



TOWN OF MELBOURNE BEACH

**PLANNING & ZONING BOARD
MEETING**

TUESDAY, MARCH 10, 2026

AGENDA PACKET

Town of Melbourne Beach

PLANNING & ZONING BOARD MEETING

TUESDAY, MARCH 10, 2026 @ 6:30 PM

COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE AGENDA

Board Members:

Vice-Chairperson April Evans
Member Dan Harper
Member Gabor Kishegyi
Member Todd Albert
Member Jason Judge

Alternate Board Members:

Staff Members:

Town Manager A. Marie Smith
Town Clerk Amber Brown
Building Official Jeff Parsons

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - A. February 3, 2026 minutes – pages 3-8
- 4. NEW BUSINESS**
 - A. Site Plan Approval for 307 Third Ave. – new home – pages 9-89
 - B. Site Plan Approval for 506 Poinsettia Rd. – addition – pages 90-129
 - C. Appointment of the Chairperson – page 130
- 5. PUBLIC HEARINGS**
- 6. OLD BUSINESS**
- 7. PUBLIC COMMENT**

Please limit comments to items that are not on the agenda
- 8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY**
- 9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS**
- 10. ADJOURNMENT**

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.

Planning and Zoning Meeting

Section: Approval of Minutes
Meeting Date: March 10, 2026
From: Town Clerk Amber Brown
RE: Approval of the February 3, 2026 Minutes

Background Information:

Approval of the February 3, 2026 Planning and Zoning Board minutes.

Town of Melbourne Beach

MINUTES

PLANNING & ZONING BOARD MEETING

TUESDAY, FEBRUARY 3, 2026 @ 6:30 PM

COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:

Chairman David Campbell
 Vice-Chairperson April Evans
 Member Kurt Belsten
 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

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:

Vice-Chairperson April Evans
 Member Dan Harper
 Member Gabor Kishegyi
 Alternate Todd Albert

Staff Present:

Interim Town Manager Lisa Frazier
 Building Admin Steve Freeman
 Deputy Town Clerk Cyd Cardwell

Absent:

Chairman David Campbell
 Member Kurt Belsten
 Alternate Jason Judge

3. APPROVAL OF MINUTES

A. January 6, 2026 minutes

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

4. NEW BUSINESS

5. PUBLIC HEARINGS

6. OLD BUSINESS

A. Update to Member Dan Harper's report

Member Dan Harper spoke about the members of the board being in support of native plants but the question being whether they're going to require them or encourage planting them.

B. Discussion on the proposed Chapter 9A: Landscaping and Trees ordinance

Member Gabor Kishegyi thanked everyone who contributed data and spoke about determining the point at which we encroach on homeowners' way they want to set up their property.

Alternate Todd Albert agreed with leaning towards encouragement versus requirements and spoke about the possibility of a tax bill incentive.

Vice Chairperson April Evans spoke about not having the Town Attorney at the meeting, but a tax incentive would likely need to come from the Commission.

Alternate Todd Albert suggested recommending it to the Commission.

Vice Chairperson April Evans did not think the P&Z board has the authority to recommend a tax incentive.

Vice Chairperson April Evans spoke about 50% native plants being excessive if it's required versus suggested; spoke about seeing lots of things that don't belong in the code and wanting to see a cleaner version.

Member Dan Harper spoke about wanting to address specific areas in the draft to come up with a cleaner-cut proposal.

Vice Chairperson April Evans spoke about the ordinance being disjointed and jumping around.

Interim Town Manager Lisa Frazier spoke about her experience writing codes and whittling down what they started with; no structure for residential lots originally; spoke about a 50% natives requirement not hampering homeowners from landscaping as desired but the board can bring it down to 30%.

Member Dan Harper spoke about looking at neighboring municipalities' requirements; brought up homes being built to the setbacks and having swales making it difficult to meet the landscape requirements; spoke about it being unenforceable and sticking to an eight-tree minimum.

Alternate Todd Albert spoke about still being able to plant large trees within an eight-tree

minimum.

Vice Chairperson April Evans agreed about site plans being built to the maximum.

Member Dan Harper asked if items could be narrowed down by formal vote.

Interim Town Manager Lisa Frazier asked where the eight-tree verbiage was captured.

Member Dan Harper said it was recorded in prior P&Z minutes and he would provide the location to the Deputy Town Clerk.

Alternate Todd Albert spoke about homeowners who may not want to deal with leaves in their pools and being prevented from having their lots the way they want; voiced concern over § 9A-7 (2) having conflicting language by using “encouraged” but also “shall”.

Member Dan Harper spoke about page 4, item § 9A-6 (2) which is about tree removal at existing residences; concern about “may” changing to “will” in reference to requirement; spoke about Florida statute regarding tree removal and having our ordinance reflect that language.

Vice Chairperson April Evans agreed about contradictory language needing cleanup; asked the Interim Town Manager about the color-coding used on changes.

Interim Town Manager Lisa Frazier confirmed the colors no longer reflect individual editors as they originally did.

Vice Chairperson April Evans spoke about a typo on page 6, item 12.

Alternate Todd Albert asked if we go with an eight-tree minimum, could we specify that a certain number of them be Florida natives.

Vice Chairperson April Evans voiced a concern that the board could be getting into requirements that are too arbitrary if that was done.

Member Gabor Kishegyi spoke about simplifying the requirements without being obtrusive to property owners; gave an example of § 9A-8 (3)(c) on page 9 requiring reinspection of property after 3 years to ensure trees have survived.

Vice Chairperson April Evans spoke about homeowners ripping out trees as soon as they have their Certificate of Occupancy if the code is too specific on type and size; spoke about it becoming an issue to enforce.

Member Gabor Kishegyi spoke about encouraging and educating, not overly requiring.

Vice Chairperson April Evans asked if the entire section should be stricken.

Alternate Todd Albert asked if reinspection could be reduced to 1 year.

Member Gabor Kishegyi spoke about not liking the idea of the requirement at all.

Vice Chairperson April Evans spoke about the attractiveness of Melbourne Beach being in diversity; concerned that removing the section could impact other sections tied to it.

Member Dan Harper spoke about updating the code in phases and seeing where it is after the Town Planner makes the changes discussed.

Vice Chairperson April Evans spoke about the section on nuisance trees on page 11, center; asked if it's appropriate to ask for removal of nuisance trees.

Member Gabor Kishegyi mentioned some nuisance tree species really being an issue.

Vice Chairperson April Evans asked if there was a consensus to have the changes made and have the ordinance come back to them; also asked for a workshop.

Alternate Todd Albert spoke about having the community help them work on particular sections, not the entire thing.

Crystal Cain – 309 Surf Rd. – Spoke about the EAB being tasked to work with P&Z but sometimes feeling antagonism even though they were asked to work together; spoke about being behind the times; spoke about Member Dan Harper's data being incorrect; spoke about native plants already established in Town areas.

Vice Chairperson April Evans spoke about the board agreeing with EAB on the necessity of native plants but disagreeing on whether to demand it.

Karen Fenaughty – 323 Third Ave. – Spoke about outcry from the public and what we have already is just suggestion; disagrees with only comparing to neighboring municipalities; spoke about our old ordinances not looking at the science; spoke about Satellite Beach enforcing a 50% natives requirement; spoke about the EAB's ongoing efforts to educate.

Member Dan Harper spoke about our new home requirement of stormwater swales not being found in neighboring towns, and those homeowners already taking on a disproportionate burden to help the environment.

Leslie Maloney – 1403 Pine St. – Spoke about statewide requirements that recently went into effect; spoke about property rights versus community benefits and the lagoon being in peril, loss of canopy, mega mansions; provided some examples of strong native plant requirements in other areas.

Member Dan Harper made a motion for either Interim Town Manager Lisa Frazier or Town Planner Corey O'Gorman to revise this version for the things discussed and agreed upon and provide the board with a new "version 3.0" for deliberation; Member Gabor Kishegyi seconded; Motion carried 4-0.

Interim Town Manager Lisa Frazier asked if the new version would be brought to the next P&Z meeting or if there would be a workshop before the regular meeting.

Vice Chairperson April Evans asked for staff to collect data on similar ordinances from other municipalities.

Interim Town Manager Lisa Frazier spoke about a list from the Florida Native Plant Society or IFIS that may have all of the requested data.

Member Dan Harper spoke about some of those lists not being totally accurate; spoke about P&Z, EAB, and Town staff reviewing the applicable statutes.

Interim Town Manager Lisa Frazier spoke about fines and fees being discussed but should never be placed in an ordinance, rather they should be put in a resolution; also spoke about a nexus between stormwater utility fees and a credit for planting natives.

7. PUBLIC COMMENT
8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY
9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS
10. ADJOURNMENT

Member Gabor Kishegyi motioned to adjourn; Alternate Todd Albert seconded; Motion carried 4-0.

The meeting adjourned at 7:39 p.m.

ATTEST:

David Campbell
Chairman

Cyd Cardwell
Deputy Town Clerk

Planning and Zoning Meeting

Section: New Business
Meeting Date: March 10, 2026
From: Building Department
RE: Site Plan Approval for 307 Third Ave. – New Home

Background Information:

The Town received plans for a new home at 307 Third Ave.

Recommendation:

Approve the site plan for 307 Third Ave. contingent upon the pending Town Engineer approval.

Attachments:

- Town Planner Letter – Pages 10-13
- Emails Between Town Planner & Town Attorney – Pages 14-30
- Development Application – Pages 31-34
- Narrative Regarding Fire – Pages 35-41
- Fire Department Report – Pages 42-43
- Original Plans and Survey – Pages 44-54
- Stormwater Calculations Report – Pages 55-89



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

Site Plan Review

Applicable Codes:

Town of Melbourne Beach Land Development Code
Current Florida Building Code

Date: March 3, 2026
Owner: Samuel and Katie Cox
Owner Address: 307 3rd Avenue, Melbourne Beach FL 32951
Site Address: 307 3rd Avenue, Melbourne Beach FL 32951
Parcel ID: 28-38-08-FY-18-7
Zoning: 3RS- Single- Family

Proposed Project: Reconstruction/Renovation
References: Town of Melbourne Beach Code of Ordinances:
7A-33 Single-Family Residential District
7A-51.1, Site Plan Approval For Single-Family Residential Districts

Request: Site Plan Approval in Accordance with 7A-51.1
Staff Review: The property lies in Zoning District 3RS

- 1) The project involves reconstruction / renovation of the single-family home that existed on the site prior to being destroyed by fire, and will include four (4) bedrooms, four (4) baths, living room, kitchen, 1-car attached garage and a 2-car detached garage and existing swimming pool. Total living area is approximately 1926 square feet plus 331 square feet in the attached garage, 654 square feet in the detached garage and 24 square feet for the entry porch and a total of 2937.5 square feet of space.

The proposed building envelope includes the existing foundation of the home that was destroyed by fire, a portion of which encroaches into the side setback, along with additions to the foundation that comply with setback requirements. Town Code Section 7A-33(f)(2) states the following:

“Notwithstanding any provision of Article V, Chapter 7A, specifically including § [7A-83\(3\)](#) to the contrary, single-family dwellings and previously permitted accessory structures located on lots that were divided before the year 2000 and/or built prior to September 26, 1972, shall be grandfathered in and shall be allowed to be rebuilt in the event of a disaster. Any such rebuilt single-family dwelling or accessory structures shall not exceed the established footprint, number of stories, or increase any nonconformity of the former single-family dwelling or accessory structures prior to the disaster. If any structure subject

Phone: (321) 724-5860 | melbournebeachfl.org | Fax: (321) 984-8994

Brevard County’s Oldest Beach Community - Established 1883



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

to this section had less than a 5/12 roof pitch prior to disaster, the structure may be rebuilt with a roof pitch not to exceed a 5/12 pitch, which shall not be deemed to increase any nonconformity of the structure pursuant to § [7A-83\(l\)](#). Otherwise, structures shall be rebuilt using no greater than preexisting roof pitch.”

After the fire occurred, the Melbourne Beach Volunteer Fire Department generated the attached incident summary for the building fire. The report specifically describes the incident as a fire disaster, and the building was determined by the Fire and Building Department to not be habitable. Based on the incident report the language in Section 7A-33(f)(2) is applicable and the existing building encroachment on the east side of the lot is permitted to remain without approval of a variance, and other improvements are permitted subject to compliance with the Town Code.

In addition, the proposed plan includes a detached 2-car garage on the rear of the site and access is provided via a rock driveway connecting the driveway access to Third Avenue between the west side of the home and the property line to the garage. Code 7A-50(a) specifies that if the gross floor area of a principal structure is expanded or enlarged then off-street parking serving the site shall be increased to the number of additional parking spaces required. In this case, there is a 1-car garage proposed in the principal structure, however the Town Code requires “enclosed parking space must be provided for at least two vehicles”, and as such the addition of the detached garage ensures compliance with this requirement.

Note that the architectural site plan does not include the rock driveway and includes slightly different configuration of walkways, so for review of pervious/impervious, the civil engineering site plan was utilized. All other items including setbacks, building locations and sizes, etc., appear to be the same, and the architectural site plan should be revised to be consistent with the civil plan at the time of permitting.

- 2) The Building Lot Zoning District requirements of min. lot area, width and depth.
 Lot area is 11,250 sq. ft. (min. 10,000 sq. ft.)
 Lot width is 75 ft. (min. 90 ft. measured from the front building line)
 Lot depth is 150 ft. (min. 100 ft.)

- 3) Lot coverage has a maximum of 30% for principal structure.
 Lot coverage per plan is 20.30%
 Footprint of Primary Structure is 2283.3 SF.
 Max allowed for Primary Structure is 3375 sq. ft. for Lot Area of 11,250 sq. ft.
 Minimum pervious area per lot is 30%. Pervious area is 58%.

Phone: (321) 724-5860 | melbournebeachfl.org | Fax: (321) 984-8994

Brevard County's Oldest Beach Community - Established 1883



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

- 4) Structure maximum height for zoning district is 28 ft.
The proposed height provided is 20' 6 7/16" from FFE.
Flood Zone: X per survey

Zoning District Setback requirements:

Proposed Primary Structure Front Setback: 26.6' (min. 25'.)
Proposed Primary Structure Rear Setback: 65.7' (min. 25')
Proposed Primary Structure West Side Setback: 15.3 ft. (min. 15')
Proposed Primary Structure East Side Setback 9.9 ft. (min. 15') – Note that this is an existing wall from the damaged structure.

- 5) 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, Chapter 27 Stormwater, and the current Florida Building Code.
- 6) 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, Chapter 27 Stormwater, and the current Florida Building Code.
- 7) Town Engineer will submit a review of the drainage plan per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued. This applies to new home construction and construction values greater than 50% of the existing structure. Minimum landscaping standards will be met.

Note that, per the civil engineer, the rock driveway is designed to be pervious and is included in the "pervious" calculations on the next page and on the civil engineering plans.

- 8) Any required landscaping must be provided during the building permitting process.

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.

Corey W. O'Gorman
Town Planner

Phone: (321) 724-5860 | melbournebeachfl.org | Fax: (321) 984-8994

Brevard County's Oldest Beach Community - Established 1883



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

307 Third Avenue

IMPERVIOUS		PERVIOUS	
Primary Structure	2283	Open areas	6406
Pool & Deck	1419		
Driveway/Walkways	520		
Accessory Bldg	654		
 Total Paved Area	 4876		
<hr/>		<hr/>	
Total Lot Area	11,250	Total Lot Area	11,250
 <hr/>		 <hr/>	
% IMPERVIOUS	42%	% PERVIOUS	58%

permitting@melbournebeachfl.org
 507 Ocean Ave., Melbourne Beach, FL 32951-2523
 (321) 724-5860 Fax (321) 984-8994
 Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepnd.com>
Sent: Monday, February 9, 2026 7:41 AM
To: Melbourne Beach Building Department <building@melbournebeachfl.org>
Cc: Maria <maria@placepnd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Good morning Steve,

Hope all is well and you had a great weekend!

That is correct, there is no need for a variance, and the 50% rule does not apply for nonconforming structures in 7A-83. Thanks Steve!

Corey W. O'Gorman AICP
Place Planning
 700 US Highway One, Suite C
 North Palm Beach, FL 33408
 561-863-2722 Phone
 561-801-2461 cell
www.placepnd.com

From: Melbourne Beach Building Department <building@melbournebeachfl.org>
Sent: Friday, February 6, 2026 4:23 PM
To: Corey OGorman <corey@placepnd.com>
Cc: Maria <maria@placepnd.com>

Subject: RE: submittals for P&Z / 307 Third Ave

Ok, so I can tell the homeowners that they will not need to go through a variance to get approval for the one wall they want to keep from the original build of the house? Also, the 50% rule doesn't apply due to this ordinance?

Thank you,

Steve Freeman

Building Assistant

Town of Melbourne Beach

permitting@melbournebeachfl.org

507 Ocean Ave., Melbourne Beach, FL 32951-2523

(321) 724-5860 Fax (321) 984-8994

Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepnd.com>

Sent: Thursday, February 5, 2026 10:24 AM

To: Ryan Knight <rknight@shepardfirm.com>; Melbourne Beach Building Department <building@melbournebeachfl.org>

Cc: Maria <maria@placepnd.com>

Subject: RE: submittals for P&Z / 307 Third Ave

Great, thanks Ryan!

Corey W. O'Gorman AICP

Place Planning

700 US Highway One, Suite C
 North Palm Beach, FL 33408
 561-863-2722 Phone
 561-801-2461 cell
www.placepnd.com

From: Ryan Knight <rknight@shepardfirm.com>
Sent: Thursday, February 5, 2026 10:23 AM
To: Corey OGorman <corey@placepnd.com>; Melbourne Beach Building Department <building@melbournebeachfl.org>
Cc: Maria <maria@placepnd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Corey,

Yes, I agree that Section 7A-33(f)(2) would apply for this property.

RYAN G. KNIGHT

Attorney at Law

T: 407.622.1772 x111 | **F:** 407.326.3349

E: rknight@shepardfirm.com | shepardfirm.com

2300 Maitland Center Pkwy, Ste 100, Maitland, FL 32751



**SHEPARD
 SMITH
 HAND &
 BRACKINS**

**DISCLAIMER:**

The information transmitted is intended only for the person or entity to which it is addressed and contains confidential and/or privileged materials protected under the Attorney-Client Privilege. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: Corey OGorman <corey@placepnd.com>
Sent: Wednesday, February 4, 2026 4:28 PM
To: Melbourne Beach Building Department <building@melbournebeachfl.org>; Ryan Knight <rknight@shepardfirm.com>
Cc: Maria <maria@placepnd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Hey Steve,

Thanks, this is very helpful from my perspective. The Fire Report specifically describes this as a fire disaster, and the way I read this the building was determined to not be habitable by the Fire and/or Building Dept. So, based on the evidence submitted, I believe that Section 7A-33(f)(2) applies, see language below:

(2) Minimum lot width, 90 feet (at front building line). Notwithstanding any provision of Article V, Chapter 7A, specifically including § 7A-83(3) to the contrary, single-family dwellings and previously permitted accessory structures located on lots that were divided before the year 2000 and/or built prior to September 26, 1972, shall be grandfathered in and shall be allowed to be rebuilt in the event of a disaster. Any such rebuilt single-family dwelling or accessory structures shall not exceed the established footprint, number of stories, or increase any nonconformity of the former single-family dwelling or accessory structures prior to the disaster. If any structure subject to this section had less than a 5/12 roof pitch prior to disaster, the structure may be rebuilt with a roof pitch not to exceed a 5/12 pitch, which shall not be deemed to increase any nonconformity of the structure pursuant to § 7A-83(l). Otherwise, structures shall be rebuilt using no greater than preexisting roof pitch.

Ryan, can you please let us know if you agree? Thank you!

**Corey W. O’Gorman AICP
Place Planning**

700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722 Phone
561-801-2461 cell
www.placepnd.com

From: Melbourne Beach Building Department <building@melbournebeachfl.org>
Sent: Wednesday, February 4, 2026 2:11 PM
To: Corey O’Gorman <corey@placepnd.com>; Ryan Knight <rknight@shepardfirm.com>
Cc: Maria <maria@placepnd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Corey, I hope the attachment help to determine this. I have looked for the Building Official’s email or report, however I do have the Fire Department report with a highlighted area indicating the B.O. deemed the property not habitable.

Thank you,

Steve Freeman

Building Assistant

Town of Melbourne Beach

permitting@melbournebeachfl.org
507 Ocean Ave., Melbourne Beach, FL 32951-2523
(321) 724-5860 Fax (321) 984-8994
Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepnd.com>
Sent: Tuesday, February 3, 2026 2:24 PM
To: Melbourne Beach Building Department <building@melbournebeachfl.org>; Ryan Knight <rknight@shepardfirm.com>
Cc: Maria <maria@placepnd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Hey Steve,

Based on my review of the code, I think we still need to know the answers to the other questions:

1. Do the Town records agree with the narrative that the fire caused the house to be “unsafe”?
2. Did the Town Building Official deem the structure unsafe?

I believe that if the house was determined by the town to be unsafe due to the fire, it could be considered a disaster and this section of the code would apply. Do we know the answers to these questions? THANKS!

Corey W. O’Gorman AICP
Place Planning
 700 US Highway One, Suite C
 North Palm Beach, FL 33408
 561-863-2722 Phone
 561-801-2461 cell
www.placepnd.com

From: Melbourne Beach Building Department <building@melbournebeachfl.org>
Sent: Tuesday, February 3, 2026 2:09 PM
To: Corey OGorman <corey@placepnd.com>; Ryan Knight <rknight@shepardfirm.com>
Cc: Maria <maria@placepnd.com>

Subject: RE: submittals for P&Z / 307 Third Ave

So we are in agreement that the current non-conforming portion of the original home is “grandfathered” into today's setbacks and can stay and be part of the rebuild? There is no requirement for the 50% rule in this instance?

Thank you,

Steve Freeman

Building Assistant

Town of Melbourne Beach

permitting@melbournebeachfl.org

507 Ocean Ave., Melbourne Beach, FL 32951-2523

(321) 724-5860 Fax (321) 984-8994

Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepnd.com>

Sent: Tuesday, February 3, 2026 1:38 PM

To: Ryan Knight <rknight@shepardfirm.com>; Melbourne Beach Building Department
<building@melbournebeachfl.org>

Cc: Maria <maria@placepnd.com>

Subject: RE: submittals for P&Z / 307 Third Ave

Thank you Ryan! I thought so, but didn't want to assume!

Corey W. O'Gorman AICP

Place Planning

700 US Highway One, Suite C
 North Palm Beach, FL 33408
 561-863-2722 Phone
 561-801-2461 cell
www.placepnd.com

From: Ryan Knight <rknight@shepardfirm.com>
Sent: Tuesday, February 3, 2026 1:36 PM
To: Corey OGorman <corey@placepnd.com>; Melbourne Beach Building Department <building@melbournebeachfl.org>
Cc: Maria <maria@placepnd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Hi Corey,

I've reviewed the LDCs and documents submitted by the owner. My response to your question is below:

Does the language "any such rebuilt single-family dwelling or accessory structures shall not exceed the established footprint, number of stories, or increase any nonconformity of the former single-family dwelling or accessory structures prior to the disaster" allow for the proposed expansions of the existing building footprint if the expansions conform with current code requirements? Yes, this language allows for the proposed expansion of the existing building footprint as long as it conforms with current code requirements. The intent of this provision is to allow a legal nonconforming structure to be rebuilt after a disaster. If the rebuild complies with the current code requirements, then there would be no restriction on the owner from going outside the established footprint.

RYAN G. KNIGHT

Attorney at Law

T: 407.622.1772 x111 | F: 407.326.3349

E: rknight@shepardfirm.com | shepardfirm.com

2300 Maitland Center Pkwy, Ste 100, Maitland, FL 32751



**SHEPARD
 SMITH
 HAND &
 BRACKINS**

**DISCLAIMER:**

The information transmitted is intended only for the person or entity to which it is addressed and contains confidential and/or privileged materials protected under the Attorney-Client Privilege. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: Corey OGorman <corey@placepnd.com>
Sent: Monday, February 2, 2026 8:01 AM
To: Melbourne Beach Building Department <building@melbournebeachfl.org>
Cc: Ryan Knight <rknight@shepardfirm.com>; Maria <maria@placepnd.com>

Subject: FW: submittals for P&Z / 307 Third Ave

Good morning Steve,

Hope all is well!

I have reviewed the narrative (attached), the code section cited, 7A-33(f)(2), and the plans for the subject site and offer the following. I am also copying Ryan to get his input.

- Section 7A-33(f)(2) states that notwithstanding the provisions of 7A-83(3) for nonconforming structures, single-family homes on lots that “were divided before the year 2000 and/or built prior to September 26, 1972 shall be grandfathered in and shall be allowed to be rebuilt in the event of a disaster. Any such rebuilt single-family dwelling or accessory structures shall not exceed the established footprint, number of stories, or increase any nonconformity of the former single-family dwelling or accessory structures prior to the disaster.”
- The property appraiser’s information confirms that the structure was constructed in 1958 and the legal description of the lot includes a total of 75 feet of lot width which is nonconforming.
- The narrative from the applicant states that an interior fire in 2020 cause damage to the building and “it was deemed unsafe and has not been habitable since”. The narrative goes on to say that the Building Official was engaged in the discussion and I infer from the narrative that the Town Building Official deemed the building unsafe due to the fire.
- The narrative states that although the plan proposes to expand the existing “footprint”, the expansions conform with current town code, and the portion of the home that does not conform with side setbacks (the east wall) is to remain as-is.

In addition to the above, although the code does not use the term “grandfathered” anywhere except in this context, it is clear that it means legally nonconforming. Also, the code does not define the term “disaster” although it does not specify a “natural” disaster so fire might be considered a “disaster”. In this regard, there are a few questions.

1. Do the Town records agree with the narrative that the fire caused the house to be “unsafe”?
2. Did the Town Building Official deem the structure unsafe?

Also, I have a question for Ryan. Does the language “any such rebuilt single-family dwelling or accessory structures shall not exceed the established footprint, number of stories, or increase any nonconformity of the former single-family dwelling or accessory structures prior to the disaster” allow for the proposed expansions of the existing building footprint if the expansions conform with current code requirements?

Thanks!

Corey W. O’Gorman AICP
Place Planning
700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722 Phone

561-801-2461 cell
www.placepnd.com

From: Melbourne Beach Building Department <building@melbournebeachfl.org>
Sent: Friday, January 30, 2026 4:23 PM
To: Corey OGorman <corey@placepnd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

And the skies opened and out pops a narrative. She just walked in.

Thank you,

Steve Freeman
Building Assistant
Town of Melbourne Beach
permitting@melbournebeachfl.org
507 Ocean Ave., Melbourne Beach, FL 32951-2523
(321) 724-5860 Fax (321) 984-8994
Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepnd.com>
Sent: Friday, January 30, 2026 4:07 PM
To: Melbourne Beach Building Department <building@melbournebeachfl.org>
Subject: Re: submittals for P&Z / 307 Third Ave

Hey Steve,

Understood! With her narrative I should be able to make the determination and if need be can get Ryan's opinion.

Thanks
Corey

Sent from Samsung Galaxy smartphone.
Get [Outlook for Android](#)

From: Melbourne Beach Building Department <building@melbournebeachfl.org>
Sent: Friday, January 30, 2026 3:52:41 PM
To: Corey OGorman <corey@placepd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

She is still working on that and the other info that was a concern (driveway going to the detached garage). They are trying to get out of having to go through a variance if at all possible. Who would be the one to make the decision to allow them to keep the non-conforming wall based on that ordinance I highlighted?

Thank you,

Steve Freeman
Building Assistant
Town of Melbourne Beach
permitting@melbournebeachfl.org
507 Ocean Ave., Melbourne Beach, FL 32951-2523
(321) 724-5860 Fax (321) 984-8994
Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepd.com>
Sent: Friday, January 30, 2026 3:42 PM
To: Melbourne Beach Building Department <building@melbournebeachfl.org>
Subject: RE: submittals for P&Z / 307 Third Ave

Hey Steve,

I think they should be OK, but I thought she was going to send a narrative for our review, or am I mistaken? The application does say there is fire damage, but the documents that I have don't say it was "destroyed" and I would think that should be documented in the application somehow. THANKS!

Corey W. O'Gorman AICP
Place Planning
 700 US Highway One, Suite C
 North Palm Beach, FL 33408
 561-863-2722 Phone
 561-801-2461 cell
www.placepd.com

From: Melbourne Beach Building Department <building@melbournebeachfl.org>
Sent: Friday, January 30, 2026 3:37 PM
To: Corey OGorman <corey@placepd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Corey, after the meeting we were talking to Katie Cox (307 Third owner) and what would be the opinion of the Ordinance 7A-33 (2). This should allow them to rebuild their property and perhaps avoid the "50% rule" that we have grown to love. Their house burnt down and I would think this would apply to keep a small portion that is currently non-confirming, however the bold part below may be an issue. They are expanding outside of the current footprint, however with the setbacks.

(2) Minimum lot width, 90 feet (at front building line). Notwithstanding any provision of Article V, Chapter 7A, specifically including § 7A-83(3) to the contrary, **single-family dwellings and previously permitted accessory structures located on lots that were divided before the year 2000 and/or built prior to September 26, 1972, shall be grandfathered in and shall be allowed to be rebuilt in the event of a disaster. Any such rebuilt single-family dwelling or accessory structures shall not exceed the established footprint, number of stories, or increase any nonconformity of the former single-family dwelling or accessory structures prior to the disaster.** If any structure subject to this section had less than a 5/12 roof pitch prior to disaster, the structure may be

rebuilt with a roof pitch not to exceed a 5/12 pitch, which shall not be deemed to increase any nonconformity of the structure pursuant to § 7A-83(l). Otherwise, structures shall be rebuilt using no greater than preexisting roof pitch.

Thank you,

Steve Freeman

Building Assistant

Town of Melbourne Beach

permitting@melbournebeachfl.org

507 Ocean Ave., Melbourne Beach, FL 32951-2523

(321) 724-5860 Fax (321) 984-8994

Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepnd.com>

Sent: Wednesday, January 14, 2026 3:40 PM

To: Melbourne Beach Building Department <building@melbournebeachfl.org>

Subject: RE: submittals for P&Z / 307 Third Ave

Hey Steve,

I would like to know the attorney's opinion and would defer to the attorney if his interpretation is different.

On the driveway, all the plans need to be consistent showing the driveway including the landscaping

plan.

**Corey W. O'Gorman AICP
Place Planning**

700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722 Phone
561-801-2461 cell
www.placepnd.com

From: Melbourne Beach Building Department <building@melbournebeachfl.org>

Sent: Wednesday, January 14, 2026 3:08 PM

To: Corey OGorman <corey@placepnd.com>

Subject: RE: submittals for P&Z / 307 Third Ave

Thank you for the clarification, is that a definitive on the 50% issue and requirements to meet the updated setbacks or are we waiting on the Town Attorney to respond? On the driveway issue, do you need to see it drawn on the engineered drawings or can it be drawn on the drainage plans?

Thank you,

Steve Freeman

Building Assistant

Town of Melbourne Beach

permitting@melbournebeachfl.org

507 Ocean Ave., Melbourne Beach, FL 32951-2523

(321) 724-5860 Fax (321) 984-8994

Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepd.com>
Sent: Wednesday, January 14, 2026 1:40 PM
To: Melbourne Beach Building Department <building@melbournebeachfl.org>
Cc: Maria <maria@placepd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Hey Steve,

Thanks for the follow-up!

Please see my responses inserted below.

Corey W. O'Gorman AICP
Place Planning

700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722 Phone
561-801-2461 cell
www.placepd.com

From: Melbourne Beach Building Department <building@melbournebeachfl.org>
Sent: Wednesday, January 14, 2026 12:13 PM
To: Corey OGorman <corey@placepd.com>
Subject: RE: submittals for P&Z / 307 Third Ave

Corey, I had a meeting with Katie Cox and we were going over the issues that arose in your initial viewing below. Questions arose about the numbers behind the 50% threshold. For my understanding, how are these numbers calculated? From their point of view, with the homeowners being in the construction business they feel that they can build this house for 180K, this keeps the threshold under the 50% based on the BCPAO value at 371,390. **The 50% is a function of the value of the existing structure as described in the code, so it isn't related to the replacement value. In this case the \$371,390 no doubt includes value of the land although the property appraiser doesn't break out the land value, and since the proposal is for demolition of the entire home except for a portion of the slab and a portion of the one wall, the demolition (or destruction as described in the code) far exceeds 50% of the value of the structure itself (net the land value) and the entire structure must comply with current setback requirements.**

I have a survey that I will attach to this email. Please let me know if that will suffice. I will also have them do the narrative. Is this just a letter type of response indicating why this construction project is happening? **The survey work, yes thanks! The narrative is a "narrative description of the proposed improvements and demolition" so it should describe all the work proposed.**

On the driveway issue, there is a gravel driveway on the grading and drainage plan. This was not put on the engineering plans because they say a driveway isn't a requirement per Melbourne

Beach Town Ordinance (I am trying to verify this). **Section 7A-50 requires “enclosed parking space must be provided for at least two vehicles”, and although the code does not specify design standards for a driveway one must be provided in order to ensure accessibility of the vehicles to the two required parking spaces. On the grading and drainage plan that was attached to your email there is a drainage swale on the west side of the property, and I see no gravel driveway, so as designed the detached garage is not accessible by a vehicle and cannot be approved.**

Thank you,

Steve Freeman

Building Assistant

Town of Melbourne Beach

permitting@melbournebeachfl.org

507 Ocean Ave., Melbourne Beach, FL 32951-2523

(321) 724-5860 Fax (321) 984-8994

Direct: (321) 396-5059

www.melbournebeachfl.org



Brevard County's Oldest Beach Community – Established 1883

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This electronic transmission, including any attachments, may contain confidential information that is legally privileged and exempt from disclosure. The information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or any employee/agent responsible for delivering the message to that recipient, you are hereby notified that any disclosure, dissemination, copying, distribution or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it and immediately notify me at permitting@melbournebeachfl.org or (321) 724-5860.

From: Corey OGorman <corey@placepnd.com>

Sent: Monday, January 12, 2026 5:02 PM

To: Melbourne Beach Building Department <building@melbournebeachfl.org>

Cc: Maria <maria@placepnd.com>

Subject: RE: submittals for P&Z / 307 Third Ave

Hey Steve,

Yes a narrative is required. A survey and site plan is also required and the site plan is required to include the information in the screenshot below from the checklist.

