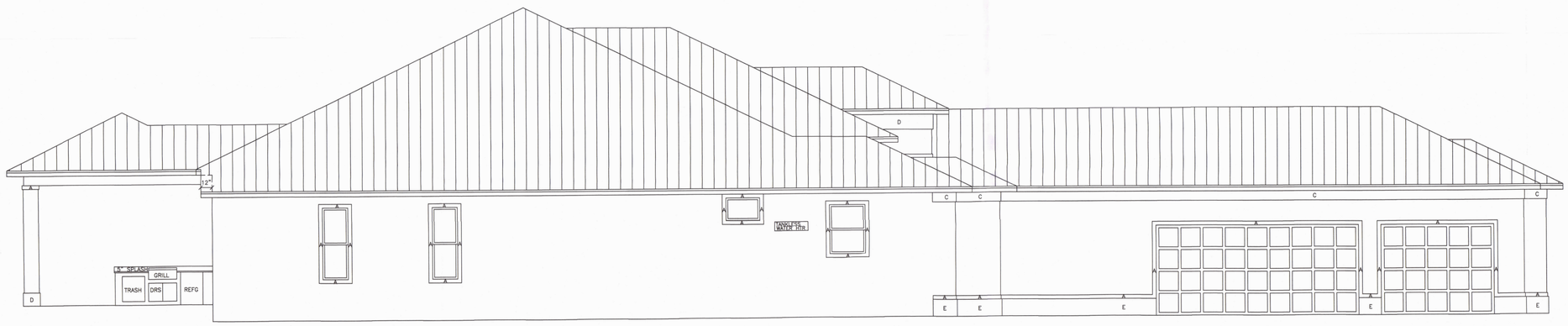
NOTES:
1) INSTALL WEEP SCREEDS (W.S.) AT HORIZONTAL BLOCK TO FRAME TRANSITIONS.
2) 7" GUTTERS & DOWNSPOUTS THROUGHOUT (BURIED)
3) VENT ALL EXHAUST FANS INTO SOFFIT & COMPLY WITH 2023 F.B.C. M1506.3

BAND & TRIM SCHEDULE (REMAINING AREAS):
A) 1"x4" STUCCO
B) 1"x6" STUCCO
C) 1"x10" STUCCO
D) 1"x16" STUCCO
E) 1 1/2"x18" STUCCO
F) 18"W OPERABLE ALUMINUM PANEL/
PANEL BIFOLD IMPACT RATED SHUTTER



ROOF PLAN

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



LEFT ELEVATION

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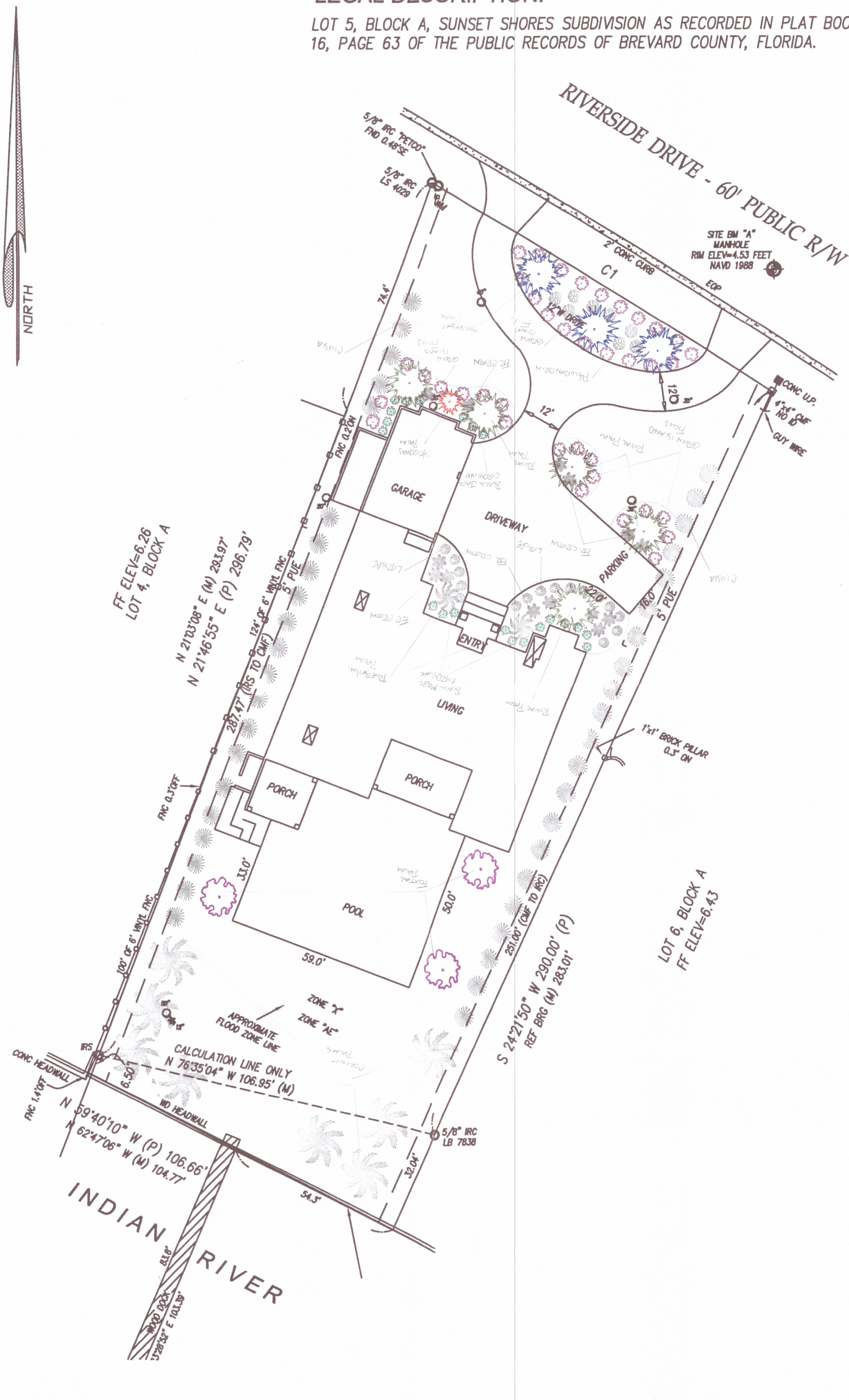
JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

DATE:8/1/25
FILE NAME: ELEV2

LEGAL DESCRIPTION:

LOT 5, BLOCK A, SUNSET SHORES SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 63 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



LEGAL DESCRIPTION:

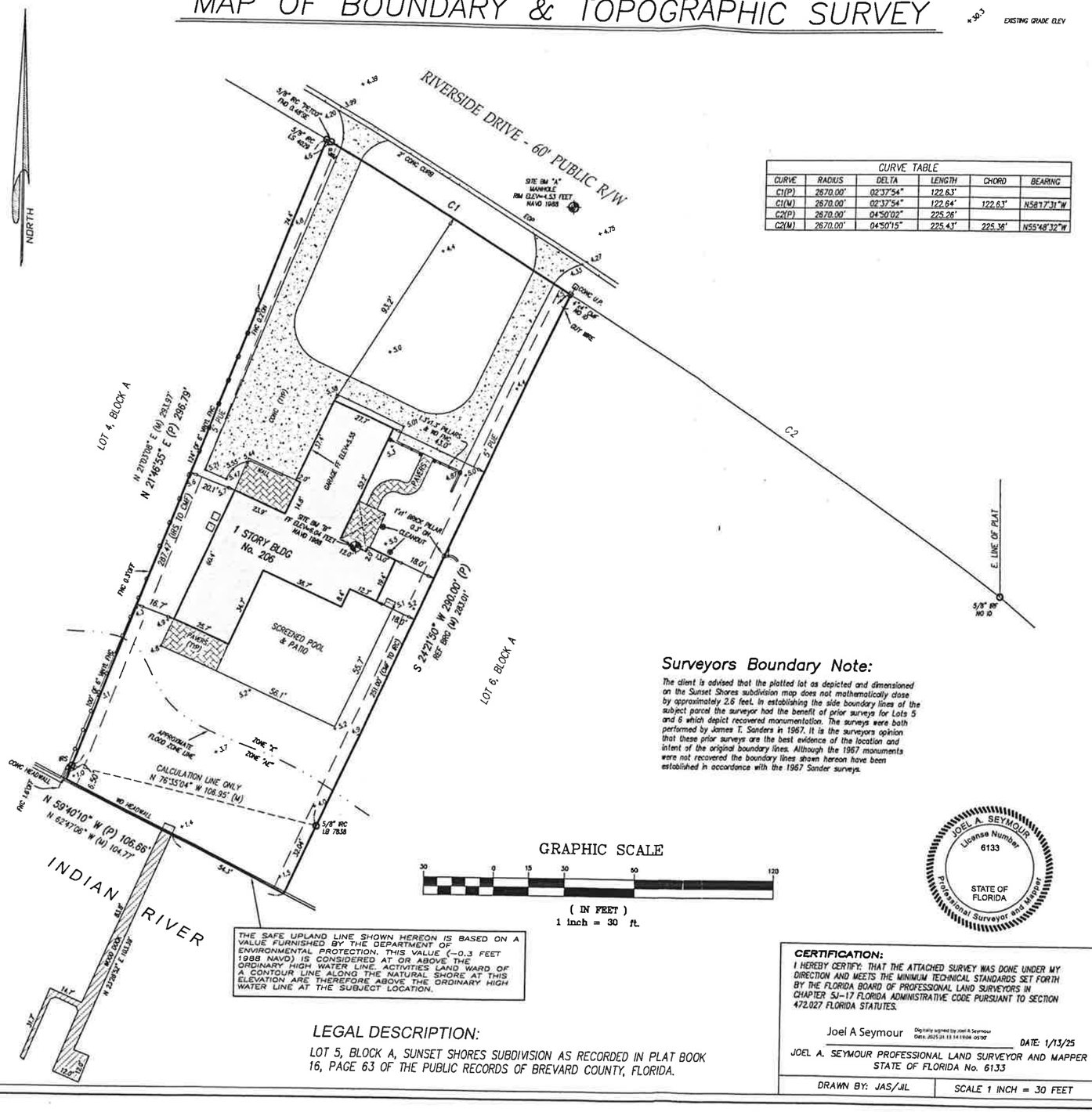
LOT 5, BLOCK A, SUNSET SHORES SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 63 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

HUNTER P.G.P.
TORO #570 4" POP UP
NETAFIM DRIP

EVERGREEN IRRIGATION
(321) 951-7796

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

×30.3 EXISTING GRADE ELEV



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1(P)	2670.00'	02°37'54"	122.63'		
C1(M)	2670.00'	02°37'54"	122.64'	122.63'	N58°17'31"W
C2(P)	2670.00'	04°50'02"	225.26'		
C2(M)	2670.00'	04°50'15"	225.43'	225.38'	N55°48'32"W

Surveyors Boundary Note:

The client is advised that the platted lot as depicted and dimensioned on the Sunset Shores subdivision map does not mathematically close by approximately 2.6 feet. In establishing the side boundary lines of the subject parcel the surveyor had the benefit of prior surveys for Lots 5 and 6 which depict recovered monumentation. The surveys were both performed by James T. Sanders in 1967. It is the surveyors opinion that these prior surveys are the best evidence of the location and intent of the original boundary lines. Although the 1967 monuments were not recovered the boundary lines shown hereon have been established in accordance with the 1967 Sander surveys.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THE SAFE UPLAND LINE SHOWN HEREON IS BASED ON A VALUE FURNISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS VALUE (-0.3 FEET 1988 NAVD) IS CONSIDERED AT OR ABOVE THE ORDINARY HIGH WATER LINE. ACTIVITIES LAND WARD OF A CONTOUR LINE ALONG THE NATURAL SHORE AT THIS ELEVATION ARE THEREFORE ABOVE THE ORDINARY HIGH WATER LINE AT THE SUBJECT LOCATION.

LEGAL DESCRIPTION:

LOT 5, BLOCK A, SUNSET SHORES SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 63 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

JOEL A. SEYMOUR License Number 6133 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION:

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

Joel A Seymour Digitally signed by Joel A Seymour Date: 2025.01.13 14:19:04 -05'00' DATE: 1/13/25

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

DRAWN BY: JAS/JIL	SCALE 1 INCH = 30 FEET

LEGEND

A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
PLS – PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL= TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

CERTIFIED TO:

Joseph DiFonzo and Kimberly DiFonzo
Alliant National Title Insurance Company Goldman, Monaghan, Thakkar & Bettin, P.A.
Bennett Engineering & Consulting, LLC

NOTES:

1. BEARINGS BASED ON THE EAST LINE OF LOT 5 BEING S24°21'50"W AS PER PLAT (SEE SKETCH)
2. ELEVATIONS BASED ON BREVARD COUNTY BENCHMARK 422-32 BEING AT AN ELEVATION OF 3.464 FEET NAVD 1988.
3. FLOOD ZONE "X" & "AE", MAP No. 12009C0604H COMMUNITY No. 125128, FIRM INDEX DATE: JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF ALLIANT NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT No. 20147712, DATED 11/22/24.

NOTE: THE COMMITMENT CONTAINED NO PLOTTABLE EASEMENTS.

JOB No. 43950
SNSTSHOR/L5BA

BOUNDARY & TOPOGRAPHIC	DATE: 1/6/25
TITLE COMMITMENT REF ADDED	DATE: 1/13/25

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

SURFACE WATER MANAGEMENT REPORT

TO

TOWN OF MELBOURNE BEACH

FOR

206 RIVERSIDE DRIVE
MELBOURNE BEACH, FL 32951

OWNERS:

JOSEPH & KIMBERLY DIFONZO
11508 WATERSTONE LOOP DR
WINDERMERE, FL 34786

PREPARED BY:

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

BEC No. 24.600

September 12, 2025

206 Riverside Drive
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	B.	PROPOSED CONDITIONS	1
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APPENDIX

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ENGINEER'S CERTIFICATION

The following drainage calculations for the 206 Riverside Drive were prepared by me or under my direct supervision.

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

Date: _____

I. PROJECT OVERVIEW

A. Existing Conditions

The proposed project is located at 206 Riverside Drive in the Town of Melbourne Beach, Florida. The overall site boundary contains ±0.8 acres, more or less. The site currently consists of a single-family residence with associated improvements.

B. Proposed Conditions

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

II. SOILS INFORMATION

Pursuant to the NRCS Brevard County Soil Survey, the site soils consist of Canaveral-Palm Beach-Urban land complex which has a very high permeability rate. Typical Palm Beach Sand has a Ksat of 19.98 to 50.02 in/hr. A copy of the NRCS soils report has been included in Appendix C for informational purposes only.

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

III. STORMWATER MANAGEMENT PLAN

A. Existing Conditions

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

B. Proposed Conditions

Normally dry retention basins are proposed to retain the runoff from the 10-year/24-hour storm event consisting of 8-inches of rainfall. The site has been divided into three (3) basins. Basin 1 contains the area draining toward the Northeast corner of the lot; Basin 2 consists of the area draining toward the Southeast corner of the lot; and Basin 3 contains the area draining towards the Indian River.