Also, the application says it is a renovation but there is nothing in the plans to indicate what is existing and what is proposed except for the “demo” plan on sheet C-1 that appears to show that most of the structure is being demolished. If so, since the code defines structures as “a combination of materials that form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water. Included are buildings, roads, walkways, paths, swimming pools, tennis courts, pipelines, underground transmission lines, sheds and the like” it is possible that the following code language would apply because the structure is nonconforming with regard to the side interior setback:

Section 7A-83(3) Should such structure be destroyed by any means to an extent of more than 50% of the appraised value of the structure as determined by the Brevard County Property Appraiser at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Land Development Code.

If so, the entire structure will need to comply with the side setback. Also, they show a detached garage but show no driveway to access the garage.

I would like to have the Town Attorney opine on the nonconformity of the structure and their ability to reconstruct when they leave only the wall and a portion of the slab. Then once we have the legal opinion, follow-up with the applicant on the items that they need to provide since this application appears to be incomplete. Please let me know how you would like me to proceed. THANKS!

Site Plan Checklist

- a. Name, location, owner, and designer of the proposed development and the intended use
- b. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties
- c. Date, north arrow, and graphic scale (not less than one inch equals 20 feet)
- d. Location of all property lines, existing streets adjacent to the subject property, easements, as well as proposed driveways and general lot layout
- e. All existing and/or proposed structures, major features, and fences shall be fully dimensioned, including the height of all structures and the distance between principal and accessory structures on site and the distance between structures and driveways, and property or lot lines
- f. Site data providing all information needed to confirm compliance with zoning regulations including "required" and "provided" information:
 - i. Proposed principal use and/or any proposed accessory uses
 - ii. Lot size and dimensions
 - iii. Lot coverage to include square footage of primary structure, pool, decks, driveways, accessory buildings, walkways, patios, paver areas, concrete (must demonstrate all impervious areas).
 - iv. Proposed living area square footage (e.g., square footage under air), and square footage of any other spaces including garage, covered entries, covered porches, screen rooms, etc.
 - v. Number of enclosed parking spaces
 - vi. Setbacks from all property lines
 - vii. Number of stories
 - viii. Floor plan – a fully dimensioned floor plan shall be provided depicting all existing and/or proposed spaces corresponding to the square footages on the site data breakdown above.
 - ix. Architectural elevations of each building façade professionally prepared plan drawn to scale and depicting the height dimension of the proposed structure, construction, or expansion or redevelopment thereof.
 - x. Landscaping & irrigation plan

Corey W. O’Gorman AICP

Place Planning

700 US Highway One, Suite C

North Palm Beach, FL 33408

561-863-2722 Phone

561-801-2461 cell

www.placepnd.com

From: Melbourne Beach Building Department <building@melbournebeachfl.org>

Sent: Monday, January 12, 2026 1:34 PM

To: Corey OGorman <corey@placepnd.com>

Subject: RE: submittals for P&Z

Yes, attached is the app and plans. I do not see any narrative that was submitted. Is that necessary for this project?



TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

General Location: 307 3rd Ave (Middle Block)

Address: 307 3rd Ave Melbourne Beach, FL 32951

Parcel Number(s): 28-38-08-FY-18-7

Area (in acreage): 0.26 Area (in square feet): 1,570

Current Zoning: 3RS - SINGLE FAMILY Proposed Zoning: Same

Current Future Land Use: Residential Proposed Future Land Use: Same

Brief Description of Application: Renovation to existing structure

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): Jan 2025 - Jan 2026

IV. APPLICANT INFORMATION:

Property Owner

Name: Samuel & Katie Cox

Phone: 321-417-6743

Address: 307 3rd Ave

Fax: -

Melbourne Beach, FL 32951

Email: 2katie.cox@gmail.com

Applicant (if other than property owner) NA

Name: _____

Phone: _____

Address: _____

Fax: _____

Email: _____

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

Signature: [Handwritten Signature]

Date: 1/6th 2026

Print Name: Katie Cox

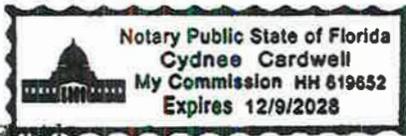
Title: owner

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 6th day of January, 2026, by Katie Cox who is/are personally known to me, or who has/have produced _____ as identification.

Cydnee Cardwell
Signature of Notary Public, State of Florida



VI. APPLICANT CERTIFICATION:*

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

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

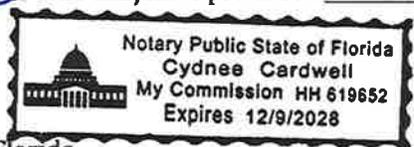
Signature: [Handwritten Signature] Date: 1/6/2026
Print Name: Katie Cox Title: Owner

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 6th day of January, 2026, by Katie Cox who is/are personally known to me, or who has/have produced _____ as identification.

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



VII. PROJECT DESCRIPTION:

Describe Application: Renovation to existing structure to make livable & more compliant.

Provide attachment if more space is needed.

Describe Existing Conditions: Single family structure with fire damage

Provide attachment if more space is needed.

Site Plan for Single Family Development

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

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

Narrative for Melbourne Beach Town Planner Regarding Renovation on 307 Third Ave

Updated: 1/29/2026

Greetings, Mr. O'Gorman,

I wanted to address the narrative as requested in the email. A one story plan was designed as a remodel using the existing structure where we could and presented to the Town of Melbourne Beach's Building Department and approved per the code.

This is a single story, single garage house built to code in 1958. This property had an interior fire in it on Dec 2nd, 2020. See pictures attached. It was deemed unsafe and has not been habitable since. Per an inspection by the building official, the exterior brick walls and roof trusses were deemed safe for remodel. All interior walls and insulation had smoke damage and were removed per Interior Demo permit. Please note that the current wall on the west side of the property is made of wood and is rotting.

We had the footings inspected to see if they could support going up using the existing walls to create a two story structure. They will not. We met with the building official to present a concept drawing. The design was made in compliance with the parameters of that meeting. Once plans were drawn, we met again with the Building Department and were told again that the plan was in compliance with the Town Building Code as a remodel and we could move forward with engineering. Engineering, roof trusses, and the stormwater engineering were designed and paid for according to the submitted design to be in compliance with the Town Code on the premise of the remodel permit being issued.

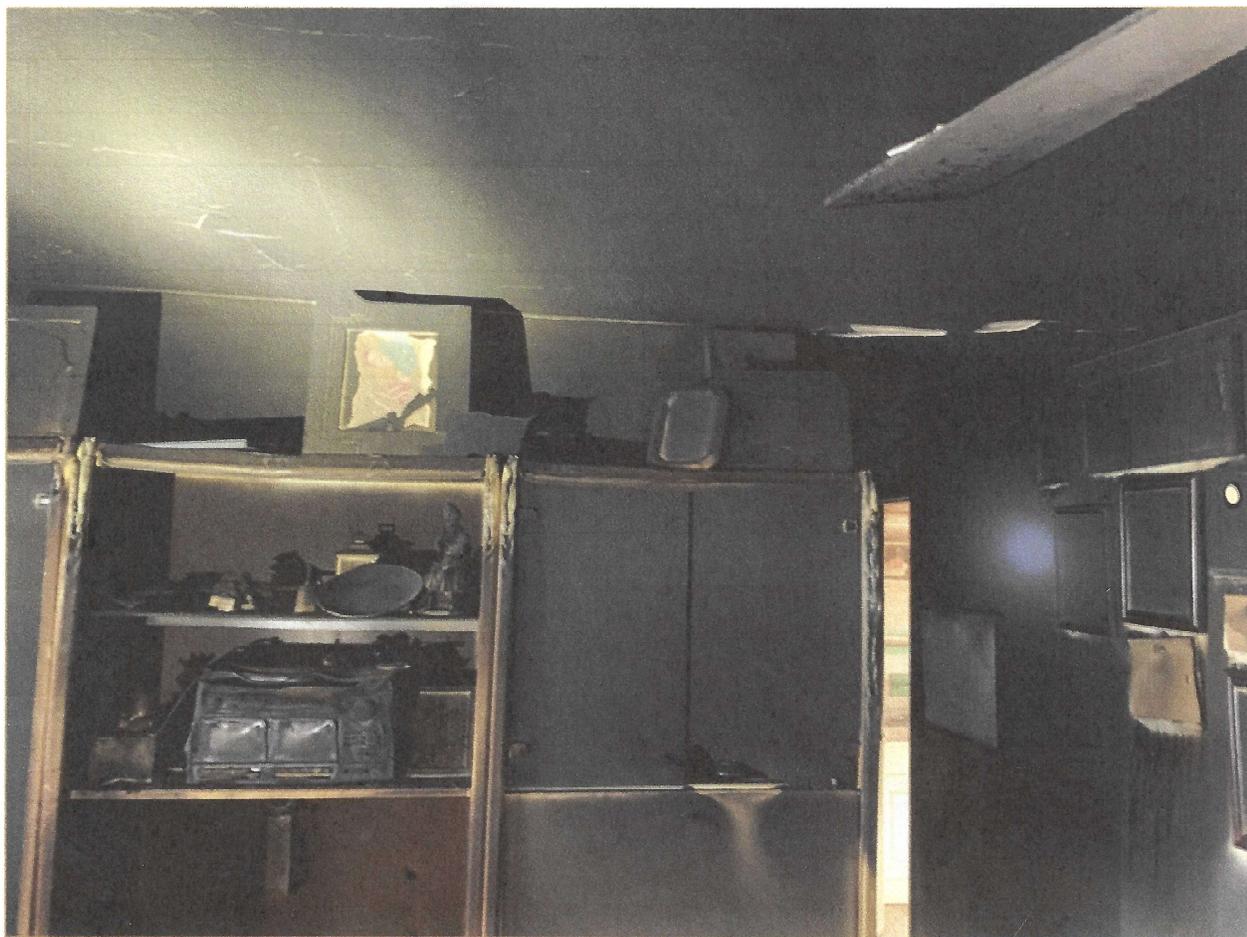
Town code 7A-33 states a minimum lot width for that zone (3-RS) is 90'. The property is 75' wide. It also states "single-family dwellings located on lots...built prior to 1972, shall be grandfathered in and shall be allowed to be rebuilt in the event of a disaster." We are dealing with a lot that is narrower than minimum. This plan for remodel brings the west wall into more compliance by moving it into the current 15' setback. Both front and back extensions are within the 15' setbacks despite the width we are working with being 15 feet less than minimum lot size. We cannot go any further back due to the existing pool. The footings do not support a second story. Keeping the existing east wall is imperative to our design and is in keeping with a one story renovation per the Town Code.

I would also like to add that all the neighbors, especially the direct neighbor to the east which borders the property of the east wall prefers a one story renovation using the current existing wall over a two story (even if it is within the 15' setbacks). This property has been in disrepair and an eyesore in town for years and the neighbors are begging us to get it remodeled quickly.

Respectfully,

Samuel & Katie Cox
321-417-6743
307 Third Ave

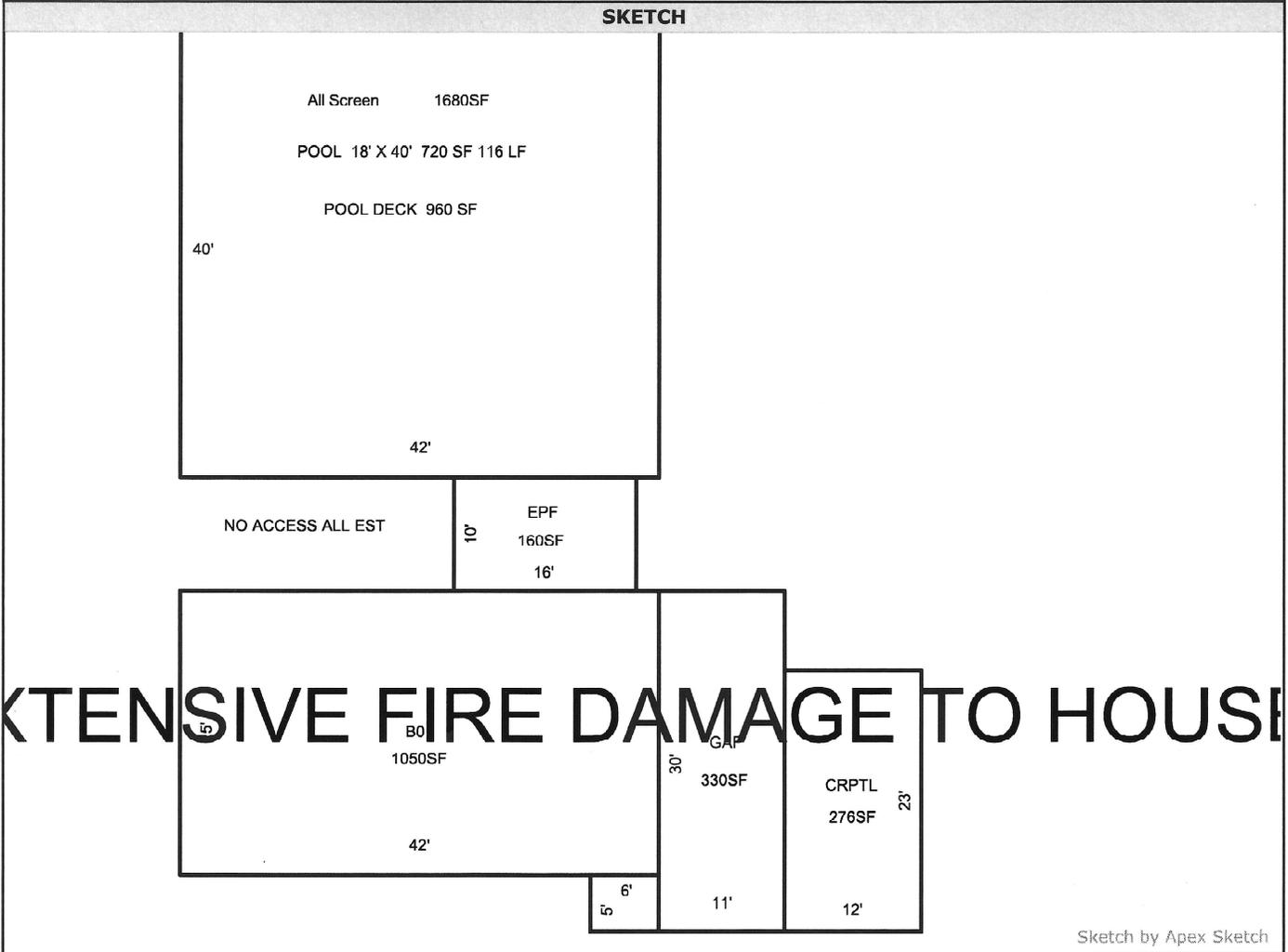






SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO	
RE#: 2847914	
DRAWN BY: AEK	DATE: 12/08/2021



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
ALSCN	All Screen	1	1680	164	1680		
B01	B1	1	1050	134	1050		
CRPTL	Carport	1	276	70	276		
EPF	Enclosed Porch	1	160	52	160		
GAF	Garage	1	330	82	330		
OPF	Open Porch	1	30	22	30		
						COMMENT TABLE 2	COMMENT TABLE 3

Search for a document or document type by keyword or title

Melbourne Beach, FL

...In addition a *minimum* of 200 square feet of open space shall be provided in the interior of the parking *lot* for each ten parking spaces, or fraction thereof. These open spaces shall be distributed throughout the parking *lot* in a manner that no more than ten parking spaces in a row shall be allowed without an intervening landscaped area. (5) *Minimum* specifications for trees and hedge material shall be as follows: a.

2. **§ 7A-54. REDIVISION OF LOTS.**

Melbourne Beach, FL

...REDIVISION OF *LOTS*. No *lot* or group of *lots* shall be redivided in a manner to leave a *lot* or *lots* of a *size* which cannot be used because of the inability to meet the remaining requirements of the Land Development Code. ('75 Code, Appendix A, Art. VII, 6) (Ord. passed 9-26-72; Am. Ord. 2017-05, adopted 12-20-17)

3. **ARTICLE III. LOT CLEARANCE**

Melbourne Beach, FL

...*LOT* CLEARANCE

4. **§ 7A-33. 3-RS SINGLE-FAMILY RESIDENTIAL DISTRICT.**

Melbourne Beach, FL

...(f) *Lot* and principal structures, *sizes*, and setbacks: (1) *Minimum lot area*, 10,000 square feet. (2) *Minimum lot width*, 90 feet (at front building line). Notwithstanding any provision of Article V, Chapter 7A, specifically including § 7A-83 (3) to the contrary, single-family dwellings and previously permitted accessory structures located on *lots* that were divided before the year 2000 and/or built prior to September 26, 1972, shall be grandfathered in and shall be allowed to be rebuilt in the event of a disaster.

5. **§ 7A-32. 2-RS SINGLE-FAMILY RESIDENTIAL DISTRICT.**

Melbourne Beach, FL

...(f) *Lot* and principal structures, *sizes*, and setbacks: (1) *Minimum lot area*, 11,250 square feet. (2) *Minimum lot width*, 90 feet (at front building line). Notwithstanding any provision of Article V, Chapter 7A, specifically including § 7A-83 (3) to the contrary, existing single-family dwellings and previously permitted accessory structures built prior to September 26, 1972, shall be grandfathered in and shall be allowed to be rebuilt in the event of a disaster.

6. **§ 7A-31. 1-RS SINGLE-FAMILY RESIDENTIAL DISTRICT.**

Melbourne Beach, FL

...(f) *Lot* and principal structures, *sizes*, and setbacks: (1) *Minimum lot area*, 12,000 square feet. (2) *Minimum lot width*, 100 feet (at front building line). Notwithstanding any provision of Article V, Chapter 7A, specifically including § 7A-83 (3) to the contrary, existing single-family dwellings and previously permitted accessory structures built prior to September 26, 1972, shall be grandfathered in and shall be allowed to be rebuilt in the event of a disaster.

7. **§ 7A-34. 4-RM MULTI-FAMILY RESIDENTIAL DISTRICT.**

Melbourne Beach, FL

...(f) *Lot* and principal structures, *sizes*, and setbacks: (1) *Minimum lot area*, 12,000 square feet. (2) Maximum density, six dwelling units per acre. (3) *Minimum lot width*, 100 feet. (4) *Minimum lot depth*, 120 feet. (5) Maximum *lot coverage*, 40%. (6) *Minimum living area*, 1,300 square feet per dwelling unit. (7) Maximum height of building.

8. **§ 7A-36. MINIMUM LIFE/SAFETY AND OPERATIONAL REQUIREMENTS.**

Melbourne Beach, FL

...*MINIMUM LIFE/SAFETY AND OPERATIONAL REQUIREMENTS*. Vacation rentals in the Town of Melbourne Beach shall meet all applicable standards under the Florida Statutes, the Florida Building Code, the Florida Administrative Code, the Florida Swimming Pool Safety Act, and the Florida Fire Code and Life Safety Code.

9. **§ 7A-38. 8-B RESIDENTIAL-BUSINESS ZONE.**

Melbourne Beach, FL

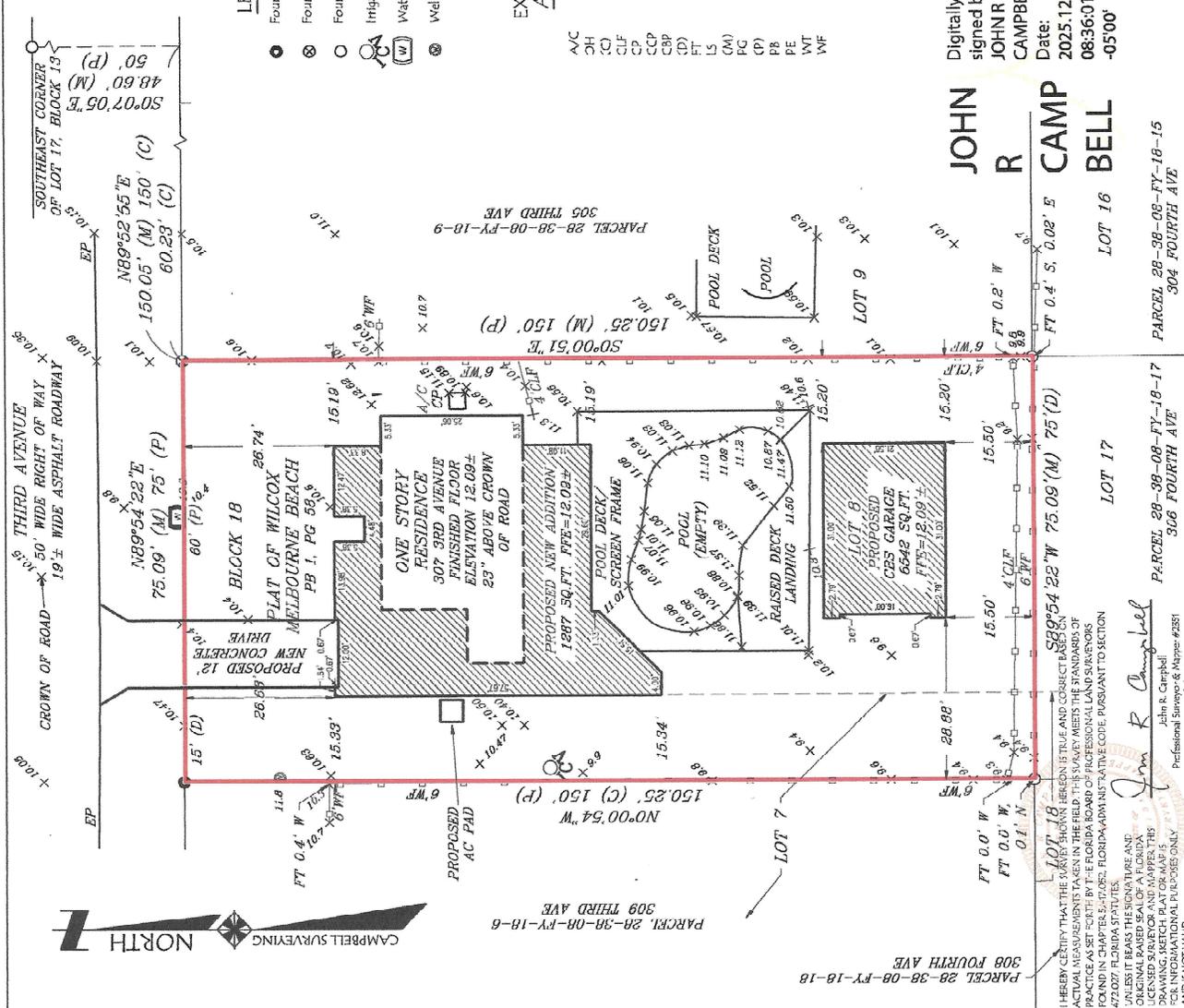
...(f) *Lot* and principal structures, *sizes*, and setbacks, all uses except single-family residences: (1) *Minimum lot area*, 9,000 square feet. (2) *Minimum lot width*, 60 feet (at building setback line). (3) *Minimum lot depth*, 150 feet. (4) Maximum *lot coverage*, 40%. (5) *Minimum floor area*. a. Single-family structures, 1,400 square feet including one-half of the garage area not to exceed 200 square feet, excluding porches. b.

10. **§ 7A-35. 5-RMO OCEANFRONT MULTI-FAMILY DISTRICT.**

Melbourne Beach, FL

...(f) *Lot* and principal structures, *sizes*, and setbacks: Gross *lot area* shall be determined by using the bluff line as the easterly boundary line. (1) *Minimum lot area*, 12,000 square feet. (2) Maximum density, six dwelling units per acre. (3) *Minimum lot width*, 100 feet. (4) *Minimum lot depth*, 120 feet (from front *lot line* to ocean bluff line). (5) Maximum *lot coverage*, 40%. (6) Maximum building length, 150 feet. (7) *Minimum living area*, 1,300 square feet per dwelling unit. (8) Maximum height of the building.

BOUNDARY AND TOPOGRAPHIC SURVEY



DESCRIPTION:

Lot 8 and the East 15 feet of Lot 7, Block 18, Plat of Wilcox Melbourne Beach, according to the map or plat thereon as recorded in Plat Book 1, Page 38, Public Records of Brevard County, Florida.

SURVEY REPORT:

1. This Boundary and Topographic Survey is intended to show existing conditions of yard areas as specified by the client and to address related drainage runoff issues.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record, unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
3. This survey does not reflect or determine the ownership.
4. This survey meets or exceeds the minimum horizontal control accuracy of 1:7500 for a suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed tops of improvements, underground footers, foundations, utilities or other surface structures are not located for the purpose of this survey.
7. Readings shown hereon are based on the south-south line of the Third Avenue, having a bearing of N89°54'22"E, between monuments as located, using Global Positioning Systems.
8. This drawing is not valid unless bearing an original signature and impressed land surveyors seal.
9. Elevations shown hereon are based on Brevard County Benchmark G 648 having an elevation of 11.25 as located using Global Positioning Systems.
10. NOTE: As of the date of survey, 5-26-2021, only hookups exist near Pool Equipment Concrete Pad (PECP). Pool Screen Frame has no screens. Pool was mostly drained.
11. FEMA FLOOD FOR INFORMATION ONLY: The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor or the Federal Government, FIRM Zone "X" per Community Panel No. 120095C0608H dated 1-29-2021.

EXPLANATION OF ABBREVIATIONS

- A/C Air Conditioner
- CH Building Overhang
- CLF Calculated Distance
- CLF Chain Link Fence
- CP Concrete Pad
- CCP Covered Concrete Pad
- CPV Concrete Paver Pad
- CD Described Distance
- FT Fence Tie
- LS Licensed Surveyor
- CM Measured Information
- PC Page or Pages
- CP Plot Information
- PE Plot Book
- PE Pool Equipment
- WT Wall Tie
- WF Wood Fence

LEGEND

- Found 1 1/2" Iron Rod and Cap, S4263
- ⊗ Found 5/8" Iron Rod, No ID
- Found 1 1/2" Iron Rod, No ID
- ⊕ Irrigation Control Valve
- ⊕ Water Meter
- ⊕ Well



115 Alma Blvd., Suite 102
Maitland, FL 32751
Phone: 321-507-4811
LICENSED BUSINESS #7378



Site Address:
307 3RD AVENUE, MELBOURNE BEACH, FL 32951

FIELD: KRIS MELAKAM		CHECKED BY: JR. CAMPBELL	SECTION: 9
PROJECT NO.: 2021-063	DATE: 5-26-2021	DRAWN BY: DASH	TOWNSHIP: 28 SOUTH
REVISIONS:	DATE:	DESCRIPTION:	RANGE: 58 EAST
1	12/07/2025	P. OTTAVIAN	

Digitally signed by
JOHN R CAMPBELL
Date: 2025.12.02 08:36:01 -05'00'

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTERS 47.005, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475.05, F.S. I BEAR THIS SIGNATURE AND ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAN OR MAP IS VALID FOR PROFESSIONAL PURPOSES ONLY AND IS NOT VALID.

John R. Campbell
Professional Surveyor & Mapper #2351
State of Florida

Melbourne Beach VFD



Station: 58
Shift Or Platoon:
Administration

Incident Type: 111 - Building fire			
Incident #:	2020-150	Exposure #:	0
Incident Date:	12/02/2020	ER Exposure ID:	53256904
FDID:	19112		
Dispatch Run #:			
Location:	307 3rd AVE Melbourne Beach, FL 32951	Lat/Long:	28.06541 -80.558586
Cross Street, Directions or National Grid:		Map Page:	
Location Type:	1 - Street address	Population Density:	Urban
Zone:	Town of Melbourne Beach - MBVFD & MBPD Jurisdiction	Census Tract:	01-661.

Incident Summary			
Report Completed By:	Gavin G Brown	ID: 119534	Date: 01/07/2021
Report Reviewed By:	Gavin G Brown	ID: 119534	Date: 02/11/2021
Report Printed By:	Dave C. Micka	ID: 6373	Date: 02/04/2026 13:42:25
Total # of Apparatus on call:	5	Total # of Personnel on call:	17
Aid Given or Received:	Automatic aid received	Primary Action Taken:	11 - Extinguishment by fire service personnel
Type of Service Requested:		Mass Casualty Incident:	No
Suspected Intentional or Unintentional Disaster:		Complaint Reported By Dispatch:	Fire
Emergency Medical Dispatch Performed:	No	Emergency Dispatch Performed Card Number:	
Disaster Classification:	Fire		
Additional Actions:	31 - Provide first aid & check for injuries, 12 - Salvage & overhaul		
Special Studies			
COVID 19 was a factor in this incident.	No, COVID 19 was not a factor.		
Neighboring Agency(s)			
Neighboring Agency Involved:	Brevard County Fire Rescue (EMS)		
Neighboring Agency Involved ID:	0501		
Neighboring Agency Involved Type of Service:	EMS Mutual Aid		
Neighboring Agency Involved:	Brevard County Fire Rescue (FIRE)		
Neighboring Agency Involved ID:	19182		
Neighboring Agency Involved Type of Service:	Fire		
Neighboring Agency Involved:	Indialantic Fire Department		
Neighboring Agency Involved ID:	19012		
Neighboring Agency Involved Type of Service:	Fire		



Team 1 assigned to start overhaul process and look for extension. 2 Firefighters from E-258 assigned to assigned to assist with exterior overhaul and ventilation.

E-64 canceled from hitting hydrant & assigned to stand-by at hydrant location at Orange & 3rd.

E-58 assigned to relocate it's apparatus to in front of the house to replace T-57 as primary apparatus and transfer hose line.

D-58 relayed enroute status for manpower and assigned to level 1 staging.

Pt. care turned over to R64 upon their arrival on scene and 1 Pt. transported non-emergent to HRMC for evaluation.

S-58 available and assigned to stage at Station 58 to cover any additional calls in the Town.

SAF58 assigned to come up to scene and use remainder of E-258 crew to set up for decontamination.

Interior & exterior crew reported overhaul & ventilation complete and reported to decontamination.

Preliminary local investigation completed by Command, SAF58, and MBPD Officer. (See Local Investigation Report) Command requested fire investigator from the State Fire Marshall's Office to respond to assist with investigation due to victim injury.

T-57, IFD-Fire1, D-58, E-258, D-60 and E-64 released by Command.

Fire line tape barrier put in place across the front of the house to assist in securing scene. E-58 then released by Command.

MB-Fire1 terminated command and remained on scene with MBPD and SAF58 to secure the property until the state investigator could arrive. Scene turned over to State Investigator upon their arrival on scene. MB-Fire1 and SAF58 supported the State Investigator as directed. A sample of debris was collected by the State from the suspected area of origin (under the chair in the Livingroom) to be analyzed for possible accelerants. Preliminary State investigation pointed towards accidental ignition.

Homeowner (victim) returned to scene after being discharged by hospital. Homeowner was interviewed and Red Cross was contacted and referred to victim for post-incident assistance.

The building was determined to not be habitable and Town of Melbourne Beach Building Official posted the notice. The front door was closed and locked and the back slider was closed. The fire line tape remained in place to assist in securing the scene until the property owner could reassess and make the necessary repairs.

MB-Fire1 and SAF58 assignment complete, in service, and returned to the station.

Incident Narrative
Title: Local Investigation Report
Author: Brown, Gavin
Date: 02/11/2021 16:26:45
Apparatus ID: MBF1
Narrative:

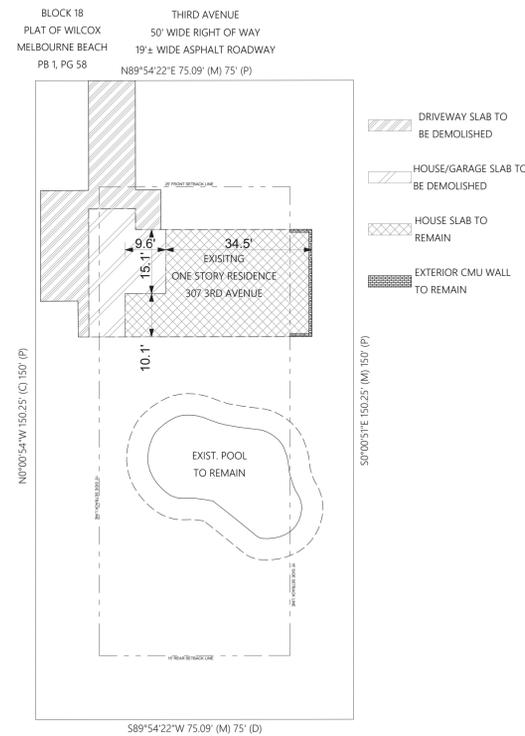


COX RESIDENCE

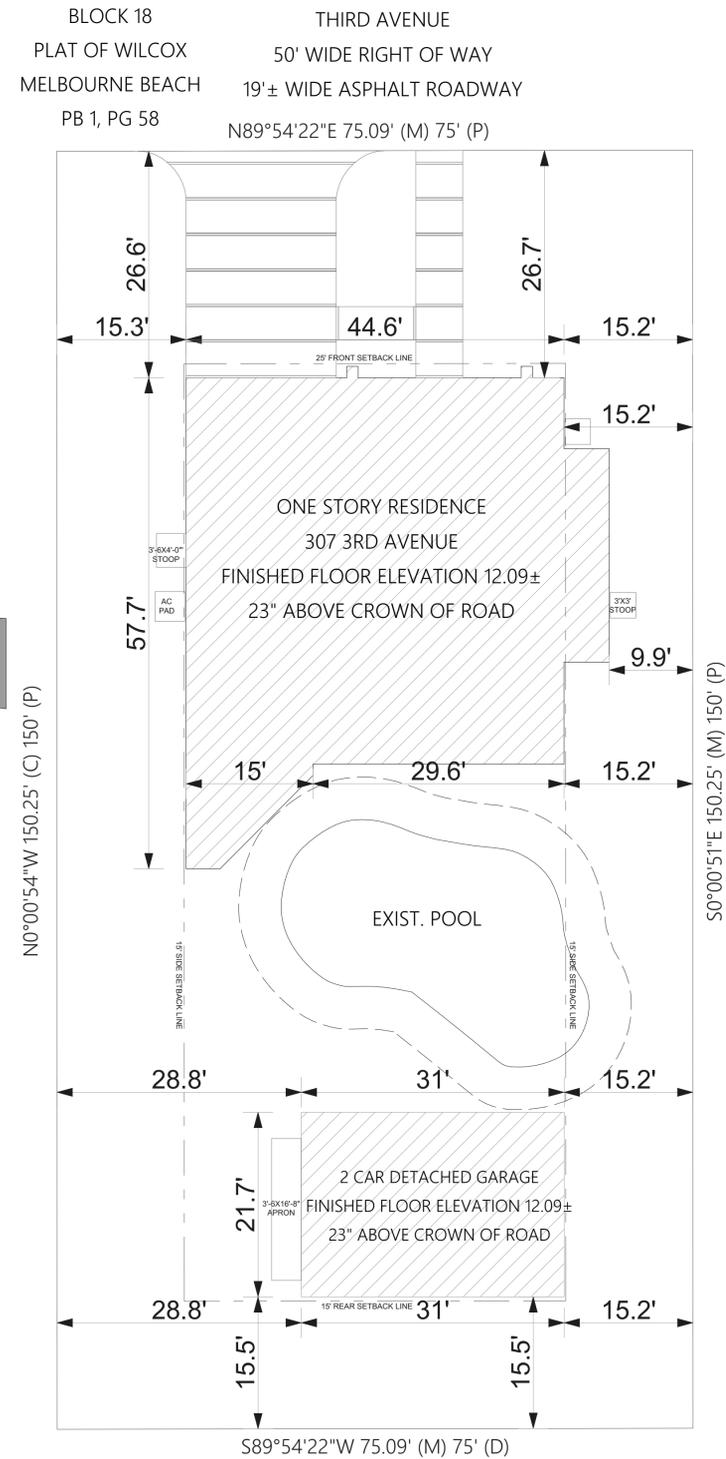
307 Third Ave, Melbourne Beach



3D STREET VIEW



DEMO PLAN 1" = 20'



LOT LAYOUT PLAN 1" = 10'

TO THE BEST OF THE DESIGNER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS DETERMINED BY THE LOCAL AUTHORITY.

THE DESIGNS IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF PROFILE LIGHT GAUGE STRUCTURES, LLC. THE COMPANY EXPRESSLY RESERVES THE COPYRIGHT AND ANY OTHER PROPERTY RIGHTS IN THESE PLANS AND ELEVATIONS. ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF PROFILE LIGHT GAUGE STRUCTURES, LLC, IS PROHIBITED BY LAW.

REVISIONS	BY

EDWARD F. SHINSKIE P.E.
 P.E. # 47515
 407 Wild Turkey Rd
 Mims, FL 32754
 cell 321 683 3223
 email: rkcenterprises.fl@gmail.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. AT THE DATE AND OR THE STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.



ENGINEERING

DESIGN

BUILDER

PROJECT NAME

COX RESIDENCE
 307 3RD AVE
 MELBOURNE BEACH, FL 32951

DRAWN
 TC
 CHECKED
 TC
 DATE
 9/20/2025
 SCALE
 SHEET

C-01

GENERAL NOTES:
 1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/ OWNER BUILDER IS KNOWLEDGABLE OF COMMON CONSTRUCTION PRACTICES.
 2. THE CONTRACTOR/OWNER- BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
 5. DIMENSIONS AND LOCATIONS OF ALL ITEMS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH WRITTEN PRIOR APPROVAL OF ENGINEER OF RECORD.
 DO NOT SCALE DRAWINGS

PLAN INDEX:

- C-01 COVER SHEET
- A-01 FLOOR PLAN ELEVATIONS
- A-02 ELEVATIONS
- S-01 FOUNDATION PLAN FOUNDATION DETAILS FRAMING
- S-03 TRUSS LAYOUT
- E-01 ELECTRIC LAYOUT
- P-01 PLUMBING LAYOUT
- M-01 HVAC LAYOUT

AREA TABULATION

TOTAL UNDER AIR	1926.4 SQFT
GARAGE	331.3 SQFT
ENTRY PORCH	23.9 SQFT
TOTAL UNDER ROOF	2283.3 SQFT
DETACHED GARAGE STORAGE	654.2 SQFT

DESIGN CRITERIA

FBC 2023; 8th EDITION

ENCLOSED FULLY

WIND SPEED 160 mph

EXPOSURE D

ENCLOSURE CLASS. ENCLOSED

WIND IMPORTANCE FACTOR ONE (1)

RISK CATEGORY II

INTERNAL PRESSURE COEFFICIENT min +/- 0.18

COMPONENTS & CLADDING DESIGN PRESSURE: +68.4 psf, -74.2 psf

PROTECTION OF OPENINGS IS REQUIRED BY OWNER BUILDER

ROOF LIVE & DEAD LOADS

ROOF LIVE LOADS 20 PSF

TOP CHORD DEAD LOAD 12 PSF

BOT CHORD DEAD LOAD 8 PSF

ROOF TOTAL LOADS 40 PSF



EMERGENCY ESCAPE AND RESCUE OPENINGS (MIN OPENINGS) PER 2020 FBCR 810.2.1, REQUIRED

NOTE:
COORDINATE ALL ROUGH OPENINGS, HEADER HEIGHTS FOR EXTERIOR DOORS AND WINDOWS WITH OWNER/BUILDER AND MANUFACTURERS SPEC.

SHOWER NOTE:
ADJOINING WALLS AND FLOORS ENCLOSING BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH PLASTIC LINER MATERIAL THAT COMPLIES WITH ASTM D 4068 OR ASTM D 4551

CABINETS NOTE:
CABINET LAYOUT SHOWN IN KITCHEN, BATHROOMS AND ANY OTHER LOCATION ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET DESIGN W/ OWNER / BUILDER PRIOR TO ANY FABRICATION/ INSTALLATION

HOUSE ATTIC VENTILATION CALCULATIONS

MAXIMUM TOTAL OF NON INSULATED SQUARE FOOTAGE: 2283 sqft

MAXIMUM REQUIRED ATTIC VENTING (1/300): 2283 sqft x 144 / 300 = 1095 sq inches

MINIMUM PROVIDED VENTED SOFFIT: 80 linear ft @ 10" square inch / ft = 800 sq inches (73%)

MINIMUM PROVIDED RIDGE VENTS: 0 linear ft @ 10" square inch / ft = 0 sq inches

MINIMUM PROVIDED OFF-RIDGE VENTS: 3 UNITS @ 140 square inch / UNIT = 420 sq inches (38%)

TOTAL MINIMUM PROVIDED VENT AREA: 1220 sq inches (111%)

DET. GARAGE ATTIC VENTILATION CALCULATIONS

MAXIMUM TOTAL OF NON INSULATED SQUARE FOOTAGE: 653 sqft

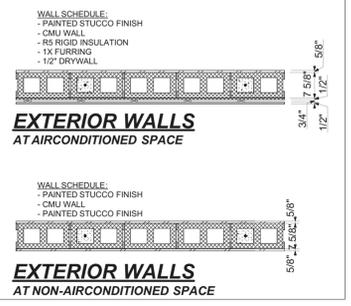
MAXIMUM REQUIRED ATTIC VENTING (1/300): 653 sqft x 144 / 300 = 313 sq inches

MINIMUM PROVIDED VENTED SOFFIT: 30 linear ft @ 10" square inch / ft = 300 sq inches (96%)

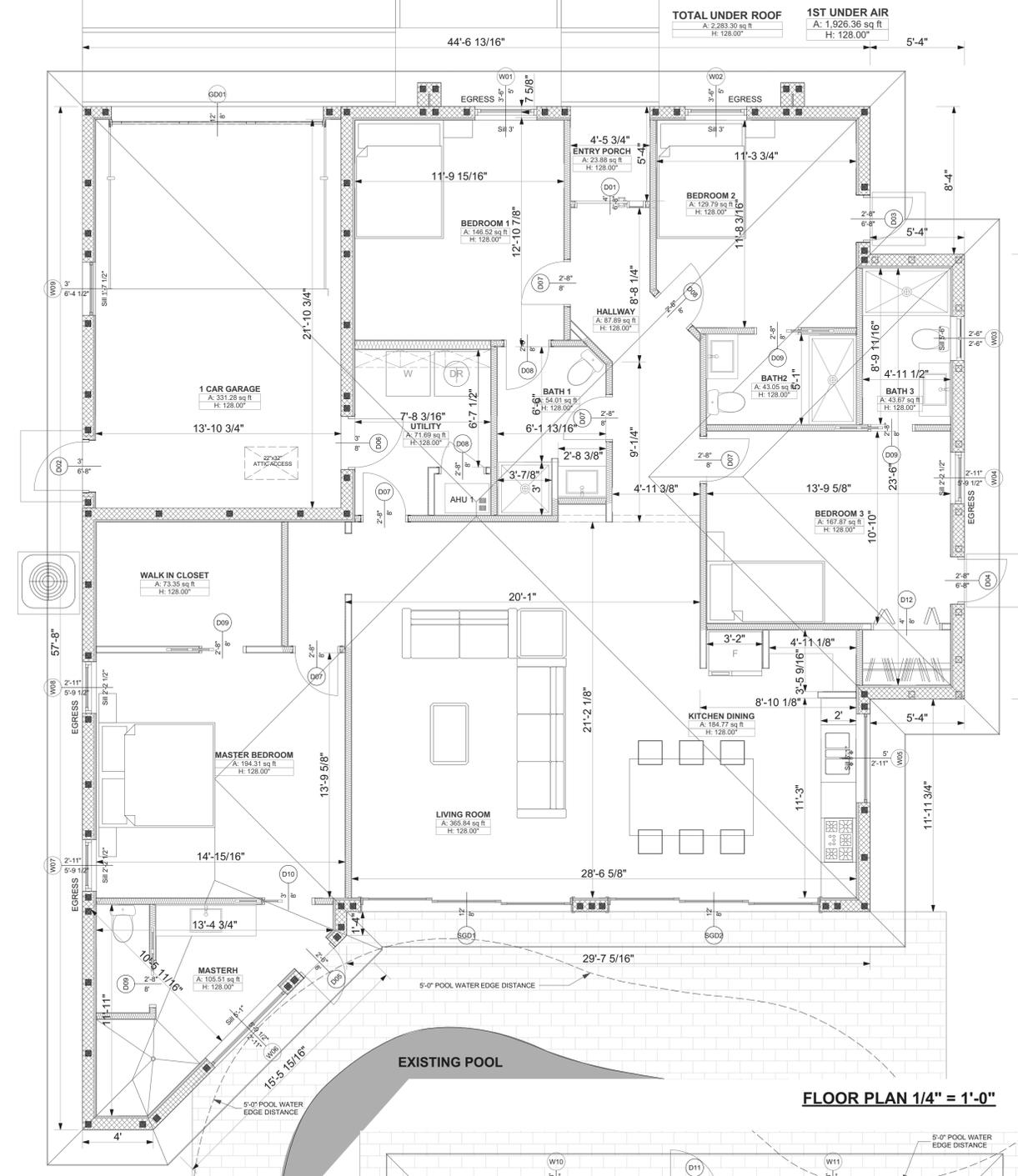
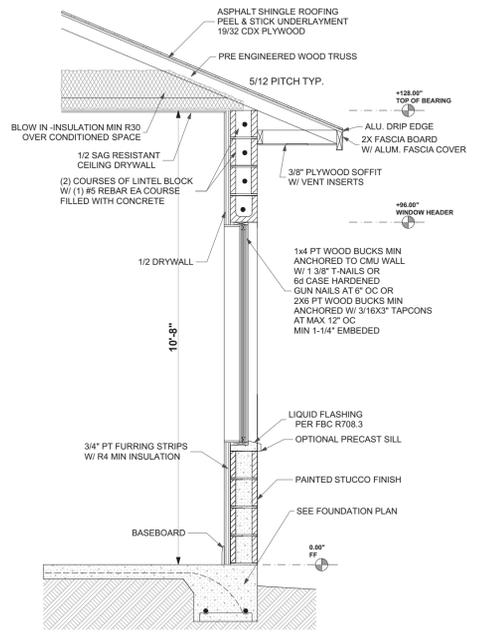
MINIMUM PROVIDED RIDGE VENTS: 0 linear ft @ 10" square inch / ft = 0 sq inches

MINIMUM PROVIDED OFF-RIDGE VENTS: 2 UNITS @ 140 square inch / UNIT = 280 sq inches (89%)

TOTAL MINIMUM PROVIDED VENT AREA: 580 sq inches (185%)



NOTE:
WINDOW AND DOOR OPENING FLASHING PER 2023 FBC-R 8th EDITION SECTION 703.4 LIQUID APPLIED FLASHING SHALL COMPLY WITH AAMA 714



CODE INFORMATION

FBC = Florida Building Code 2023 8th Edition
 FBC EC = Florida Building Code Energy Conservation 2023 8th Edition
 FBC EX = Florida Building Code Existing Building 2023 8th Edition
 FBC RE = Florida Residential Code 2023 8th Edition
 FBC ME = Florida Building Code Mechanical 2023 8th Edition
 NEC = NFPA 70 2020 Edition, National Electrical Code
 FS = Florida Statutes

Energy Code Path utilized for compliance per FBCEC-R401.2

WINDLOAD SOLUTIONS

General Information

Design Wind Speed	Ultimate	160	Click Here to List the wind speed
Wind Speed, V (mph)		160	
Exposure Category		1	(ASCE 7-22, Section 26.7-1)
Enclosure Classification	Enclosed		(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Roof Information

Roof Type	Hip w/Overhang		
Ridge Height, h _r (ft)	23.00	(h _r ≥ 1/2" Roof Peak Height)	
Eave Height, h _e (ft)	23.00	(h _e ≥ 1/2" Roof Edge @ Wind)	
Overhang, h _o (ft)	2.00		
Parapet Along Roof Perimeter (ft)	0.00		
Roof Slope, γ (°)	5.00		
Mean Roof Height, h _m (ft)	15.50	(h _m = h _r /2, for roof angle > 10 deg.)	

Project Information

Client	Con
Address	307 3rd Ave, Melbourne Beach, FL 32951
Company	Profile L&S
Job Number	
Preparer	

Topographic Information

Internal Pressure	0.18
Roof Angle, θ (degrees)	22.62
Edge Slope, α (ft)	4.60
Directionality Factor, K _d	0.85
Topo. Factor, K _e	1.00
Gust Factor, G	0.85
Building Type	Resid

Components & Cladding (C&C)

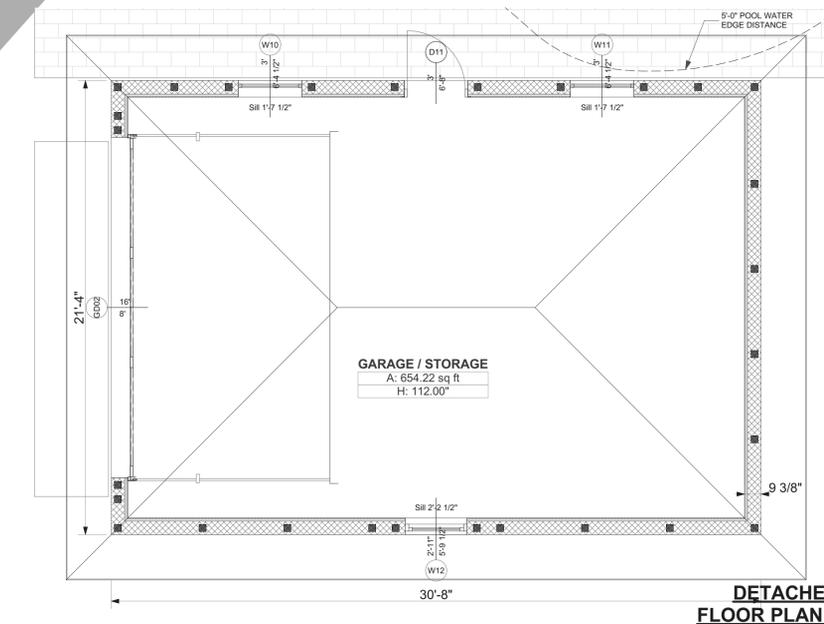
WIND ID	WALL OPENINGS - user entry				WIND LOAD PRESSURES		NOA INFORMATION		VENDOR INFORMATION				
	MAK ID	DESCRIPTION	ZONE	OPENING (sq ft)	WIDTH (in)	LENGTH (in)	EFFECTIVE WIND AREA (sq ft)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)	Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
W01	W01	SINGLE HUNG	4	5	36.0	72.0	19.0	65.4	-71.4				
W02	W02	SINGLE HUNG	4	5	36.0	72.0	19.0	65.4	-71.4				
W03	W03	SINGLE HUNG	4	5	36.0	72.0	19.0	65.4	-71.4				
W04	W04	SINGLE HUNG	4	4.8	35.0	69.5	18.9	64.1	-70.9				
W05	W05	FIXED WINDOW	4	6.6	60.0	52.0	21.7	65.0	-70.8				
W06	W06	FIXED WINDOW	4	6.6	69.5	35.0	16.9	66.1	-71.9				
W07	W07	SINGLE HUNG	4	4.8	35.0	69.5	18.9	64.1	-70.9				
W08	W08	SINGLE HUNG	4	4.8	35.0	69.5	18.9	64.1	-70.9				
W09	W09	FIXED WINDOW	4	4.6	36.0	76.5	19.1	65.5	-71.3				
W10	W10	FIXED WINDOW	4	4.6	36.0	76.5	19.1	65.5	-71.3				
W11	W11	FIXED WINDOW	4	4.8	35.0	69.5	18.9	64.1	-70.9				
W12	W12	SINGLE HUNG	4	4.8	35.0	69.5	18.9	64.1	-70.9				
D01	D01	MAIN ENTRY DOOR	4	3.5	48.0	82.0	27.3	64.0	-69.8				
D02	D02	SIDE ENTRY DOOR	4	3.5	36.0	82.0	29.5	65.2	-71.0				
D03	D03	SIDE ENTRY DOOR	4	3.5	32.0	82.0	18.2	65.8	-71.6				
D04	D04	SIDE ENTRY DOOR	4	3.5	32.0	82.0	18.2	65.8	-71.6				
D05	D05	SIDE ENTRY DOOR	4	4	30.0	96.0	20.0	65.3	-71.3				
D06	D06	SIDE ENTRY DOOR	4	3.5	36.0	82.0	29.5	65.2	-71.0				
SG01	SG01	SLIDING GLASS DOOR	5	4	144.0	96.0	96.0	58.4	-73.5				
SG02	SG02	SLIDING GLASS DOOR	4	4	144.0	96.0	96.0	58.4	-73.5				
SG03	SG03	GLAZED OVERHEAD DOOR	5	4	144.0	96.0	96.0	58.4	-73.5				
SG04	SG04	GARAGE OVERHEAD DOOR	5	4	120.0	96.0	120.0	37.1	-68.9				

DOOR SCHEDULE

ID	NO	LOCATION	W.	HT.	SWING	MAT.	LINTEL
D01	1	EXT	4'-0"	6'-8"	RIGHT IN SWING	600 FIBER GLASS W/ SET LITE IMPACT GLASS DOOR	
D02	1	EXT	3'-0"	6'-8"	LEFT OUT SWING	600 FIBER GLASS W/ SET LITE IMPACT GLASS DOOR	8F8-18/IT
D03	1	EXT	2'-8"	6'-8"	RIGHT OUT SWING	600 FIBER GLASS W/ SET LITE IMPACT GLASS DOOR	8F8-18/IT
D04	1	EXT	2'-8"	6'-8"	LEFT OUT SWING	600 FIBER GLASS W/ SET LITE IMPACT GLASS DOOR	8F8-18/IT
D05	1	EXT	2'-6"	8'-0"	RIGHT OUT SWING	600 FIBER GLASS W/ SET LITE IMPACT GLASS DOOR	8F8-18/IT
D06	1	INT	3'-0"	8'-0"	RIGHT IN SWING	SOLID FIBER GLASS	8F8-18/IT
D07	5	INT	2'-8"	8'-0"	LEFT IN SWING	HOLLOW CORE WOOD	
D08	3	INT	2'-8"	8'-0"	RIGHT	HOLLOW CORE WOOD	
D09	4	INT	2'-8"	8'-0"	POCKET DOOR	HOLLOW CORE WOOD	
D10	1	INT	3'-0"	8'-0"	POCKET DOOR	HOLLOW CORE WOOD	
D11	1	EXT	3'-0"	8'-0"	LEFT OUT SWING	SOLID FIBER GLASS W/ SET LITE IMPACT GLASS DOOR	8F8-18/IT
D12	1	INT	4'-0"	8'-0"	BI-FOLD DOOR	HOLLOW CORE WOOD	
SGD1	1	EXT	12'-0"	8'-0"	SLIDING GLASS DOOR	IMPACT GLAZED	8F16-18/IT
SGD2	1	EXT	12'-0"	8'-0"	SLIDING GLASS DOOR	IMPACT GLAZED	8F16-18/IT
GD01	1	EXT	12'-0"	8'-0"	OVERHEAD GARAGE DOOR	METAL - RASSED PANEL	8F16-18/IT
GD02	1	EXT	16'-0"	8'-0"	OVERHEAD GARAGE DOOR	METAL - RASSED PANEL	8F16-18/IT

WINDOW SCHEDULE

ID	NO	WIDTH	HEIGHT	DLO	TYPE	GLAZING	LINTEL
W01	1	3'-6"	5'-0"		VINYL SINGLE HUNG	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W02	1	3'-6"	5'-0"		VINYL SINGLE HUNG	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W03	1	2'-6"	2'-6"		VINYL SINGLE HUNG	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W04	1	2'-11"	5'-9 1/2"		VINYL SINGLE HUNG	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W05	1	5'-0"	2'-11"		VINYL FIXED	DBL GLAZED INSULATED IMPACT	8F16-18/IT
W06	1	5'-9 1/2"	2'-11"		VINYL FIXED	DBL GLAZED INSULATED IMPACT	8F16-18/IT
W07	1	2'-11"	5'-9 1/2"		VINYL SINGLE HUNG	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W08	1	2'-11"	5'-9 1/2"		VINYL SINGLE HUNG	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W09	1	3'-0"	6'-4 1/2"		VINYL FIXED	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W10	1	3'-0"	6'-4 1/2"		VINYL FIXED	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W11	1	3'-0"	6'-4 1/2"		VINYL FIXED	DBL GLAZED INSULATED IMPACT	8F8-18/IT
W12	1	2'-11"	5'-9 1/2"		VINYL SINGLE HUNG	DBL GLAZED INSULATED IMPACT	8F8-18/IT



TO THE BEST OF THE DESIGNERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY.

THE DESIGNER HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. AT THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON AN ELECTRONIC COPY.

THIS FIRM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. AT THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON AN ELECTRONIC COPY.

REVISIONS

NO.	DESCRIPTION	DATE	BY

EDWARD F. SHINSKIE P.E.
 P.E. # 47515
 407 Wild Turkey Rd
 Mims, FL 32754
 cell 321 683 3223
 email: rcenterprises.fl@gmail.com

PROFILE
 light gauge
 structures, LLC
 321-298-4668

ORO

ENGINEERING

DESIGN

BUILDER

COX RESIDENCE

307 3RD AVE
MELBOURNE BEACH, FL 32951

PROJECT NAME

DRAWN TC
CHECKED TC
DATE 9/20/2025
SCALE
SHEET A-01

REVISIONS	BY

EDWARD F. SHINSKIE P.E.
P.E. # 47515
407 Wild Turkey Rd
Mims, FL 32754
cell 321 683 3223
email: rkecenterprises.fl@gmail.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. AT THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

Profile
light gauge
structures, LLC
321.288.4668

DESIGN

BUILDER

PROJECT NAME
COX RESIDENCE
307 3RD AVE
MELBOURNE BEACH, FL 32951

DRAWN
TC
CHECKED
TC
DATE
9/20/2025
SCALE
SHEET

A-02

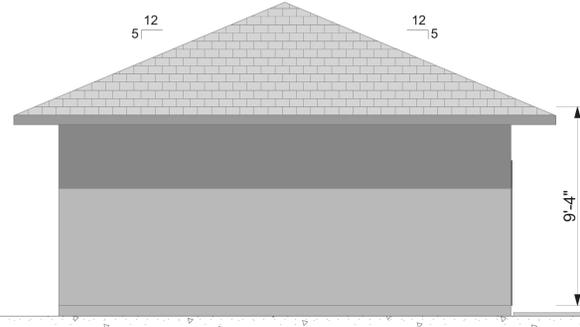
TO THE BEST OF THE DESIGNER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY.
THE DESIGNS IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF PROFILE LIGHT GAUGE STRUCTURES, LLC. THE COMPANY EXPRESSLY RESERVES THE COPYRIGHT AND ANY OTHER PROPERTY RIGHTS IN THESE PLANS AND ELEVATIONS. ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF PROFILE LIGHT GAUGE STRUCTURES, LLC, IS PROHIBITED BY LAW.



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



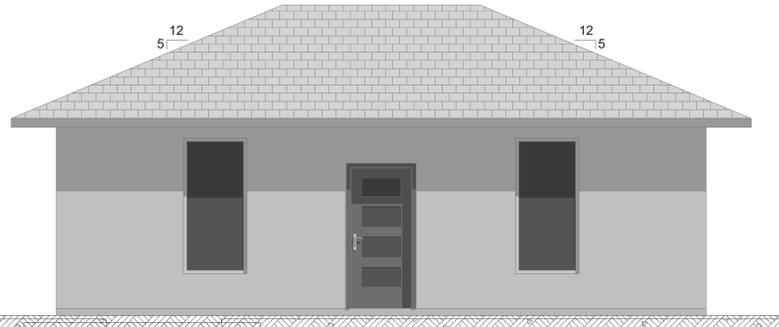
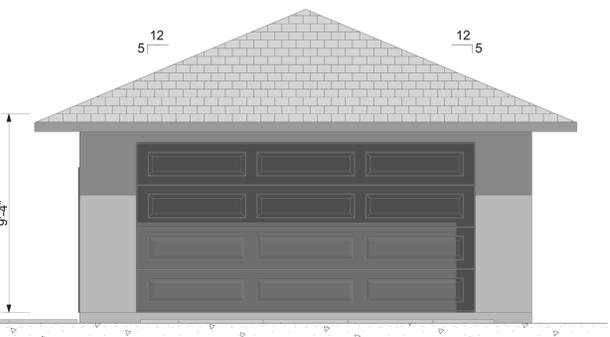
SOUTH ELEVATION 1/4" = 1'-0"



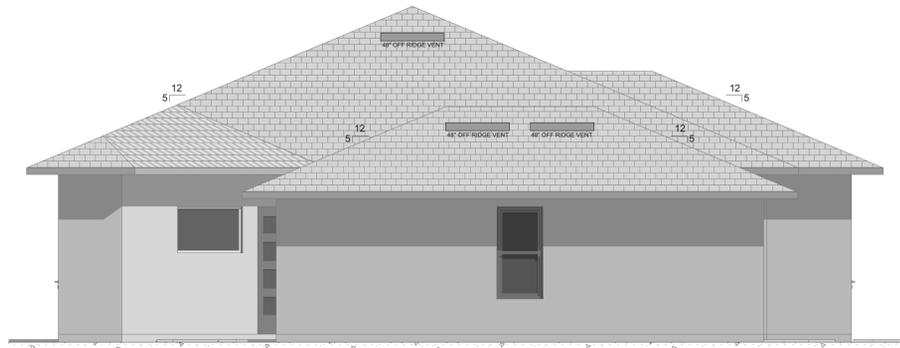
EAST ELEVATION 1/4" = 1'-0"



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



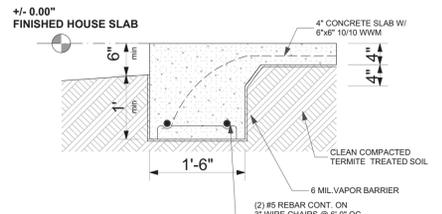
NORTH ELEVATION GARAGE 1/4" = 1'-0"



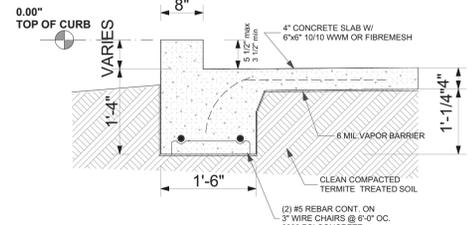
SOUTH ELEVATION W/ GARAGE 3/16" = 1'-0"

GENERAL NOTES:
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER/BUILDER IS KNOWLEDGABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER/BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER/BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
5. DIMENSIONS AND LOCATIONS OF ALL ITEMS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH WRITTEN PRIOR APPROVAL OF ENGINEER OF RECORD.
DO NOT SCALE DRAWINGS

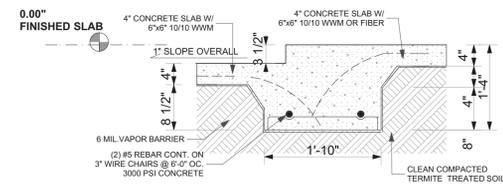
ALL EXTERIOR FOOTINGS SHALL CONFORM WITH 2023 FBC R403.1.4 AND BE PLACED AT LEAST MIN. 12" BELOW UNDISURBED GROUND SURFACE WITH A MIN 6" REVEAL ABOVE GROUND AT PERIMETER OF BUILDING EXCEPT OPENINGS AT GARAGE FOOR OPENING AND COVERED PORCHES



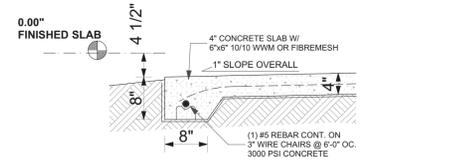
D1 TYP. FOUNDATION



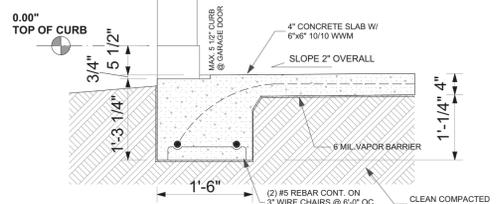
D2 TYP. FOUNDATION @ GARAGE CURB



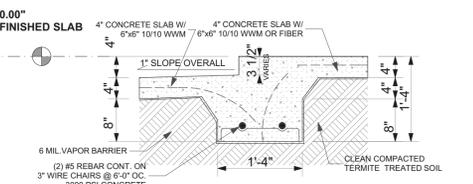
D3 SLAB STEP DOWN @ PORCHES



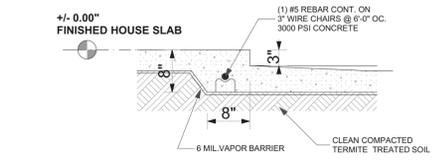
D4 THICKENED EDGE



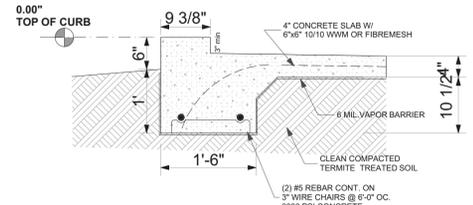
D5 TYP. FOUNDATION @ GARAGE DOOR



D6 SLAB STEP DOWN @ GARAGE



D7 THICKENED EDGE @ SHOWER RECESS



D8 TYP. FOUNDATION @ GARAGE CURB

TYP. FOUNDATION DETAILS 3/4"=1'-0"

GENERAL NOTES: 1. THESE DRASINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/ OWNER BUILDER IS KNOWLEDGABLE OF COMMON CONSTRUCTION PRACTICES. 2. THE CONTRACTOR/OWNER- BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION. 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT. 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. 5. DIMENSIONS AND LOCATIONS OF ALL ITEMS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH WRITTEN PRIOR APPROVAL OF ENGINEER OF RECORD. DO NOT SCALE DRAWINGS

FOUNDATION NOTES:

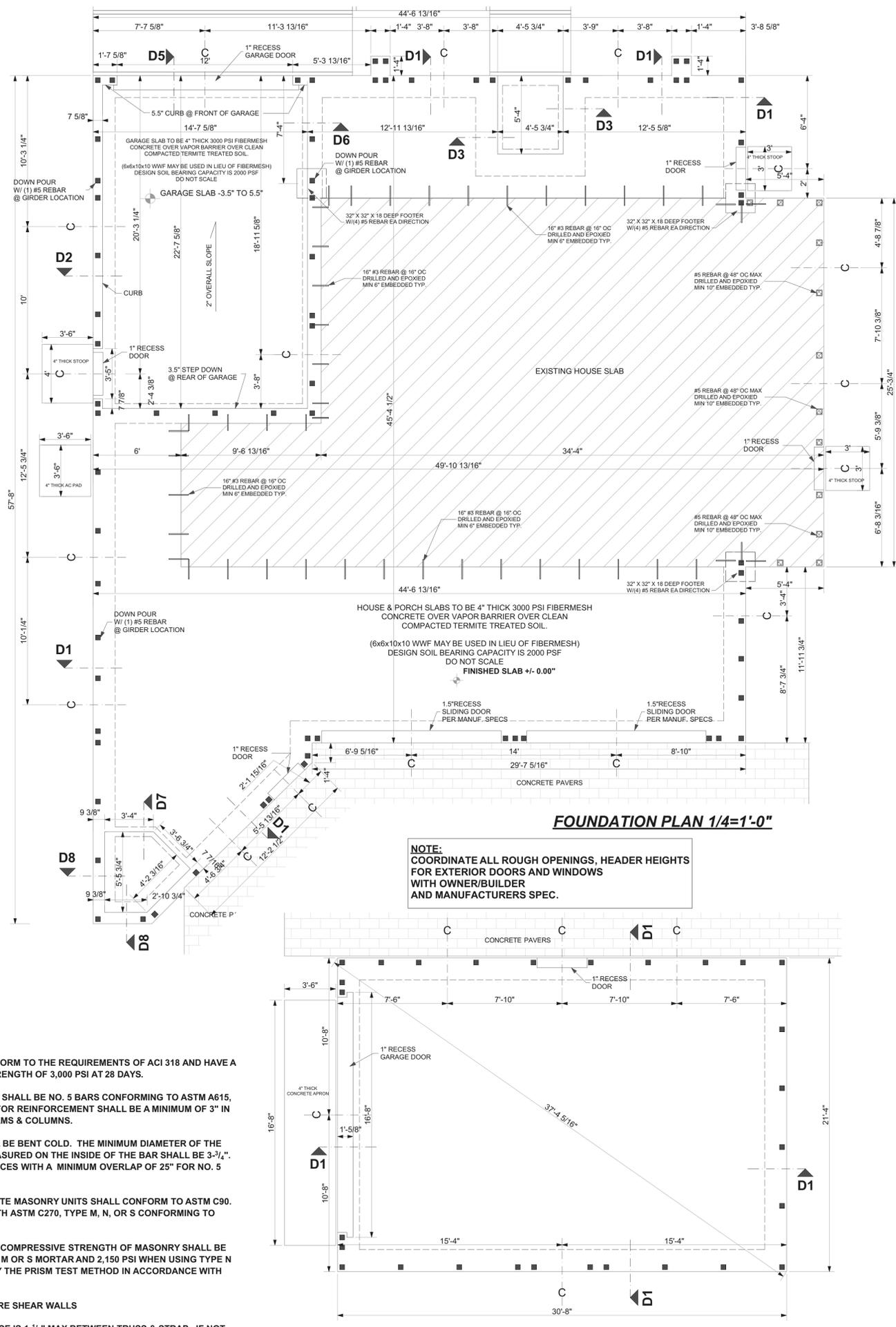
- (1) A TERMITE CHEMICAL BARRIER IS TO BE APPLIED. IT SHALL BE PER FBCR 2023 SECTIONS 1503.6, R320 & 2403 AND A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPT. BY A LICENCED PEST CONTROL COMPANY PER SECTION 105.1
(2) USE A MIN. OF 0-3/4lbs FIBERMESH PER YARD IN SLAB
(3) CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000psi
(4) MIN COVERAGE OF REBAR IN SLAB IS 3" AND 1 1/2" IN CMU WALLS
(5) REBAR OVERLAB SHALL BE 40 BAR DIAMETERS (25" FOR #5 BARS)
(6) FOR INSIDE CORNER OF SLAB ADD (2) #4 X 36" BARS DIAGONALLY 12" APART 2" FROM CORNER AND WITHIN UPPER THIRD OF SLAB.