1. Area information

Basin 1: Total Drainage Basin Area = 5,918 sf
Basin 2: Total Drainage Basin Area = 10,884 sf
Basin 3: Total Drainage Basin Area = 16,244 sf

2. Stormwater Attenuation

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

Basin	Peak Stage	Top of Swale El.	Pre-Development Discharge	Post Development Discharge
Basin 1	4.83 ft	5.0 ft	N/A	0.0
Basin 2	4.76 ft	5.0 ft	N/A	0.0
Basin 3	2.46 ft	2.5 ft	N/A	0.0

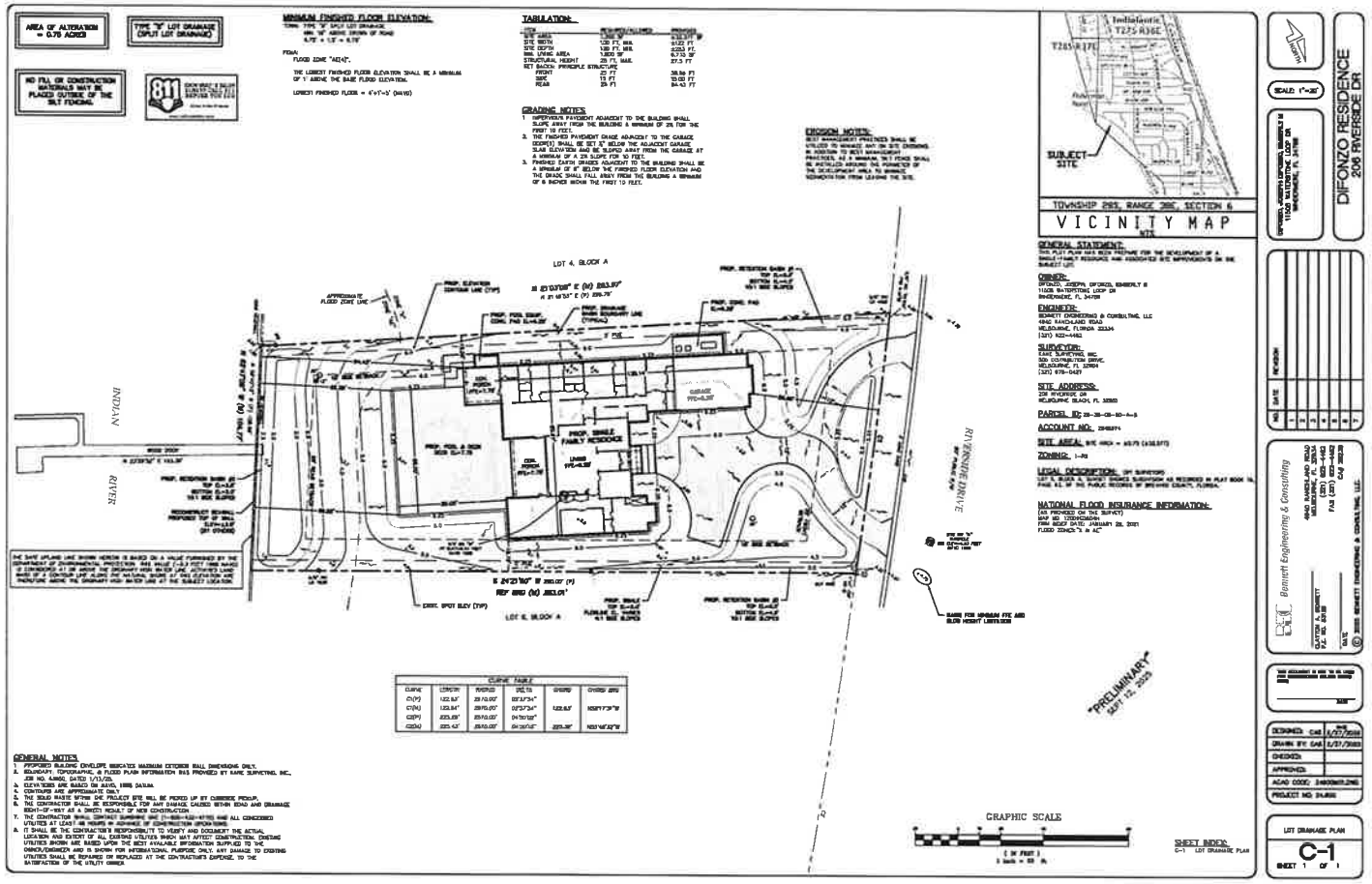
IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

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

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

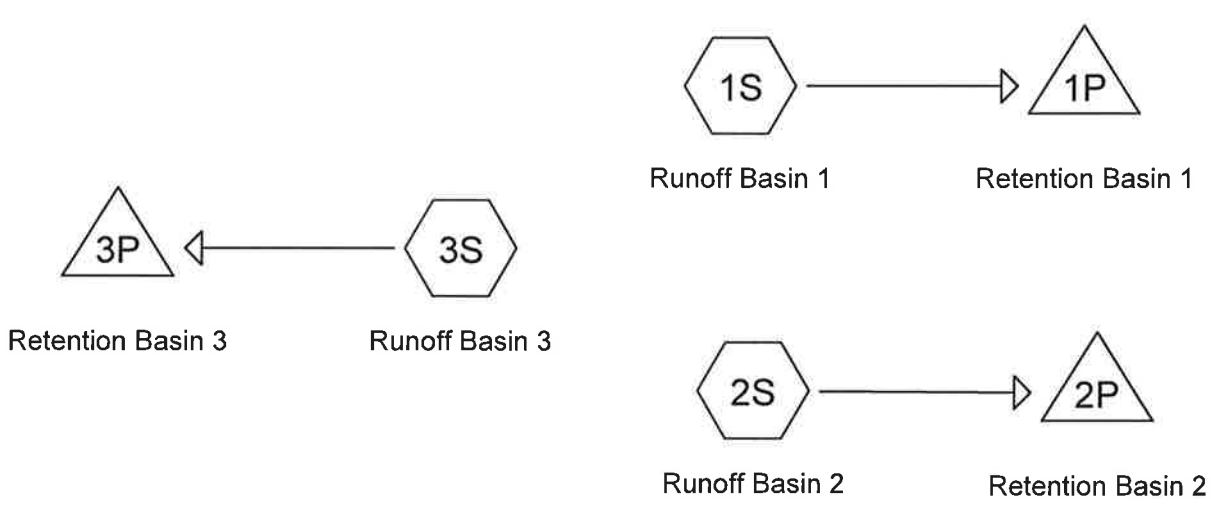
APPENDIX A

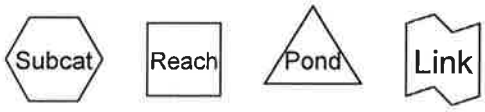
STORMWATER MANAGEMENT PLAN


AREA OF ALTERATION = 0.76 ACRES
TYPE "B" LOT DRAINAGE (SPLIT LOT DRAINAGE)
NO FILL OR CONSTRUCTION MATERIALS MAY BE PLACED OUTSIDE OF THE SILT FENCING
811
MINIMUM FINISHED FLOOR ELEVATION:
TABULATION:
GRADING NOTES:
EROSION NOTES:
LOT 4, BLOCK A
LOT 6, BLOCK A
INDIAN RIVER DRIVE
INDIAN RIVER
PROP. SINGLE FAMILY RESIDENCE
GARAGE FFE=6.58'
LANAI FFE=6.58'
PROP. POOL & SPA
PROP. POOL DECK
PROP. ELEVATION CONTOUR LINE (TYP)
APPROXIMATE FLOOD ZONE LINE
PROP. RETENTION BANK #1
PROP. RETENTION BANK #2
PROP. DRAINAGE SWALE BOUNDARY LINE (TYPICAL)
EXIST. SPOT ELEV (TYP)
BASIS FOR MINIMUM FFE AND BUILDING HEIGHT LIMITATION
S 24°23'50" W 265.07' (P)
REF 695 (M) BELOW
S 01°03'08" E (M) 263.97'
N 21°48'53" E (P) 239.79'
CURVE TABLE
GRAPHIC SCALE
"PRELIMINARY" SEPT 12, 2023
GENERAL NOTES:
TOWNSHIP 29S, RANGE 39E, SECTION 6
VICINITY MAP
SUBJECT SITE
GENERAL STATEMENT:
OWNER:
ENGINEER:
SURVEYOR:
SITE ADDRESS:
PARCEL ID:
ACCOUNT NO.:
SITE AREA:
ZONING:
LEGAL DESCRIPTION:
NATIONAL FLOOD INSURANCE INFORMATION:
SHEET INDEX:
C-1 LOT DRAINAGE PLAN
DIFONZO RESIDENCE
206 RIVERSIDE DR
SCALE: 1"=30'
Bennett Engineering & Consulting
DESIGNED: CAB
DRAWN: BTE CAB
CHECKED:
APPROVED:
ACAD CODE:
PROJECT NO.
LOT DRAINAGE PLAN
C-1
SHEET 1 OF 1

APPENDIX B

POST DEVELOPMENT STORMWATER CALCULATIONS





Routing Diagram for Post-01
Prepared by Bennett Engineering & Consulting, LLC, Printed 9/12/2025
HydroCAD® 10.10-4b s/n 08593 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing

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

Summary for Subcatchment 1S: Runoff Basin 1

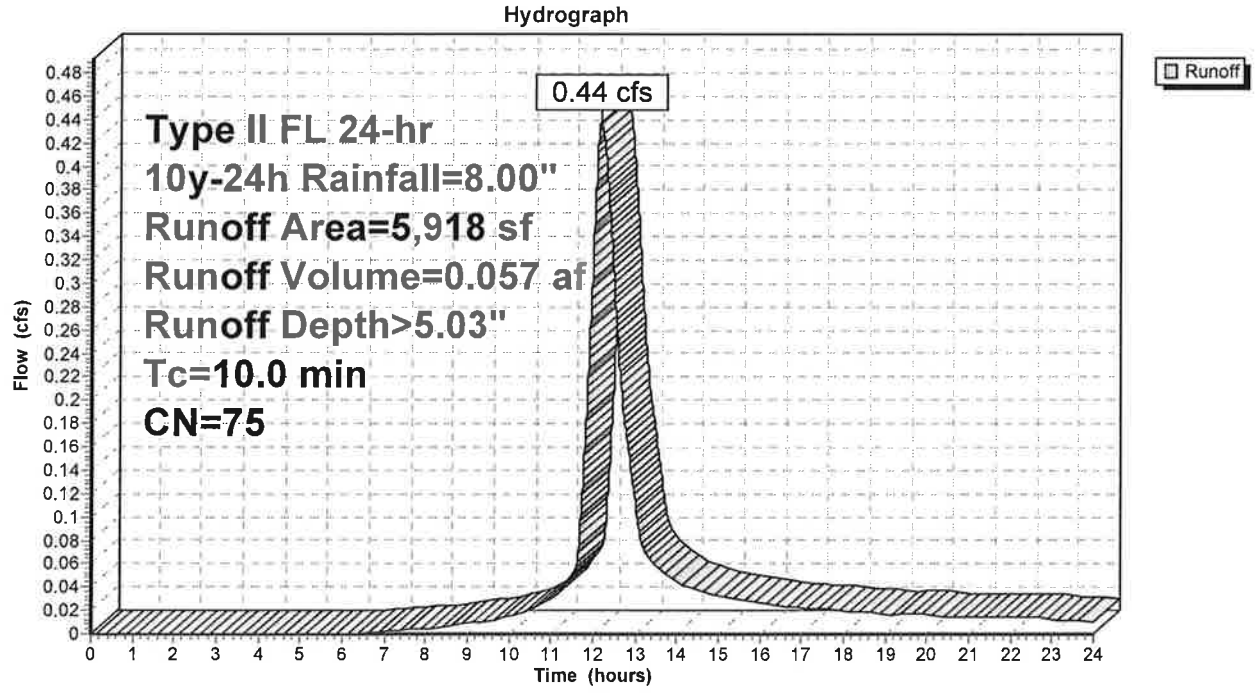
Runoff = 0.44 cfs @ 12.19 hrs, Volume= 0.057 af, Depth> 5.03"

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

	Area (sf)	CN	Description
*	1,250	100	Retention Swale
*	1,664	98	Roof, Paved parking, HSG A
*	619	98	Driveway
	2,385	39	>75% Grass cover, Good, HSG A
	5,918	75	Weighted Average
	2,385		40.30% Pervious Area
	3,533		59.70% Impervious Area

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

Subcatchment 1S: Runoff Basin 1



Summary for Subcatchment 2S: Runoff Basin 2

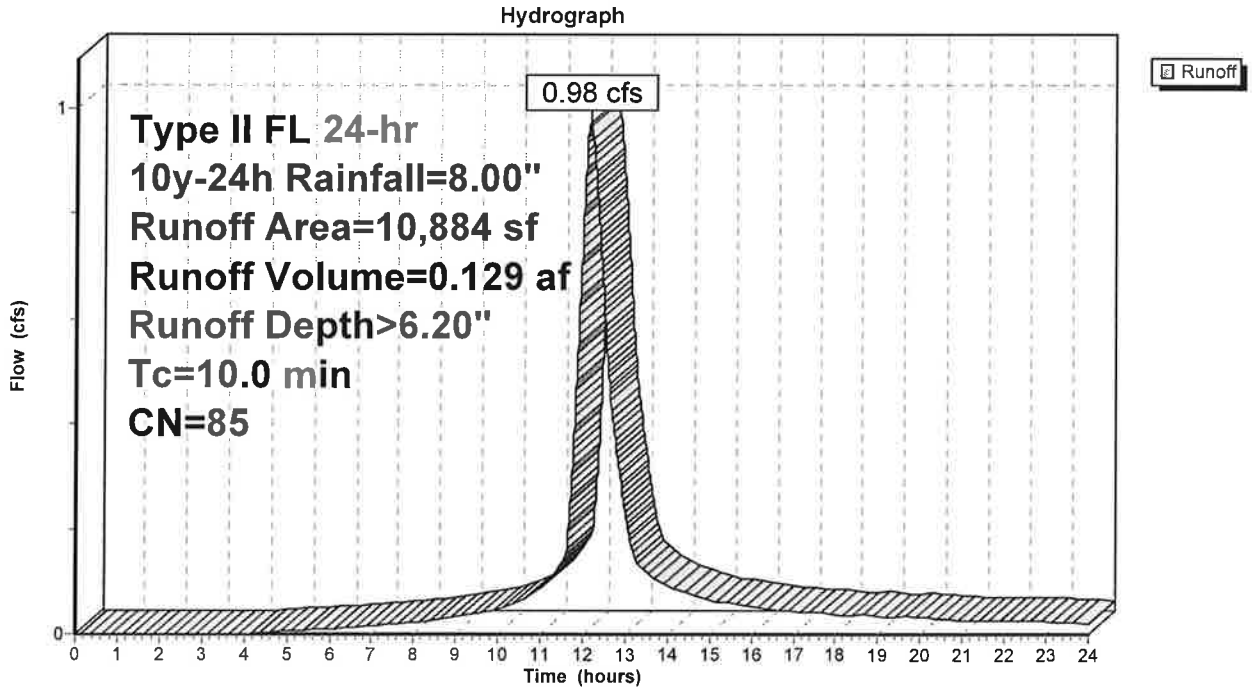
Runoff = 0.98 cfs @ 12.17 hrs, Volume= 0.129 af, Depth> 6.20"