SOIL

- 1. SOIL CLASSIFIED AS SILTY SAND WITH A DESIGN LOAD-BEARING CAPACITY (ALLOWABLE FOUNDATION PRESSURE) OF 2,000 PSF.
2. SOIL BELOW NEW FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PER ASTM D-1557.

CONCRETE & MASONRY

- 1. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. REINFORCEMENT STEEL SHALL BE NO. 5 BARS CONFORMING TO ASTM A615, GR. 40. CONCRETE COVER FOR REINFORCEMENT SHALL BE A MINIMUM OF 3" IN FOOTINGS AND 1-1/2" IN BEAMS & COLUMNS.
3. REINFORCEMENT SHALL BE BENT COLD. THE MINIMUM DIAMETER OF THE BEND FOR NO. 5 REBAR MEASURED ON THE INSIDE OF THE BAR SHALL BE 3-3/4". SPLICES SHALL BE LAP SPLICES WITH A MINIMUM OVERLAP OF 25" FOR NO. 5 REBAR.
4. LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90. MORTAR SHALL COMPLY WITH ASTM C270, TYPE M, N, OR S CONFORMING TO ASTM A270.
5. THE MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY SHALL BE 1,900 PSI WHEN USING TYPE M OR S MORTAR AND 2,150 PSI WHEN USING TYPE N MORTAR AS DETERMINED BY THE PRISM TEST METHOD IN ACCORDANCE WITH ASTM C1314.
6. ALL EXTERIOR WALLS ARE SHEAR WALLS
7. TRUSS STRAP TOLERANCE IS 1-1/2" MAX BETWEEN TRUSS & STRAP. IF NOT, USE TWIST TIES W/ 6 - 6d NAILS @ EACH TRUSS & 3 - 0.145d TAPCONS DRILLED INTO CONCRETE, WHERE APPLICABLE.



DETACHED GARAGE FOUNDATION PLAN 1/4"=1'-0"

TO THE BEST OF THE DESIGNERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY. THE DESIGNERS IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF PROFILE LIGHT GAUGE STRUCTURES, LLC. THE COMPANY EXPRESSLY RESERVES THE COPYRIGHT AND ANY OTHER PROPERTY RIGHTS IN THESE PLANS AND ELEVATIONS. ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF PROFILE LIGHT GAUGE STRUCTURES, LLC, IS PROHIBITED BY LAW.

Table with columns: REVISIONS, BY

EDWARD F. SHINSKIE P.E. P.E. # 47515 407 Wild Turkey Rd Mims, FL 32754 cell 321 683 3223 email: rkcenterprises.fl@gmail.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. AT THE DATE AND OR THE STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

Logo for 'light gauge structures, LLC' and 'PROFILE' with contact information: 371.288.4668

COX RESIDENCE 307 3RD AVE MELBOURNE BEACH, FL 32951

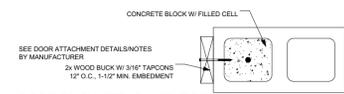
DRAWN TC CHECKED TC DATE 9/20/2025 SCALE SHEET

S-01

ENGINEERING DESIGN BUILDER PROJECT NAME

DOOR ATTACHMENT NOTES

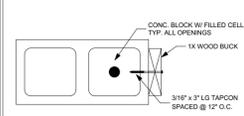
- WOOD BUCKS BY OTHERS MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO STRUCTURE.
- THE PRECEDING DRAWINGS ARE INTENDED TO QUALIFY THE FOLLOWING INSTALLATIONS.
 - WOOD FRAME CONSTRUCTION WHERE DOOR SYSTEM IS ANCHORED TO A MINIMUM TWO BY STRUCTURAL WOOD BUCK.
 - MASONRY OR CONCRETE CONSTRUCTION WHERE DOOR SYSTEM IS ANCHORED TO A MINIMUM TWO BY STRUCTURAL WOOD BUCK.
 - MASONRY OR CONCRETE CONSTRUCTION WHERE DOOR SYSTEM IS ANCHORED DIRECTLY TO CONCRETE OR MASONRY WITH OR WITHOUT A NON-STRUCTURAL ONE BY WOOD BUCK.
- ALL ANCHORING SCREWS TO BE #10 WITH MINIMUM 1-1/2" EMBEDMENT INTO WOOD SUBSTRATE OR 3/8" PH TAPCONS WITH 1-1/2" MINIMUM EMBEDMENT INTO MASONRY.
- THREE STAPLES PER SIDE JAMB INTO HEADER ON SIDELITES AND DOOR. THREE STAPLES PER JAMB INTO THRESHOLD ON SIDELITES AND DOOR.
- LATEX SEALANT TO BE APPLIED AT JAMB & SILL CORNERS.
- DOOR/SIDELITE HEADER, DOOR/SIDELITE JAMBS, AND SIDELITE BASE CORNERS ARE COPED AND BUTT JOINED.
- DOORS SHALL BE PRE-PAINTED WITH A WATER BASED EPOXY RUST INHIBITIVE PRIMER PAINT WITH A DRY FILM THICKNESS OF 0.8 TO 1.2 MIL.
- FRAMES SHALL BE PRE-PAINTED WITH AN ACRYLIC LATEX WATER-BASED WATER-REDUCIBLE WHITE PRIMER WITH A DRY FILM THICKNESS OF 0.8 TO 1.2 MIL.
- THREE WEEPHOLES MEASURING 1/4" X 1/4" ALONG THE VERTICAL SILL HOLLOW OF INSWING THRESHOLD LOCATED AT 5-1/2", 20-1/2" & AT MIDSPAN.



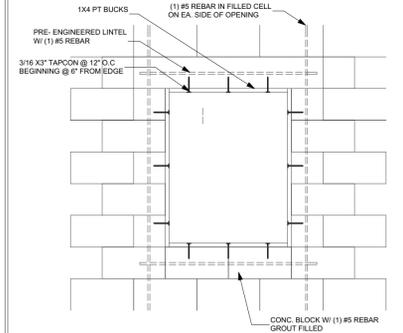
DOOR BUCK ATTACHMENT DETAIL N.T.S.

WINDOW ATTACHMENT NOTES

- PRODUCT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- PRODUCT HAS BEEN TESTED TO MEET DADE COUNTY PROTOCOLS (IAS-202) AND ANSI/AAMA 101. AS REQUIRED BY SECTION 241 1.3.2 OF THE FLORIDA BUILDING CODE.
- GLAZING THICKNESS AND TEMPERING TO BE DEFINED BY THE REQUIREMENTS OF THE DESIGN PRESSURE IN ACCORDANCE WITH ASTM E-1300 AND SECTION 2405.3, UNLESS SPECIFIED OTHERWISE. NOTE: SPECIFICATION OF GLASS THICKNESS AND TEMPERING IS NOT LESS THAN THE REQUIREMENTS OF ASTM E-1300 AND SECTION 2405.3.
- THE U-FACTOR FOR THIS PRODUCT, 1.30, IS BASED ON THE DEFAULT TABLE 4B-1, CHAPTER 13, OF THE FLORIDA BUILDING CODE.
- ALL ALUMINUM EXTRUSIONS SHALL BE 6063-T5 OR 6061-T6, UNLESS NOTED OTHERWISE.
- UNDER SECTIONS 1005.4.4 THE REQUIREMENTS FOR EGRESS ARE: 24" MINIMUM NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH, 5.7 SQUARE FEET AREA EXCEPT FOR GROUND FLOOR AREA WITH PERMITS 5.0 SQUARE FEET FOR THIS PRODUCT. THE MINIMUM SIZE FOR GROUND FLOOR REQUIREMENTS IS 37" X 57" (48" / 49" VENT) FOR INSTALLATIONS GREATER THAN GROUND FLOOR. THE MINIMUM SIZE IS 37" X 56" (EQLT).
- FASTENER SPACING SHALL BE 31" MAXIMUM FROM CORNERS AND 24" ON CENTERS MAXIMUM. MINIMUM SUBSTRATE EMBEDMENT FOR ALL FASTENERS SHALL BE 1 1/2", MINIMUM, UNLESS OTHERWISE SPECIFIED.



WINDOW BUCK ATTACHMENT DETAIL



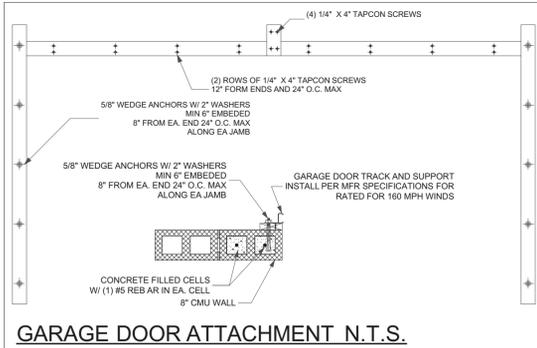
WINDOW / DOOR BUCK DETAIL N.T.S.

NOTE:
WINDOW AND DOOR OPENING FLASHING PER 2023 FBC-R 8th EDITION SECTION 703.4 LIQUID APPLIED FLASHING SHALL COMPLY WITH AAMA 714

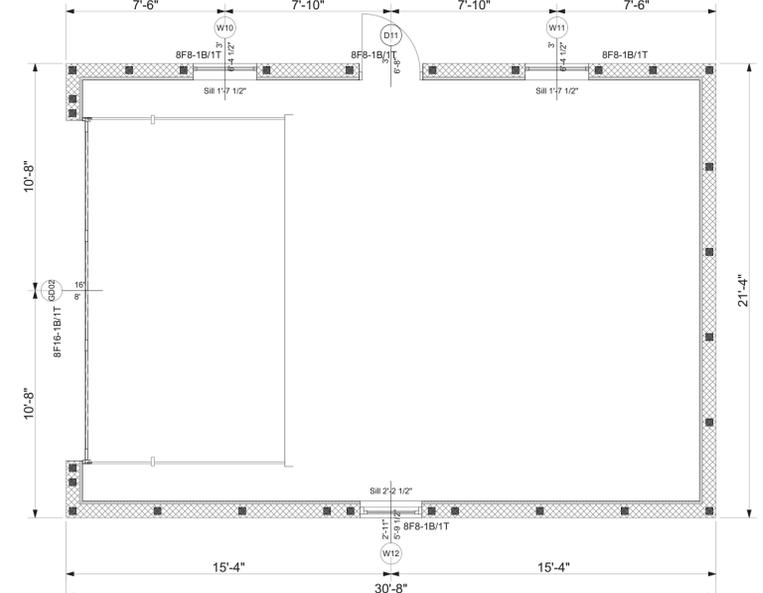
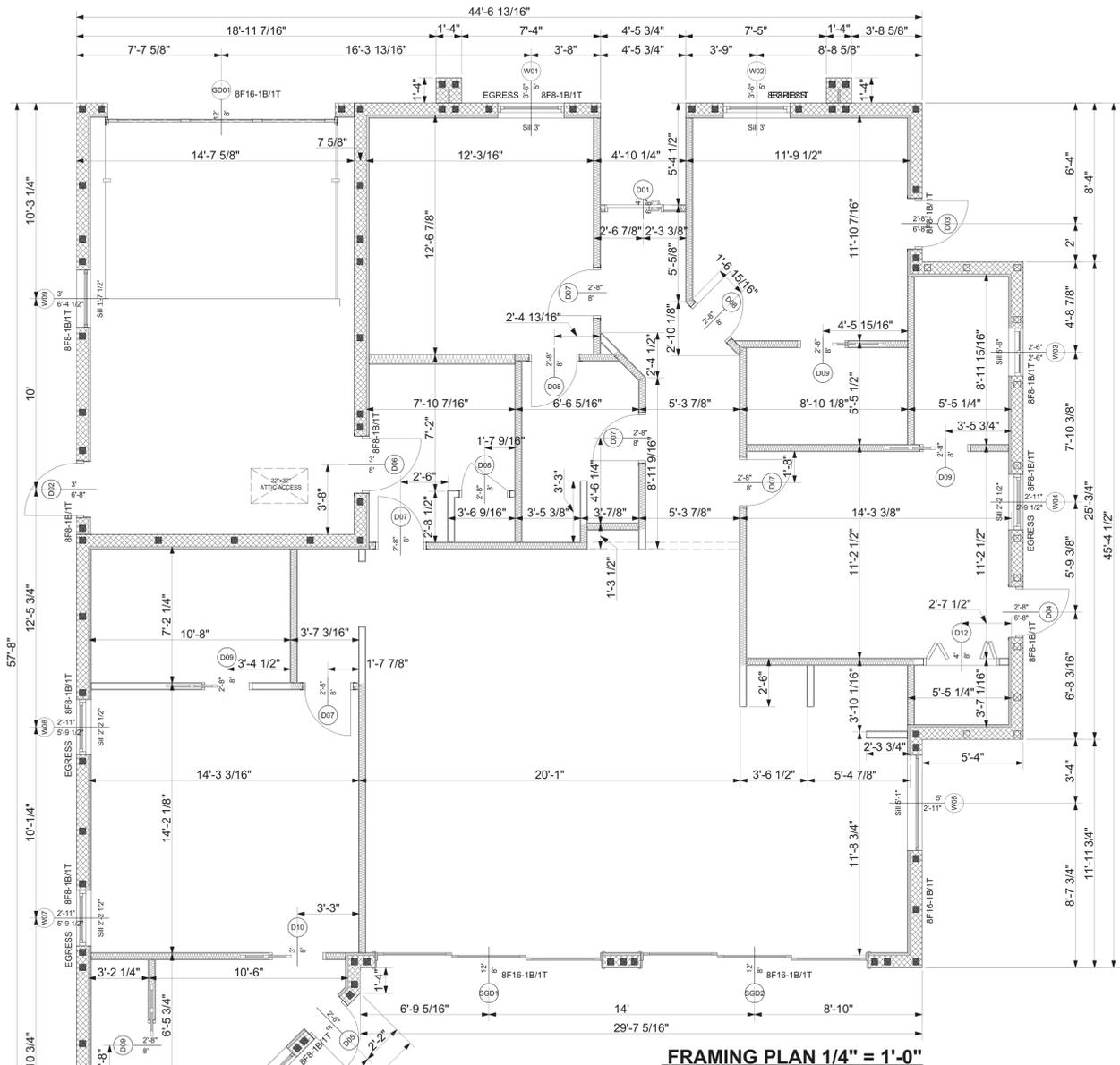
FRAMING NOTE
FRAMING DIMENSIONS REFLECT DISTANCE FROM INSIDE CMU WALL TO STUD WALL. DO NOT SCALE DRAWING.

CMU NOTE:
COORDINATE ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS, BEAM HEIGHTS WITH MANUFACTURERS SPEC. AND/OR OWNER BUILDER

CABINERY NOTE:
CABINET LAYOUT SHOWN IN KITCHEN, BATHROOMS AND ANY OTHER LOCATION ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET DESIGN W/ OWNER / BUILDER PRIOR TO ANY FABRICATION/ INSTALLATION



GARAGE DOOR ATTACHMENT N.T.S.



GENERAL NOTES:

- THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/ OWNER BUILDER IS KNOWLEDGABLE OF COMMON CONSTRUCTION PRACTICES.
- THE CONTRACTOR/OWNER- BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
- THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DIMENSIONS AND LOCATIONS OF ALL ITEMS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH WRITTEN PRIOR APPROVAL OF ENGINEER OF RECORD.
- DO NOT SCALE DRAWINGS

OVERALL LINTEL LENGTH	TYPE OF LINTEL	UPLIFT										LATERAL	
		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8F36-1T	8F40-1T	8F44-1T	8F48-1T	8F52-1T
2'-8" to 3'-6"	PRECAST	1569	2655	3524	4394	5263	6132	7001	1025	1024	1598		
3'-7" to 4'-0"	PRECAST	1363	2305	3060	3815	4570	5325	6079	165	783	1309		
4'-1" to 4'-6"	PRECAST	1207	2040	2707	3375	4043	4711	5379	592	591	1073		
4'-7" to 5'-4"	PRECAST	1016	1715	2276	2838	3399	3961	4522	411	411	745		
5'-5" to 5'-10"	PRECAST	929	1567	2080	2593	3107	3620	4133	340	339	616		
5'-11" to 6'-6"	PRECAST	835	1407	1868	2329	2790	3251	3712	607	721	490		
6'-7" to 7'-6"	PRECAST	727	1224	1624	2025	2426	2827	3228	424	534	263		
7'-7" to 9'-4"	PRECAST	591	708	1136	1474	1812	2150	2500	126	512	230		
9'-5" to 10'-6"	PRECAST	530	676	1038	1384	1730	2076	2422	284	401	180		
10'-7" to 11'-4"	PRECAST	474	504	800	1037	1274	1513	1753	160	452	154		
11'-5" to 12'-0"	PRECAST	410	550	840	1080	1320	1560	1800	244	402	137		
12'-1" to 13'-4"	PRECAST	420	460	780	1020	1260	1500	1740	211	324	110		
13'-5" to 14'-0"	PRECAST	384	358	684	924	1164	1404	1644	205	293	100		
14'-1" to 14'-8"	PRESTRESSED	220	334	520	672	825	978	1131	NR	284	91		
14'-9" to 15'-4"	PRESTRESSED	246	360	546	732	918	1104	1290	NR	259	63		
15'-5" to 17'-4"	PRESTRESSED	162	228	342	456	570	684	798	NR	148	52		
17'-5" to 19'-4"	PRESTRESSED	142	208	307	393	480	568	655	NR	125	42		
19'-5" to 21'-4"	PRESTRESSED	142	208	307	393	480	568	655	NR	116	40		
21'-5" to 22'-0"	PRESTRESSED	137	223	358	513	668	823	978	NR	91	33		
22'-1" to 24'-0"	PRESTRESSED	124	202	319	455	590	725	860	NR				

OVERALL LINTEL LENGTH	TYPE OF LINTEL	8F8-1T	GRAVITY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
			8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T	8F36-1T	8F40-1T	8F44-1T	8F48-1T	8F52-1T	8F56-1T	8F60-1T																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
2'-8" to 3'-6"	PRECAST	2231	3069	3719	4369	5019	5669	6319	6969	7619	8269	8919	9569	10219	10869	11519	12169	12819	13469	14119	14769	15419	16069	16719	17369	18019	18669	19319	19969	20619	21269	21919	22569	23219	23869	24519	25169	25819	26469	27119	27769	28419	29069	29719	30369	31019	31669	32319	32969	33619	34269	34919	35569	36219	36869	37519	38169	38819	39469	40119	40769	41419	42069	42719	43369	44019	44669	45319	45969	46619	47269	47919	48569	49219	49869	50519	51169	51819	52469	53119	53769	54419	55069	55719	56369	57019	57669	58319	58969	59619	60269	60919	61569	62219	62869	63519	64169	64819	65469	66119	66769	67419	68069	68719	69369	70019	70669	71319	71969	72619	73269	73919	74569	75219	75869	76519	77169	77819	78469	79119	79769	80419	81069	81719	82369	83019	83669	84319	84969	85619	86269	86919	87569	88219	88869	89519	90169	90819	91469	92119	92769	93419	94069	94719	95369	96019	96669	97319	97969	98619	99269	99919	100569	101219	101869	102519	103169	103819	104469	105119	105769	106419	107069	107719	108369	109019	109669	110319	110969	111619	112269	112919	113569	114219	114869	115519	116169	116819	117469	118119	118769	119419	120069	120719	121369	122019	122669	123319	123969	124619	125269	125919	126569	127219	127869	128519	129169	129819	130469	131119	131769	132419	133069	133719	134369	135019	135669	136319	136969	137619	138269	138919	139569	140219	140869	141519	142169	142819	143469	144119	144769	145419	146069	146719	147369	148019	148669	149319	149969	150619	151269	151919	152569	153219	153869	154519	155169	155819	156469	157119	157769	158419	159069	159719	160369	161019	161669	162319	162969	163619	164269	164919	165569	166219	166869	167519	168169	168819	169469	170119	170769	171419	172069	172719	173369	174019	174669	175319	175969	176619	177269	177919	178569	179219	179869	180519	181169	181819	182469	183119	183769	184419	185069	185719	186369	187019	187669	188319	188969	189619	190269	190919	191569	192219	192869	193519	194169	194819	195469	196119	196769	197419	198069	198719	199369	200019	200669	201319	201969	202619	203269	203919	204569	205219	205869	206519	207169	207819	208469	209119	209769	210419	211069	211719	212369	213019	213669	214319	214969	215619	216269	216919	217569	218219	218869	219519	220169	220819	221469	222119	222769	223419	224069	224719	225369	226019	226669	227319	227969	228619	229269	229919	230569	231219	231869	232519	233169	233819	234469	235119	235769	236419	237069	237719	238369	239019	239669	240319	240969	241619	242269	242919	243569	244219	244869	245519	246169	246819	247469	248119	248769	249419	250069	250719	251369	252019	252669	253319	253969	254619	255269	255919	256569	257219	257869	258519	259169	259819	260469	261119	261769	262419	263069	263719	264369	265019	265669	266319	266969	267619	268269	268919	269569	270219	270869	271519	272169	272819	273469	274119	274769	275419	276069	276719	277369	278019	278669	279319	279969	280619	281269	281919	282569	283219	283869	284519	285169	285819	286469	287119	287769	288419	289069	289719	290369	291019	291669	292319	292969	293619	294269	294919	295569	296219	296869	297519	298169	298819	299469	300119	300769	301419	302069	302719	303369	304019	304669	305319	305969	306619	307269	307919	308569	309219	309869	310519	311169	311819	312469	313119	313769	314419	315069	315719	316369	317019	317669	318319	318969	319619	320269	320919	321569	322219	322869	323519	324169	324819	325469	326119	326769	327419	328069	328719	329369	330019	330669	331319	331969	332619	333269	333919	334569	335219	335869	336519	337169	337819	338469	339119	339769	340419	341069	341719	342369	343019	343669	344319	344969	345619	346269	346919	347569	348219	348869	349519	350169	350819	351469	352119	352769	353419	354069	354719

All service supplying dwelling units shall be provided with a surge-protector device (SPD), an SPD integral shall be part of the service equipment. NEC 2020 230.67

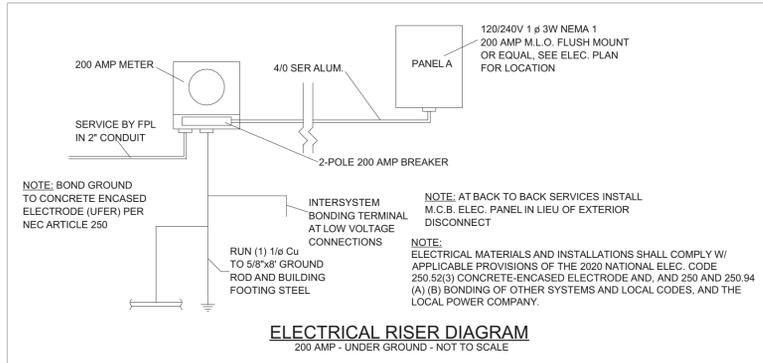
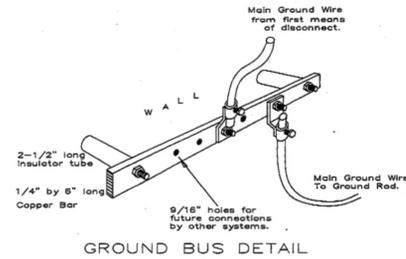
All 125 -volt, through 250-volt receptacles installed in the locations specified in 210.8 (A)(1) through (A)(11) and supplied by a single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. NEC 210.8(A)

Per 2023 FBC EC (8th ED0 SECTION r 404.1 all permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens per watt or shall utilize lamps with an efficacy of not less than 65 lumens per Watt.

ELECTRICAL NOTES

- ALL FAN JUNCTION BOXES SHALL BE CENTERED & BRACED IN ROOM / SPACE U.N.O.
- ALL WALL MOUNTED INTERIOR LIGHTS ARE CENTERED AS INDICATED ON ELEVATIONS @ 7'-6" A.F.F.
- IAW NEC 2020-210.12 - ALL 15A OR 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNITS - FAMILY ROOMS, KITCHEN, LAUNDRY, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR SHALL BE PROTECTED BY A LISTED AFCI DEVICE OF THE COMBINATION TYPE
- IAW NEC 2020-406.12: ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
- ALL 15A AND 20A, 125V RECEPTACLES INSTALLED IN A DWELLING UNIT GARAGE MUST HAVE GFCI PROTECTION
- SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1'-3" OF PEAK, AND SHALL BE 3" FROM THE SUPPLY OR RETURN AIR STREAM AND EQUIPPED WITH A BATTERY BACK-UP.
- RANGE & DRYER SHALL BE WIRED TO HANDLE BOTH GAS AND 220V ELECTRIC APPLIANCE IN GAS COMMUNITIES
- REFRIGERATOR AND MICROWAVE CIRCUITS SHALL BE GFI PROTECTED WHEN WITHIN 6' OF SINKS (NEC 2020-210.8)
- DISHWASHER AND DISPOSAL CIRCUITS WILL BE GFI PROTECTED (NEC 2020-210.8)
- LOW VOLTAGE PANEL TO BE SUPPLIED WITH 120V RECEPTACLE
- DOOR CHIMES TO BE LOCATED 12" FROM CEILING AS INDICATED ON PLANS
- ALL EXTERIOR WP RECEPTACLES TO BE RATED WEATHER RESISTANT (NEC 2020-406.9)
- IF INSTALLED, PORTABLE GENERATOR RECEPTACLE PRE-WIRE MUST BE LABELED WITH WARNING SIGN (NEC 2020-702.7)
- DRYER TO BE VENTED OUTSIDE EITHER THROUGH THE ROOF (VTR) OR THROUGH THE WALL (VTW) AS INDICATED ON PLAN
- DRYER EXHAUST TO BE INSTALLED PER 8th EDITION, FBC-M504
- ALL STOVE EXHAUSTS TO BE VENTED TO OUTSIDE (VTW OR VTR) AS INDICATED ON PLANS
- ALL STOVE EXHAUSTS TO BE INSTALLED PER 8th EDITION, FBC-M505
- ANCHOR CONDENSER UNIT TO SLAB PER M1307.2
- HEATING AND COOLING DESIGN LOADS SHALL BE BASED ON THE 8th EDITION, FBC-ENERGY CONSERVATION SECTION R403.7.1
- DUCT INSULATION SHALL BE DESIGNED BASED ON THE 8th EDITION FBC-ENERGY CONSERVATION SECTION R403.3.1
- AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602, FBC-R, 8th EDITION
- SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO THE MECHANICAL COMPONENTS TO ASSURE ADEQUATE ACCESS FOR:
 - CONSTRUCTION AND SEALING, AND
 - SECTION M1601 PER FBC, 8th EDITION
- "ON-Q" PANEL TO BE SUPPLIED WITH 120V RECEPTACLE
- SPACING FOR ALL RECEPTACLES NOT SPECIFIED ON PLAN SHALL BE INSTALLED PER NEC 210.52 - 210.64 REQUIREMENTS

GENERAL NOTES:
 1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/ OWNER BUILDER IS KNOWLEDGABLE OF COMMON CONSTRUCTION PRACTICES.
 2. THE CONTRACTOR/OWNER- BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
 5. DIMENSIONS AND LOCATIONS OF ALL ITEMS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH WRITTEN PRIOR APPROVAL OF ENGINEER OF RECORD.
 DO NOT SCALE DRAWINGS



PANEL A 120/240 VOLTS, 1 PHASE 3 WIRE, SOLID NEUTRAL, SQUARE D 30/40 PANEL

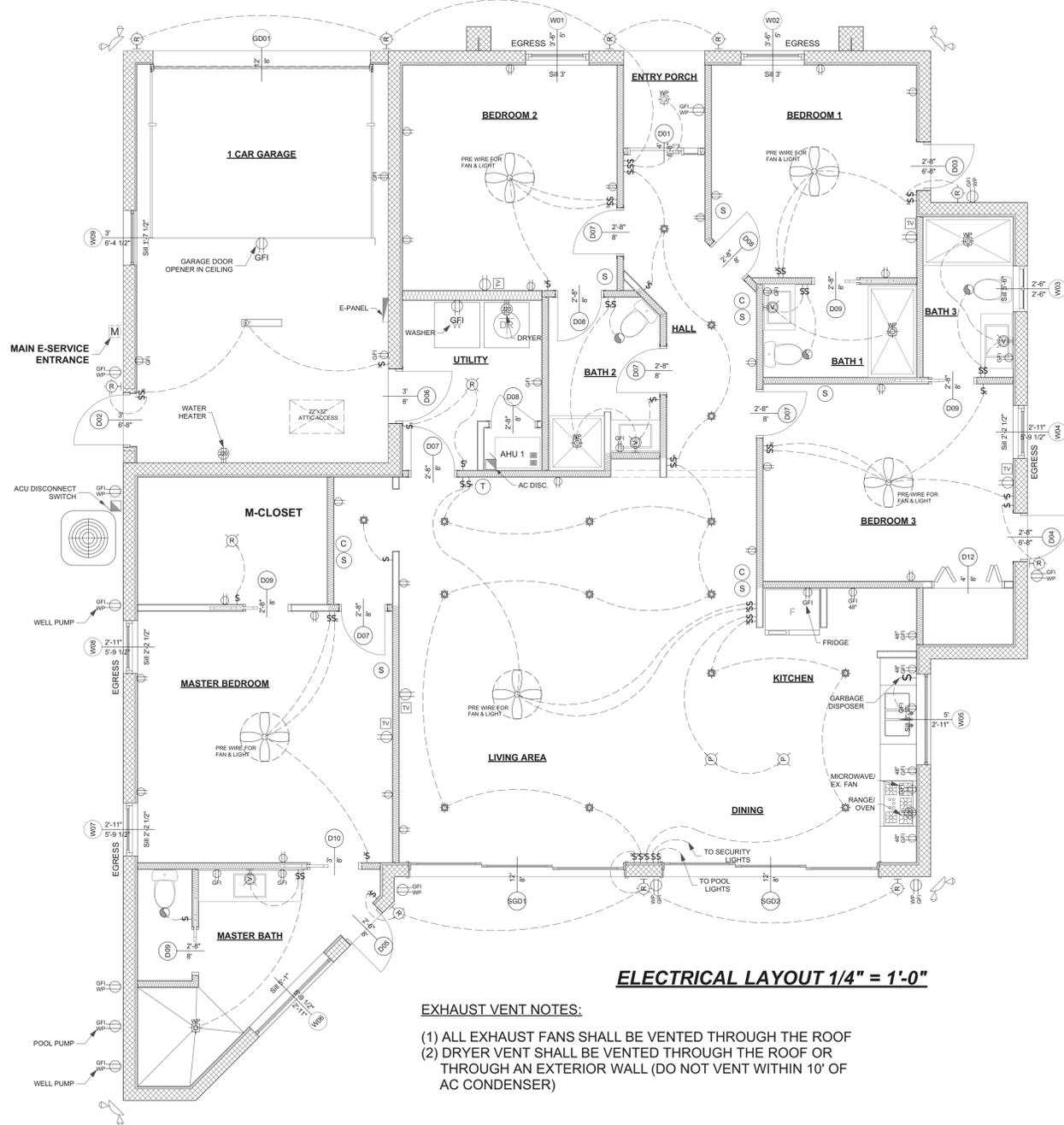
CKT	SERVING	BREAKER POLE	TRIP	WIRE SIZE	WIRE SIZE	BREAKER TRIP	POLE	SERVING	CKT
1	CONDENSING UNIT 1	2	40	8	8	40	2	50 AMP SUB PANEL	2
3									4
5	AIR HANDLING UNIT 1	2	40	8					6
7									8
9	RANGE	2	50	8					10
11									12
13	DRYER	2	30	10	10	30	2	IRRIGATION PUMP	14
15									16
17	WATER HEATER	2	30	10	10	30	2	POOL PUMP	18
19									20
21	DISHWASHER	1	20	12	14	15	1	ENTRY/BED 1/BATH 1 LIGHTS	22
23	DISPOSAL	1	20	12	14	15	1	BED 2/BATH 2/HALL LIGHTS	24
25	MICRO WAVE	1	20	12	14	15	1	EXTERIOR LIGHTING	26
27	REFRIGERATOR	1	20	12	14	15	1	1 CAR GARAGE/UTILITY/M-CLOSET LIGHTS	28
29	CLOTH WASHER	1	20	12	14	15	1	BED 3/BATH 3/KITCHEN LIGHTS	30
31	1 CAR GARAGE GFI	1	20	12	14	15	1	LIVING AREA/DINING LIGHTS	32
33	STORAGE/GARAGE GFI	1	20	12	14	15	1	M-BED/M-BATH LIGHTS	34
35	MASTER BATHROOM GFI	1	20	12	14	15	1	STORAGE/GARAGE LIGHTS	36
37	BATH 2/LAUNDRY GFI	1	20	12					38
39	BATH 3/BATH 1/KITCHEN GFI	1	20	12					40
41	EXTERIOR WP GFI OUTLETS	1	20	12					42

50 AMP SUB PANEL 120/240 VOLTS, 1 PHASE 3 WIRE, SOLID NEUTRAL, SQUARE D 30/40 PANEL

CKT	SERVING	BREAKER POLE	TRIP	WIRE SIZE	WIRE SIZE	BREAKER TRIP	POLE	SERVING	CKT
1									2
3	EXTERIOR WP GFI OUTLETS	1	20	12					4
5	CAR GARAGE GFI	1	20	12	14	15	1	INTERIOR LIGHTING	6
7	CAR GARAGE GFI	1	20	12	14	15	1	EXTERIOR LIGHTING	8
9	GARAGE DOOR OPENER	1	20	12					10
11									12
13									14
15									16
17									18
19									20

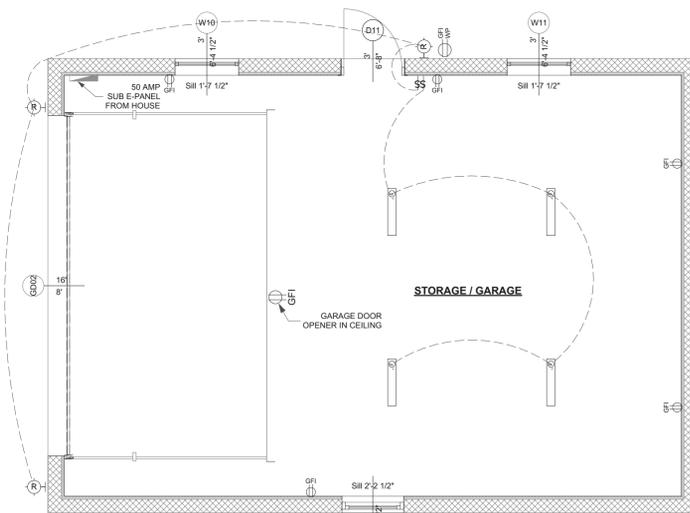
Electrical load calcs	Qty	va each	va ext.
General Lighting	1927	3	5781
Small Appl.	3	1500	4500
Laundry	1	1500	1500
Range	1	10000	10000
Oven	1	5000	5000
Microwave	1	1500	1500
Refrigerator	1	1000	1000
Freezer			0
Dishwasher	1	1500	1500
Disposal	1	800	800
Dryer	1	5000	5000
Pool	1	5000	5000
Water Heater #1	1	4500	4500
Irrigation Pump	1	3000	3000
Subtotal			49081
39081 @ 40%			15632
10000 @ 100%			10000
Demand for above per NEC 220-82		25632	
A/C-Heat #1	1	10000	10000
Total va			35632
Total amps			148.5

⊕	DUPLEX OUTLET
⊕ GFI	DUPLEX OUTLET - W/ GROUND FAULT INTERRUPTER
⊕ WP	DUPLEX OUTLET - W/ GROUND FAULT INTERRUPTER WEATHER PROOF
⊕	SWITCHED OUTLET
220V	220 V OUTLET
—	DIRECT WIRE
S	SINGLE SWITCH
S 2	3-WAY SWITCH
S 3	4-WAY SWITCH
⊕	220V DISCONNECT SWITCH
⊕	SIGNAL PUSH BUTTON
S	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
T	THERMOSTAT
☎	TELEPHONE / INTERNET
TV	TELEVISION CABLE
⊕	CEILING MOUNTED LIGHT FIXTURE
P	PENDANT LIGHT FIXTURE
H-R	WALL MOUNTED LIGHT FIXTURE
V	VANITY LIGHT FIXTURE
⊕	CEILING FAN WITH LIGHT
⊕	CEILING EXHAUST FAN WITH LIGHT FIXTURE
⊕	RECESSED LIGHT FIXTURE
⊕	RECESSED 4" LED FIXTURE
⊕	FLUORESCENT LIGHT FIXTURE
⊕	FLOOD LIGHT -W/ MOTION SENSOR
⊕	ELECTRICAL SERVICE PANEL
M	MAIN ELECTRICAL METER



EXHAUST VENT NOTES:

- ALL EXHAUST FANS SHALL BE VENTED THROUGH THE ROOF
- DRYER VENT SHALL BE VENTED THROUGH THE ROOF OR THROUGH AN EXTERIOR WALL (DO NOT VENT WITHIN 10' OF AC CONDENSER)



DETACHED GARAGE ELECTRICAL LAYOUT 1/4" = 1'-0"

TO THE BEST OF THE DESIGNER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY.

THE DESIGN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF PROFILE LIGHT GAUGE STRUCTURES, LLC. THE COMPANY EXPRESSLY RESERVES THE COPYRIGHT AND ANY OTHER PROPERTY RIGHTS IN THESE PLANS AND ELEVATIONS. ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF PROFILE LIGHT GAUGE STRUCTURES, LLC, IS PROHIBITED BY LAW.

REVISIONS	BY

EDWARD F. SHINSKIE P.E.
 P.E. # 47515
 407 Wild Turkey Rd
 Mims, FL 32754
 cell 321 683 3223
 email: rkcenterprises.fl@gmail.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. AT THE DATE AND/OR THE STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.



COX RESIDENCE
 307 3RD AVE
 MELBOURNE BEACH, FL 32951

DRAWN TC
CHECKED TC
DATE 9/20/2025
SCALE
SHEET

E-01

FIELD NOTES:

- SEE SITE PLAN SHOWING THE LOCATION OF SEWER AND WATER MAINS.
- SITE CONTRACTOR TO SUPPLY AND INSTALL ALL SITE REQUIRED PLUMBING AND MAKE FIELD JOINT CONNECTIONS TO PLUMBING AT LOCATIONS SHOWN ON CIVIL, ARCHITECTURAL, AND PLUMBING DRAWINGS.
- DRAINAGE AND VENT SYSTEM SHALL BE TESTED WITH A 10' HEAD OF WATER AFTER INSTALLATION.
- WATER SUPPLY SYSTEM SHALL BE TESTED WITH NOT LESS THAN 25 PSI ABOVE WORKING PRESSURE.

CONSTRUCTION NOTES:

- ALL PLUMBING TO BE COMPLETED PER FBC CODE.
- SEE THIS DRAWINGS FOR ALL PLUMBING SCHEMATICS.
- ALL PLUMBING VENTS TO BE REVENTED AND POSITIONED AS NECESSARY TO MAINTAIN 10'-0" CLEARANCE BETWEEN VENT AND MAKE UP AIR.
- ALL 1-1/4" DIA. AND SMALLER COPPER VERTICAL PIPING INSIDE BUILDING TO BE SUPPORTED BY HANGERS AT 6'-0" O.C.
- ALL PLASTIC VERTICAL PIPING INSIDE BUILDING SHALL BE ANCHORED BETWEEN FLOORS AND CEILING AND ALLOW FOR THERMAL EXPANSION.
- ALL 1-1/4" DIA. OR LESS - COPPER HORIZONTAL PIPING INSIDE BUILDING TO BE SUPPORTED BY HANGERS AT 6'-0" O.C.
- ALL PLASTIC HORIZONTAL PIPING INSIDE BUILDING TO BE SUPPORTED AT MAXIMUM DISTANCE OF 4'-0".
- REFERENCE FOUNDATION DRAWING AND PLUMBING DRAWING.
- ALL VENTS THROUGH ROOF SHALL BE A MINIMUM OF 2" DIA.
- ALL SANITARY SEWER CONNECTIONS TO LOCATIONS INDICATED ON DRAWINGS ARE BY G.C. AND SHOULD MEET CODE.
- ALL EXPOSED WARM WATER AND HOT WATER PIPES AND P-TRAPS AT LAVATORIES ARE TO BE WRAPPED WITH INSULATION.
- ALL VENT AND DRAIN PIPING IN BUILDING IS TO BE SCH. 40 PVC.
- INSULATE HOT WATER LINES UNDER LAVATORIES PER CODE.

GENERAL NOTES:

- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXACT LOCATION OF UTILITIES IN FILED.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL BUILDING CONDITIONS.
- COORDINATE WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCES.
- INSTALL ALL WATER, SEWER AND VENT PIPING IN ACCORDANCE WITH ALL APPLICABLE FBC, COUNTY AND CITY CODES.
- SOIL, WASTE AND VENT PIPING SHALL BE CAST IRON WITH "NO-HUB" CONNECTIONS OR PVC WITH DMW FITTINGS WHERE ALLOWED BY CODE.
- REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.
- ALL PIPING SHALL BE CONCEALED WITHIN THE CEILING SPACE, WALLS AND CHASES AS SHOWN ON PLANS.
- ALL EXPOSED PIPING AT PLUMBING FIXTURES SHALL BE CHROME PLATED BRASS WITH ESCUTCHEON PLATES AT THE WALL, FLOOR OR CEILING PENETRATIONS WHERE APPLICABLE.
- COLD WATER AND HOT WATER PIPING SHALL BE TYPE "L" HARD COPPER OR APPROVED CPVC PIPING WHERE ACCEPTED BY LOCAL PLUMBING OFFICIALS AND INSPECTORS.
- INSULATE ALL CONCEALED HOT WATER PIPING AND ALL HOT WATER PIPING AND WASTE PIPING BELOW HANDICAPPED LAVATORIES.
- ALL PIPING SHALL BE FIRMLY ANCHORED AND SUPPORTED TO PREVENT SWAY AND VIBRATION THE ENTIRE LENGTH.
- CONTRACTOR SHALL FURNISH AND INSTALL WATER SHOCK ARRESTORS EQUAL MANUFACTURER'S RECOMMENDATIONS. AIR CHAMBERS SHALL NOT BE SUBSTITUTED FOR FACTORY FABRICATED WATER SHOCK ARRESTORS.
- ALL FLOOR DRAINS SHALL HAVE TRAP PRIMER CONNECTIONS AND SHALL BE SUPPLIED FROM AUTOMATIC TRAP PRIMERS CONNECT TO THE NEAREST SINK. RUN 1/2" SOFT COPPER TUBING FROM TRAP PRIMERS TO FLOOR DRAIN TRIP PRIMER CONNECTION. TRAP PRIMERS SHALL BE EQUAL TO ZURN "SANI-GUARD" MODEL Z-1022.
- FURNISH AND INSTALL A TIME CLOCK FOR THE HOT WATER HEATER.
- ALL WATER PIPING SHALL BE SLOPED TO DRAIN.
- ALL SOIL, WASTE AND VENT PIPING SHALL BE SLOPED 1/8" PER FOOT MINIMUM.
- PROVIDE DIELECTRIC UNIONS AT ALL CONNECTIONS OF DISSIMILAR METALS.
- ROOF DRAIN LINES SHALL DROP DOWN ON THE EXTERIOR OF THE BUILDING FACE AS SHOWN ON THE PLANS, WHERE APPLICABLE.

EXHAUST VENT NOTES:

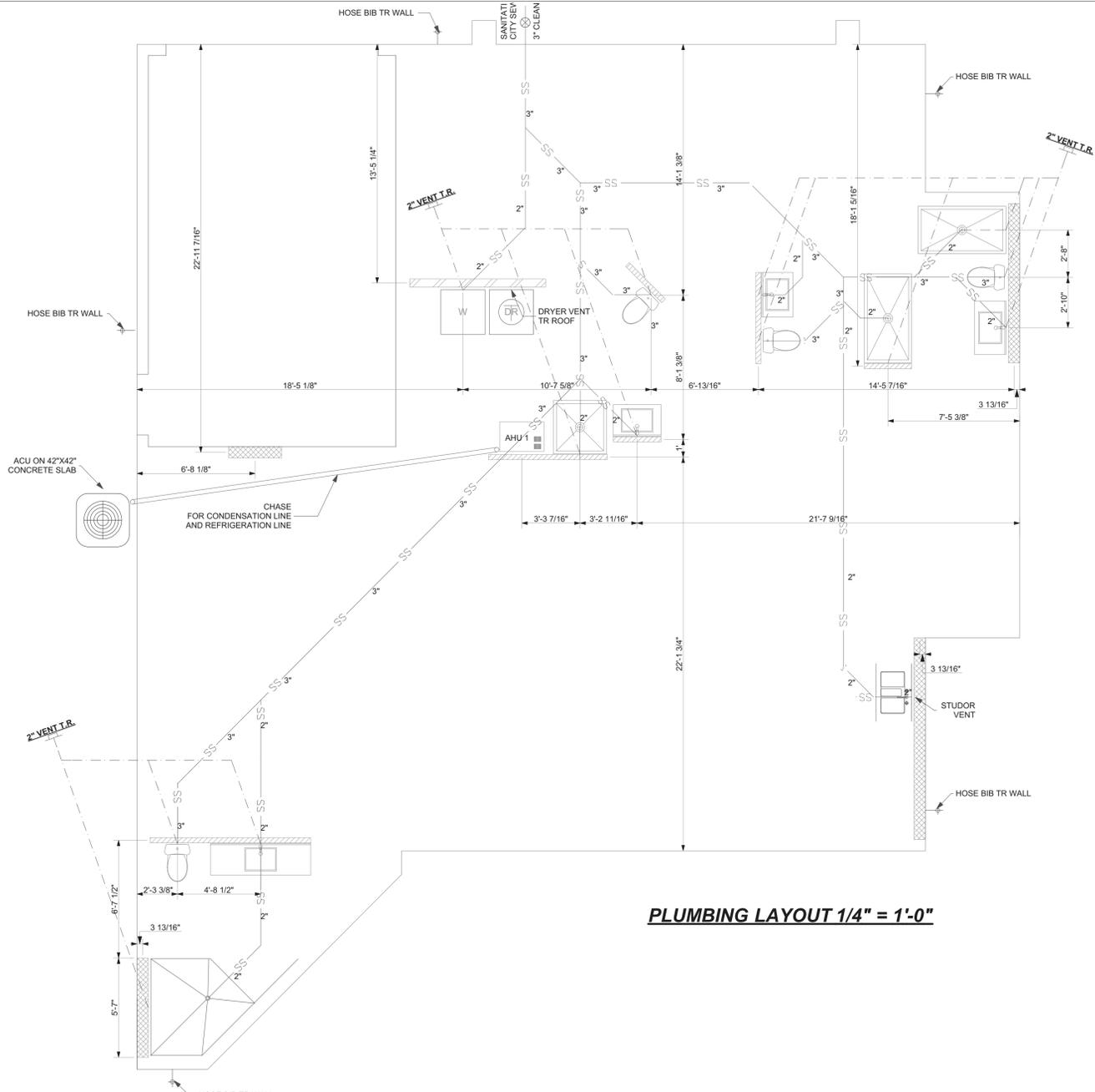
- ALL EXHAUST FANS SHALL BE VENTED THROUGH THE ROOF
- DRYER VENT SHALL BE VENTED THROUGH THE ROOF OR THROUGH AN EXTERIOR WALL (DO NOT VENT WITHIN 10' OF AC CONDENSER)

NOTES TO PLUMBER:

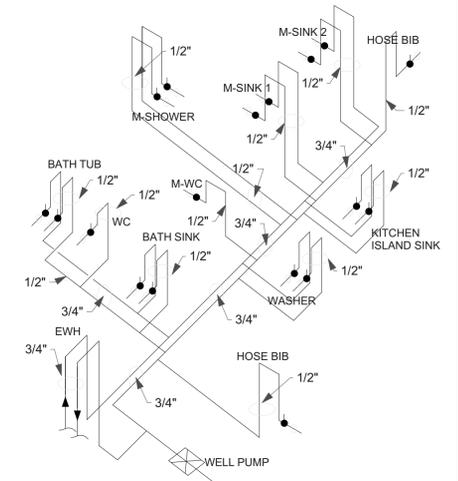
- PLUMBING SHALL COMPLY WITH FBC-R 2020 PLUMBING CHAPTER 25 THROUGH 33
- WATER HEATER SHALL HAVE PAN AS REQUIRED AND RELIEF VALVE PIPED OUTSIDE W/O TRAPPING.
- CLEANOUTS SHALL BE PROVIDED AT BASE OF STACK AND @ 4'-0" AFF OF IN LAUNDRY ROOMS

GENERAL NOTES:

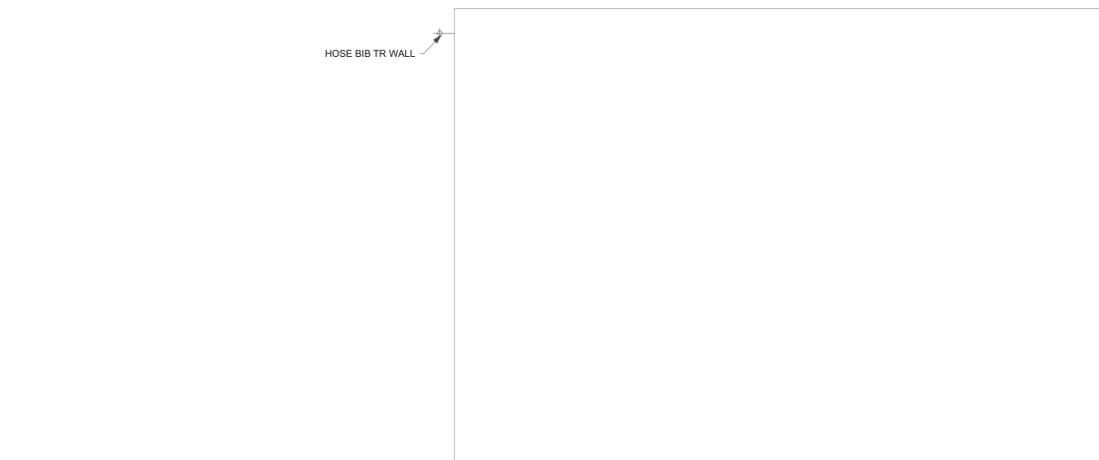
- THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGABLE OF COMMON CONSTRUCTION PRACTICES.
- THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
- THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DIMENSIONS AND LOCATIONS OF ALL ITEMS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH WRITTEN PRIOR APPROVAL OF ENGINEER OF RECORD. DO NOT SCALE DRAWINGS



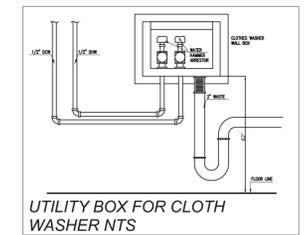
PLUMBING LAYOUT 1/4" = 1'-0"



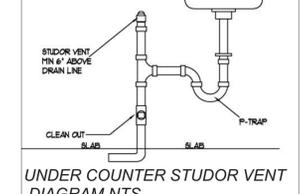
WATER RISER DIAGRAM N.T.S.



DETACHED GARAGE PLUMBING LAYOUT 1/4" = 1'-0"



UTILITY BOX FOR CLOTH WASHER NTS



UNDER COUNTER STUDOR VENT DIAGRAM NTS

TO THE BEST OF THE DESIGNER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY.

REVISIONS	BY

EDWARD F. SHINSKIE P.E.
P.E. # 47515
407 Wild Turkey Rd
Mims, FL 32754
cell 321 683 3223
email: rkcenterprises.fl@gmail.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. AT THE DATE AND OR THE STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

pro file
light gauge
structures, LLC
371.288.4668

DESIGN

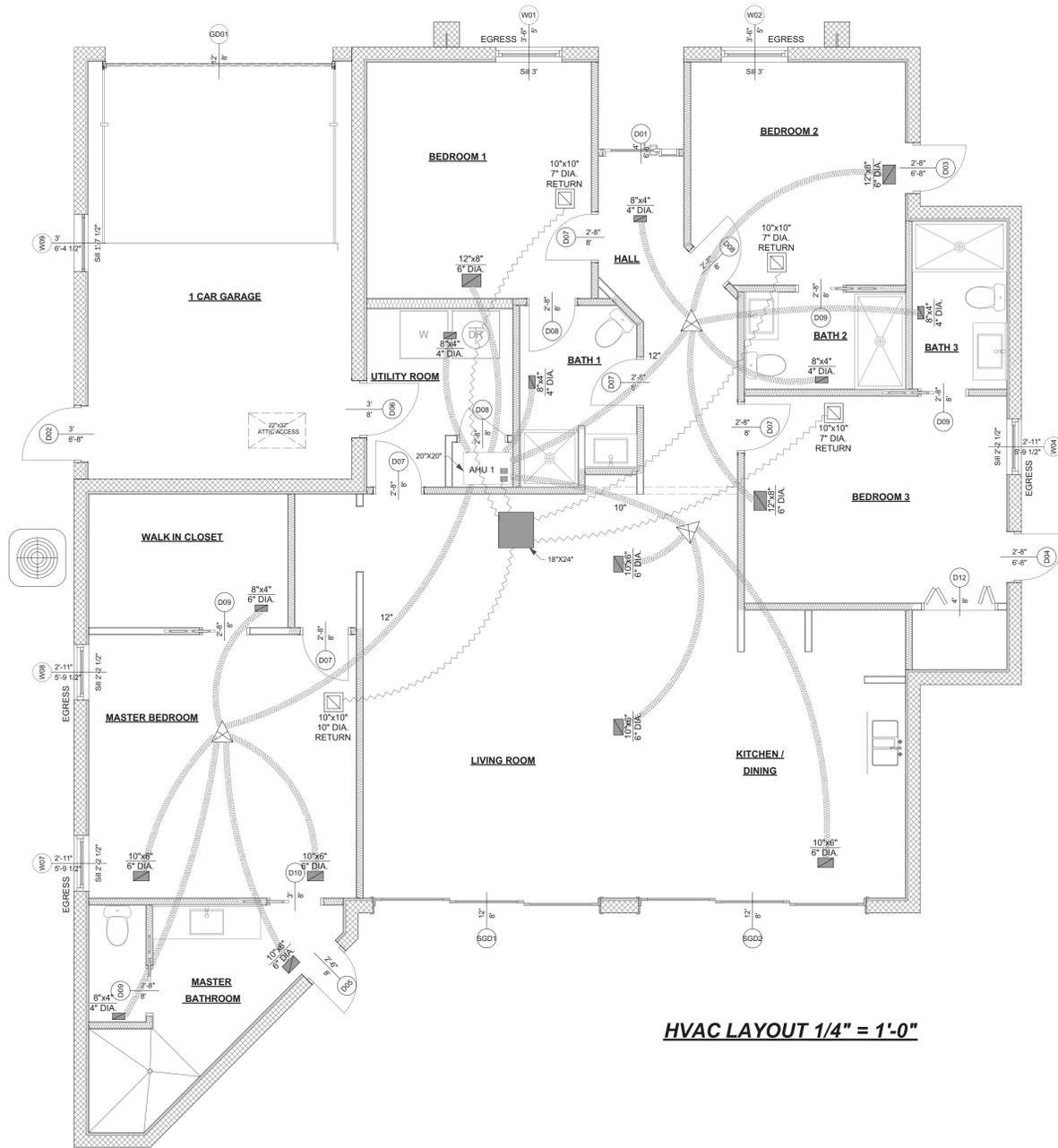
BUILDER

COX RESIDENCE
307 3RD AVE
MELBOURNE BEACH, FL 32951

DRAWN TC
CHECKED TC
DATE 9/20/2025
SCALE
SHEET

P-01

Energy Code Path utilized for compliance per FBCEC-R401.2



HVAC LAYOUT 1/4" = 1'-0"

**MECHANICAL INFORMATION
PER 8TH EDITION FLORIDA RESIDENTIAL CODE**

- COMPLETE DUCT DESIGN WITH SIZES AND R-VALUE COMPLYING WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION R403.2
- SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO THE MECHANICAL COMPONENTS OR ASSURE ADEQUATE ACCESS FOR:
A: CONSTRUCTION AND SEALING AND
B: SECTION M1601 PER THE FLORIDA RESIDENTIAL CODE 8TH EDITION
- AIR CONDITIONING SYSTEM SHALL BE COMPLETELY BALANCED. ALL ROOMS ISOLATED FROM THE RETURN AIR SHALL BE PROVIDED WITH MEANS TO COMPLY WITH SECTION M1602 OF THE FLA. RESIDENTIAL CODE 8TH EDITION

HVAC DESIGN PROVIDED BY HVAC CONTRACTOR

GENERAL NOTES:
 1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER/BUILDER IS KNOWLEDGABLE OF COMMON CONSTRUCTION PRACTICES.
 2. THE CONTRACTOR/OWNER/BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER/BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
 5. DIMENSIONS AND LOCATIONS OF ALL ITEMS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH WRITTEN PRIOR APPROVAL OF ENGINEER OF RECORD.
 DO NOT SCALE DRAWINGS

TO THE BEST OF THE DESIGNER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY.

REVISIONS	BY

EDWARD F. SHINSKIE P.E.
 P.E. # 47515
 407 Wild Turkey Rd
 Mims, FL 32754
 cell 321 683 3223
 email: rkcenterprises.fl@gmail.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, P.E. AT THE DATE AND OR THE STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.



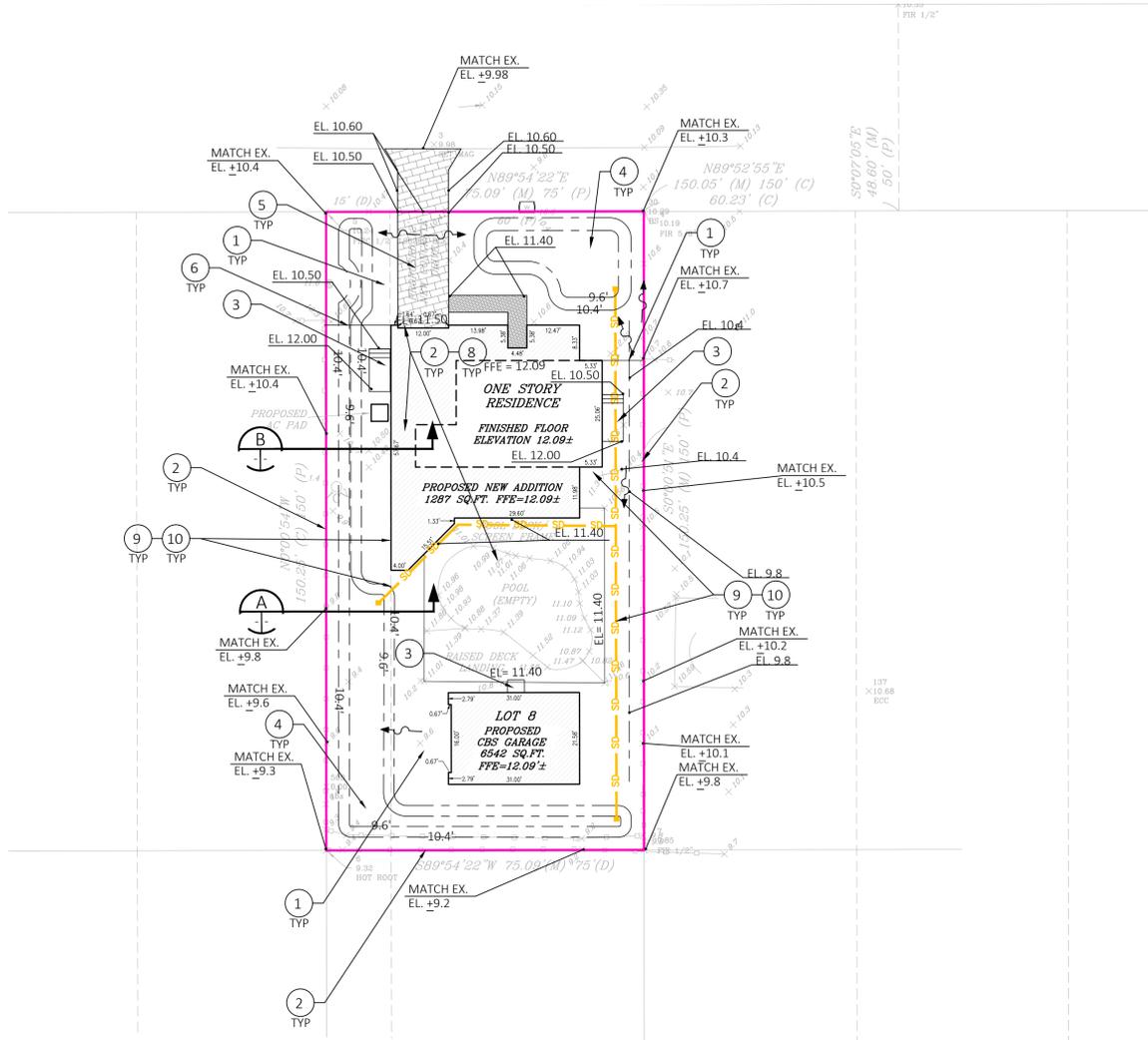
ENGINEERING

DESIGN

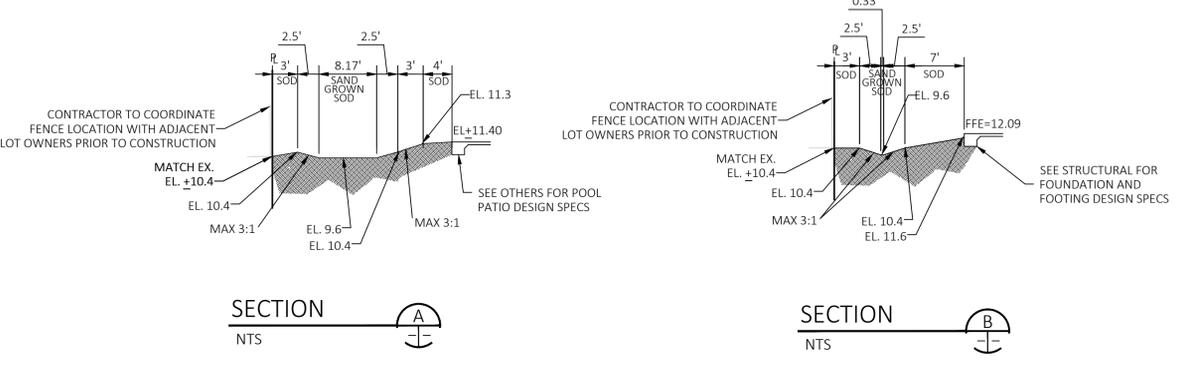
BUILDER

PROJECT NAME
COX RESIDENCE
 307 3RD AVE
 MELBOURNE BEACH, FL 32951

DRAWN
 TC
 CHECKED
 TC
 DATE
 9/20/2025
 SCALE
 SHEET
M-01



GRADING AND DRAINAGE PLAN
1"=20'



SECTION A
NTS

SECTION B
NTS

CIVIL SITE GRADING NOTES:

- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE PATHS TO DESIGNATED STORMWATER COLLECTION AND TREATMENT AREAS.
- CONTRACTOR TO COORDINATE GRADING ALONG COMMON LOT LINES WITH ADJACENT NEIGHBORS TO ENSURE CONTINUED POSITIVE DRAINAGE. CARE TO BE TAKEN DURING GRADING EFFORTS TO MAINTAIN EXISTING DRAINAGE PATHS OF ADJACENT NEIGHBORS WHICH SHALL NOT BE BLOCKED BY ADDED HARDSCAPES, LANDSCAPES, OR MATERIAL STOCKPILES.
- PROVIDE CONCRETE STOOP WITH STEPS AND LANDINGS TO ACCESS DOORS. DROP HAZARD RAILING TO BE PROVIDED TO MEET FLORIDA BUILDING CODE. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS. STAIR AND WALL DESIGN AND PERMITTING BY OTHERS. CONTACT EOR IF TOP AND BOTTOM ELEVATION OF STEPS CANNOT BE MAINTAINED.
- GRASS COVER WITHIN BOUNDARY OF STORMWATER POND BOTTOM SHALL BE EITHER SEED AND MULCH OR SAND GROWN SOD. REMOVE AND REPLACE ANY DELETERIOUS MATERIALS OR LIMITING SOILS WITH PERCOLATION VALUES LESS THAN 10 INCHES PER HOUR PLACED AT A DENSITY OF APPROXIMATELY 92% OF THE MODIFIED PROCTOR TEST OR PER GEOTECHNICAL ENGINEER RECOMMENDATIONS BENEATH THE STORMWATER PONDS. CONTRACTOR TO INCLUDE MATERIAL TESTING DURING CONSTRUCTION FROM GEOTECHNICAL ENGINEER.
- CONTRACTOR TO PITCH DRIVEWAY TOWARD SIDE YARD STORMWATER COLLECTION AREAS FOR TREATMENT.
- PROVIDE FENCE ALONG PROPERTY LINE WITH SWING GATES PER OWNER. CONTRACTOR TO COORDINATE CONSTRUCTION LOCATIONS WITH NEIGHBORS FOR ANY IMPACTS OR REVISIONS TO FENCING. MINIMUM FENCING REQUIREMENTS TO BE PROVIDED TO MEET FLORIDA BUILDING CODE FOR POOL ACCESS PREVENTION AND EDGE PROTECTION FOR DROP HAZARDS. SEE ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. DESIGN AND PERMITTING BY OTHERS.
- DRIVEWAY, SIDEWALK, PORCH, RESIDENCE AND FENCE DESIGN INCLUDING DETAILS WITH SPECIFICATIONS BY OTHERS.
- FOOTPRINT AND POOL LAYOUT PROVIDED BY SURVEYOR AND OWNER. ANY DIMENSIONS ON GRADING PLAN FOR REFERENCE ONLY. CONTRACTOR TO ENSURE CORRECT DIMENSIONS INCLUDED PRIOR TO CONSTRUCTION. CONTACT ENGINEER OF RECORD WITH ANY SIZE OR SHAPE CHANGES TO THE OVERALL POOL/DECK, PAVER WALKWAY OR FOOTPRINT.
- SEE ARCHITECTURAL PLAN FOR ROOF DRAINAGE AND DOWNSPOUT COLLECTION. RUNOFF COLLECTION SHOULD BE DIRECTED TO PROPOSED DRY RETENTION AREAS.
- PROVIDE 6" ADS N-12 UNDERGROUND STORMWATER COLLECTION PERFORATED PIPE WITH WATER TIGHT JOINTS TO EXTEND AT A MINIMUM 1% SLOPE WITH A MINIMUM COVER OF 12" FROM GUTTER AND DOWNSPOUT COLLECTION SYSTEM FOR ROOF ADJACENT TO POOL TO STORMWATER COLLECTION AREA PROVIDE 12" YARD DRAIN BUBBLE UP CONNECTION IN STORMWATER POND WITH TOP OF DRAIN AT ELEVATION 9.6' AND INVERT FIELD CUT. INCLUDE ROCK FOR EROSION PROTECTION AROUND DRAIN LOCATION.