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

	Area (sf)	CN	Description
*	2,185	100	Retention Swale
*	3,246	98	Roof, Paved parking, HSG A
*	2,955	98	Driveway
	2,498	39	>75% Grass cover, Good, HSG A
	10,884	85	Weighted Average
	2,498		22.95% Pervious Area
	8,386		77.05% Impervious Area

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

Subcatchment 2S: Runoff Basin 2



Summary for Subcatchment 3S: Runoff Basin 3

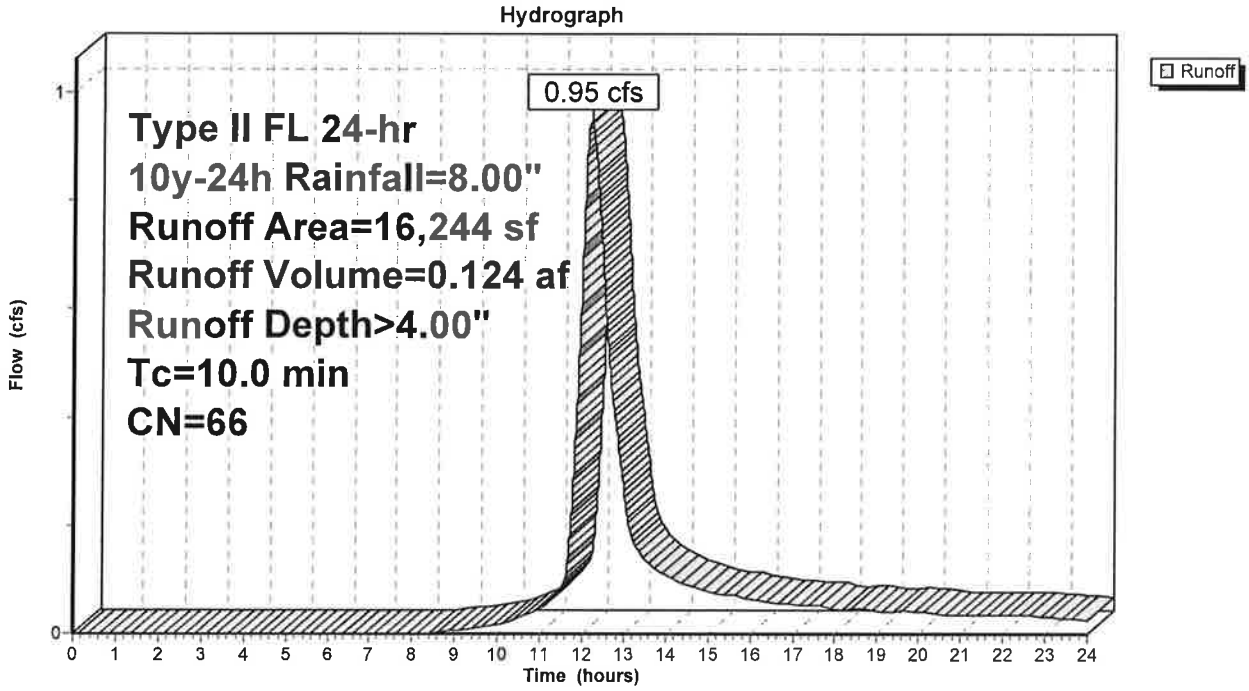
Runoff = 0.95 cfs @ 12.21 hrs, Volume= 0.124 af, Depth> 4.00"

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

	Area (sf)	CN	Description
*	2,198	100	Retention Swale
*	5,142	98	Roof, Paved parking, HSG A
	8,904	39	>75% Grass cover, Good, HSG A
	16,244	66	Weighted Average
	8,904		54.81% Pervious Area
	7,340		45.19% Impervious Area

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

Subcatchment 3S: Runoff Basin 3



Summary for Pond 1P: Retention Basin 1

Inflow Area = 0.136 ac, 59.70% Impervious, Inflow Depth > 5.03" for 10y-24h event
Inflow = 0.44 cfs @ 12.19 hrs, Volume= 0.057 af
Outflow = 0.35 cfs @ 12.41 hrs, Volume= 0.057 af, Atten= 20%, Lag= 13.6 min
Discarded = 0.35 cfs @ 12.41 hrs, Volume= 0.057 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 4.83' @ 12.41 hrs Surf.Area= 943 sf Storage= 229 cf

Plug-Flow detention time= 4.5 min calculated for 0.057 af (100% of inflow)
Center-of-Mass det. time= 4.5 min (835.4 - 831.0)

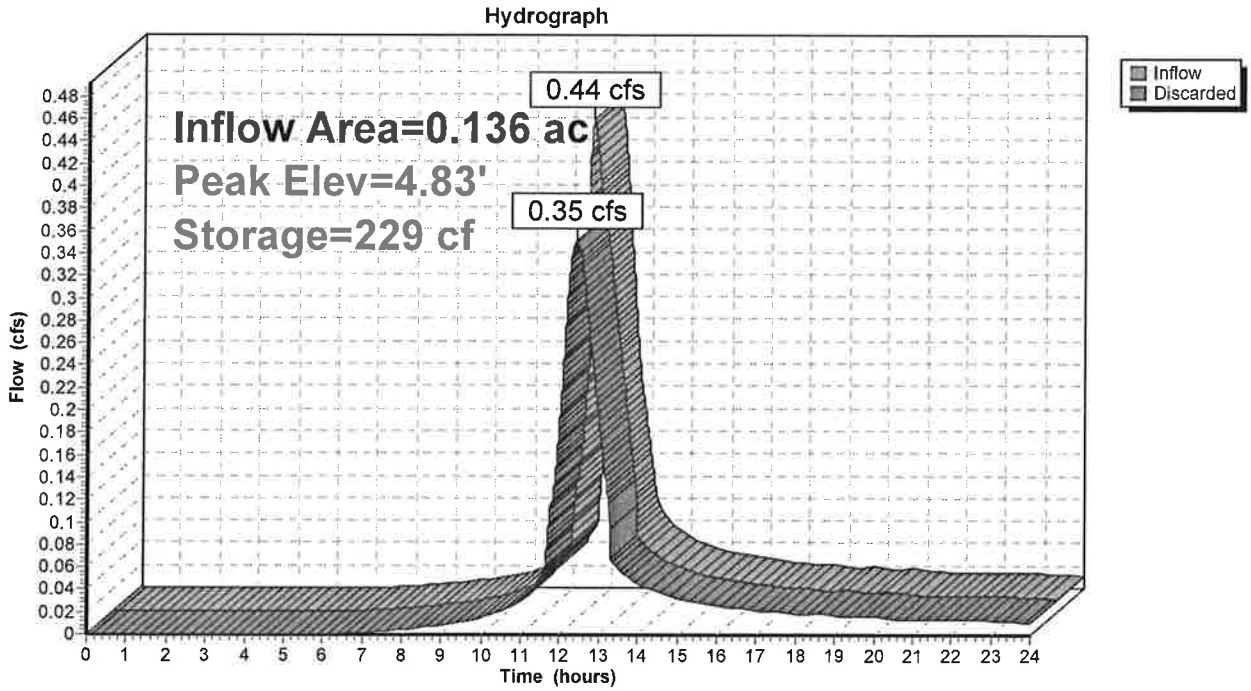
Volume	Invert	Avail.Storage	Storage Description
#1	4.50'	417 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
4.50	477	128.0	0	0	477
5.00	1,250	184.0	417	417	1,870

Device	Routing	Invert	Outlet Devices
#1	Discarded	4.50'	**10.000 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 3.00'

Discarded OutFlow Max=0.35 cfs @ 12.41 hrs HW=4.83' (Free Discharge)
↳**1=Exfiltration** (Controls 0.35 cfs)

Pond 1P: Retention Basin 1



Summary for Pond 2P: Retention Basin 2

Inflow Area = 0.250 ac, 77.05% Impervious, Inflow Depth > 6.20" for 10y-24h event
Inflow = 0.98 cfs @ 12.17 hrs, Volume= 0.129 af
Outflow = 0.85 cfs @ 12.33 hrs, Volume= 0.129 af, Atten= 13%, Lag= 9.7 min
Discarded = 0.85 cfs @ 12.33 hrs, Volume= 0.129 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 4.76' @ 12.33 hrs Surf.Area= 1,681 sf Storage= 370 cf

Plug-Flow detention time= 2.9 min calculated for 0.129 af (100% of inflow)
Center-of-Mass det. time= 2.9 min (807.7 - 804.8)

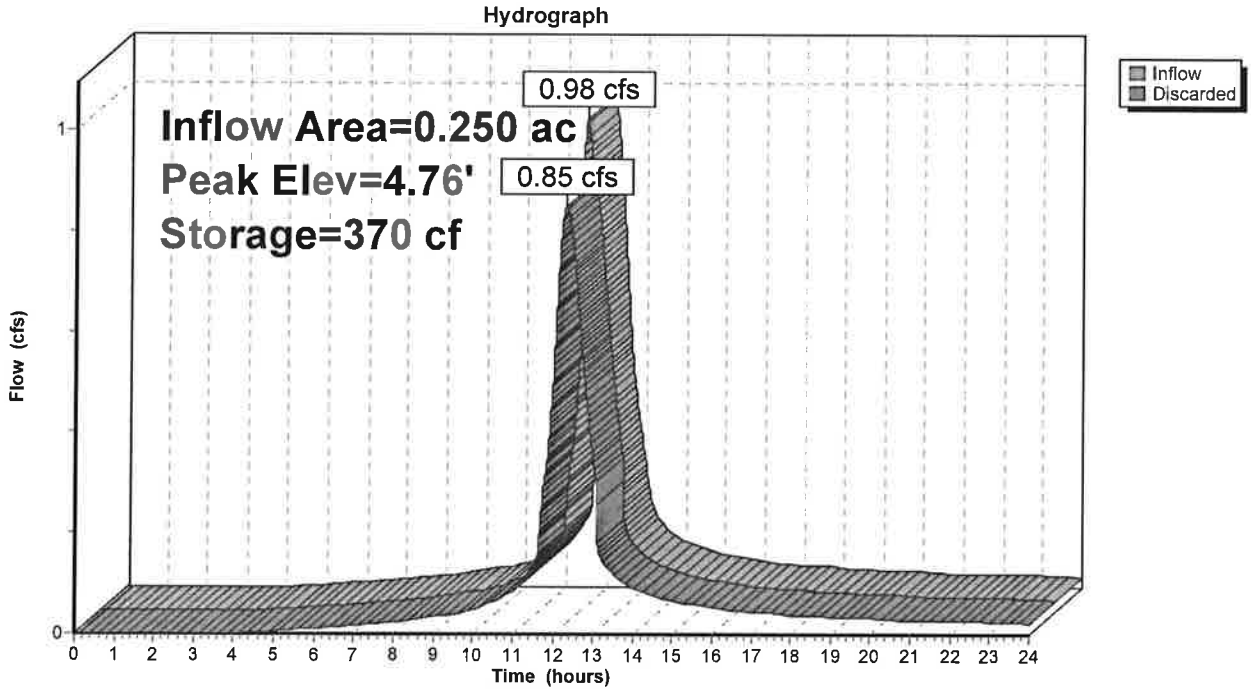
Volume	Invert	Avail.Storage	Storage Description
#1	4.50'	840 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
4.50	1,222	189.0	0	0	1,222
5.00	2,185	306.0	840	840	5,832

Device	Routing	Invert	Outlet Devices
#1	Discarded	4.50'	**10.000 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 3.00'

Discarded OutFlow Max=0.85 cfs @ 12.33 hrs HW=4.76' (Free Discharge)
1=Exfiltration (Controls 0.85 cfs)

Pond 2P: Retention Basin 2



Summary for Pond 3P: Retention Basin 3

Inflow Area = 0.373 ac, 45.19% Impervious, Inflow Depth > 4.00" for 10y-24h event
Inflow = 0.95 cfs @ 12.21 hrs, Volume= 0.124 af
Outflow = 0.64 cfs @ 12.53 hrs, Volume= 0.124 af, Atten= 32%, Lag= 19.7 min
Discarded = 0.64 cfs @ 12.53 hrs, Volume= 0.124 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 2.46' @ 12.53 hrs Surf.Area= 2,089 sf Storage= 717 cf

Plug-Flow detention time= 7.6 min calculated for 0.124 af (100% of inflow)
Center-of-Mass det. time= 7.6 min (859.4 - 851.9)

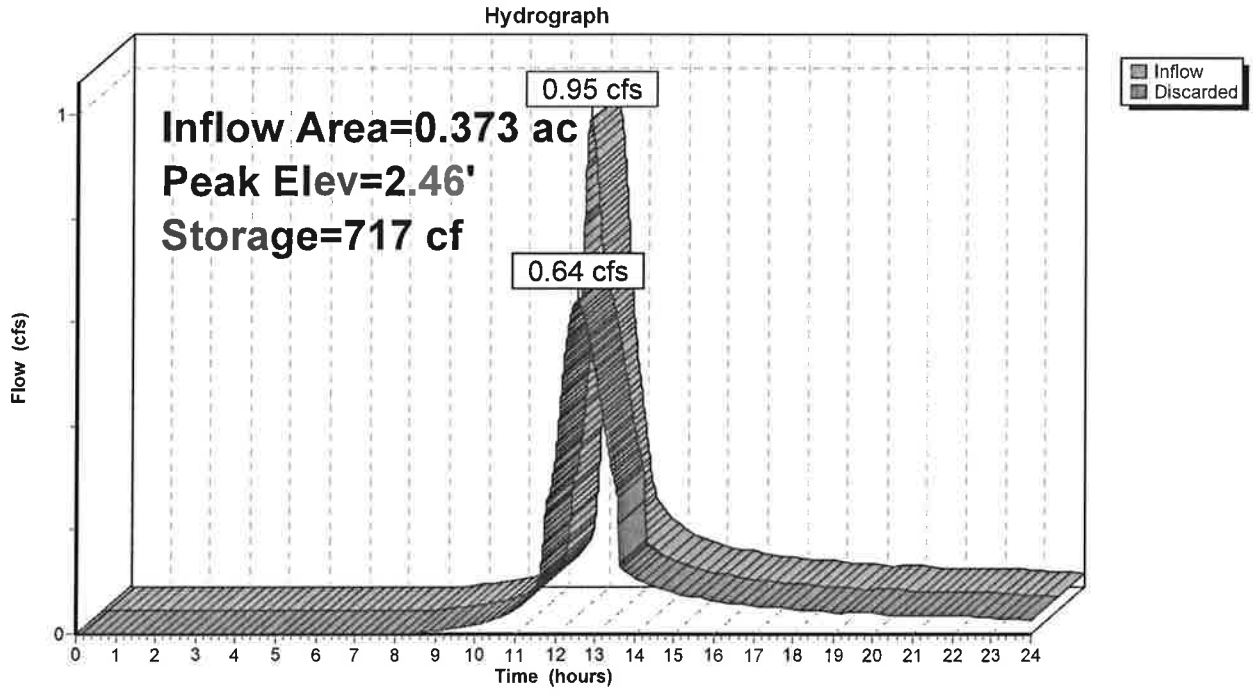
Volume	Invert	Avail.Storage	Storage Description
#1	2.00'	809 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
2.00	1,100	204.0	0	0	1,100
2.50	2,198	235.0	809	809	2,189

Device	Routing	Invert	Outlet Devices
#1	Discarded	2.00'	**10.000 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 1.00'

Discarded OutFlow Max=0.64 cfs @ 12.53 hrs HW=2.46' (Free Discharge)
↑**1=Exfiltration** (Controls 0.64 cfs)

Pond 3P: Retention Basin 3



APPENDIX C

Soils Report

Prepared by: NRCS

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

USDA United States Department of Agriculture

NRCS Natural Resources Conservation Service

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

Custom Soil Resource Report for Brevard County, Florida

206 Riverside Drive, Melbourne Beach

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

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

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Brevard County, Florida
Survey Area Data: Version 24, Aug 28, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Canaveral-Palm Beach-Urban land complex	0.8	100.0%
Totals for Area of Interest		**0.8**	**100.0%**

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

Brevard County, Florida

25—Canaveral-Palm Beach-Urban land complex

Map Unit Setting

National map unit symbol: 1lg35
Elevation: 10 to 20 feet
Mean annual precipitation: 49 to 57 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Canaveral and similar soils: 31 percent
Palm beach and similar soils: 30 percent
Urban land: 29 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canaveral

Setting

Landform: Flats on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: sand
C - 6 to 12 inches: sand
C - 12 to 80 inches: coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 6.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A/D
Ecological site: R155XY170FL - Sandy Coastal Grasslands and Forests
Forage suitability group: Forage suitability group not assigned (G156BC999FL)

Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Description of Palm Beach

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Shells and sandy marine deposits

Typical profile

A - 0 to 3 inches: sand
C - 3 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY170FL - Sandy Coastal Grasslands and Forests
Forage suitability group: Forage suitability group not assigned (G156BC999FL)

Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: Unranked

Minor Components

Paola

Percent of map unit: 4 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Welaka

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Pomello

Percent of map unit: 3 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

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KSM ENGINEERING AND TESTING

September 22, 2025
KSM Project No. 2506343-b&p

Bennett Engineering & Consulting, LLC
4940 Ranchland Road
Melbourne, Florida 32934

Attention: Mr. Clayton Bennett, P.E.

Subject: Subsurface Investigation and Geotechnical Engineering Evaluation
Proposed Residence at 206 Riverside Drive
Melbourne Beach, Brevard County, Florida

Mr. Bennett:

As requested, **KSM Engineering & Testing (KSM)** has performed a subsurface investigation and geotechnical engineering evaluation at the above referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Scope of Work and Professional Service Agreement:

The scope of work for our services provided is based upon KSM Proposal No. 241120, dated December 10, 2024, which was authorized and returned to us on September 2, 2025.

Site Location and Description:

The subject 0.78± acre riverfront lot is located on the southwest side of Riverside Drive and on the northeast side of the Indian River in Melbourne Beach, Brevard County, Florida. At the time of our explorations, the subject site was developed with a single-story residence with a "footprint" of 4,801± square feet and a swimming pool.

Project Description:

Based on our conversations and on our reviews of the provided Boundary Survey, prepared by Kane Surveying, Inc., dated July 24, 2014, and the Preliminary Lot Drainage Plan, prepared by Bennett Engineering & Consulting, LLC, dated August 29, 2025, we understand that the project entails the design and construction of a new single-family residence with a "footprint" of 6,750± square feet and an associated swimming pool. We further understand that two (2) stormwater areas will be located near the northeastern and northwestern corners of the subject site.

We have not been provided with any specific structural loads or construction plans for this project; however, we expect that the proposed structure will have a combination of load-bearing masonry walls and isolated columns. For construction of this type, we anticipate maximum wall loads on the order of 3 to 4 kips per lineal foot and maximum column loads of about 75 kips. We have also assumed that up to 3 feet of fill will be required to raise the building areas to final elevation(s).

If actual structural loads, fill heights or construction plans differ from our assumptions, we should be notified immediately to allow for re-evaluation of the recommendations in this report.

Scope of Services Performed:

1. Reviewed the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey to determine the predominant surficial soil type within the subject area.

2. Performed soil borings at accessible locations in the general vicinity of the proposed construction areas.

3. Performed a Usual Open-Hole Test to estimate the hydraulic conductivity of the shallow soils at a location in the general vicinity of the anticipated northwestern stormwater area.

4. Measured the depth to the groundwater level encountered, collected soil samples during the performance of the borings, and maintained a field log for each boring.

5. Reviewed the field logs and visually classified the soil samples in our soils laboratory, and performed laboratory tests on select soil samples.

6. Evaluated the subsurface soil conditions encountered, and prepared this report to present our findings and summarize our conclusions and recommendations.

Review of USDA Soil Survey:

Based on our review of the USDA Web Soil Survey for Brevard County, the predominant surficial soil type within the subject site includes the following:

25: Canaveral-Palm Beach-Urban land complex – The typical profile of this soil type consists of layers of sand in the upper 12 inches, underlain by sand and coarse sand to a depth of about 80 inches. The seasonal high groundwater level is typically between 12 to 36 inches below the natural ground surface.

The general location of the subject area is shown on a reproduction of an aerial photograph which was obtained from the USDA Web Soil Survey, and is presented as the attached USDA Soils Survey Map.

Subsurface Investigation:

Field Exploration Program – Our site exploration program during this phase of the project consisted of preforming the following borings and test:

- Two (2) Standard Penetration Test (SPT) borings, which were terminated at an approximate depth of 20 feet below the existing ground surface at accessible locations in the general vicinity of the proposed new residence.

- One (1) SPT boring, denoted as PB-1, which was terminated at an approximate depth of 15 feet below the existing ground surface within the general vicinity of the anticipated northwestern stormwater area. In addition, one (1) Usual Open-Hole Test, denoted as P-1, was performed at an approximate depth of 5 feet adjacent to SPT boring PB-1.

The groundwater level at each of the boring locations was measured on the date drilled. The boreholes were then backfilled with accumulated soil cuttings.

The approximate locations of the borings and test are schematically illustrated on a reproduction of the provided Preliminary Lot Drainage Plan, and is presented as the attached Boring Location Plan. These locations were determined in the field by estimating distances from existing site features and other points of reference and should be considered accurate only to the degree implied by the method of measurement used. If more accurate boring locations are required, we recommend that the locations be surveyed by a licensed surveyor.

Soil Boring Sampling and Testing Methods – The Standard Penetration Test (SPT) is a widely accepted method of in-situ testing of foundation soils. In brief, a standard split barrel sampler is driven into the ground by successive blows of a hammer freely dropping on the drill rod. The number of hammer blows needed to advance the sampler for each 6-inch increment is recorded. The total number of hammer blows required to advance the sampler during the second and third 6-inch increments constitutes the N-value (blows per foot) at that depth. After driving the sampler, it is extracted from the borehole and is opened to allow visual description of the retained soil sample in the field, which is also documented on the field soil boring logs for the depth sampled.

The SPT N-value has been empirically correlated with various soil properties, allowing for an estimate of the behavior of soils under a load. The table below relates N-values to a qualitive description of soil density for cohesionless soils.

SPT N-Value Descriptions for Cohesionless Soils	
Relative Density	**N-Value (Automatic Hammer)**
Very Loose	0 – 3
Loose	3 – 8
Medium Dense	8 – 24
Dense	24 – 40
Very Dense	40+

Laboratory Testing Program:

Upon completion of our field exploration activities, the field soil boring logs and recovered soil samples were transported to our soils laboratory from the project site for further review. Each soil sample was then observed under the supervision of a geotechnical engineer to determine its engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS (ASTM D 2487), and all our laboratory tests were performed in general accordance with the applicable ASTM standards. The soil classifications and other pertinent data obtained from our field explorations and laboratory observations are reported on the attached soil boring profiles.

Observed Subsurface Conditions:

General Soil Profile – The results of the field exploration and laboratory programs are graphically summarized on the attached soil boring profiles. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types; the actual transitions may be more gradual than implied.

As shown on the soil boring profiles, the SPT borings typically encountered loose, orangish-brown to gray fine sand (Unified Soil Classification SP), slightly silty fine sand (SP-SM) and clayey fine sand (SC) in the upper 6 feet. Below this, the borings typically encountered medium dense fine sand (SP) to an approximate depth of 13 feet. These soils were underlain by dense fine sand (SP) with varying amounts of shell fragments to the maximum SPT boring termination depth of 20 feet.

Measured Groundwater Level – The groundwater level was measured in the boreholes on the day drilled, after stabilization of the downhole water level. As shown on the attached soil boring profiles, groundwater was encountered at approximate depths that ranged from 2.5 to 3.8 feet on the date indicated.

Fluctuations in groundwater levels should be anticipated throughout the year due to a variety of factors, including tidal fluctuations due to the proximity of the site to the Indian River, as well as due to seasonal variations in the amount of rainfall, elevated tidal events, and other factors not evident at the time the borings were performed. In addition, groundwater may "perch" atop the shallow clayey soils during or immediately following periods of heavy or prolonged rainfall. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the soil boring profiles.

Engineering Evaluation and Conclusions:

Based on the information obtained from our site investigation, our evaluation of the subsurface conditions, and judgment based on our experiences with similar projects, we are pleased to offer the following evaluations:

Foundation System Evaluation – It is our professional opinion that the proposed residence can be supported on conventional shallow foundations, provided the site is prepared, the soils are compacted, and the foundations are designed in accordance with recommendations presented below.

Stormwater Areas – Based on the results of our exploration and laboratory tests, the fine sand (SP) and slightly silty fine sand (SP-SM) soils encountered are considered to be relatively permeable. The clayey fine sand (SC) soils encountered are significantly less permeable and should be considered aquitards with lower permeabilities for stormwater pond analysis.

The following sections present our recommendations for overall site preparation and foundation support which we feel are best suited for the proposed construction and existing soil conditions. KSM should be retained to provide observation and testing services during the construction phases of this project.

Site Preparation:

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

Site Subgrade Preparation – We recommend that all existing foundations and paved areas within the proposed construction areas are removed in their entirety, and the building site subgrade is prepared for construction of the foundations and slab-on-grade floors by improving the density of the soils that will support the structure. The following earthwork procedures are recommended.

1. **Clearing and Grubbing** – The proposed construction areas, plus a minimum margin of five feet beyond the proposed limits of construction, should be prepared by removing all remnants of former construction, construction debris, abandoned underground utilities, and organic materials including roots and surface vegetation. The roots of trees should be removed in their entirety. Stump grinding as a means of removing the root systems is not recommended. The actual depth(s) of clearing and grubbing must be determined by visual observation and judgment during the earthwork operations.

   All existing pipes or any collapsible or leak prone utilities shall be removed or completely filled with grout or concrete, as they might serve as conduits for subsurface erosion. Over-excavated areas resulting from the removal of underground structures and unsuitable materials should be backfilled in accordance with this report.

2. **Building Pad Subgrade Compaction** – The exposed surface created in the step above should be graded level, moisture conditioned, then proof-rolled and compacted. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density to a minimum depth of 1 foot below the exposed surface. Testing should be done to confirm that the specified level of compaction has been achieved. Any areas that continue to deflect or yield during proof-rolling operations should be delineated and reviewed by the Geotechnical Engineer or their representative. In addition, any excessively wet or dry material should either be removed, remediated, or moisture conditioned and recompacted.

3. **Grading** – Upon completion of the subgrade compaction operations, the exposed surface should be filled to produce the desired grades. Structural fill containing less than 10 percent material that passes through the U.S. Standard No. 200 Sieve that is free of debris and organic material should be placed in level lifts not more than 12-inches in loose thickness, moisture conditioned, and compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density.

   Each lift of compacted fill should be tested, evaluated, and reworked, as necessary, until approved by a KSM Geotechnical Engineer, or their representative, prior to placement of additional lifts.

4. **Footing Excavations and Subgrade Compaction** – At the footing locations, excavate the compacted subgrade soils to the proposed design elevations. The exposed footing subgrade soils should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density to a minimum depth of 1 foot below the bottom of the footing. Testing should be done to confirm that the specified level of compaction has been achieved.

5. Utilities, Foundations, and Slab on Grade – Upon completion of the previous steps, the foundation forms and steel reinforcement can be installed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations and in utility trench excavations within the building pad should be compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density. Testing should be done to confirm that the specified level of compaction has been achieved.

Compaction Testing – It is our recommendation that compaction tests in the footing excavations and utility trenches are conducted prior to placement of any backfill, steel, or concrete. The in-place density tests should be conducted at every column footing and at a frequency of one test for every 100 linear feet in the footing and utility trench excavations. The subgrade and each lift (12-inch maximum loose thickness) of fill should be tested for compaction at a frequency of no less than one test per 2,500 square feet of building area, per lift, with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the Geotechnical Engineer of Record. The in-place density testing of the compacted soil should be measured using an ASTM approved method.

The earthwork efforts should be monitored under the direction of a KSM Geotechnical Engineer or their representative.

Temporary Dewatering – Given the recorded depths to the groundwater levels encountered, together with the expected scope of earthwork operations, temporary dewatering may be a necessary part of the earthwork operations. In the event that the construction of the new structure requires that compaction operations are performed within 2 feet of the prevailing groundwater levels, temporary dewatering may become necessary. The actual method of dewatering should be determined by the contractor. We recommend drawing down the groundwater to a level that is not less than 2 feet below the exposed bottom of excavations to avoid compaction related issues.

Excavation Stability and Protection of Structures – It is recommended that the contractor design and execute excavations to be in compliance with OSHA standards. If required, lateral excavation support and/or underpinning the foundations of structures should be performed to protect the structures from damage. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

Shallow Foundations:

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

Shallow Foundation Design Parameters		
Description	**Isolated Footing**	**Continuous Footing**
Estimated Allowable Bearing Pressure	2,500 psf	2,500 psf
Minimum Embedment Below Finished Grade	16 inches	16 inches
Minimum Width	24 inches	18 inches
Maximum Width	66 inches	30 inches
Approximate Total Settlement	< 1 inch	< 1 inch
Approximate Differential Settlement	< ½ of an inch between similarly loaded columns	< ½ of an inch over 40 feet

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

We recommend isolating the ground floor slabs from the wall foundations. If a "monolithic" slab foundation system is nevertheless desired, we would recommend additional tamping of the foundation excavation bottoms, and if possible, centering the walls over the thickened slab edge. Note that if the walls are placed along the edges, they would produce an eccentric loading that might induce minor settlements along the edge of the footing. Such minor settlements would create tension stresses and possibly a minor crack in the thin section of the slab in a direction parallel to the wall. We note that tension cracks can result from shrinkage of the concrete slab as it cures, and this type of cracking is unrelated to slab settlement. Shrinkage cracking can be minimized by using control joints. Care must be exercised in installing control joints shortly after placing the concrete, and in placing and maintaining the steel reinforcement at its designated elevation within the floor slab.

Floor Slabs:

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

The installation of a moisture barrier is recommended between the floor slabs and the soils, to prevent moisture migration from the underlying soils, which could lead to dampness of the slabs and the potential poor performance of floor finishes (i.e., carpet, tile, etc.).