GENERAL INFORMATION:

CONTACT INFORMATION

OWNER:
SARJEL R. AND KATIE M. COX
307 THIRD AVE
MELBOURNE BEACH, FL 32951

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

SURVEYOR:
JOHN R. CAMPBELL SURVEYING LLC
115 ALMA BLVD, SUITE 102
MERRITT ISLAND, FL 32954

LEGAL DESCRIPTION:

LOT 8 AND THE EAST 15 FEET OF LOT 7, BLOCK 18, PLAT OF WILCOX MELBOURNE BEACH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DRAINAGE CALCULATIONS:

SITE DATA

TOTAL ACREAGE: 0.26 ACRES
PARCEL ID: 28-38-08-18-7
TAX ACCOUNT NUMBER: 2847914
ADDRESS: 307 THIRD AVE, MELBOURNE BEACH, FL 32951

SITE DRAINAGE COVERAGE CALCULATIONS

PROPOSED LOT COVERAGE	SF	ACRE	PERCENT
IMPERVIOUS:	4,876	0.11	42%
PERVIOUS:	6,406	0.15	58%
TOTAL GROSS AREA:	11,282	0.26	100%

GENERAL NOTES: (ALL CIVIL DRAWINGS)

- CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS. CONTRACTOR SHALL OBTAIN PERMISSION FROM ALL NECESSARY PERMIT AGENCIES PRIOR TO COMMENCING SITE WORK.
- ALL AREAS DISTURBED OFF-SITE SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN PRE-CONSTRUCTION.
- ANY SHORELINE REVETMENTS REQUIRE DESIGN AND PERMITTING BY OTHERS WITH INFORMATION INCLUDED FOR ELEVATION REFERENCE AS PART OF STORMWATER DESIGN.
- SLOPE ALL SIDEWALKS TO FLOW AWAY FROM BUILDING WITH MAXIMUM 2% CROSS SLOPE.
- PROVIDE CONSTANT SLOPE BETWEEN ALL SPOT ELEVATIONS.
- CONTRACTOR SHALL PROVIDE SILT FENCE AROUND PROJECT AREA AS REQUIRED BY FDEP AND MELBOURNE BEACH.
- ALL WASTE SHALL BE DISPOSED OF OFF-SITE IN A SAFE AND LEGAL MANNER UNLESS OWNER SPECIFICALLY REQUESTS OTHERWISE.
- ALL SLOPES 4H:1V OR STEEPER SHALL BE SODDED. ALL SLOPES STEEPER THEN 3H:1V SHALL BE SODDED AND STAKED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC ROADWAYS, EASEMENTS, CURBS, SIDEWALKS, DRAINAGE SYSTEM, BENCHMARKS, OR UTILITIES AS A DIRECT RESULT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL BOUNDARY CORNERS AND BENCHMARKS DISTURBED OR DESTROYED DURING CONSTRUCTION REPLACED BY A FLORIDA LICENSED LAND SURVEYOR.
- EXCEPT AT DOORWAYS, FINISHED GRADE ADJACENT TO HOUSE SHALL BE 6" BELOW FINISHED FLOOR UNLESS IDENTIFIED OTHERWISE BY ARCHITECT/HOME BUILDER OR ON GRADING PLAN. ALL LOT GRADING SHALL COMPLY WITH APPLICABLE FLORIDA BUILDING CODES.
- THIS PLAN HAS BEEN PREPARED WITH A BASE SURVEY, FOOT PRINT AND LAYOUT PROVIDED BY KATIE COX AND JOHN CAMPBELL SURVEYING, LLC. CIVIL ENGINEER DOES NOT WARRANT THE ACCURACY OF THE RECORD SURVEY NOR HAVE THEY COMPLETED THE DESIGN FOR THE SITE LAYOUT.
- SEE ARCHITECTURAL/HOME BUILDER DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT, SEE PLUMBING, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS FOR UTILITY CONNECTION LOCATIONS, HEATING/AC, ELECTRICAL AND LANDSCAPING INFORMATION.
- SWPPP IS NOT INCLUDED. CIVIL ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF EROSION AND SEDIMENT CONTROLS OR OTHER POLLUTION PREVENTION PRACTICES FOR THIS PROJECT.
- CLEARING SPECIFICATIONS, UTILITY DESIGN, PAVING AND OTHER SITE MATERIALS AND SPECIFICATIONS ARE NOT INCLUDED. CIVIL ENGINEER NOT RESPONSIBLE FOR THE DESIGN SPECIFICATIONS RELATED TO THESE ITEMS. CONTRACTOR TO CONSULT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO ENSURE SOILS AS ANTICIPATED FOR DESIGN.
- BOUNDARY, TOPOGRAPHIC AND EXISTING INFORMATION INDICATED ON THESE DRAWINGS ARE PER FIELD DATA SUPPLIED BY JOHN CAMPBELL SURVEYING, LLC. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE INFORMATION AND PROTECT SAME FROM DAMAGE DURING THE CONSTRUCTION PHASE. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THIS IS A SPECIFIC PURPOSE DRAWING SET. FOR THE PERMITTING AND THE CONSTRUCTION OF A STORMWATER TREATMENT AREA THE ENGINEER CERTIFIES THESE DRAWINGS ONLY FOR THE CONSTRUCTION OF THAT INFORMATION AND NO OTHER PERMITTING AND CONSTRUCTION USES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO STARTING CONSTRUCTION.
- ANY REQUIRED REPLACEMENT SOIL/SAND FOR THE STORMWATER MANAGEMENT AREAS TO BE CONSTRUCTED WITH CLEAN TYPE A SOIL/SAND WITH A MINIMUM PERCOLATION RATE OF 20FT/DAY AT A DENSITY OF APPROXIMATELY 92% OF THE MODIFIED PROCTOR TEST OR PER GEOTECHNICAL ENGINEER RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS VERIFYING THE PERCOLATION RATE OF THE MATERIAL TO THE ENGINEER OF RECORD AND TOWN OF MELBOURNE BEACH PRIOR TO INSPECTION.

SURVEYOR NOTES:

SURVEY REPORT:

- This Boundary and Topographic Survey is intended to show existing conditions of said areas as specified by the client and to address related drainage runoff issues.
- The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
- This survey does not reflect or determine ownership.
- This survey meets or exceeds the minimal horizontal control accuracy of 1/7500 for a suburban survey.
- Measurements shown hereon are expressed in feet and decimal parts thereof.
- Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
- Bearings shown hereon are based on the South right of way line of the Third Avenue, having a bearing of N89°54'22"E, between monuments as located using Global Positioning Systems.
- This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
- Elevations shown hereon are based on Brevard County Benchmark G 648 having an elevation of 11.25 as located using Global Positioning Systems.
- NOTE: As of the date of survey, 3-26-2021, only hookups exist near Pool Equipment Concrete Pad (PE, CP). Pool Screen Frame has no screens. Pool was mostly drained.
- FEMA FLOOD FOR INFORMATION ONLY: The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. FIRM Zone "X" per Community Panel No. 12009C080811 dated 1-29-2021.

SURVEYOR LEGEND:

EXPLANATION OF ABBREVIATIONS	LEGEND
A/C Air Conditioner	Found 1/2" Iron Rod and Cap, L86265
CH Building Overhang	Found 5/8" Iron Rod, No ID
(C) Calculated Distance	Found 1/2" Iron Rod, No ID
CLF Chain Link Fence	Irrigation Control Valve
CP Concrete Pad	Water Meter
CCP Covered Concrete Pad	Well
CBP Covered Paver Pad	
(D) Described Distance	
FT Fence Tie	
LS Licensed Surveyor	
(M) Measured Information	
PG Page or Pages	
(PI) Plat Information	
PB Plat Book	
PE Pool Equipment	
WT Wall Tie	
WF Wood Fence	

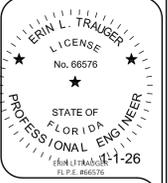
REVISION	DATE	REV#

TRAUGER CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
Erin.Trauger@gmail.com | 321.372.3060 | 321.652.5316

307 THIRD AVE
SINGLE FAMILY RESIDENCE
MELBOURNE BEACH, FLORIDA

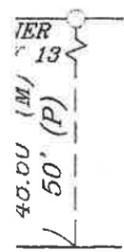
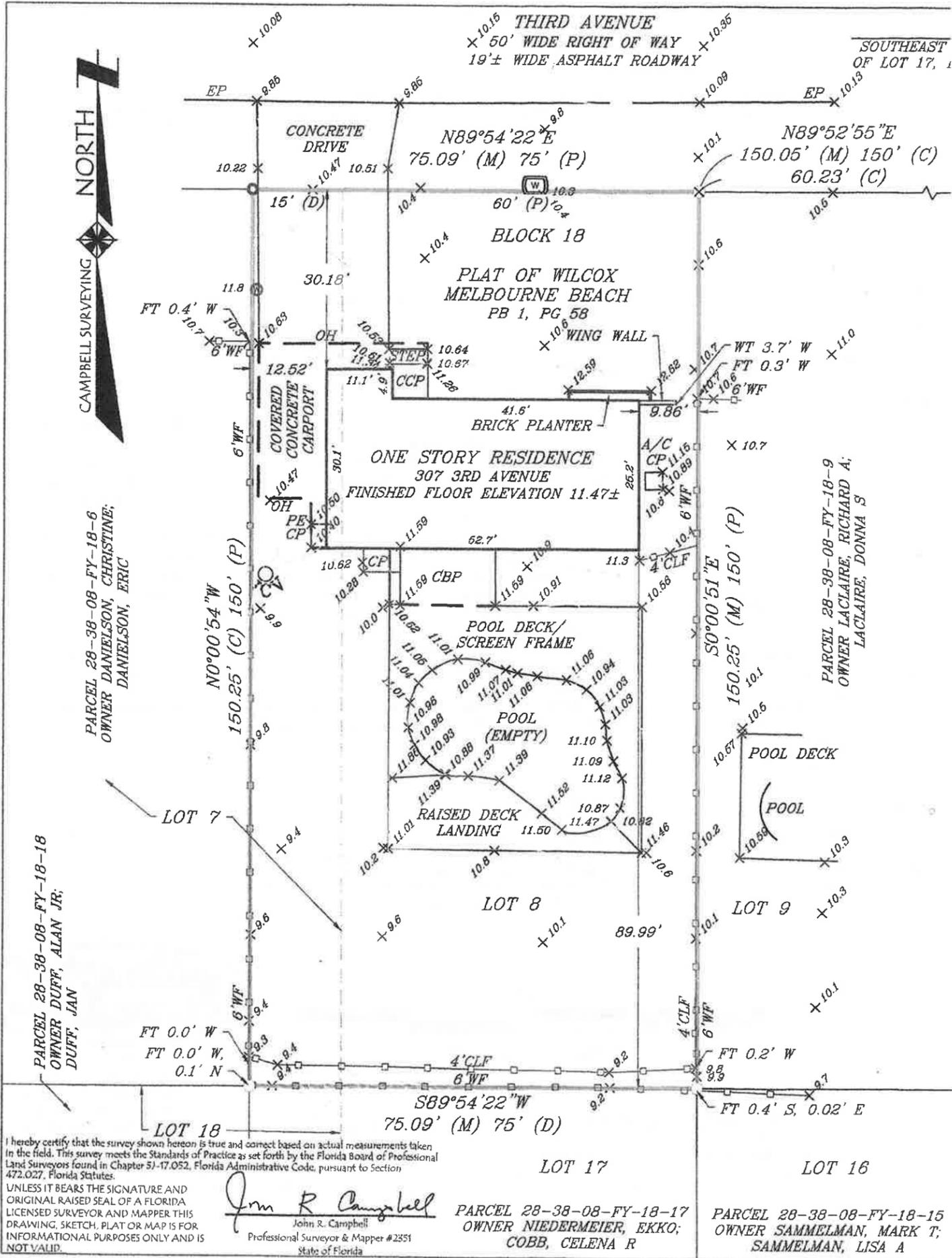
GRADING AND DRAINAGE PLAN



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

DATE: 12-30-25
TOWNSHIP: 28
RANGE: 38
SECTION: 08
SCALE: 1"=20'
DRAWING NO. **C-1**
DRAWN BY: TLW
PROJECT: 26-100





BOUNDARY AND TOPOGRAPHIC SURVEY

LEGEND

- Found 1/2" Iron Rod and Cap, LS6263
- ⊗ Found 5/8" Iron Rod, No ID
- Found 1/2" Iron Rod, No ID
- ⊕ Irrigation Control Valve
- ⊕ Water Meter
- ⊕ Well

DESCRIPTION:

Lot 8 and the East 15 feet of Lot 7, Block 18, Plat of Wilcox Melbourne Beach, according to the map or plat thereof as recorded in Plat Book 1, Page 58, Public Records of Brevard County, Florida.

SURVEY REPORT:

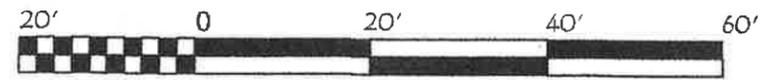
1. This Boundary and Topographic Survey is intended to show existing conditions of yard areas as specified by the client and to address related drainage runoff issues.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
7. Bearings shown hereon are based on the South right of way line of the Third Avenue, having a bearing of N89°54'22"E, between monuments as located using Global Positioning Systems.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
9. Elevations shown hereon are based on Brevard County Benchmark G 648 having an elevation of 11.23 as located using Global Positioning Systems.
10. NOTE: As of the date of survey, 3-26-2021, only hookups exist near Pool Equipment Concrete Pad (PE CP). Pool Screen Frame has no screens. Pool was mostly drained.

EXPLANATION OF ABBREVIATIONS

- A/C Air Conditioner
- OH Building Overhang
- (C) Calculated Distance
- CLF Chain Link Fence
- CP Concrete Pad
- CCP Covered Concrete Pad
- CBP Covered Paver Pad
- (D) Described Distance
- FT Fence Tie
- LS Licensed Surveyor
- (M) Measured Information
- PG Page or Pages
- (P) Plat Information
- PB Plat Book
- PE Pool Equipment
- WT Wall Tie
- WF Wood Fence

FEMA FLOOD

FOR INFORMATION ONLY:
 The surveyor no longer certifies the F.E.M.A. Flood Zones. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that the subject parcel appears to lie in F.I.R.M. Zone "X" area of minimal flood hazard, Community Panel No. 12009C0608H dated 1-29-2021.



Scale: 1" = 20'



115 Alma Blvd., Suite 102
 Mailing Address: P.O. Box 541866
 Merritt Island, FL. 32954
 Phone: (321) 507.4811
 LICENSED BUSINESS #7978

Site Address :

307 3RD AVENUE, MELBOURNE BEACH, FL 32951

BOUNDARY AND TOPOGRAPHIC SURVEY		FIELD: KRIS MELARAM	CHECKED BY: J.R. Campbell	SECTION 8
PREPARED FOR AND CERTIFIED TO:		PROJECT NO. 2021-063	DRAWN BY: DASH	TOWNSHIP 28 SOUTH
SAMUEL R. & KATIE M. COX		DATE: 3-26-2021		RANGE 38 EAST
REVISIONS	DATE	DESCRIPTION		

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

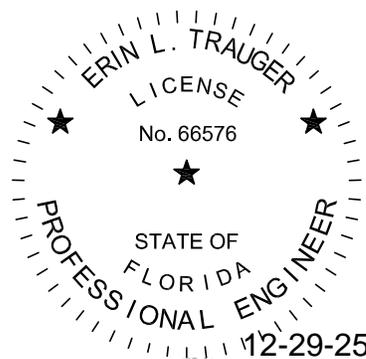
John R. Campbell
 Professional Surveyor & Mapper #2351
 State of Florida



STORMWATER CALCULATIONS

SUBMITTED TO:
Town of Melbourne Beach

DATE:12-29-25



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

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

307 Third Ave
Residence

I. Introduction

The goal of this report is to detail requirements of compliance of the stormwater treatment system for the proposed improvements. The proposed single family residence improvements include a new single-family house and detached garage structure located at 307 Third Ave in the Town of Melbourne Beach, Florida. The Brevard County Property Appraiser Aerial and Details have been included for reference.

II. Existing Conditions

There is currently a house on this lot but there is no existing stormwater treatment. Much of the lot drains toward the south property line with the remainder of the lot drainage to Third Avenue that ultimately discharges to the river.

III. Proposed Conditions

The proposed site improvements involve the demolition of portions of the existing structure and the construction of additional area to the single-family house including a new detached garage structure. A treatment swale is proposed along the north, west and south sides of the property to provide for stormwater treatment required on the lot. Stormwater runoff created by the impervious surface for this project will be collected on-site and directed to the dry retention swales to treat the stormwater runoff. The 10 year 24 hour storm event was evaluated using the combined volume of the swales to verify retainage of the 8" storm event.

IV. Required Stormwater Calculations

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

- 8" of runoff from a 10-yr/24 hour storm event was evaluated for the 0.26 acre drainage basin at 307 Third Ave (including the proposed improvements) using HydroCAD and zero discharge is proposed from the storm collection ponds for this storm event.
- 25-Canaveral-Palm Beach-Urban land Complex has been determined to be the soil mapped according to the Soils Survey Map of Brevard County which is reflect in the weighted average CN value using A soil values for grass.

- The Season High Water Table information is provided in the table below and the soils reports completed by KSM Engineering and Testing is provided in the attachments for review. The highest value encountered was utilized for recovery analysis purposes.

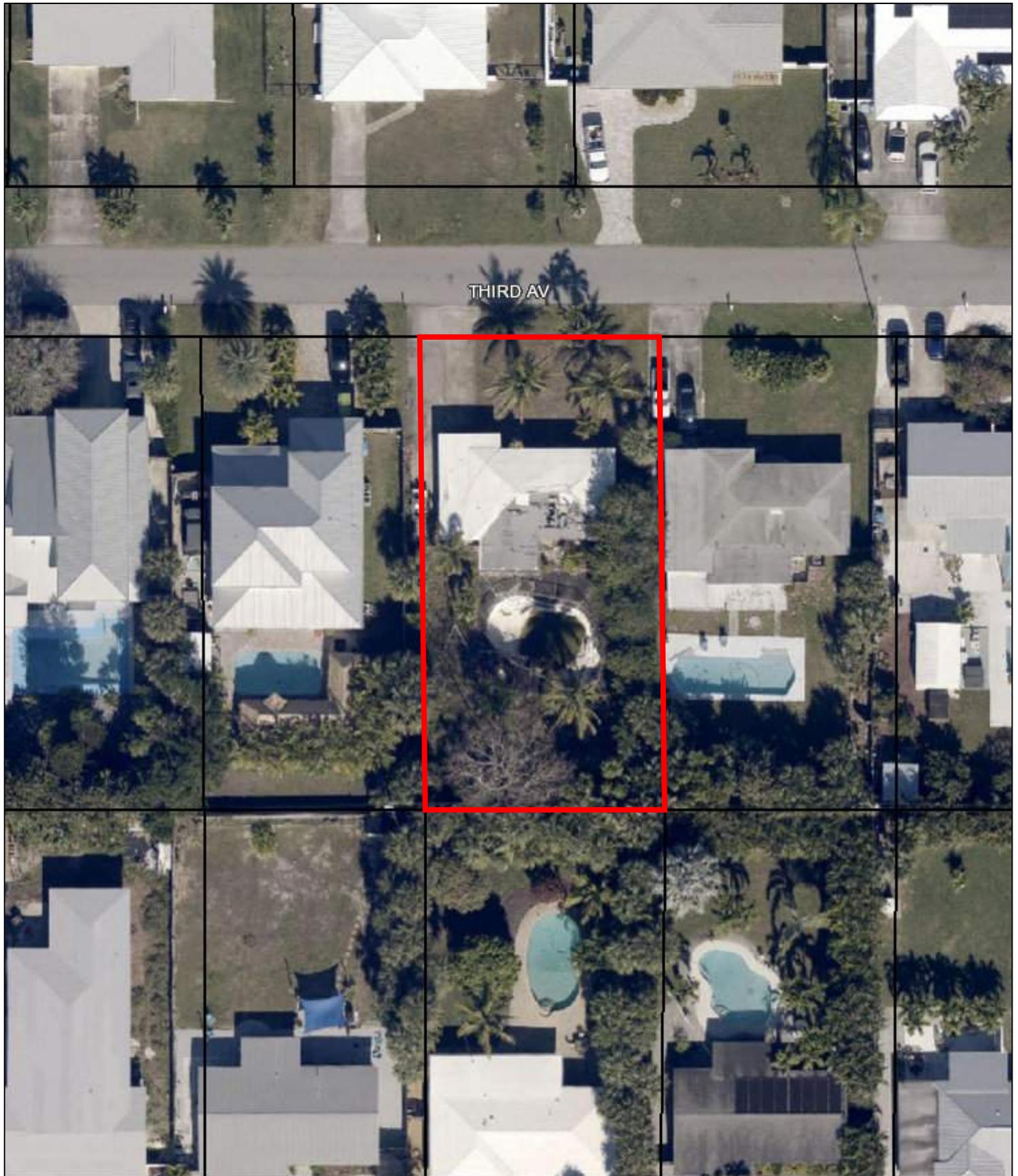
Boring#	Natural Ground	Existing Ground Water Elevation	Estimated Wet Season Ground Water Table
PB-1	10.5	6.4	7.7

- The peak stage of the storm ponds remains below the top of bank.

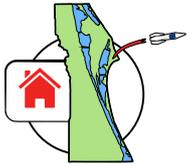
V. Summary

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

LOCATION INFORMATION



All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, and/or legal boundaries. Only a Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.



REAL PROPERTY DETAILS
Account 2847914 - Roll Year 2025

Owners	COX, SAMUEL R; COX, KATIE M
Mailing Address	307 3RD AVE MELBOURNE BEACH FL 32951
Site Address	307 THIRD AVE MELBOURNE BEACH FL 32951
Parcel ID	28-38-08-FY-18-7
Taxing District	34X0 - MELBOURNE BEACH
Exemptions	NONE
Property Use	0164 - RESIDENTIAL IMPROVEMENT NOT SUITABLE FOR OCCUPANCY
Total Acres	0.26
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0001/0058
Subdivision	WILCOX MELBOURNE BEACH
Land Description	WILCOX MELBOURNE BEACH E 15 FT OF LOT 7 & ALL LOT 8 BLK 18



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$371,390	\$373,980	\$367,740
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$371,390	\$373,980	\$367,740
Assessed Value School	\$371,390	\$373,980	\$367,740
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$371,390	\$373,980	\$367,740
Taxable Value School	\$371,390	\$373,980	\$367,740

SALES / TRANSFERS

Date	Price	Type	Instrument
01/27/2021	\$260,000	WD	8995/0485
08/24/2020	--	DC	8995/0473
01/29/2007	--	QC	5745/8840
12/15/2006	--	QC	5734/3800
04/18/2006	--	QC	5634/5885
01/30/2003	--	WD	4806/2346
05/01/1992	\$10,000	QC	3210/4078
05/01/1992	\$10,000	QC	3210/4077
03/01/1992	--	QC	3191/3162
08/01/1989	--	QC	3189/1618
06/01/1967	\$14,500	--	0957/0636

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0164 - RESIDENTIAL IMPROVEMENT NOT SUITABLE FOR OCCUPANCY

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1958
Frame:	MASNRCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,050	All Screen - 1 Story	1,680
Enclosed Por	160	Pool Deck	960
Garage	330	Carport	276
Open Porch	30	Pool - Residential	1
Total Base Area	1,050		
Total Sub Area	1,570		

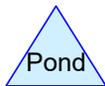
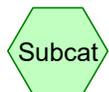
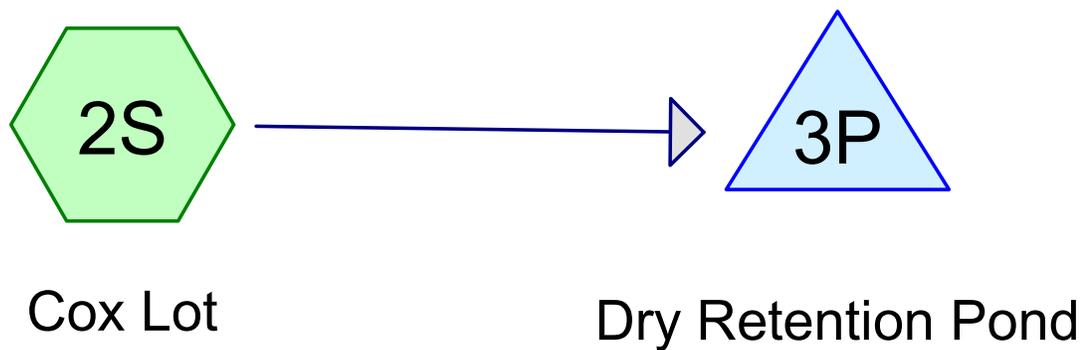
DATA AND CALCULATIONS

STORMWATER CALCULATIONS**Post-Development Drainage Basin Data: Type A Soils**

Cover Type	Area (acres)	CN Value
Impervious	4876.00	98
Pervious	6406.00	39
Total Area	11282.00	64

Stage/Storage Volume of Dry Retention Pond:

Elevation (Feet)	Area (Sq. Ft.)	Avg. Area (Sq. Ft.)	Volume (Cu. Ft.)	Sum. Volume (Cu. Ft.)
10.40	2,358		1,372	1,372
		1,716		
9.60	1,073		0	0



Cox Residence ET

Prepared by Trauger Consulting Engineers, In
HydroCAD® 10.20-7a s/n 12764 © 2025 HydroCAD Software Solutions LLC

Printed 1/1/2026

Page 2

Rainfall Events Listing

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

Cox Residence ET

Prepared by Trauger Consulting Engineers, In
HydroCAD® 10.20-7a s/n 12764 © 2025 HydroCAD Software Solutions LLC

Printed 1/1/2026

Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.147	39	>75% Grass cover, Good, HSG A (2S)
0.112	98	Roofs, HSG A (2S)
0.259	64	TOTAL AREA

Cox Residence ET

Prepared by Trauger Consulting Engineers, In
HydroCAD® 10.20-7a s/n 12764 © 2025 HydroCAD Software Solutions LLC

Printed 1/1/2026

Page 4

Soil Listing (all nodes)

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

Cox Residence ET

Prepared by Trauger Consulting Engineers, In
 HydroCAD® 10.20-7a s/n 12764 © 2025 HydroCAD Software Solutions LLC

Printed 1/1/2026

Page 5

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.147	0.000	0.000	0.000	0.000	0.147	>75% Grass cover, Good	2S
0.112	0.000	0.000	0.000	0.000	0.112	Roofs	2S
0.259	0.000	0.000	0.000	0.000	0.259	TOTAL AREA	

Cox Residence ET*Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"*

Prepared by Trauger Consulting Engineers, In

Printed 1/1/2026

HydroCAD® 10.20-7a s/n 12764 © 2025 HydroCAD Software Solutions LLC

Page 6

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Cox Lot

Runoff Area=11,282 sf 43.22% Impervious Runoff Depth=3.78"
Tc=10.0 min CN=64 Runoff=0.62 cfs 0.082 af

Pond 3P: Dry Retention Pond

Peak Elev=9.85' Storage=364 cf Inflow=0.62 cfs 0.082 af
Outflow=0.41 cfs 0.082 af

Total Runoff Area = 0.259 ac Runoff Volume = 0.082 af Average Runoff Depth = 3.78"
56.78% Pervious = 0.147 ac 43.22% Impervious = 0.112 ac

Cox Residence ET

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

Prepared by Trauger Consulting Engineers, In

Printed 1/1/2026

HydroCAD® 10.20-7a s/n 12764 © 2025 HydroCAD Software Solutions LLC

Page 7

Summary for Subcatchment 2S: Cox Lot

Runoff = 0.62 cfs @ 12.21 hrs, Volume= 0.082 af, Depth= 3.78"

Routed to Pond 3P : Dry Retention Pond

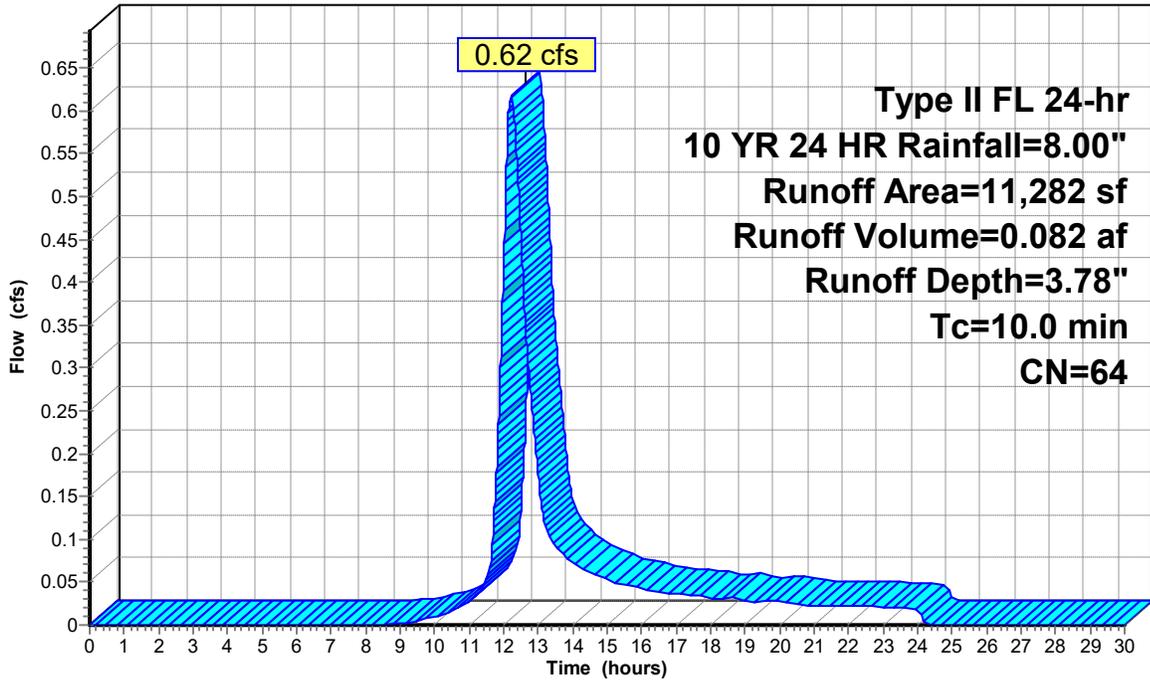
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

Area (sf)	CN	Description
4,876	98	Roofs, HSG A
6,406	39	>75% Grass cover, Good, HSG A
11,282	64	Weighted Average
6,406		56.78% Pervious Area
4,876		43.22% Impervious Area

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

Subcatchment 2S: Cox Lot

Hydrograph



Runoff

Cox Residence ET

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

Prepared by Trauger Consulting Engineers, In

Printed 1/1/2026

HydroCAD® 10.20-7a s/n 12764 © 2025 HydroCAD Software Solutions LLC

Page 8

Summary for Pond 3P: Dry Retention Pond

Inflow Area = 0.259 ac, 43.22% Impervious, Inflow Depth = 3.78" for 10 YR 24 HR event
 Inflow = 0.62 cfs @ 12.21 hrs, Volume= 0.082 af
 Outflow = 0.41 cfs @ 12.56 hrs, Volume= 0.082 af, Atten= 35%, Lag= 21.0 min
 Discarded = 0.41 cfs @ 12.56 hrs, Volume= 0.082 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 9.85' @ 12.56 hrs Surf.Area= 1,559 sf Storage= 364 cf

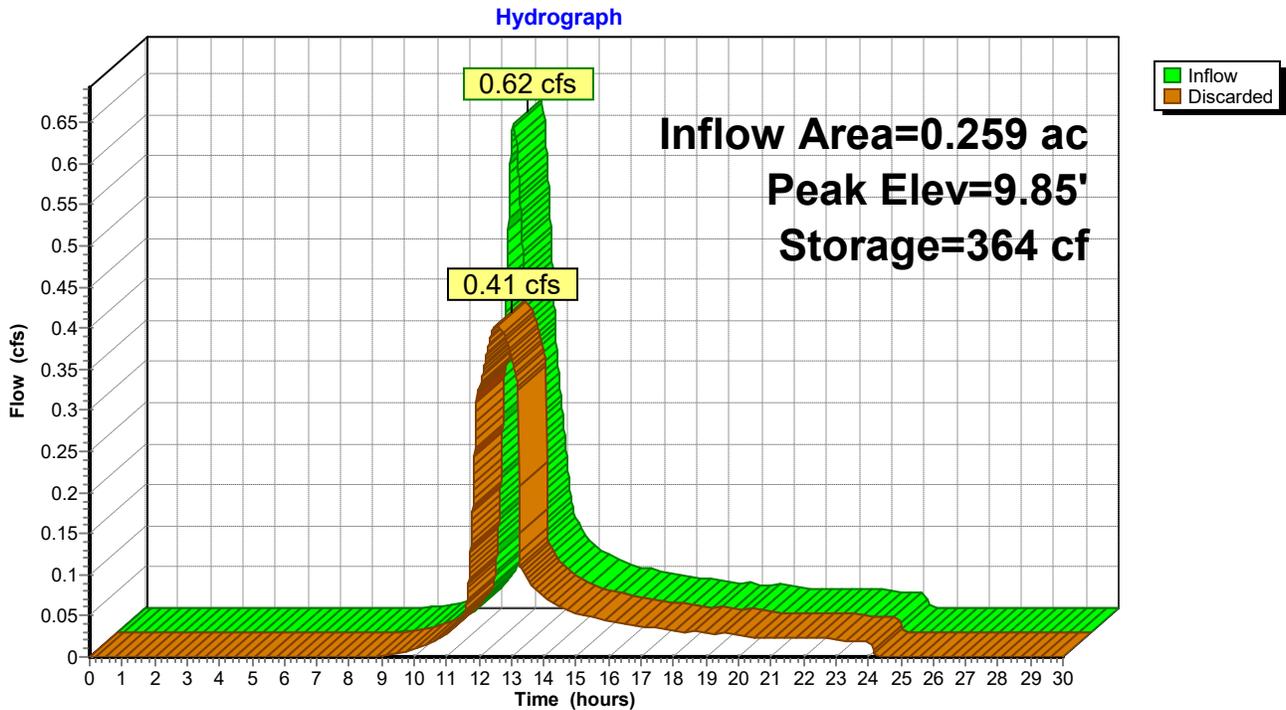
Plug-Flow detention time= 5.1 min calculated for 0.082 af (100% of inflow)
 Center-of-Mass det. time= 5.1 min (863.1 - 858.0)

Volume	Invert	Avail.Storage	Storage Description
#1	9.60'	1,341 cf	12.50'W x 110.00'L x 0.80'H Prismatic Z=3.0

Device	Routing	Invert	Outlet Devices
#1	Discarded	9.60'	10.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 7.70' Phase-In= 0.01'

Discarded OutFlow Max=0.41 cfs @ 12.56 hrs HW=9.85' (Free Discharge)
 ←1=Exfiltration (Controls 0.41 cfs)

Pond 3P: Dry Retention Pond



MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Cox Residence
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,073.00 ft ²
Pond Volume between Bottom & DHWL	1,372.00 ft ³
Pond Length to Width Ratio (L/W)	5.00
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	7.70 ft
Elevation of Starting Water Level	9.60 ft
Elevation of Pond Bottom	9.60 ft
Design High Water Level Elevation	10.40 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.10
Unsaturated Vertical Hydraulic Conductivity	10.00 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	10.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.10
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

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

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: COX RESIDENCE

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft³)
Unsat	0.91	203.87
1	1.00	1,168.13
2	8.76	0.00
3	8.76	0.00
4	8.76	0.00
5	8.76	0.00
6	8.76	0.00
7	8.76	0.00
8	8.76	0.00
9	8.76	0.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Cox Residence

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.00	7.700	0.000 *		
			0.00000	
0.00	7.700	0.07190		
			0.06409	
1.91	10.143	0.05629		0.00
			0.02052	
10.67	9.765	0.01629		0.00
			0.01207	
17.20	9.600	0.01040		0.00
			0.00874	
28.19	9.383	0.00783		0.00
			0.00693	
36.96	9.255	0.00634		0.00
			0.00575	
45.72	9.150	0.00533		0.00
			0.00491	
54.48	9.060	0.00459		0.00
			0.00427	
63.24	8.981	0.00402		0.00
			0.00377	
72.00	8.912			0.00

Maximum Water Elevation: 10.143 feet @ 1.91 hours Recovery @ 17.205 hours
 * Time increment when there is no runoff
 Maximum Infiltration Rate: 3.229 ft/day

SOILS REPORT AND MAP INFORMATION

December 30, 2025
KSM Project No. 2507257-ha

Mr. Sam and Ms. Katie Cox
307 Third Avenue
Melbourne Beach, Florida 32951

**Subject: Additional Subsurface Investigation and
Normal Seasonal High Groundwater Level Estimate
Stormwater Improvements at 307 Third Avenue
Melbourne Beach, Brevard County, Florida**

Mr. and Ms. Cox:

As requested, **KSM Engineering & Testing (KSM)** has performed an additional subsurface investigation at the above referenced site. The purposes of this investigation were to perform an additional shallow soil boring within the general vicinity of the proposed stormwater improvement area, and to document the groundwater level encountered at the boring location. Presentation of the additional data gathered during this limited investigation, together with our estimated normal seasonal high groundwater level in the proposed stormwater improvement area, are included in this report.