Stormwater and Aquifer Parameters:

Based on the results of our exploration and laboratory tests, the fine sand (SP) and slightly silty fine sand (SP-SM) soils encountered are considered to be relatively permeable. The clayey fine sand (SC) soils encountered are significantly less permeable and should be considered aquitards with lower permeabilities for stormwater pond analysis.

Factor of Safety – We note that a factor of safety has not been applied to the stormwater and aquifer parameters presented below. An appropriate factor of safety should be applied to these parameters for use in the stormwater design.

Field Test Results – At the requested test location, a Usual Open-Hole Test was performed in general conformance with the South Florida Water Management District procedures for the 'Usual Open-Hole Test' method. The results of this test are presented in the table below.

Field Test Results – Estimated Soil Parameters			
Test Location (See Location Plan)	**Approximate Test Depth (ft)**	**Hydraulic Conductivity (CFS/SF-Ft Head)**	**Hydraulic Permeability (ft/day)**
P-1	5	4.2×10^{-4}	12.1

Laboratory Test Results – Selected samples obtained from the upper 5 feet at the location of SPT boring PB-1 were tested in our laboratory in general accordance with ASTM D-2434. The results of these tests are presented in the table below.

Laboratory Test Results – Estimated Soil Permeability Parameters			
Test Location (See Location Plan)	**Stratum Depth Range (ft)**	**Measured Horizontal Flow Rate (in/hr)**	**Estimated Vertical Flow Rate (in/hr)**
PB – 1	1 – 3	27.1	18.1
PB – 1	3 – 5	29.8	19.9

Vertical Flow Rates - We consider the measured permeability rate to be indicative of a saturated horizontal permeability. Our experience and published references have indicated that unsaturated vertical permeability, as used in some locally available groundwater models, is typically between 1/2 to 2/3 of the saturated horizontal value.

Hydrologic Soil Group (HSG) Classification and Estimated Fillable Porosity – The HSG classification was estimated based on our interpretation of the estimated stormwater and aquifer parameters at the time of our exploration, and on guidance provided by the USDA National Engineering Handbook. The table below presents our estimated fillable porosity values of the soils above the estimated seasonal high groundwater level.

HSG and Estimated Fillable Porosity		
Location	**HSG**	**Fillable Porosity**
P – 1	A	30%

Closure:

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement in reviewing design plans and performing/monitoring construction testing services. Any design professional utilizing the information within this report are responsible for confirming the accuracy of the project information and assumptions stated in our report and that the soil parameters presented are adequate for the design of the proposed project. If additional parameters are required, KSM is to be notified so that our recommendations can be amended as required.

This report has been prepared in accordance with generally accepted soil and engineering practices for the exclusive use of Bennett Engineering & Consulting, LLC, and is based on our evaluation of our geotechnical investigation and our stated understanding and assumptions of the proposed project. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No other warranties, either expressed or implied, are made. This report does not reflect any variations which may occur between or away from the borings. If variations appear evident during the course of construction, it will be necessary for KSM to re-evaluate the recommendations of this project.

This report does not include any evaluations of environmental conditions, wetland delineation, karst activity, water quality or municipal requirements of the site and subsurface.

KSM Engineering and Testing should be retained to perform and/or monitor Construction Testing services. If Client elects to not have KSM provide Construction Testing services, the Client shall indemnify and hold KSM and its consultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties.

We are pleased to be of assistance to you on this phase of your project. Please contact us when we may be of further service to you, or should you have any questions.

Respectfully,
KSM Engineering and Testing

This item has been digitally signed and sealed by Will B. Cornelius II, P.E. on the date adjacent to the seal using a Digital Signature.

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

Digitally signed by William B Cornelius
Date: 2025.09.22 09:41:36 -04'00'

WILLIAM BURCH CORNELIUS II
LICENSE
No. 67538
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Will B. Cornelius II, P.E.
Principal Engineer
Florida Registration No. 67538

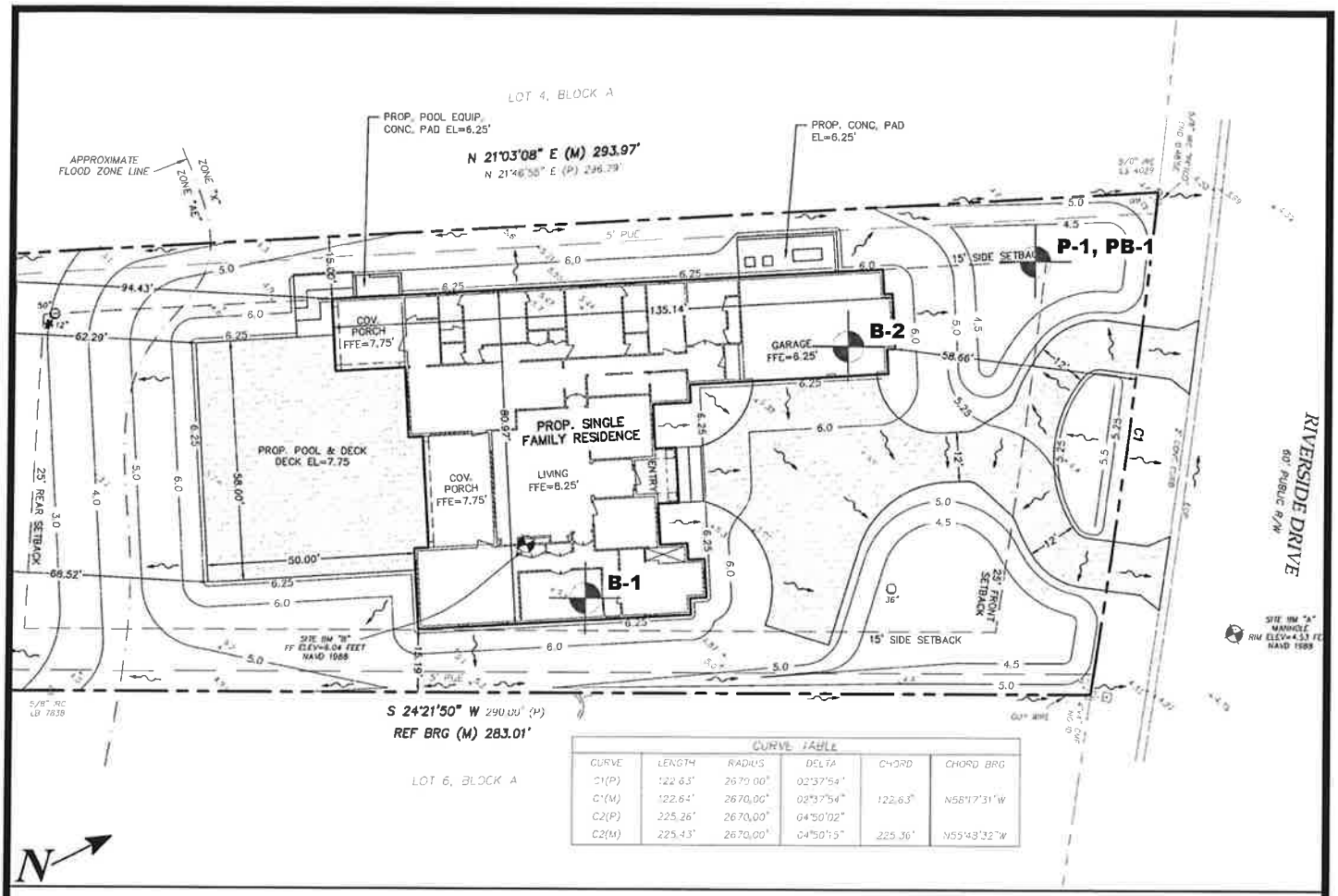
Attachments: USDA Soil Survey Map
Boring Location Plan
Soil Boring Profiles

Email to:
Mr. Clayton Bennett, P.E., Bennett Engineering & Consulting, LLC, claytonabennett@gmail.com

USDA SOILS SURVEY

25—Canaveral-Palm Beach-Urban land complex

PROJECT: 206 Riverside Drive, Melbourne Beach, Florida		
SHEET 1 OF 1 PERMIT #: N/A PROJECT #: 2506343-soils	KSM ENGINEERING AND TESTING	DRAWN BY: C.V. DATE: 20250919 SCALE: NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1(P)	122.63'	2670.00'	02°37'54"		
C1(M)	122.64'	2670.00'	02°37'54"	122.63'	N58°17'31"W
C2(P)	225.26'	2670.00'	04°50'02"		
C2(M)	225.43'	2670.00'	04°50'15"	225.36'	N55°43'32"W

APPROXIMATE LOCATION OF SOIL TESTING

PROJECT: 206 Riverside Drive, Melbourne Beach, Florida

SHEET 1 OF 1
PERMIT #: N/A
PROJECT #: 2506343-b&p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DATE: 20250919
SCALE: NOT TO SCALE

KSM

BORING NUMBER B-1

PAGE 1 OF 1

CLIENT Bennett Engineering & Consulting, LLC
PROJECT NAME 206 Riverside Drive
PROJECT NUMBER 2506343-b&p
PROJECT LOCATION Melbourne Beach, Florida
DATE STARTED 9/17/25 **COMPLETED** 9/17/25
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Automatic Hammer
▽ **AT TIME OF DRILLING** 3.8 ft
LOGGED BY MC/JP
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Gray Slightly Silty Fine Sand with Trace Shell	1-1-3 (4)								
		Orangish-Brown Fine Sand	2-2-2 (4)								
5		▽	2-4-5 (9)								
			6-9-9 (18)								
10			10-10-10 (20)								
		Light Gray Fine Sand with Shell	8-11-12 (23)								
15											
			19-18-18 (36)								
20		Bottom of borehole at 20.0 feet.									

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KSM

BORING NUMBER B-2

PAGE 1 OF 1

CLIENT Bennett Engineering & Consulting, LLC
PROJECT NAME 206 Riverside Drive
PROJECT NUMBER 2506343-b&p
PROJECT LOCATION Melbourne Beach, Florida
DATE STARTED 9/17/25 **COMPLETED** 9/17/25
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Automatic Hammer
▽ **AT TIME OF DRILLING** 2.5 ft
LOGGED BY MC/JP
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Gray Slightly Silty Fine Sand with Trace Shell	1-2-3 (5)								
		▽ Orangish-Brown Fine Sand	2-2-3 (5)								
5			3-3-4 (7)								
			7-10-10 (20)								
10			10-12-12 (24)								
		Light Gray Fine Sand with Shell	15-15-15 (30)								
15											
			12-14-14 (28)								
20		Bottom of borehole at 20.0 feet.									

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KSM

BORING NUMBER PB-1

PAGE 1 OF 1

CLIENT Bennett Engineering & Consulting, LLC
PROJECT NAME 206 Riverside Drive
PROJECT NUMBER 2506343-b&p
PROJECT LOCATION Melbourne Beach, Florida
DATE STARTED 9/17/25 **COMPLETED** 9/17/25
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Automatic Hammer
▽ **AT TIME OF DRILLING** 2.7 ft
LOGGED BY MC/JP
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Gray Clayey Fine Sand	3-3-4 (7)								
		▽ Orangish-Brown Fine Sand	3-2-2 (4)								
5			2-2-2 (4)								
			6-8-10 (18)								
			10-9-9 (18)								
10											
		Light Gray Fine Sand with Shell	10-14-14 (28)								
			13-13-13 (26)								
15		Bottom of borehole at 15.0 feet.									

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TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

Site Plan Review

Applicable Codes
Town of Melbourne Beach Land Development Code
2014 Florida Building Code

Date: October 23, 2025

Owner:	**Joseph and Kimberly DiFonzo**
Owner Address:	**11508 Waterston Loop Dr Windermere, FL 34786**
Site Address:	**206 Riverside Drive, Melbourne Beach, FL 32951**
Parcel ID:	**28-38-06-50-A-5**
Zoning:	**1-RS**
Proposed Project:	**Construction of New Single-Family Home**
References:	**Town of Melbourne Beach Code of Ordinances: 7A-31. 1-RS Single-Family Residential District 7A-51.1 Site Plan Approval for Single-Family Residential**
Request:	**Permission by Planning and Zoning Board, Town Commission for construction of a new single-family residence, swimming pool and other associated site improvements**
Staff Review:	**The property lies in the 1-RS Zoning District**

1). Project is a single-family residence as the principal use.

2). The Building Lot Zoning District req. of min. lot area, width and depth
Lot area is 32,577 sq. ft. (Required Minimum: 12,000 sq. ft.)
Lot width is 122 ft. (Required Minimum: 100 ft. at the Front Building Line
Lot depth is 283 ft. (Required Minimum 120 ft.)

3). Lot coverage has a maximum of 30% for principal structure.
Lot coverage per plan is 20.7%. Footprint of Primary Structure is 6,735 sq. ft.
Max allowed for Primary Structure is 30% of Lot Area or 9.773 sq. ft.

4). Structure maximum height for zoning district is 28 ft.
The proposed height provided is 27"6" ft.
Reference Elevation FFE – Minimum FFE 5' NAVD FEMA / 6.75' for 18" above crown of road
Finish Floor 8.25' NAVD
Flood Zone: AE-4

5). Zoning District Setback requirements

Proposed Front setback: 58.66 ft. (Required minimum 25 ft.)
Proposed Side setback: 15 ft. (Required minimum 15 ft.)
Proposed Rear setback: 94.43 ft. (Required minimum 25 ft.)

6). Sediment and Erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances and Florida Building Codes.

7). On-site Storm water Retention Control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances and the Florida Building Codes. Topographic maps may be required.

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

Town Planner

Planning and Zoning Meeting

Section: **Old Business**

Meeting Date: **November 3, 2025**

From: **Dan Harper**

RE: **Report from Dan Harper Regarding the Landscape Proposal**

Background Information:

See report

Recommendation:

Discussion

Attachments:

- Report from Member Dan Harper
- Arborist Report on Best Practices for Planting Live Oaks in Melbourne Beach, FL

Report on Environmental Advisory Board Landscape Proposal

Prepared for: Planning and Zoning Board (P&Z)

Prepared by: Dan Harper, member P&Z **September 30, 2025**

The Environmental Advisory Board (EAB), is of the opinion that Melbourne Beach would benefit by an increase in its overall tree canopy. They have proposed in essence a complete re-write of the Chapter 9A Landscaping and Trees section of the Land Development Code.

Due to the numerous constraints to live oak tree planting their proposal is simply not feasible.[i] The targeted and narrow focus on new house construction sites prevents them from achieving any material change in the tree canopy. EAB ignores the Communities preference for traditional landscapes. Instead, they impose an extensive canopy tree and 70% native plant requirement. Inconsistencies with the Towns Comprehensive Plan have been ignored, and potential legal problems not addressed.

General considerations and basis for my recommendation.

- Eight live oak trees simply won't fit on the average Melbourne Beach lot (100 x 150). See attached Arborist report.
- Independent ISA Certified Arborist recommendation is to NOT mandate the planting of live oaks on these residential lots. See attached Arborist report.
- EAB proposal gave zero consideration/respect to the desires of the impacted property owners as required by the Town's Comprehensive Plan.[ii]
- The narrow focus on new house builds results in potential increase in canopy of little more than 10% over a 40-year time period.
- Some of the mandated proposals are inconsistent with the Towns Comprehensive Plan and hence not enforceable.[iii]
- Several mandates do not take into account applicable Florida Statues[iv].

RECOMMENDATION

Based upon the materials reviewed, due consideration of the EAB's proposal, and respect for the impacted residents it is my recommendation to vote NO on the proposed EAB re-write of the Chapter 9A of the Melbourne Beach Land Development Code. Lack of feasibility, arborist warning to not mandate, impacted residents don't want it, narrow focus, legal concerns, and incongruence with the comprehensive plan were all factored into this recommendation.

Expanded Rational for Recommendation

The New House Construction Mandated Number of Trees is Simply not Feasible

EAB Proposal - each lot shall contain at least 1 canopy/oak tree per 2,000 square feet of lot area. The average 1/3rd acre lot (100x150) would require 8 oak trees and 56 native plants. See the attached arborist report for the numerous constraints that make this proposal not feasible.

Forced or Mandated Tree Plantings are Potentially Susceptible to Home Owner Challenges

Per attached arborist report - Live Oaks have root systems that are notoriously aggressive and expansive. The species requires ample lateral space to develop properly and can cause significant damage to nearby homes, driveways, sidewalks, or overhead utilities if planted to close. When planted in the wrong location, long-term maintenance costs and infrastructure conflicts can be significant. *Mandating live oaks on residential lots is not advisable*[v].

Extensive Oak/Canopy Trees are not Desired by New Residents

The EAB has observed that new house construction residents have overwhelmingly (80% or more) chosen to plant palms instead of oak/canopy[vi]. This is consistent with P&Z's review of numerous landscape plans. Respect and due consideration for the desires of these impacted residents is a requirement of the Town's Comprehensive Plan and cannot be ignored[vii].

EAB's Desired Objectives of a Material Change to Canopy Restoration Cannot be Achieved with Their Proposal

There are 1,230 households in Melbourne Beach. At the rate of 3 to 5 new houses built per year, this would have only a 6% impact in 20 years. The impact after 40 years results in only a little more than 10%. In other words, their proposal clearly does not materially achieve the desired tree canopy outcome. In addition to not accomplishing the desired effect it places 100% of the burden on a few new residents to Melbourne Beach.

Incongruence with the Town's Comprehensive Plan

The Comprehensive Plan language uses the word encourage related to native plants. The EAB's change to required would most likely require a change to the Comprehensive Plan to be enforceable.[viii] If there is a conflict between an ordinance and the Towns Comprehensive Plan, the Comprehensive Plan would prevail.

The EAB Proposal Contains Conflicts with Florida Statues

- *Fl Statue 163.3209* "A local government shall not adopt an ordinance or land development regulation that requires the planting of a tree or other vegetation that will achieve a height greater than 14 feet in an established electric utility right-of-way or intrude from the side closer than the clearance distance specified in Table 2 of ANSI Z133.1-2000".
- EAB proposal requires annual access to a residents' backyard for three years after trees have been planted. Town attorney stated that no such access would be permitted without the residents' permission.
- *Fl Statue 163.3161 et al.* "If there is a conflict between an ordinance and the Town's Comprehensive Plan, the Town's Comprehensive Plan would prevail, since the comprehensive plan serves as a constitution for future development".
- *Fl Statue 162.09*. This statue limits fines to $5,000, far less than proposed by the EAB.

CONCLUSION

If community residents are truly desirous of more canopy trees they are free to plant as many as they want in their own yards. EAB could be well served by promoting the voluntary planting of canopy trees throughout the Town of Melbourne Beach and perhaps even provide them free of cost. A Community wide informational and encouragement campaign would seem a more productive approach.

Documents Relied upon in Formulating My Recommendation

- **ISA Certified Arborist Report**
- Applicable Florida State Statues
- **Report of Town Attorney**
- Melbourne Beach Comprehensive Plan
- **Several versions of EAB's landscape re-write proposal**
- Meetings with EAB Board and member Karen Fenaughty
- **Survey of trees planted on 26 newly constructed homes**
- Survey of homesites self-selecting native plants (Surf Rd, 3rd St, 2nd St., Ash, Birch, and Cherry).

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[i] Jeffery Washleck, ISA Certified Arborist report of September 25, 2025
[ii] Inspection of recent builds reflect 95% chose traditional landscapes
[iii] Town of Melbourne Beach Comprehensive Plan, August 2021
[iv] Florida Statues, 163.3209, 163.3161, 162.09
[v] Jeffery Washleck, ISA Certified Arborist report of September 25, 2025
[vi] EAB September 9, 2025 memo to Planning & Zoning
[vii] Comprehensive Plan, Chapter 12 Private Property Rights
[viii] Memo from Town attorney to P&Z, dated Sept. 30, 2025

Best Practices for Planting Live Oaks in Melbourne Beach, FL

Prepared For: Town of Melbourne Beach Planning & Zoning Board
Prepared by: Jeffery Washeck, ISA Certified Arborist / Sigma Tree Consulting LLC
Date: September 25, 2025

Overview and Objective

This report provides professional arboricultural guidance to the Town of Melbourne Beach regarding best practices for the planting of *Quercus virginiana* (Southern Live Oak) on residential properties. The Town's Comprehensive Plan encourages the inclusion of canopy trees, and this report aims to support Planning & Zoning (P&Z) as it evaluates whether live oak planting should be **mandated or merely encouraged** on newly constructed homes.

Due to the spatial constraints of typical residential lots, including narrow side setbacks, mandated stormwater swales, and overhead utility conflicts, careful planning is essential. This report outlines site-appropriate planting recommendations to help prevent future structural conflicts and ensure the long-term viability of live oak specimens in an urban coastal environment.

Lot Characteristics & Planning Constraints

Typical lot dimensions and constraints include:

- **Average lot size:** 90' x 150' (some as narrow as 60' wide)
- **Setbacks:** 15' side setbacks (used entirely for swales), 25' front and rear
- **Stormwater swales:** Located on both sides and at rear fence line
- **Utilities:** Overhead power lines in front yards (some lots)
- **Structures:** Custom homes often built to maximum setback limits

These constraints significantly limit viable planting space, especially on side yards. Tree placement must therefore be strategic, accounting for root development, canopy spread, and potential future conflicts.

Species Overview: Southern Live Oak

The Southern Live Oak (*Quercus virginiana*) is one of the most iconic and durable native tree species in the southeastern United States. Known for its broad, spreading canopy and dense evergreen foliage, it is capable of providing exceptional shade and landscape value when planted in appropriate settings. In favorable conditions, live oaks can grow to over 60 feet tall with a canopy spread exceeding 80 feet, often rivaling or surpassing their height in lateral reach.

Live oaks are exceptionally wind resistant and long-lived, making them a preferred species in coastal communities prone to hurricanes and tropical storms. However, their size and vigor can present challenges in urban environments. Root systems are notoriously aggressive and expansive. The species requires ample lateral space to develop properly and can cause significant damage to nearby homes, driveways, sidewalks, or overhead utilities if planted too close. When planted in the wrong location, long-term maintenance costs and infrastructure conflicts can be significant.

Best Practices & Recommendations for Live Oak Planting

Below are responses to the Town's specific inquiries, integrated with broader arboricultural best practices:

1. Recommended Distance from Slab Foundation

Minimum: 15–20 feet
Live oaks have aggressive, expansive root systems. Planting closer than 15 feet to a slab foundation increases the risk of root encroachment over time, especially if soil moisture gradients or irrigation attract roots toward the home. A 20-foot buffer is ideal for long-term separation.

2. Distance from Driveways & Streets

Minimum: 8–10 feet from driveways / ~ 4+ feet from street edge
Live oak roots are more likely to impact concrete driveways than streets, especially when planted too close to paved surfaces. Maintaining an 8–10 foot buffer from driveways helps avoid structural damage and reduces the need for invasive root pruning. Streets are of lesser concern. While minor lifting of asphalt can occur near street edges, it's relatively uncommon. Live oaks generally perform well as street or median trees when adequate soil volume is available.

3. Distance from Pools

Minimum: 15–20 feet
Live oak roots typically remain in the first 2–4 feet of soil (much closer to 2 feet due to Florida's loose sandy soils) and are much less likely to grow downward or intrude directly into pool walls. However, their sheer size and vigor can create pressure on pool shells or decking if planted too close. Leaf drop and debris are also a nuisance in pool zones. A 15–20 foot buffer helps minimize encroachment, reduces cleanup needs, and avoids potential conflicts with underground infrastructure or future hardscape maintenance. Spacing can be adjusted based on soil conditions and yard layout.

4. Should Live Oaks Be Planted to Avoid Growing Over Roofs?

Ideally, yes—but not mandatory
Overhanging limbs can drop large volumes of leaf litter and acorns, and may potentially pose a

branch-fall risk in storms. While trained canopy growth over roofs can be managed with proper pruning, it's best avoided near two-story homes or steep rooflines.

5. Distance from Overhead Power Lines

☐ **Minimum: 20–30 feet lateral spacing**
Live oaks grow very tall and wide, and they are absolutely not recommended for utility easements. Planting directly under or adjacent to overhead power lines guarantees future clearance conflicts and aggressive pruning. Trees should be placed well outside utility easements to preserve natural form and avoid infrastructure issues.

6. Can a Live Oak Be Planted in a Stormwater Swale?

☐ **No, planting directly in swales is not recommended**
Swales are engineered drainage features. Tree roots can impede flow, destabilize grading, or lead to erosion. Waterlogging may also stress young trees or promote root rot. Older established trees will develop aggressive surface roots within the swale in search of oxygen.

7. Can a Live Oak Be Planted on the Side of a Swale?

☐ **Possibly, if sufficient elevation and distance is maintained**
Trees may be planted atop the swale berm or shoulder if:

- Drainage grades are not compromised
- Root flare is positioned above expected waterline
- Adequate spacing from structures is still maintained
  This can be a workable compromise, especially for rear yard planting.

8. How Far Apart Should Live Oaks Be Planted?

☐ **Minimum: 20–30 feet apart**
Live oaks develop massive horizontal canopies, extending up to 80 feet across (though this is admittedly much less common in coastal regions). Still, to prevent crown competition, limb interlock, and overcrowding, it is recommended to maintain generous spacing between specimens. Cluster planting is not recommended on narrow lots.

9. Best Size for Planting

☐ **Container-grown, 30–65 gallon stock (~1.5–2.5" caliper)**
Smaller, container-grown trees transplant more successfully, establish faster, and develop stronger root architecture. Larger field-grown specimens may look impressive but often suffer transplant shock and require more intensive aftercare. A 30–65 gallon live oak strikes the right balance for establishing a long-term canopy tree without overwhelming the site or irrigation needs.

Additional Notes and Policy Guidance

- **Avoid rigid mandates.** Due to narrow setbacks, overhead lines, and stormwater infrastructure, mandating live oaks on every lot may cause unintended design conflicts or resentment from homeowners. Consider a **recommended placement matrix** tied to lot width, power line presence, and yard orientation.

- **Offer species flexibility.** Where live oaks aren't viable, consider approved alternative canopy trees with less aggressive root systems and narrower growth habits.

- **Incentivize preferred planting.** Instead of mandates, offer incentives (e.g., reduced fees, fast-tracked reviews) for lots that voluntarily incorporate canopy trees per guidelines.

Conclusion

Live oaks are among the most iconic and valuable canopy trees in Florida, offering substantial ecological, aesthetic, and shade benefits. However, their size, vigor, and structural needs make them difficult to accommodate on all residential lots. Where setbacks are narrow and infrastructure is tightly packed, the decision to plant a live oak should be made carefully, based on the specific layout and constraints of the property.

Mandating live oaks on every parcel is not advisable. A more effective approach is to encourage planting where feasible and offer species alternatives where conditions are not suitable. Homeowners should be supported with clear guidance and flexible options rather than rigid requirements.

In neighborhoods where private lots lack space, live oaks can still play a valuable role as public trees. When used in medians or along wider rights-of-way, they provide long-term canopy coverage without conflicting with private structures or utilities. With thoughtful planning and routine maintenance, live oaks can be integrated into the urban landscape in ways that balance homeowner needs with the town's canopy goals.

Arborist Disclosure Statement

ISA certified arborists are tree care specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health and beauty of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within the trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, the efficacy of any remedial treatments, such as pruning, fertilization, or medicine, also cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Disclaimer and Acknowledgment of FL Statute 163.045

My observations made at the site were true and factual to the best of my ability. The methodologies used were in accordance with the code of ethics and tree assessment guidelines laid out by the International Society of Arboriculture (ISA) as well as the ANSI A300 standards. Arboriculture is not a perfect science, and subjectivity is inevitable as different arborists will often have different opinions based on their own personal experiences. My opinions and recommendations are based purely on my education and over a decade of experience actively climbing and working in trees.

Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to remove all trees. There are no certainties when ascertaining the structural integrity of trees, only qualitative likelihoods. The tree owner's personal risk tolerance is, and always should be, the ultimate deciding factor when moving forward with any recommended procedures.

Planning and Zoning Meeting

Section: **Old Business**

Meeting Date: **November 3, 2025**

From: **Environmental Advisory Board**

RE: **Proposed Changes to the Tree Ordinance**

Background Information:

See supporting documents.

Recommendation:

Discussion

Attachments:

- Environmental Advisory Board's Responses to Dan Harper's Report
- Updated Proposed Changes to the Landscaping Ordinance
- Information Handout
- Landscape Officer Job Description
- Environmental Advisory Board's Suggestions for Permit Approval Changes

Bullets from the P&Z October 7th Meeting Packet.

Below are bullets from Dan' Harpers report. Green is EAB's response.

Dan Harper Comment:

- Eight live oak trees simply won't fit on the average Melbourne Beach lot (100 x 150). See attached Arborist report.

This is simply inaccurate. As the EAB has pointed out to Dan multiple times, his focus on the larger Live Oak species wrong because is not the dominant native oak species in Town. The dominant species is Sand Live Oak, a much smaller tree. For example, I have 20 of them in my 90X150 lot and over 2500sf of land devoted to dwelling space.

Dan Harper Comment:

- Independent ISA Certified Arborist recommendation is to NOT mandate the planting of live oaks on these residential lots. See attached Arborist report.

This report does not support Dan's case against our suggestions. Again, Dan is focusing on the very large oak species, Live Oak (Quercus Virginiana). We do not mandate this species in our ordinance recommendations.

Dan Harper Comment:

- EAB proposal gave zero consideration/respect to the desires of the impacted property owners as required by the Town's Comprehensive Plan.[ii]

This statement is inflammatory and flat wrong. As the Board pointed out in our April 2, 2025 presentation to the commission, the EAB suggestions drive at many of the Town's Comprehensive Plan.

- STATED GOAL: Encourage the preservation of natural features in existing and future developments.
- POLICY 4.3: "Maintain the Town's status as a bird sanctuary."
- POLICY 6.2: "Periodically review land development options…designed to reduce greenhouse gasses…"

- POLICY 10.6: “Regulate land clearing and landscaping regulations to augment passive cooling by trees.”
- POLICY 14.4: “Where applicable enforce protection of vegetation along the lagoon to enhance shoreline protection, erosion control and water quality.”
- POLICY 14.5: “Promote the revegetation of mangroves, grasses and other appropriate plantings.”
- OBJECTIVE 3.0: “Protect the Indian River lagoon system, its fisheries and marine habitat from further water quality degradation…”
- OBJECTIVE 14.0: “Periodically review and revise the tree preservation and landscape ordinances, to encourage the use of indigenous vegetation.”