Previous Subsurface Investigation:

The information contained in this report is intended to supplement that previously presented in KSM's *Subsurface Investigation and Geotechnical Engineering Report* prepared for the subject site on October 30, 2025 (KSM Project No. 2507257-p). In brief, our previous subsurface investigation included performing one (1) Standard Penetration Test (SPT) boring and one (1) Usual Open-Hole Test in the general vicinity of the proposed stormwater improvement area at the subject site. A copy of the soil boring profile from our previous subsurface investigation is attached, and the approximate locations of the boring and test are also shown on the attached Boring Location Plan.

Additional Subsurface Investigation:

Field Exploration Program – To further explore the subsurface conditions within the general vicinity of the proposed stormwater improvement area, one (1) hand auger boring was performed to an approximate depth of 6 feet below the existing ground surface.

The groundwater level at the boring location was measured on the date drilled. The borehole was then backfilled with accumulated soil cuttings.

The approximate location of the boring is illustrated on a reproduction of the provided design plan, and is presented on the attached Boring Location Plan. This location was 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 a more accurate boring location is required, we recommend that the location be surveyed by a licensed surveyor.

Observed Subsurface Conditions:

General Soil Profile – The results of the additional field exploration and laboratory programs are graphically summarized on the attached soil boring profile. The stratification of the boring profiles represents our interpretation of the field boring log 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 attached soil boring profile, the soils typically encountered in the additional hand auger boring consisted of orangish-brown fine sand (Unified Soil Classification SP) in the upper 3 feet, underlain by light brown fine sand (SP) to the boring termination depth of 6 feet.

Measured Groundwater Level – The groundwater level was measured in the borehole on the day drilled, after stabilization of the downhole water level. As shown on the attached soil boring profile, groundwater was encountered during this phase of exploration at an approximate depth of 4.1 feet on the date indicated.

Fluctuations in groundwater levels should be anticipated throughout the year due to a variety of factors due to seasonal variations in the amount of rainfall, stormwater runoff, and other factors not evident at the time the boring was performed. 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.

Normal Seasonal High Groundwater Level Estimate:

The normal seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the normal seasonal high groundwater level.

Additionally, we note that based on our review of available historical rainfall data for the subject area, significant rainfall events were noted prior to our October, 2025 subsurface investigation.

Based on our interpretation of the site conditions from the soil borings performed in our current and previous subsurface investigations, and on our reviews of the USDA Soil Survey and the available historical rainfall data, we estimate the normal seasonal high groundwater level in the vicinity of the proposed stormwater improvement area to be 0.5 feet below the groundwater level that was measured during our previous (October, 2025) subsurface investigation (i.e., 2.8 feet below the existing ground surface at the SPT boring location).

Closure:

Based upon our subsurface investigations 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.

Standard of Care – This report has been prepared in accordance with generally accepted soil and engineering practices 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 warranties, either expressed or implied, are intended or 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 would be necessary to re-evaluate the recommendations of this project.

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

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



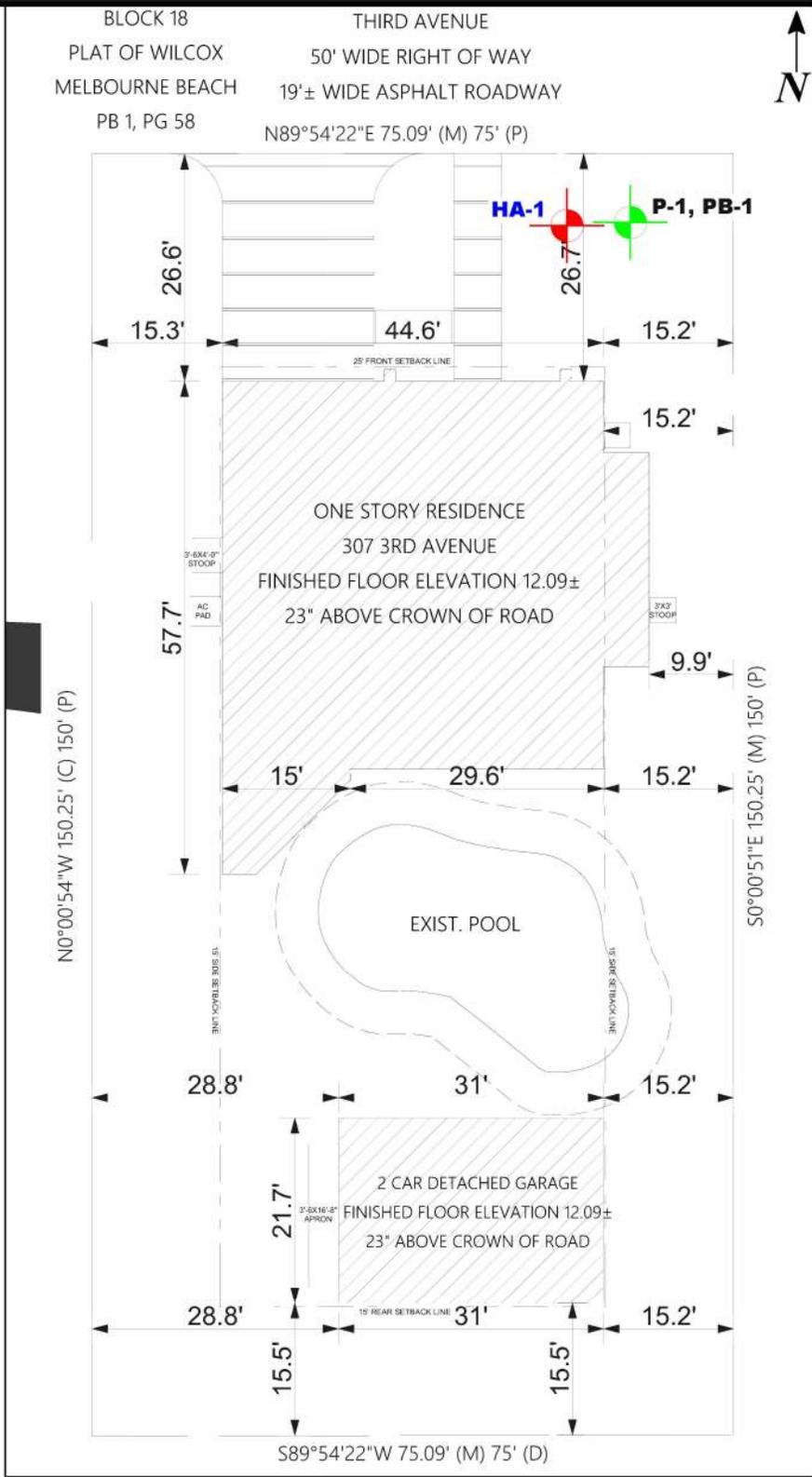
Will B. Cornelius II, P.E.
Principal Engineer
Florida Registration No. 67538

Attachments: Boring Location Plan
Soil Boring Profile (Current Subsurface Investigation)
Soil Boring Profile (October, 2025 Subsurface Investigation)

Email to:

Ms. Katie Cox – 2katie.cox@gmail.com

Ms. Erin Trauger, P.E., Trauger Consulting Engineers, Inc. – erin.trauger@gmail.com



APPROXIMATE LOCATION OF SOIL TESTING

**APPROXIMATE LOCATION OF SOIL TESTING
(PREVIOUS SITE VISIT)**

PROJECT: 307 Third Avenue, Melbourne Beach, Florida

SHEET 1 OF 1
 PERMIT #: N/A
 PROJECT #: 2507257-p



DRAWN BY: C.V.
 DATE: 20251230
 SCALE: NOT TO SCALE



CLIENT Katie & Sam Cox

PROJECT NUMBER 2507257-ha

DATE STARTED 12/18/25 COMPLETED 12/18/25

DRILLING CONTRACTOR _____

DRILLING METHOD Auger Boring

LOGGED BY CH

NOTES See Attached Location Plan

PROJECT NAME 307 Third Avenue

PROJECT LOCATION Melbourne Beach, Florida

GROUND ELEVATION _____

GROUND WATER LEVELS:
 ▽ AT TIME OF DRILLING 4.1 ft

COPY NEW LOGS 2024 - 1 - DATA TEMPLATE FOR TESTING.GDT - 12/30/25 07:24 - K:\KSM FILES\25 DOCS (KSM-SERVER)\2507257\SOIL INVESTIGATION\2507257-P.GPJ

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	LIQUID LIMIT	PLASTIC INDEX
0											
		Orangish Brown Fine Sand		50							
		Light Brown Fine Sand with Trace Shell Fragments		45							
5				25							
				20							
				20							
				25							

Bottom of borehole at 6.0 feet.

Katie and Sam Cox
307 Third Avenue
Melbourne Beach, FL 32951

October 30, 2025
KSM Project No. 2507257-p

**Subject: Subsurface Investigation and
Geotechnical Engineering Evaluation
Stormwater Improvements at 307 Third Avenue
Melbourne Beach, Brevard County, Florida**

Dear Mr. and Mrs. Cox:

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. 250091, dated October 6, 2025, which was authorized and returned to us on October 7, 2025.

Site and Location Description:

The 0.26± acre project site is located on the south side of Third Avenue and west of Orange Street in Brevard County, Florida. At the time of our investigation, the site was developed with a 1,570± square foot residence with a swimming pool, which were constructed in 1958.

Project Description:

Based on our conversations with you and your civil engineer, Ms. Erin Trauger, P.E. with Trauger Consulting Engineers, Inc., and on our review of the provided Design Plans, prepared by Profile Light Gauge Structures, LLC., dated September 20, 2025, we understand that the overall project entails the demolition of the existing residence, and the design and construction of a new single-story residence and a detached garage structure. We further understand that this phase of the project is limited to the proposed stormwater improvements at the subject site, and soil and groundwater conditions are required by your engineers to perform their stormwater analysis.

We note that, as requested, our subsurface exploration program for this phase of the project was limited to the location requested and does not include geotechnical explorations or engineering recommendations relative to the proposed structures; such explorations are recommended to explore bearing capacity of on-site soils and to generate data necessary to provide site preparation and bearing capacity recommendations.

If the construction plans differ from our understanding and assumptions of the project as stated above, we should be notified immediately to allow for re-evaluation of the recommendations in this report.

Scope of Services Performed:

1. Performed a review of the surficial soil maps, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).
2. Performed a soil boring at an accessible location in the general vicinity of the proposed construction.
3. Measured the depth to the groundwater level encountered at each boring location.
4. Performed a field Usual Open-Hole Test at a selected location within the area requested.
5. Reviewed the field soil boring logs and visually classified the soil samples in our laboratory.
6. Evaluated the subsurface soil conditions encountered and prepared this report to document our findings and summarize our conclusions and recommendations.

NRCS Surficial Soil Information:

Based on KSM's review of the USDA soils survey for Brevard County, NRCS indicates that the following USDA soil mapping unit was identified within the limits of the project.

25: Canaveral-Palm Beach-Urban land complex – The typical profile of this soil reportedly consists of layers of sand that extend to a depth of about 80 inches below the surface. The seasonal high groundwater level is typically within 1 to 3 feet of 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 investigation program consisted of performing the following soil borings and field test:

- One (1) SPT boring, denoted as PB-1, terminated at an approximate depth of 15 feet below the existing ground surface, within the limits of the stormwater area.
- One (1) Usual Open-Hole Test, denoted as P-1, was performed at an approximate depth of 5 feet below existing grade adjacent to the boring PB-1.

The approximate locations of the boring and test are illustrated on a reproduction of the provided plans 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 locations are required, we recommend that the locations be surveyed by a licensed surveyor.

General Soil Profile – The stratification of the boring profile represents our interpretation of the field boring log and the laboratory test results 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 profile, the SPT boring typically encountered loose orangish brown sand in the upper 2 feet. These soils were underlain by loose to medium dense brown sand with traces of shell fragments to the SPT boring termination depth of 15 feet.

Measured Groundwater Level – The groundwater level was measured in the borehole on the day drilled, after stabilization of the downhole water level. As shown on the attached soil boring profile, groundwater was encountered at an approximate depth of 2.3 feet on the date indicated. We estimate the normal seasonal high groundwater level will be about 0.5 feet above the groundwater level measured at the time of our field exploration.

Fluctuations in groundwater levels should be anticipated throughout the year due to a variety of factors due to seasonal variations in the amount of rainfall, stormwater runoff, and other factors not evident at the time the boring was performed. 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.

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 18 or 24 inches into the ground by successive blows of a 140-pound hammer freely dropping 30 inches 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 18 or 24 inches, the sampler 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 a conservative estimate of the behavior of soils under a load. The table below relates N-values to a qualitative 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 and testing. The soil classifications and other pertinent data obtained from our field explorations and laboratory observations are reported on the attached soil boring profiles. All laboratory testing was performed in general accordance with applicable laboratory standards and/or industry standards with a standard practice of care.

Stormwater and Aquifer Parameters:

Based on the results of our exploration, the soils encountered are considered to be relatively permeable.

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 test location, a Usual Condition 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 is 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	1.4 x 10 ⁻³	42.3

Selected samples obtained from our site investigation were tested in our laboratory in general accordance with ASTM D2434.

Laboratory Test Results			
Test Location (See Location Plan)	Stratum Depth Range (ft)	Measured Horizontal Flow Rate (in/hr)	Estimated Vertical Flow Rate (in/hr)
PB – 1	0 – 2	25.8	17.2

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 about 1/2 to 2/3 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 aquifer parameters at the time of our investigation and guidance provided by the USDA National Engineering Handbook. KSM has estimated the fillable porosity of the soils above the estimated wet season water table.

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

Closure:

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.

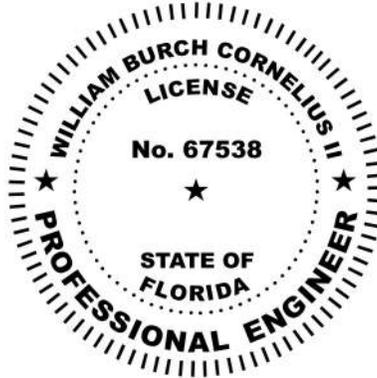
Standard of Care – This report has been prepared in accordance with generally accepted soil and engineering practices and is based on our evaluation of our geotechnical investigation and our stated understanding and assumptions of the proposed project. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between or away from the boring. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

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

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

Respectfully,
KSM Engineering & Testing



Jillian A. Malavet
Jillian A. Malavet
Geotechnical Intern

Will B. Cornelius II, P.E.
Principal Engineer
Florida Lic. No. 67538

JAM/cv/WBC

Attachments: USDA Soil Survey Map
Boring Location Plan
Soil Boring Profiles

Email to: Ms. Katie Cox - 2katie.cox@gmail.com
Ms. Erin Trauger, P.E. - erin.trauger@gmail.com

3rd Ave

3rd Ave

3rd Ave

3rd Ave



Google Earth



USDA SOILS SURVEY

25—Canaveral-Palm Beach-Urban land complex

PROJECT: 307 Third Avenue, Melbourne Beach, Florida

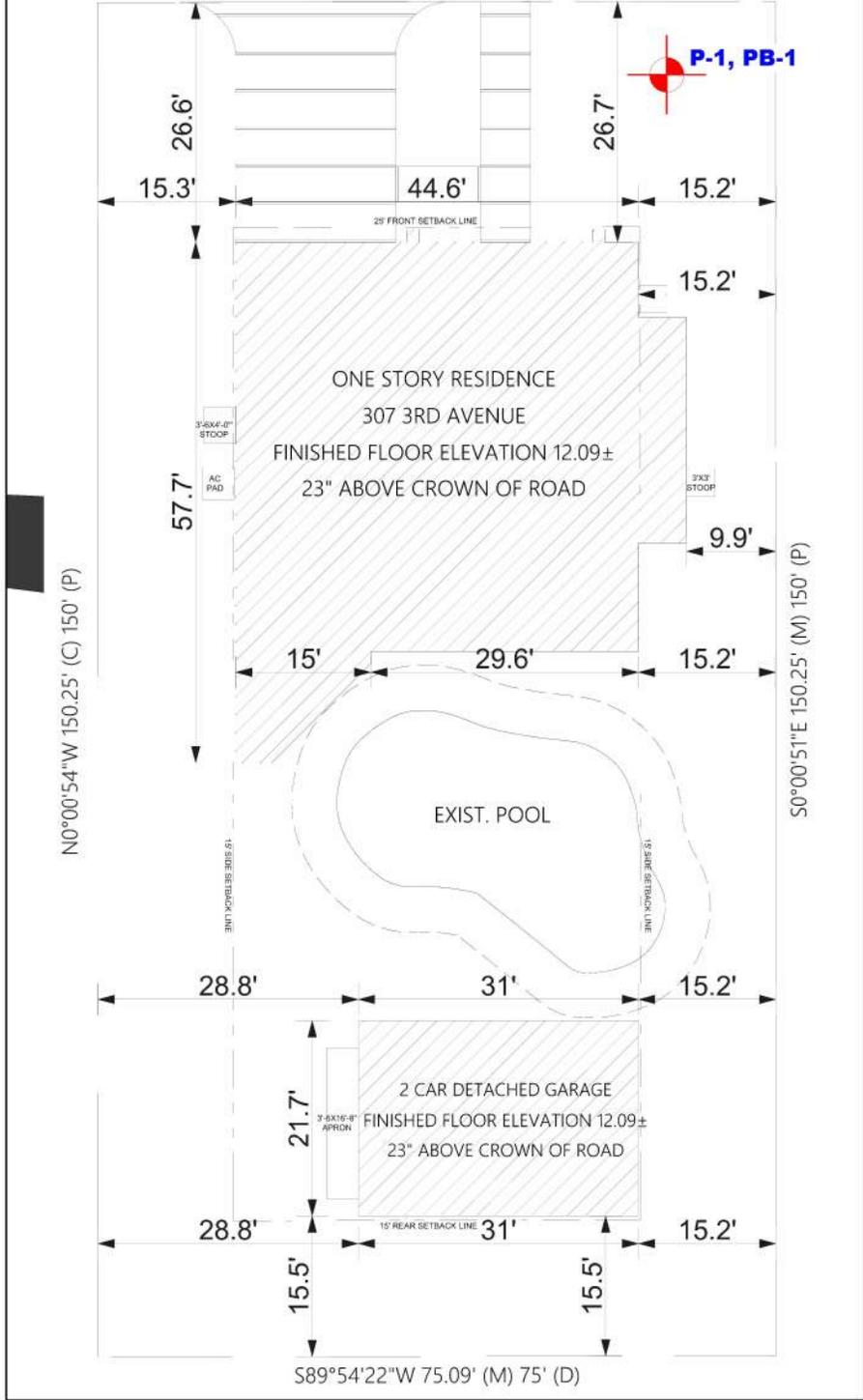
SHEET 1 OF 1
 PERMIT #: N/A
 PROJECT #: 2507257-soils



DRAWN BY: C.V.
 DATE: 20251028
 SCALE: NOT TO SCALE

BLOCK 18
 PLAT OF WILCOX
 MELBOURNE BEACH
 PB 1, PG 58

THIRD AVENUE
 50' WIDE RIGHT OF WAY
 19'± WIDE ASPHALT ROADWAY
 N89°54'22"E 75.09' (M) 75' (P)



 **APPROXIMATE LOCATION OF SOIL TESTING**

PROJECT: 307 Third Avenue, Melbourne Beach, Florida

SHEET 1 OF 1
 PERMIT #: N/A
 PROJECT #: 2507257-p



DRAWN BY: C.V.
 DATE: 20251028
 SCALE: NOT TO SCALE

Planning and Zoning Meeting

Section: New Business
Meeting Date: March 10, 2026
From: Building Department
RE: Site Plan Approval for 506 Poinsettia Rd. – Addition

Background Information:

The Town received plans for an addition to the home at 506 Poinsettia Rd.

Recommendation:

Approve the site plan for 506 Poinsettia Rd. contingent upon the pending Town Engineer approval. Please note that the applicant's engineer is amending their drainage plan.

Attachments:

- Town Planner Letter – Pages 91-93
- Development Application – Pages 94-97
- Original Plans and Survey – Pages 98-112
- Stormwater Calculations Report – Pages 113-129

Site Plan Review

Applicable Codes:

**Town of Melbourne Beach Land Development Code
Current Florida Building Code**

Date: March 3, 2026
Owner: Christopher & Meredith Gowen
Owner Address: 506 Poinsettia Road, Melbourne Beach FL 32951
Site Address: 506 Poinsettia Road, Melbourne Beach FL 32951
Parcel ID: 28-38-06-75-4-13
Zoning: 2RS- Single-Family

Proposed Project: Addition and interior renovation
References: Town of Melbourne Beach Code of Ordinances:
7A-32 Single-Family Residential District
7A-51.1, Site Plan Approval For Single-Family Residential Districts

Request: Site Plan Approval in Accordance with 7A-51.1
Staff Review: The property lies in Zoning District 2RS

- 1) The project involves addition to an existing single-family home including a master suite with bedroom, master bath and closet, adding a laundry, great room, a half-bath and pool cabana. The existing total area is 2490 square feet and the proposed addition is 1837 square feet, giving a total of 4055 square feet.
- 2) The Building Lot Zoning District requirements of min. lot area, width and depth.
Lot area is 12,880 sq. ft. (min. 11,250 sq. ft.)
Lot width is 112 ft. (min. 90 ft. measured from the front building line)
Lot depth is 115 ft. (min. 100 ft.)
- 3) Lot coverage has a maximum of 30% for principal structure.
Lot coverage per plan is 29.36%
Footprint of Primary Structure is 3782 SF.
Max allowed for Primary Structure is 3864 sq. ft. for Lot Area of 12,880 sq. ft.
Minimum pervious area per lot is 30%. Pervious area is 44%.
- 4) Structure maximum height for zoning district is 28 ft.
The proposed height provided is 14-2 1/2' from FFE.
Flood Zone: X per survey

Zoning District Setback requirements:

- Proposed Primary Structure Front Setback: 25' (min. 25')
- Proposed Primary Structure Rear Setback: 25.2' (min. 25')
- Proposed Accessory Structure (Cabana) Rear Setback: 15.3' (min. 15')
- Proposed Primary Structure West Side Setback: 15.2' (min. 15')
- Proposed Primary Structure East Side Setback 15.7' (min. 15')

- 5) 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, Chapter 27 Stormwater, and the current Florida Building Code.
- 6) 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, Chapter 27 Stormwater, and the current Florida Building Code.
- 7) Town Engineer will submit a review of the drainage plan per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued. This applies to new home construction and construction values greater than 50% of the existing structure. Minimum landscaping standards will be met.

Note that currently the site drainage and landscaping plans show retention areas and pervious pavers in the public right-of-way which are prohibited. The plans must be revised to remove the retention areas and pavers from the right-of-way for permitting. Also per information from the project engineer, the pavers are 100% pervious and are included in the pervious area calculation below.

- 8) The applicant has provided a landscape plan that proposes two (2) green buttonwood trees, one (1) mango tree, and six (6) Christmas tree palms. Based on an aerial photograph, there are some existing trees onsite that will need to be removed, and they will require a permit in accordance with Chapter 9A of the Town Code.

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, subject to the conditions noted above to revise the landscape and civil plans and permits for tree removal.



Corey W. O'Gorman
Town Planner

506 Poinsettia Road

IMPERVIOUS		PERVIOUS	
Primary Structure	3782	Open areas	5405
Pool & Deck	2095		
Driveway	1325		
Accessory Bldg	273		
Concrete areas			
Total Paved Area	7475		
<hr/>		<hr/>	
Total Lot Area	12,880	Total Lot Area	12,880
<hr/>		<hr/>	
% IMPERVIOUS	58%	% PERVIOUS	42%



**TOWN OF MELBOURNE BEACH
DEVELOPMENT APPLICATION**

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

General Location: Island shores of Melbourne Beach

Address: 506 Poinsettia Rd, Melbourne Beach, FL 32951

Parcel Number(s): 28-38-06-75-4-13

Area (in acreage): 0.3 Area (in square feet): _____

Current Zoning: 0110-Single Family Residence Proposed Zoning: 0110-Single Family Residence

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

Brief Description of Application: Addition to existing structure

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

IV. APPLICANT INFORMATION:

Property Owner

Name: Christopher & Meredith Gowen
Address: 506 Poinsettia Rd
Melbourne Beach, FL
32951

Phone: (919) 608-6598
Fax: n/a
Email: hendrix.meredith@gmail.com

Applicant (if other than property owner)

Name: _____

Phone: _____

Address: _____

Fax: _____

Email: _____

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

Signature: Meredith Gowen

Date: 1/20/26

Print Name: Meredith Gowen

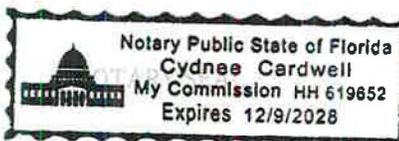
Title: Owner

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 20th day of January, 2026, by Meredith Gowen who is/are personally known to me, or who has/have produced FL driver's license as identification.

Cydnee Cardwell
Signature of Notary Public, State of Florida



VI. APPLICANT CERTIFICATION:*

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

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

Signature: Meredith Gowen Date: 1/20/26

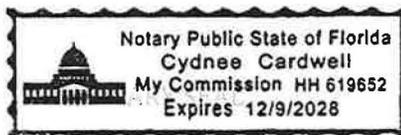
Print Name: Meredith Gowen Title: owner

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 20th day of January, 2026, by Meredith Gowen who is/are personally known to me, or who has/have produced FL driver's license as identification.

Cydnee Cardwell
Signature of Notary Public, State of Florida



VII. PROJECT DESCRIPTION:

Describe Application: Residential addition to existing single-family residence including master suite w/ bedroom, master bath & master closet, laundry room, great room, half bath & pool cabana.
Provide attachment if more space is needed.

Describe Existing Conditions: One-story, 3-bedroom, 2-bathroom single-family residence totaling approx. 1,664 sq/ft on a 0.30-acre lot w/ attached garage and currently used as a single-family residence.
Provide attachment if more space is needed.

Site Plan for Single Family Development

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

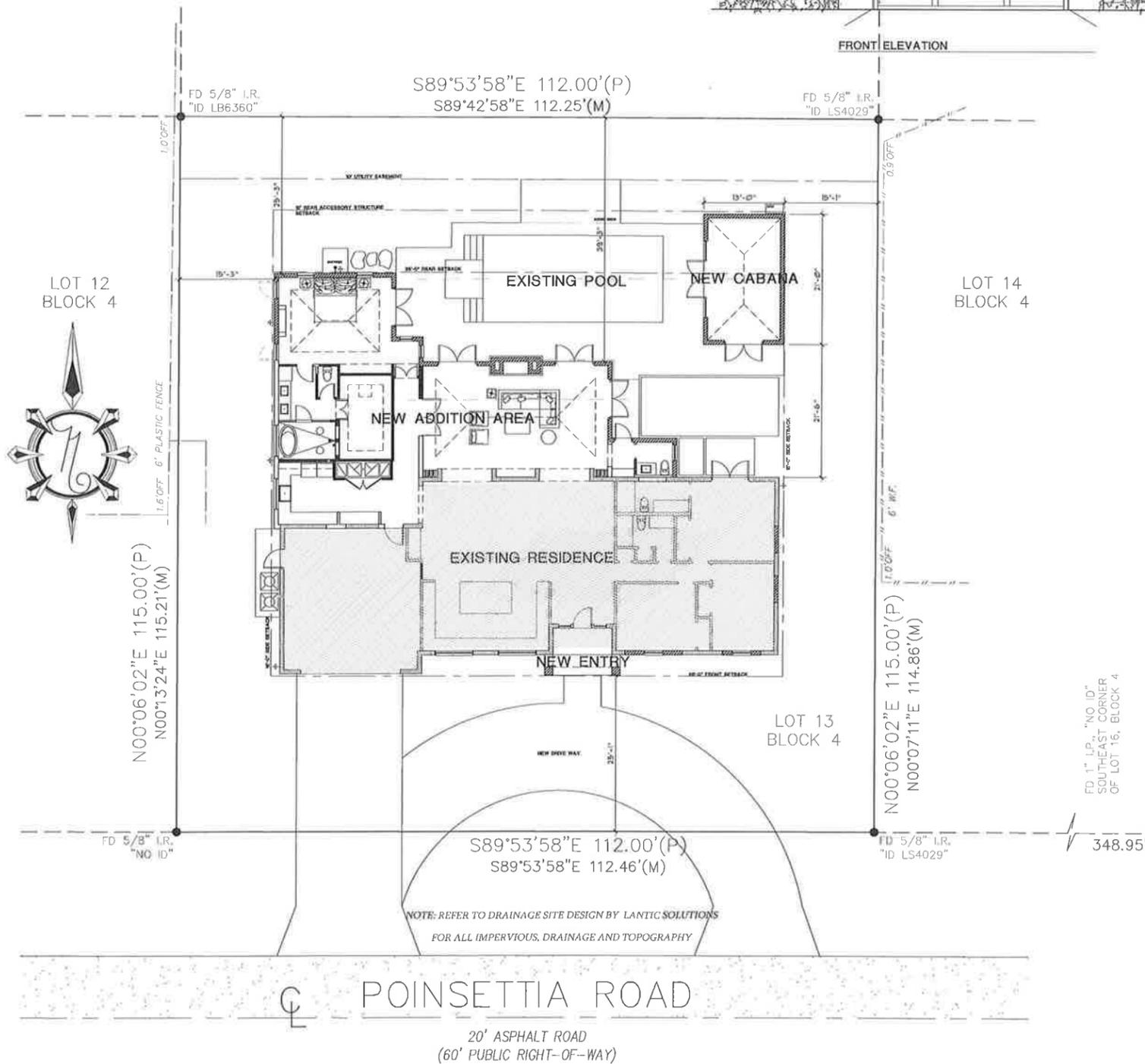
1. Narrative description of proposed improvements and demolitions.
2. **Two (2) Sealed Surveys of the existing conditions prepared by a professional surveyor. All elevations should be NGVD/DAVD or Comparable for FEMA reference. (Include Lot Dimensions, Square footage & Coverage Percentage)**
 - a. All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

Additions and exterior facade for Gowen Residence

506 Poinsetta Rd. Melbourne Beach FL. 32951



FRONT ELEVATION



PROJECT SUMMARY

PROJECT NAME - GOWEN RESIDENCE
 PROJECT ADDRESS - 506 POINSETTA RD MELBOURNE BEACH FL 32951
 EXISTING USE - SINGLE FAMILY RESIDENCE
 CONTRACTOR - TBD
 DESCRIPTION - NEW ADDITIONS AND INTERIOR RENOVATIONS.

APPLICABLE CODES

FLORIDA EXISTING BUILDING CODE: FBC 2023 8TH EDITION
 FLORIDA BUILDING CODE: FBC 2023 8TH EDITION
 MECHANICAL CODE: 2023
 PLUMBING CODE: 2023
 ELECTRICAL CODE: NEC 2020
 FIRE CODE: FLORIDA FIRE PREVENTION CODE 2023

UTILITIES: CITY WATER/SEWER
 AUTHORITY / JURISDICTION: TOWN OF MELBOURNE BEACH

SCHEDULE OF DRAWINGS

SHEET	DESCRIPTION
A1	COVER SHEET
A2	DEMOLITION PLAN
A3	NEW FLOOR PLAN
A4	EXTERIOR ELEVATIONS
E1	ELECTRICAL LIGHTING PLAN

SCOPE

EXISTING CENTER PORTION OF ROOF IN MAIN AREA AND KITCHEN AREA TO BE REMOVED.
 EXISTING NORTH WEST PORCH AREA TO BE REMOVED, ROOF AND COLUMN STRUCTURE.
 EXISTING HVAC AND ELECTRICAL TO BE REPLACED IN EXISTING HOUSE. PLASTER ON WALLS MAY NEED TO COME OUT FOR NEW ELECTRICAL RING ALONG WITH CEILING BOARD TRY AND SALVAGE EXISTING KITCHEN COUNTERS, CABINETS AND AFFLIANCES.
 NEW EXTERIOR STUCCO, KNOCK DOWN (OPTIONAL SAND FINISH)
 NEW SHINGLE ROOF FINISH
 ALL NEW WINDOWS AND DOORS
 EXISTING MASONRY HOME CONSTRUCTION MAY NEED TO BE REINFORCED EXISTING CELLS IN SOME AREAS.