Dan Harper Comment:

- **The narrow focus on new house builds results in potential increase in canopy of little more than 10% over a 40-year time period.**

Dan is inaccurate on this point. As stated at our April 2, 2025 presentation to the commission, the EAB has a three pronged focus:

- Protect our legacy, by preserving canopy at rebuild or upon other removal requests
- Enhance replacements when preservation not possible, by planting native canopy trees of size and native shrubbery
- Remove invasive species

Dan Harper Comments:

- **Some of the mandated proposals are inconsistent with the Towns Comprehensive Plan and hence not enforceable.[iii]**

Incongruence with the Town’s Comprehensive Plan

The Comprehensive Plan language uses the word encourage related to native plants. The EAB’s change to required would most likely require a change to the Comprehensive Plan to be enforceable.[viii] If there is a conflict between an ordinance and the Towns Comprehensive Plan, the Comprehensive Plan would prevail.

- Several mandates do not take into account applicable Florida Statues[iv].

The Town Commission voted to spend $1000 to have the Town Attorney review our suggested language for modifications. To my knowledge this has not happened yet. The EAB members are not attorneys and continue to be, as previously stated, open to reworking our recommendations as necessary to stay within the bounds of the law and the comprehensive plan.

Dan continues to put forth his perceptions of Town residents landscape preferences based on his narrow lens of palm tree choices in recent landscape designs. The EAB was tasked by the Commission/Town Manger with a rewrite of the landscape ordinance because of public outcry over large canopy trees being removed in Town. The board has heard this directly from residents as well.

Responses to Dan Haper Memo to EAB, Sept 24, 2025

From: Dan Harper, P&Z Member
Re: Clarifying questions

In italics are Dan Harper's 'clarifying questions' and in green are EAB's responses.

9A-4 Permit Required for Cutting Down/Removal of Trees

You state tree removal must be performed in accordance with standards mandated in the book, "Tree Risk Assessment as published by the International Society of Arboricultural"

This book does not include any tree removal standards? The books' purpose is described as follows; "This document is intended to serve as a guide for arborist to assess tree risk as accurately and consistently as possible, to evaluate that risk, and to recommend measures to achieve an acceptable level of risk". It goes on to say "It is not the intent of this document to provide direction for developing risk management policy or for providing legal guidance".

What "tree removal standards" are you referencing? Please explain. I honestly don't know what you are trying to have happen. When a tree is in the middle of a new house plan footprint, what does a tree risk assessment have to do with its removal? Are you trying to

say that a tree risk assessment needs to be performed for a proposed removal on an existing homesite, not new construction?

This is existing ordinance language, not language the EAB has suggested. We are happy to hear ideas on altering.

9A-5 Application for Permit; Review of Application

Section (a) you add the requirement of a mitigation plan.

As you know for new construction a very detailed before and after (mitigation plan) is already demonstrated on the site plan documents prior to approval. This new mitigation you have added, is it intended to apply to tree removal on an existing home site? Not sure you could require replanting if removal is per Florida Statue 163.045. Please explain what you mean by mitigation.

This language was inserted at the recommendation of a commissioner who is interested in seeing homeowner develop a mitigation plan if they are requesting to remove a non-invasive tree. This was not intended to apply to new construction. How should this be reworded to make this clear. We made the following modifications.

(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. Except for new construction permits, if removal of a Protected Tree is requested, homeowner will develop a mitigation plan for how they will replace the tree.

9A-6 On Site Inspection

Just need clarification on the proposed inspection process. You are proposing two inspections; (1) prior to issuing tree removal permit and (2) after construction but prior to issuing certificate of occupancy. Is that correct?

Yes.

Are both of them going to these two inspections together? When it's a tree removal at an existing residence who does the inspection?

The language states that the inspection needs are the same for a tree removal of existing:

(a) On-site inspection. Prior to the issuance of any permit for tree removal or relocation (and prior to issuance of a certificate of occupancy in the case of new construction), the Building Official or his agent shall conduct an on-site inspection to determine if such a removal or relocation conforms to the requirements of this chapter. The on-site inspections will also be conducted by a Landscape Officer in the case of new landscape designs or permits to remove one or more canopy trees.

Provide the names of individuals that have been contacted regarding the landscape officer scope of work and what their hourly rates are.

The EAB holds off on this until more input from the town on the Landscape Officer.

When in the tree removal process are you proposing that the Town Commission approve any protected tree?

I understand that we do not specify this within the ordinance. Processes are laid out by the Town. In the "EAB Suggestions for Permit Approval Changes, we have suggested how the Landscape Officer input is worked in. Reference that attachment below. Please advise if we need more detail here.

e. Unless restricted by Florida Statute 163.045, 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.

I assume this would be at the same time the house plans are approved by them. Is that correct?

Yes.

The plans currently being approved by the Town Commission include the detailed tree removal and replacement exhibit. As such they are already approving the removal of any

protected tree. Not sure then why you have the section e. Please explain why this is included?

This is included because Protected Trees are not called out in the existing ordinance.

It is really just a duplicate of what is already being done?

No. Protected Trees are not currently identified in the ordinance. We are drawing greater attention to and greater value on Protected Trees.

Your section on tree relocation is fine but I myself cannot recall a protected tree ever being relocated. These trees have been mature, large, and not able to be moved and replanted. The only replants I've seen are for palm trees with the small root balls. Are you sure you want to include this section?

We agree that the use of relocation is unlikely. The term 'relocation' is used 6 times. We have added this term twice more in reference to the language already provided.

9A-7 Minimum Tree Plantings

Who does this apply to?

- *Tear down and rebuild?*
- *Remodel?*
- *Added/expanded paver sidewalks and driveways?*
- *New pool addition?*
- *Added accessory structure?*
- *Other?*

We do not modify the intention of this section within the existing ordinance. We only modify the requirement. We believe this would be triggered only if a landscape plan is submitted. That is our intention. The attorney can work to see this is so.

"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 prevent erosion from wind and rain".

What is the reference book or building code/regulation that describes what the design components are to accomplish the objective? Without some specific published standards this requirement is very ambiguous. Please list your source and how someone would know in the planning stage if they were in compliance? When the builder submits plans for approval to P&Z would he not have to also now include an engineers' report that some percolation test metric had been achieved? Remember the swale requirement captures all stormwater runoff on the site.

As the issue of permeability is already addressed by another ordinance, we will remove this concerning clause.

In part, "landscaping plans must incorporate efficient irrigation systems, and soil amendments that promote water retention".

What is missing in these sections are the specific landscape design, installation, and maintenance standards. What standards are you proposing?

The referenced standard we list has been excluded in your statement above. The full statement includes a standard:

> (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 forth by the Florida-Friendly landscaping program and Chapter 373.185, Florida

Are you requiring compliance with Florida Statue 373.185?

Yes, that is what we have stated in our ordinance suggestion.

If so, what development, remodel, or paver extensions etc. are you including in this requirement?

Same as our response above: We do not modify the intention of this section within the existing ordinance. We only modify the requirement. We believe this would be triggered

only if a landscape plan is submitted. That is our intention. The attorney can work to see this is so.

Section (c) Minimum replacement standards. What development activities does the 2 for 1 tree replacement include?

- *Tear down and rebuild?*
- *Remodel?*
- *Pool or deck addition?*
- *Added driveway or sidewalk?*
- *Added accessory structure?*
- *Other?*

Same as our response above: We do not modify the intention of this section within the existing ordinance. We only modify the requirement. We believe this would be triggered only if a landscape plan is submitted. That is our intention. The attorney can work to see this is so.

9A-8 Protection of trees during land clearing

You reference protective barriers need to be in compliance with a University of Florida publication. What are the specific standards or steps that you are requiring? Are they listed in the publication? I will need to borrow this publication to review the standards. Who can I get it from?

The markup has provided a link to this source that describes the protective barriers. We expect that any developer would be required to review this material.

9A-12 Penalty

Has your penalty list been compared to applicable Florida Statue? Are these level of fines allowed by Florida Statue?

We would like the town attorney to direct us if these are not.

Other

In the EAB memo provide to P&Z for the Sept meeting you made the following statement; "Trees have been removed that the current ordinance does not allow, and new trees are not being installed as the current ordinance requires" Provide me the address for these violations. I will need to pull the site plans and investigate prior to completing my report. The P&Z board takes any violation very seriously, and we were not made aware of these instances.

The EAB stands by our statement, and don't need to defend it. We reiterate that we were tasked by the Commission/Town Manger with a rewrite of the landscape ordinance because of public outcry over large canopy trees being removed in Town.

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.

***YARD AREA*.** The front, side and rear yard areas as established and required by Chapter 7A.

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

§ 9A-2. INTENT.

The intent of this article is to preserve trees whenever and wherever they exist and to provide trees wherever they are sparse or do not exist, thus enhancing the health, welfare and beautification of the Town. The intent of the article also includes the encouragement of "Florida Friendly Landscaping" as defined by § 375.185(b), Fl. Stat. and "Florida Native Landscaping" as defined by the University of Florida's *Institute of Food and Agricultural Sciences (IFAS)*.

This chapter addresses the increasing canopy loss in the Town, by setting standards to help restore it one property at a time and preserve the environment of the Town for future generations.

Landscaping and trees benefit the Town by performing functions such as the following:

- *Absorb carbon dioxide and return oxygen to the atmosphere.*
- *Remove dust and other particulates from the air.*
- *Provide wildlife habitat, particularly for birds which, in turn, help control insects.*
- *Provide soil stabilization, which reduces erosion and mitigates the effect of flooding.*
- *Provide shade to conserve energy, reduce glare, and make outdoor areas more comfortable during hot weather.*
- *Reduce ground-level wind speeds during tropical storms and hurricanes, thereby reducing danger to people and damage to property.*
- *Enhance the Town's attractiveness.*
- *Provide attractive buffering between different land uses.*
- *Reduce noise and surface water runoff.*
- *Mitigate conflicts between adjoining land uses.*
- Maintain immediate benefits of decade and century old mature trees which cannot be quickly replaced by a new sapling.

(` 75 Code, § 22-16) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17)

§ 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 TREE~~S~~.

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 scrub oak or sand live 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 those trees to be removed, relocated, or replaced must be named (common or botanical name) on the site plan;

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

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

(6) Except for new construction permits, if removal of a Protected Tree is requested, homeowner will develop a mitigation plan for how they will replace the tree.

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

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

§ 9A-6. ~~ON-SITE INSPECTION~~ CRITERIA FOR TREE REMOVAL PERMITTING.

(a) On-site inspection. Prior to the issuance of any~~a~~ permit for tree removal or relocation (and prior to issuance of a certificate of occupancy in the case of new construction), the Building Official or his agent shall conduct an on-site inspection to determine ~~whether or not~~if such a removal or relocation conforms to the requirements of this chapter. The on-site inspection will also be conducted by a Landscape Officer in the case of new landscape designs or permits to remove one or more canopy trees.

(b) Issuance.

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

a. The tree is located in a buildable area of the property where a structure or improvements may be placed and where not removing the tree would unreasonably restrict

the permitted use of the property and the tree removal has been authorized by the Town as part of a site plan review;

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

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

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

e. Unless restricted by Florida Statute 163.045, 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.

f. A permit request to remove a tree because it poses unacceptable risk to persons or property must be accompanied with a signed risk assessment from an ISA certified arborist or a Florida licensed landscape architect.

(2) Relocation or replacement. As a condition to the granting of a permit, unless restricted by Florida Statute 163.045, the applicant ~~may~~ will 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 (~~2~~4") 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 F~~f~~orester 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 forth by the Florida-Friendly landscaping program and Chapter 373.185, Florida Statues shall be used for all new development and redevelopment. Excluding the grass lawn, at least 70 percent each of the number of ground covers, grasses, vines, shrubs, and *trees* comprising the landscape shall be native plants selected from the current edition of the Florida Native Plant Society's list of native plants, as applicable to the East Central Florida Region. A list of native *trees* and plants known to survive within this region is listed in section 9A-14. This applies to tree removal permits and for all lots being developed or redeveloped with new construction.

(4) Any other activity that involves replacement of ground covers, grasses (excluding lawns), vines, shrubs, and *trees*, replacement species should be Florida natives until or unless 70% native plantings is already attained.

(5) Plants in the Florida Invasive Species Council's most current list of invasive species shall be removed from a property during development or redevelopment and shall not be used in landscapes.

(6) Each lot shall contain at least one (1) canopy tree and seven (7) shrubs for each two thousand (2,000) square feet of lot area (rounded up to the next whole tree). This applies to tree removal permits for vacant lots and to all lots being developed or redeveloped.

(7) For any other activity that involves tree or shrub removal, canopy and shrubs should be replaced one for one, unless the (1) canopy tree and seven (7) shrubs for each 2,000 square feet of area (rounded up) is already attained.

~~(a) Trees in residential zoning districts. Trees planted must be of a variety which is compatible with the existing soil and drainage conditions and must be provided with adequate water and food materials to encourage growth. Trees shall be planted in~~

~~locations so as not to cause danger to nor interference with existing structures at the time of maturity.~~

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

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

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

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

(4) Parking areas shall be designed so that there is a minimum of 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 t~~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 with the intent of this chapter~~when obstacles such as overhead power lines or other conditions inhibit the ability to comply~~.

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

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

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

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

(c) Minimum replacement standards for ~~new construction~~development or re-development under the guidelines of the Land Development Code. ~~Any trees that are removed for new construction shall be replaced by the same or similar species.~~ Specifically for ~~mature~~ oak trees 10 years old or more, replacement of ~~one (1)~~ two for one similar species for each tree removed shall be required which at a minimum will attain an overall height of at least twelve feet (12') and have a trunk caliper of at least ~~two~~ four (4) inches dbh~~(2")~~ at planting~~, measured four and one-half feet (4.5') above grade~~. The two for one oak replacement is required until the mini number of canopy trees required has been met.

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

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

§ 9A-8. TREE PROTECTION.

(a) Protection of trees during land-clearing.

(1) Trees ~~that are~~ retained during land-clearing 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"[1] 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 sail 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.

[1] https://hort.ifas.ufl.edu/woody/preservation.shtml

(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 grated 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.

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

(` 75 Code, § 22-21) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17)

§ 9A-9. TREES ON PUBLIC LANDS.

No tree shall be removed from any public park or public right-of-way except under the provisions of this article.

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

§ 9A-10. VARIATIONS TO LANDSCAPE REQUIREMENTS ~~EXCEPTIONS~~.

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

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

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

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

requirements. A copy of the Florida Invasive Species Council List of Invasive Plant Species will be available from the Town code enforcement.

(` 75 Code, § 22-22) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23)

§ 9A-11. RESERVED.

(a) Mangroves can only be trimmed per state code. 1996 Mangrove Trimming and Preservation Act (sections 403.9321-403.9333, F.S.)

§ 9A-12. PENALTY.

The improper removal of each tree shall constitute a separate offense under this chapter. Violation of this chapter and imposition of the penalty shall be determined and imposed by the Code Enforcement 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
Oak, other	Quercus	$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
Scrub oak	Quercus inopina	$2,000	$400	$600	$1,200
Slash pine	Pinus elliottii	$1,000	$200	$400	$800

White mangrove	Laguncularia racemosa	$1,000

Example: A gumbo limbo 15" wide at dbh, if removed without permit, would be subject to a penalty of $6,000 ($400 X 15").

(` 75 Code, § 22-25) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23)

~~§§ 9A-13.–9A-99. RESERVED.~~

§ 9A-13. NUISANCE TREES.

a. The following *trees* are considered non-native, noxious, invasive species. Property owners are encouraged to remove all such trees from the properties they own within the Town consistent with this chapter Contact the Town's Environmental Advisory Board for free site visits to identify these species.

- Brazilian pepper (Schinus terebinthifolius)
- Melaleuca (Melaleuca quinquenervia)
- Australian pine (Causarina equisetifolia)
- Carrotwood (Cupaniopsis anacardioides (A. Rich.) Radlk)
- Scefflera (*Schefflera digitata)*

§ 9A-14. LIST OF FLORIDA NATIVE TREES AND PLANTS.

LEGEND

+ Cold tolerant

- Cold intolerant

PROTECTED TREES	
Common Name	**Scientific Name**
Black mangrove	Avicennia germinans
Gumbo limbo	Bersera simaruba
~~Laurel oak~~Oak, other	Quercus ~~hemisphaerica~~
~~Live oak~~	~~Quercus virginiana~~

Longleaf pine	Pinus palustris
Magnolia	Magnolia grandiflora
Red mangrove	Rhizophora mangle
Sand live oak	Quercus geminata
Scrub oak	Quercus inopina
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	+	_	_
Smoth 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	_	+	_

LARGE *TREES*				
Common Name	**Scientific Name**	**Cold Tolerant**		
Bald cypress	*Taxodium distichum	_	_	+
False dogwood or southern soapberry	Sapindus saponarina	_	_	+
Gumbo limbo	Bersera simaruba	_	-	_
Laurel oak	Quercus hemisphaerica	_	+	_
Live oak	Quercus virginiana	_	_	+
Magnolia	Magnolia grandiflora	_	_	+
Sand live oak	Quercus geminata			
Slash pine	Pinus elliottii	_	_	+
Soapberry	Sapindus marginatus	_	_	+
* Commercial applications around retention areas				

MEDIUM *TREE*				
Common Name	**Scientific Name**	**Cold Tolerant**		
American elm	Ulmus americana	_	+	_
Black ironwood	Krugiodendron ferreum	-	_	_
Black mangrove	Avicennia germinans	_	+	_
Blolly	Guapira discolor	_	-	_
Cherry laurel	Prunus caroliniana	_	_	+
Dahoon holly	Ilex cassine	_	_	+
Florida maple	Acer saccharum	_	+	_
Green buttonwood	Conogarpus erectus	_	_	-
Mastic *tree*	Mastichodendron foetidissimum	_	-	_
Persimmon	Diospyros virginiana	_	_	+
Pigeon	Coccoloba diversifolia	-	_	_
Pignut hickory	Carya glabra	_	+	_
Red bay	Persea borbonia	+	_	_
Red mangrove	Rhizophora mangle	_	_	-
Red maple	Acer rubrum	_	_	+
Sand pine	Pinus clausa	_	_	+
Satin leaf	Chrysophyllum oliveforme	_	_	-
Scrub hickory	Carya floridana	_	+	_
Silk Bay	Persea humilis	_	_	+

Southern red cedar	juniperis silicicola			-
Swamp bay	Persea pustris			+
Winged elm	Ulmus alata			+

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			+
Myrile 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			-
Wild coffee	Psychotria sulzneria			-

SMALL *TREES*

Common Name	**Scientific Name**	**Cold Tolerant**		
American holly	Ilex opaca		-	
Chapman oak	Quercus Chapmanii			+
Coco plum	Chrysobalanus icaco			-
Fiddlewood	Citharexylum fruticosum		-	
Firebush	Hamelia patens		-	
Florida privet	Forestiera segregata			+
Guiana plum	Drypetes lateriflora			-
Inkwood	Exothea paniculata			-
Jamaica caper	Capparis cyanophallophora			-
Lancewood	Nectandra coriacea			-
Limber caper	Capparis flexuosa		-	
Myrtle oak	Quercus myrti Folia			+
Mysrine	Myrsine floridana	-		
Salt bush	Baccharis halimifolia			+
Sand live oak	Quercus geminata			+
Scrub oak	Quercus inopino		+	
Sea grape	Coccoloba uvifera			-
Simpson stopper	Myrcianthes simpsonii	+		
Southern sumac	Rhus copallina		+	
Spanish stopper	Eugenia foetida	-		
Sweet acacia	Acacia farnesiana		+	
Tough bumelia	Bumelia tenax		+	
Varnish leaf	Dodonoea viscosa			-
Wax Myrtle	Myrica cerifera		+	
White mangrove	Laguncularia racemosa	-		
White stopper	Eugenia axillaris		+	
Wild lime	Zanthoxylum fagara			+
Yaupon holly	Ilex vomitoria			+

VINES				
Common Name	**Scientific Name**	**Cold Tolerant**		

Beach Bean	Canavalia Obtusifolia			-
Beach Morning Glory	Ipomea Stolonifera			-
Coral honeysuckle	Lonicera Sempervire			+
Corky stem passion vine	Passiflora Suberosa		-	
Grapes	Vitis Native Spp		+	
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	Sysyrinchium 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	Borrichia 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 Tempenisis		+	
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
G	Ground cover
GR	Grass
LT	Large *tree*: average mature height over 60 feet
MT	Medium *tree*: average mature height over 20 feet
P	Palm
S	Shrub
ST	Small *tree*: average mature height of at least ten feet and less than 20 feet
V	Vine
W	Wildflower

DAMP TO WET AREA PLANTS						
	Common Name	**Scientific Name**			**Cold**	**Salt**
W	Alligator lily	Hymencallis palmeri			-	+
G	Batis	Batis maritima			+	+
S	Beauty berry	Callicarpa americana			+	+
GR	Blue eyed grass	Sisyrinchium atlanticum	+	+		
W	Blue flag iris	Iris hexagona			-	-
W	Bushy aster	Aster dumosus			+	-
W	Canna lily	Canna flacida			-	-
S	Buttonbush	Cephalanthus occidentalis		+	-	
W	Cardinal flower	Lobelia cardinalis	+	-		
V	Climbing aster	Aster carolinianus		+	-	
S-ST	Coastal plains willow	Salix caroliniana		+	+	
W	Coreopsis	Coreopsis leavenworthii		+	+	
ST	Dahoon holly	Ilex cassine			+	+
A	Duck potato	Sagittaria sp			+	+
GR	Eastern gamma grass	Tripsacium dactyloides		+	+	
S	Elderberry	Sambucus canadensis			+	-
S	Gallberry	lex glabra			+	+
WF	Goldenrod	Solidago sp.			+	-
S	Hibiscus	Hibiscus coccinea or grandiflora		-	+	

G	Lemon bacopa	Bacopa caroliniana		+	+	
MT	Loblolly bay	Gordonia lasianthus			+	-
ST	Mangroves				+	+
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 fasiculatum		+	+	
W	Sea ox-eye daisy	Borrichia frutescens		+	+	
W	Sea purslane	Sesuvium portulacastrum		+	+	
W	Seaside gentian	Eustoma exaltaum		+	+	
A	Softrush	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 dandeifolium		-	+	
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
Arbicola	Schefflera Arboricola
Coco Plum	Chrysobalanus Icaco
Natal Plum	Carissa Macrocarpa
Pittosporum Green/Varigated	Pittosporum tobira
Palmetto	Sabal Palmetto
Madagascar Olive	Norohnia Emarginata
Sea Oats	Uniola Paniculata
Gallardia	Gaillardia pulchella
Coontie	Zamia Pumila
Zamia	Zamia Maritima
Confederate Jasmine	Trachelospermum Jasminoides
Pindo Palm	Butia Capitat
Cabbage Palm	Sabal palmetto
Sprengeri Fern	Aspargus densiflorus
Fiddlewood	Citharexylum spinosum
Dune Sunflower	Helianthus Debilis
Gazania Daisey	Gazania

The following plants may be used along the 4RM AND 5RMO if protected from the direct wind and salt spray:	
Common Name	**Scientific Name**
Liriope	Liriope "Evergreen Giant"
Oleander Dwarf/Standard	Nerium oleander
Ligustrum	Ligustrum Lucidum
Florida Privet	Forestiera Segregata
Yaupon—Weeping	Ilex vomitoria pendula
Walter's Viburnum	Viburnum Obovatum
Podocarpus	Podocarpus macrophyllus
Ilix Schillings	Ilex vomitoria "Stokes Dwarf"
Ixora	Ixora
Jatropha	Jatropha
European Fan Palm	Chamaerops Humilis
Coconut Palm	Cocos nucifera
Hibiscus	Hibiscus
Snow Bush	Breyneia Disticha
Simpson's Stopper	Myrcianthes Fragrans
Croton	Codiaeum Variegatum

Allamanda	Allamanda cathartica
Agapanthus	Agapanthus arficanus
Blue Daze	Evolvulus glomeratus
Hibiscus	Hibiscus
East Palatka Holly	Ilex attenuata "East Palatka"
Geiger *Tree*	Cordia sebestena
Foxtail Palm	Wodyetia bifurcata
Bismarkia Palm	Bismarckia nobilis
Paurotis Palm	Acoelorrhaphe wrightii
Fountain Grass	Pennisetum setaceum
Crinum Lily	Crinum lily
Society Garlic	Tulbaghie violacea
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
Arbicola	Schefflera Arboricola
Coco Plum	Chrysobalanus Icaco
Natal Plum	Carissa Macrocarpa
Pittosporum Green/Varigated	Pittosporum tobira
Palmetto	Sabal Palmetto
Madagascar Olive	Norohnia Emarginata
Sea Oats	Uniola Paniculata
Gallardia	Gaillardia pulchella
Coontie	Zamia Pumila
Zamia	Zamia Maritima
Confederate Jasmine	Trachelospermum Jasminoides
Pindo Palm	Butia Capitat
Cabbage Palm	Sabal palmetto
Sprengeri Fern	Aspargus densiflorus
Fiddlewood	Citharexylum spinosum
Dune Sunflower	Helianthus Debilis
Gazania Daisey	Gazania

ARTICLE I. WETLANDS PROTECTION

§ 11A-1. PURPOSE AND INTENT.

The purpose of this chapter is to protect, preserve and enhance the natural functions of wetlands and other environmentally sensitive areas. It is also the intent of this article to apply the following standards for development in and adjacent to wetlands.

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

§ 11A-2. GENERAL PROVISIONS.

(a) During the review of a site plan or any other plan for development, the Town Manager shall use the Natural Wetlands Inventory maps, the Brevard County Soil Survey, the Town Comprehensive Plan, aerial photography or other applicable data in order to determine the potential existence of wetlands on or adjacent to the site.

(b) If a review of the above documents indicates that wetlands may exist on or adjacent to the site, the Town manager or designee shall contact the appropriate authorities listed in section 11A-2(c) to perform verification of wetland determination and provide guidance on wetlands permit requirements. ~~an inspection will be performed by the Town Manager.~~

(c) Based on the assessment of the above site visit, the ~~Town Manager mayrequire the developer to~~property owner shall have the site inspected by a representative from the St. Johns River Water Management District for a determination of jurisdictional limits of the site. This may require the involvement of the Army Corps of Engineers, the Department of Environmental Regulation and the Department of Natural Resources.

(d) No building permit will be issued by the Town until either the site plan has been approved or an exemption letter has been issued by the applicable environmental agency.

(e) All proposed development adjacent to canals, the Indian River and east of State Road A1A will automatically be reviewed under the above process.

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

§ 11A-3. PERMITTED USES IN WETLANDS.

The following uses shall be permitted in wetlands provided that they are approved by the St. Johns River Water Management District or the applicable environmental agency:

(1) Open space;

(2) Fish and wildlife management;

(3) Recreation; or

(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.

Unique Beauty of Melbourne Beach

Sand Live Oaks (Quercus geminata)

- Slow growing, up to 150 years to reach full height (UF IFSAS)
- Drooping branches with dense canopy provide vital habitat
  - Eastern screech owl, woodpeckers, songbirds, insects, lichen….
- Loss = significant ecological impact

Common Goal: Protect our Legacy

- Preserve ecosystem
- Protect property values

Canopy Benefits

Absorb huge volumes of rainwater

- Reducing runoff to the Indian River, property erosion, and effects from flooding

Provide shade

- Conserving energy, reducing glare, and making outdoor areas more comfortable

Reduce ground-level wind speeds

- Reducing danger property damage

Enhance the Town's attractiveness

- Increasing property values

Reduce noise and surface water runoff

EAB Suggested Priorities

PRIORITY 1

Protect our legacy by preserving the native canopy

PRIORITY 2

Enhance replacements when preservation not possible

PRIORITY 3

Remove invasive species

Melbourne Beach Existing Tree Canopy

Melbourne Beach Recent Construction

Landscape Officer As defined in EAB's suggested ordinance revision:

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.

Draft Job Description:

Landscape Officer (Retainer Position)

Location: Town of Melbourne Beach
Employment Type: Retainer/Contract
Reports To: Town Building Department

Position Overview

The Landscape Officer will be responsible for reviewing and assessing landscape plans and any tree removal permits submitted for town approval, ensuring compliance with the Town's building code and environmental regulations. The officer will provide expert guidance on arboriculture, plant selection, and sustainable landscaping practices to enhance the town's urban and natural environment.

Key Responsibilities

- Evaluate landscape plans and tree removal permits submitted for approval, ensuring adherence to municipal building codes and environmental policies.
- Provide expert recommendations on tree preservation, plant selection, and sustainable landscaping techniques.
- Conduct site inspections to verify compliance with approved landscape plans.
- Collaborate with Town management, the Environmental Advisory Board, the Planning and Zoning board, engineers, and others to integrate landscaping into development projects.
- Advise on best practices for tree management, including pruning, removal, and disease prevention.
- Respond to inquiries from residents, developers, and town officials regarding landscape regulations.
- Maintain records of landscape plan approvals and compliance assessments.

Qualifications & Skills

- Experience in landscape planning, urban forestry, or environmental assessment.
- Knowledge of the Town's building ordinances and environmental regulations.
- Strong analytical skills to assess landscape designs and compliance.
- Excellent communication skills for engaging with town officials, developers, and the public.
- Ability to conduct site inspections and provide detailed reports.
- Familiarity with local flora and sustainable landscaping practices.

EAB Suggestions for Permit Approval Changes

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

Planning and Zoning Meeting

Section: **Old Business**

Meeting Date: **November 3, 2025**

From: **Town Hall**

RE: **Update on the Sign Ordinance**

Background Information:

On October 7, 2025, the Planning and Zoning Board approved the proposed Sign Ordinance.

On October 15, 2025, the Town Commission disapproved the proposed Sign Ordinance. The Commission voted to table this item to a Town Commission Workshop.

Recommendation:

None

Attachments:

None