NEW ADDITION AREAS

NEW GREAT ROOM ON REAR OF RESIDENCE AT 9'-4 1/4" BEARING WITH 8"4 FRENCH DOORS
 NEW LAUNDRY AND MASTER SUITE ADDITION AT 9'-4 1/4" BEARING
 NEW WOOD ROOF TRUSSES IN THESE AREAS
 TYPICAL 18"x16" D MONO FOOTING AROUND THESE AREAS W/ (2#5 REINF. CONT.
 BALKIN IN INSULATION
 NEW VENTED HARDI SOFFITS (EXISTING ARE 48" IN MOST AREAS) NEW AND EXISTING

NEW CIRCLE DRIVE AND REPLACE EXISTING DRIVE TO GARAGE DESIGN TBD
 PLUMBING AT NEW TO BE CPVC EXISTING TO BE DETERMINED.

WALL LEGEND

[Pattern]	EXISTING MASONRY
[Pattern]	NEW 4", 6" OR 8" FRAME WALL
[Pattern]	NEW MASONRY WALL OR COLUMN

AREA TABULATION

EXISTING AREA TABULATION	
LIVING	1648 SF±
ENTRY	40 SF±
GARAGE	530 SF±
REAR PORCH	212 SF±
GRAND TOTAL	2,490 SF±
NEW ADDITION AREAS	
LIVING	1524 SF±
PICOL CABANA	213 SF±
ENTRY	40 SF±
NEW COMBINED TOTALS	
LIVING	3,172 SF±
ENTRY	80 SF±
CABANA	213 SF±
GARAGE	530 SF±
GRAND TOTAL	4,055 SF±

RESIDENTIAL PLANNING & DESIGN
 •587 WEST EAU GALLIE BLVD•
 •SUITE 201 MELBOURNE FL, 32935•
 •321-745-8609•
 •ALEX@MITZDESIGNGROUP.COM•
 •MITZDESIGNGROUP.COM•

JOB NO	25-011
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	1.20.25

REVISIONS	BY	DATE
	AAM	

CUSTOM DESIGN FOR
GOWEN RESIDENCE
 ADDRESS:
 506 POINSETTA RD
 MELBOURNE BEACH FL 32951

SHEET TITLE
 COVER SHEET

PLANNING AND ZONING SUBMITTAL

THE DRAWINGS ARE THE PROPERTY OF MITZ DESIGN GROUP WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH MITZ DESIGN GROUP. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

ALEX MITZ, PRESIDENT DESIGNER

A1
 SHEET 1



RESIDENTIAL PLANNING & DESIGN
 •587 WEST EAU GALLIE BLVD•
 •SUITE 201 MELBOURNE FL 32935•
 •321-745-8609•
 •ALEX@MITZDESIGNGROUP.COM•
 •MITZDESIGNGROUP.COM•

JOB NO.	25-011
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	1.20.25

REVISIONS	BY	DATE
1	AAM	XX.XX.XX

CUSTOM DESIGN FOR
GOWEN RESIDENCE
 ADDRESS:
 506 POINSETTA RD
 MELBOURNE BEACH FL 32951

SHEET TITLE
 DEMOLITION PLAN

PLANNING AND ZONING SUBMITTAL

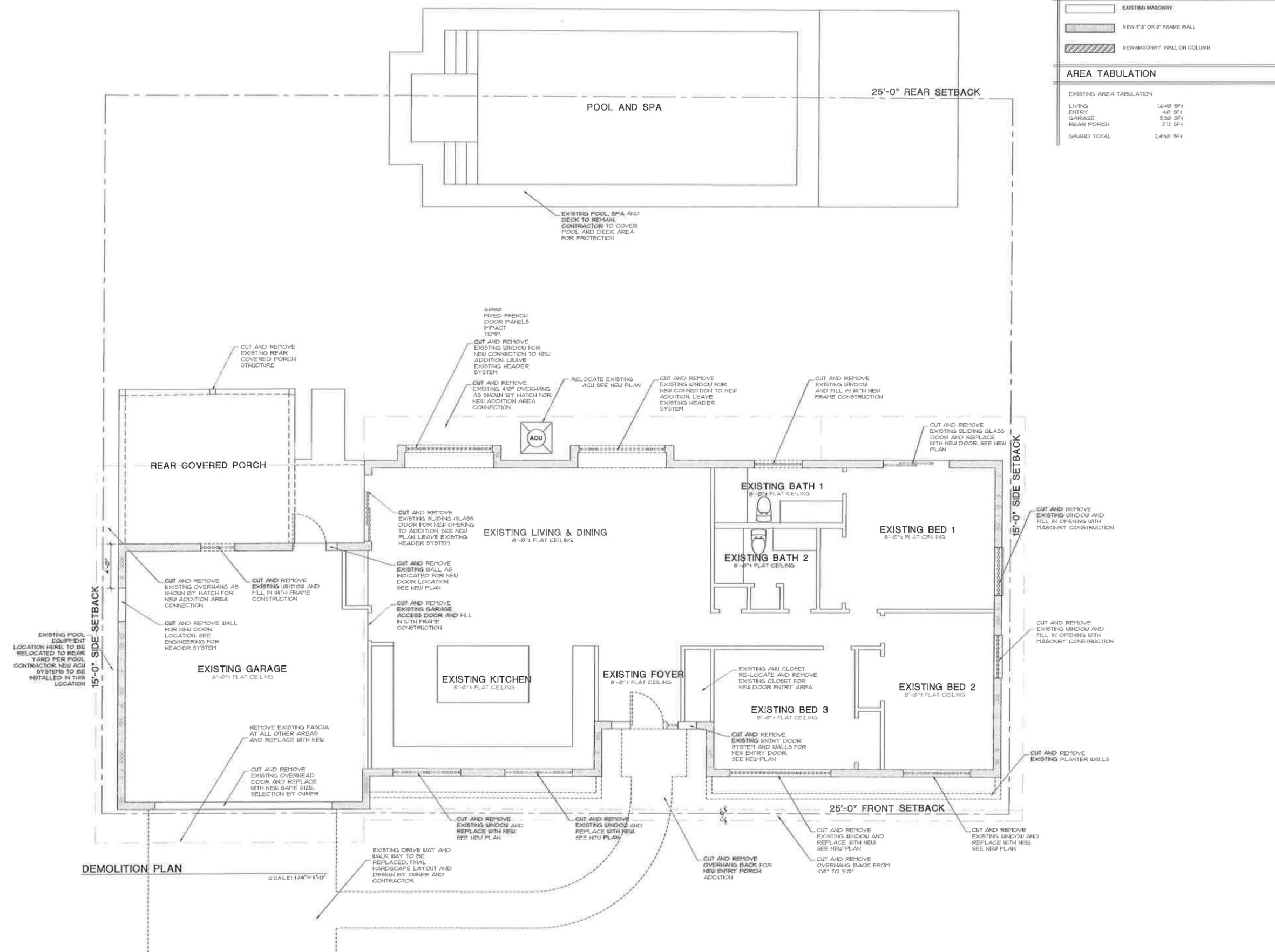
THE DRAWINGS ARE THE PROPERTY OF MITZ DESIGN GROUP WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH MITZ DESIGN GROUP. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

ALEX MITZ, PRESIDENT DESIGNER

A2

SHEET 2

WALL LEGEND	
	EXISTING MASONRY
	NEW 4",6" OR 8" FRAME WALL
	NEW MASONRY WALL OR COLUMN
AREA TABULATION	
EXISTING AREA TABULATION	
LIVING	1,648 SF±
ENTRY	410 SF±
GARAGE	530 SF±
REAR PORCH	272 SF±
GRAND TOTAL	2,490 SF±





RESIDENTIAL PLANNING & DESIGN
587 WEST EAU GALLIE BLVD
SUITE 201 MELBOURNE FL 32935
321-745-8609
ALEX@MITZDESIGNGROUP.COM
MITZDESIGNGROUP.COM

JOB NO.	25-011
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	1.20.25

REVISIONS	BY	DATE
	AAM	XXXXXX

CUSTOM DESIGN FOR
GOWEN RESIDENCE
ADDRESS:
506 POINSETTA RD
MELBOURNE BEACH FL 32951

SHEET TITLE
NEW FLOOR PLAN

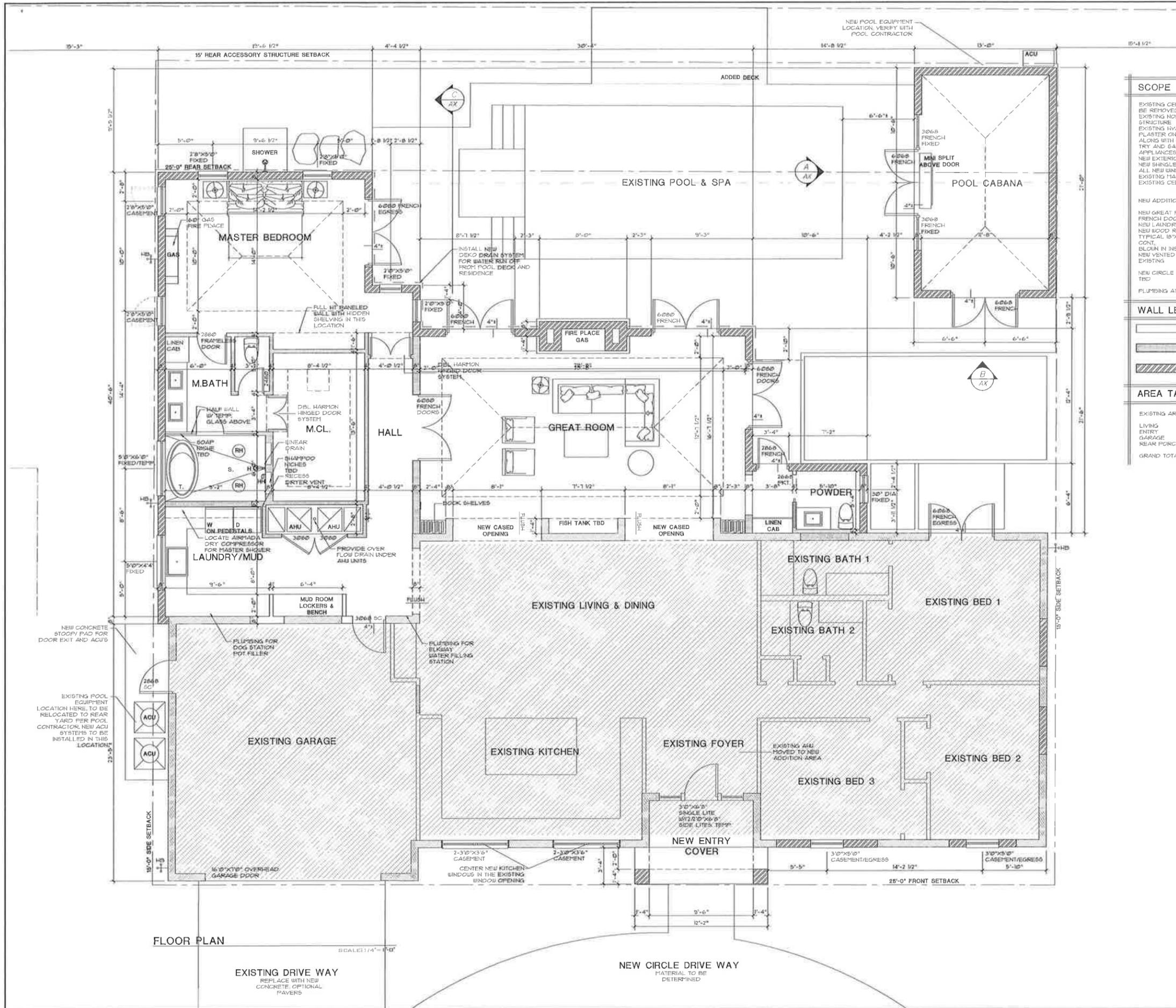
PLANNING AND ZONING SUBMITTAL

THE DRAWINGS ARE THE PROPERTY OF MITZ DESIGN GROUP WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH MITZ DESIGN GROUP. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

ALEX MITZ, PRESIDENT DESIGNER

A3

SHEET 3



SCOPE

EXISTING CENTER PORTION OF ROOF IN MAIN AREA AND KITCHEN AREA TO BE REMOVED
 EXISTING NORTH WEST PORCH AREA TO BE REMOVED, ROOF AND COLUMN STRUCTURE
 EXISTING HVAC AND ELECTRICAL TO BE REPLACED IN EXISTING HOUSE. PLASTER ON WALLS MAY NEED TO COME OUT FOR NEW ELECTRICAL RUNS ALONG WITH CEILING BOARD
 TRY AND SALVAGE EXISTING KITCHEN COUNTERS, CABINETS AND APPLIANCES
 NEW EXTERIOR STUCCO, KNOCK DOWN (OPTIONAL SAND FINISH)
 NEW SHINGLE ROOF FINISH
 ALL NEW WINDOWS AND DOORS
 EXISTING MASONRY HOME CONSTRUCTION, MAY NEED TO BE REINFORCED EXISTING CELLS IN SOME AREAS.

NEW ADDITION AREAS

NEW GREAT ROOM ON REAR OF RESIDENCE AT 9'-4 1/4" BEARING WITH 8"4 FRENCH DOORS
 NEW LAUNDRY AND MASTER SUITE ADDITION AT 9'-4 1/4" BEARING
 NEW ROOF ROOF TRUSSES IN THESE AREAS
 TYPICAL 18"x16" D MONO FOOTING AROUND THESE AREAS W/ (2%) REINF. CONT.
 BLOWN IN INSULATION
 NEW VENTED HARDI SOFFITS (EXISTING ARE 48" IN MOST AREAS) NEW AND EXISTING
 NEW CIRCLE DRIVE AND REPLACE EXISTING DRIVE TO GARAGE DESIGN TBD
 PLUMBING AT NEW TO BE CPVC EXISTING TO BE DETERMINED.

WALL LEGEND

- EXISTING MASONRY
- NEW 4", 6" OR 8" FRAME WALL
- NEW MASONRY WALL OR COLUMN

AREA TABULATION

EXISTING AREA TABULATION	
LIVING	1,648 SF±
ENTRY	40 SF±
GARAGE	530 SF±
REAR PORCH	272 SF±
GRAND TOTAL	2,490 SF±

FLOOR PLAN

EXISTING DRIVE WAY
REPLACE WITH NEW CONCRETE, OPTIONAL PAVERS

NEW CIRCLE DRIVE WAY
MATERIAL TO BE DETERMINED

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



RESIDENTIAL PLANNING & DESIGN
 •587 WEST EAU GALLIE BLVD•
 •SUITE 201 MELBOURNE FL, 32935•
 •321-745-8609•
 •ALEX@MITZDESIGNGROUP.COM•
 •MITZDESIGNGROUP.COM•

JOB NO.	25-011
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	1.20.25

REVISIONS	BY	DATE
	AAM	XX.XX.XX

CUSTOM DESIGN FOR
GOWEN RESIDENCE
 ADDRESS:
 506 POINSETTA RD
 MELBOURNE BEACH FL 32951

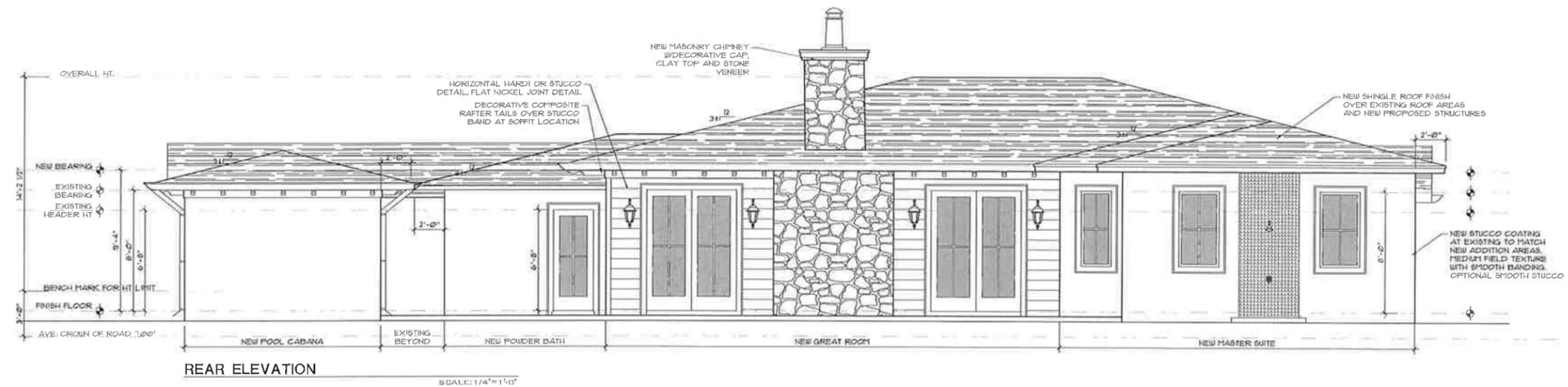
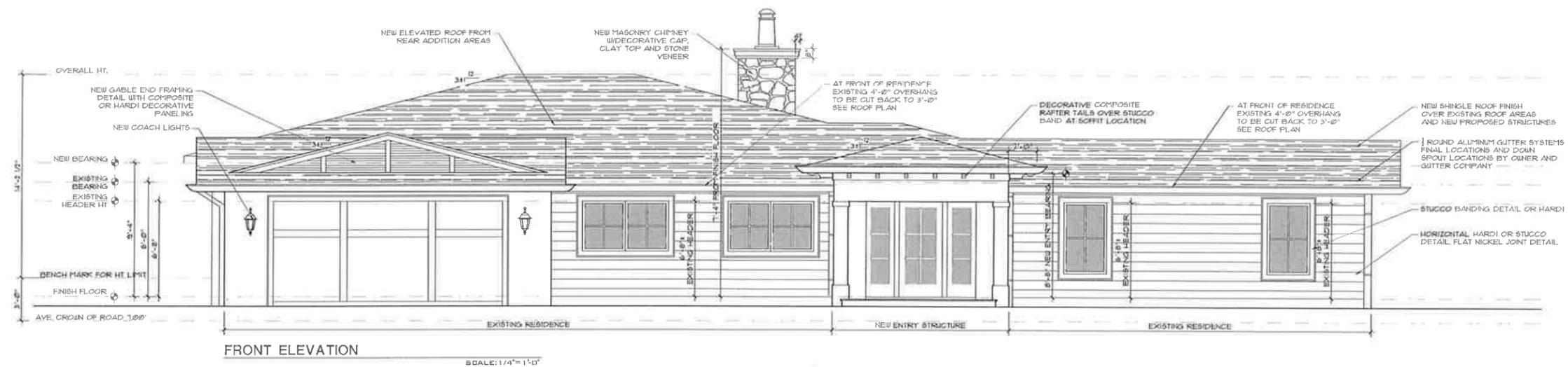
SHEET TITLE
 EXTERIOR ELEVATIONS

PLANNING AND ZONING SUBMITTAL

THE DRAWINGS ARE THE PROPERTY OF MITZ DESIGN GROUP WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH MITZ DESIGN GROUP. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

ALEX MITZ, PRESIDENT DESIGNER

A6
 SHEET 6





RESIDENTIAL PLANNING & DESIGN
 •587 WEST EAU GALLIE BLVD•
 •SUITE 201 MELBOURNE FL 32935•
 •321-745-8609•
 •ALEX@MITZDESIGNGROUP.COM•
 •MITZDESIGNGROUP.COM•

JOB NO.	25-011
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	1.20.25

REVISIONS	BY	DATE
	AAM	XX.XX.XX

CUSTOM DESIGN FOR
GOWEN RESIDENCE
 ADDRESS:
 506 POINSETTA RD
 MELBOURNE BEACH FL 32951

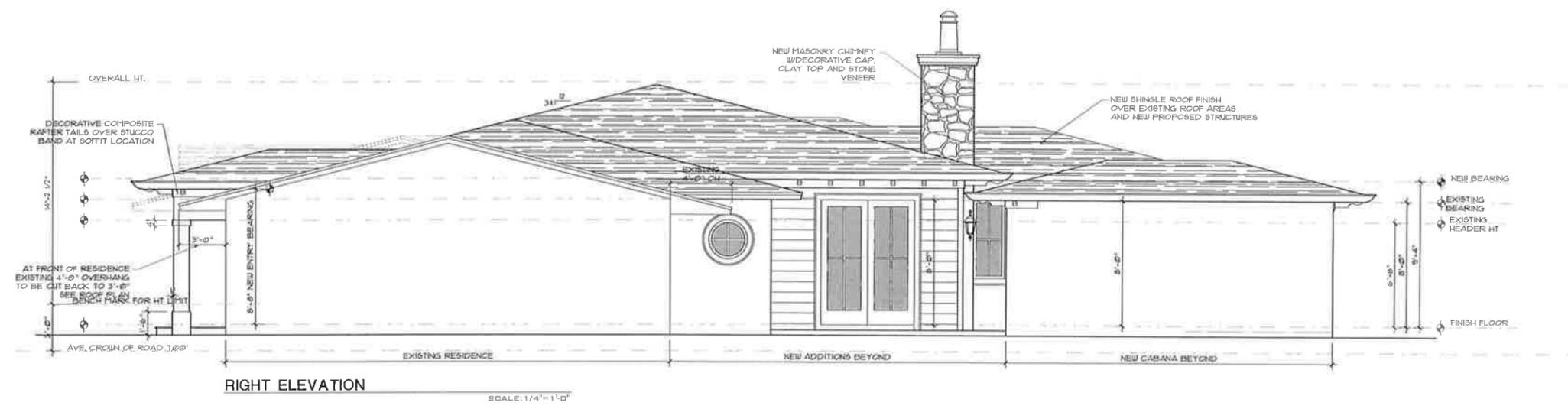
SHEET TITLE
 EXTERIOR ELEVATIONS

PLANNING AND ZONING SUBMITTAL

THE DRAWINGS ARE THE PROPERTY OF MITZ DESIGN GROUP WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH MITZ DESIGN GROUP. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

ALEX MITZ, PRESIDENT DESIGNER

A7
 SHEET 7





RESIDENTIAL PLANNING & DESIGN
 •587 WEST EAU GALLIE BLVD•
 •SUITE 201 MELBOURNE FL 32935•
 •321-745-8609•
 •ALEX@MITZDESIGNGROUP.COM•
 •MITZDESIGNGROUP.COM•

JOB NO	25-011
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	1.20.25

REVISIONS	BY	DATE
	AAM	XX.XXXX

CUSTOM DESIGN FOR
GOWEN RESIDENCE
 ADDRESS:
 506 POINSETTA RD
 MELBOURNE BEACH FL 32951

SHEET TITLE
 EXTERIOR ELEVATIONS

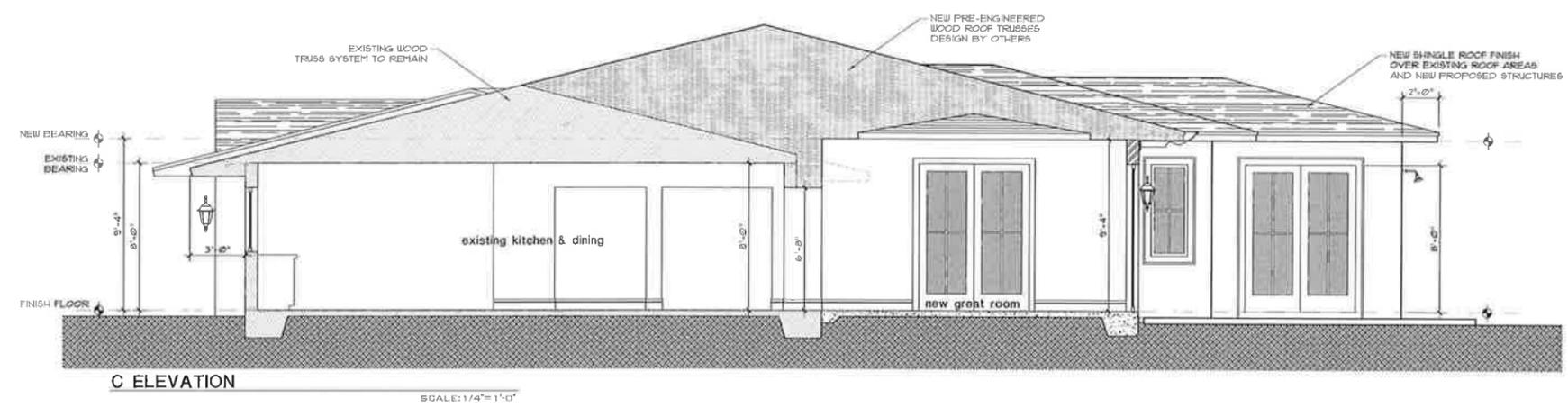
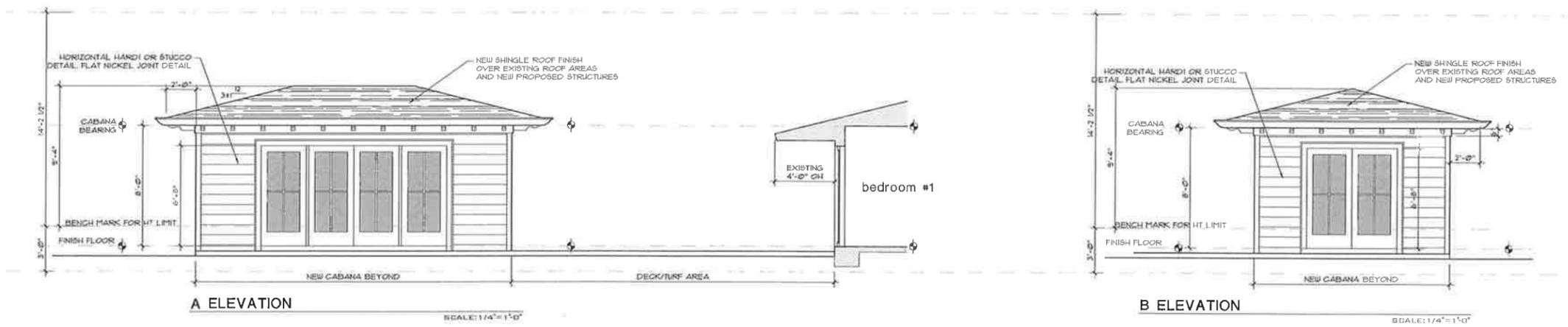
PLANNING AND ZONING SUBMITTAL

THE DRAWINGS ARE THE PROPERTY OF MITZ DESIGN GROUP WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH MITZ DESIGN GROUP. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

ALEX MITZ, PRESIDENT DESIGNER

A8

SHEET 8





RESIDENTIAL PLANNING & DESIGN
587 WEST EAU GALIE BLVD.
SUITE 201 MELBOURNE FL 32935
321-745-8609
ALEX@MITZDESIGNGROUP.COM
MITZDESIGNGROUP.COM

JOB NO.	25-011
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	1.20.25

REVISIONS	BY	DATE
	AAM	XX.XX.XX

CUSTOM DESIGN FOR
GOWEN RESIDENCE
ADDRESS:
506 POINSETTA RD
MELBOURNE BEACH FL 32951

SHEET TITLE
ELECTRICAL PLAN

PLANNING AND ZONING SUBMITTAL

THE DRAWINGS ARE THE PROPERTY OF MITZ DESIGN GROUP WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH MITZ DESIGN GROUP. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

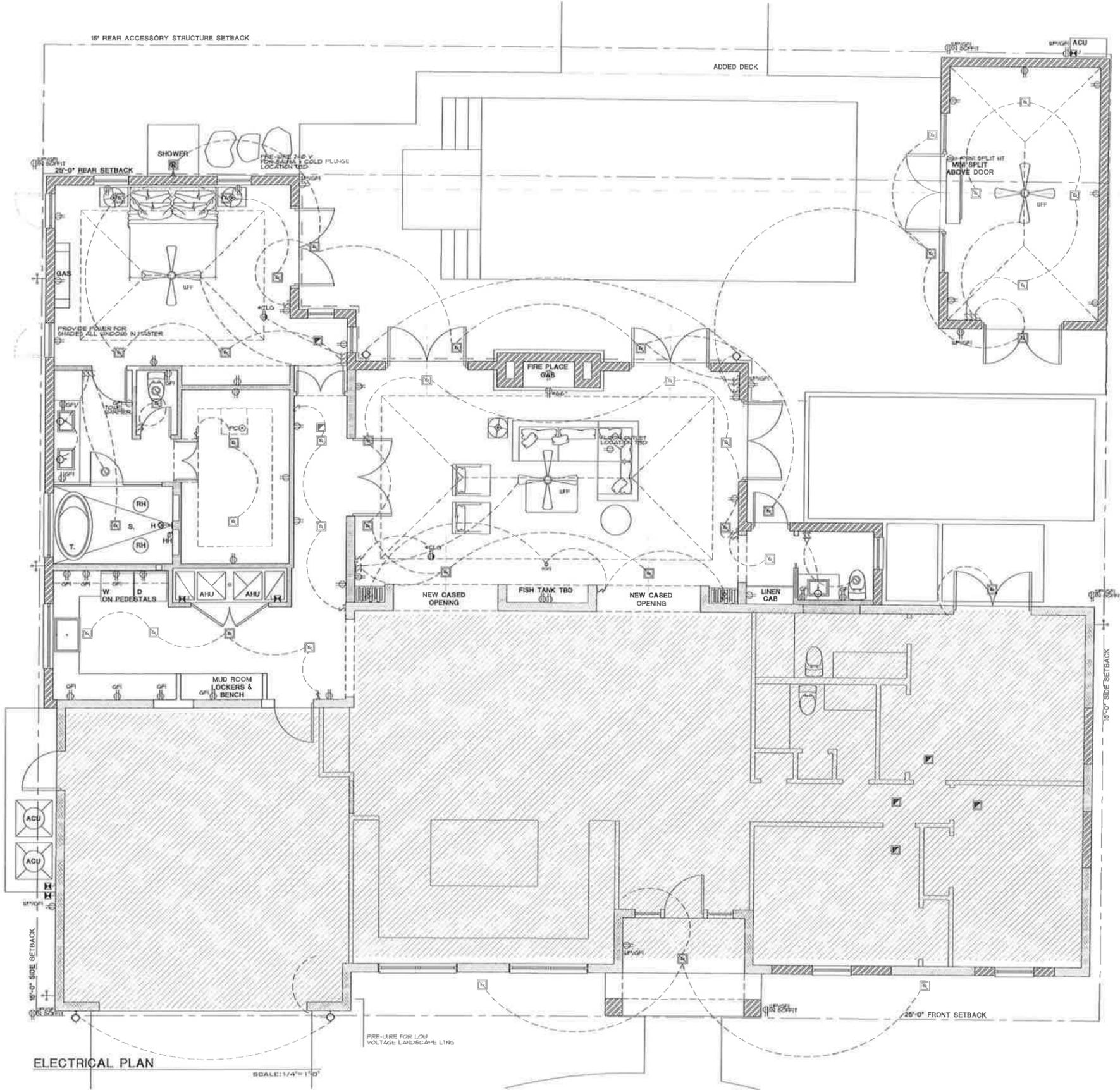
ALEX MITZ, PRESIDENT DESIGNER

E1

SHEET

ELECTRICAL SYMBOL LEGEND

⚡ SINGLE POLE SWITCH	⊙ LIGHT FIXTURE
⚡⚡ THREE POLE SWITCH	⊙ RECESS LED 6"
⚡⚡⚡ FOUR POLE SWITCH	⊙ WALL MOUNT FIXTURE
⚡ DIMMER SWITCH	⊙ 6" SQUARE LED RECESS
⊕ SINGLE OUTLET	⊙ 4" SQUARE LED RECESS
⊕⊕ DUPLEX OUTLET	⊙ PENDANT FIXTURE
⊕⊕ SWITCHED DUPLEX	⊙ EYEBALL FIXTURE
⊕⊕⊕ 220 OUTLET	⊙ MINI RECESSED FIXTURE
☎ TELEPHONE	⊙ UNDER CABINET LIGHT
📺 TELEVISION	⊙ TANKLESS WATER HEATER
🌀 EXHAUST FAN	⊙ FULL CHAIN
🌡 THERMOSTAT	⊙ TRACK LIGHTING LENGTH AS INDICATED
📞 INTERCOM	⊙ FLOOD LIGHTS
🔔 DOOR BELL BUTTON	⊙ STEP LIGHTS W/OPTIC SENSOR
⊖ DISCONNECT	⊙ CEILING MOUNT LED LIGHT
⊖ ELECTRICAL METER	⊙ UFF/LT LINE FOR FAN WITH LIGHT
⊖⊖ INDICATES WATER-PROOF	⊙ BFF WIRE FOR FAN
⊖⊖⊖ INDICATES GROUND FAULT INTERRUPT	⊙ ELECTRICAL PANEL
⊖⊖⊖⊖ INDICATES LIGHT ABOVE FLOOR	
☑ SMOKE DETECTOR/ CARBON MONOXIDE DETECTION DEVICE	



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

CHRISTOPHER & MEREDITH GOWEN SITE PLAN

506 POINSETTIA ROAD
MELBOURNE BEACH, FL 32951

GENERAL NOTES:

1. PROPERTY LAYOUT INFORMATION SHOWN HAS BEEN PROVIDED TO THE ENGINEER BY THE OWNER AND/OR OWNER'S AGENT. IT HAS NOT BEEN VERIFIED FOR ACCURACY. ENGINEER DOES NOT ACCEPT LIABILITY FOR INCORRECT OR INACCURATE PROPERTY AND/OR AREA INFORMATION PROVIDED.
2. FOOTPRINT PROVIDED BY OWNER AND/OR OWNER'S AGENT. ANY DIMENSIONS ON SITE PLAN ARE FOR REFERENCE ONLY. CONTRACTOR TO ENSURE CORRECT DIMENSIONS INCLUDED PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES PRIOR TO CONSTRUCTION FOR CONNECTION TO EXISTING PROPERTY LINE WITHOUT BLOCKING OR DRAINING ONTO ADJACENT PROPERTIES. CONTRACTOR TO COORDINATE GRADING ALONG COMMON LOT LINES WITH ADJACENT NEIGHBORS TO ENSURE CONTINUED POSITIVE DRAINAGE.
4. SIDE SLOPES ON ANY AREA WITHIN THE LOT CANNOT EXCEED ONE (1) FOOT VERTICAL FOR EACH FOUR (4) FEET HORIZONTAL, EXCEPT FOR RETENTION AREAS. THEY CANNOT EXCEED (1) 1 FOOT VERTICAL FOR EACH THREE (3) FEET HORIZONTAL.
5. ALL RETENTION AREAS SHOULD BE SODDED OR PLANTED WITH PLANTS FOR A BIOSWALE.
6. EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, AND UTILITY SHEDS.
7. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD88 DATUM. EXISTING ELEVATIONS WERE PROVIDED TO THE ENGINEER BY THE OWNER AND/OR OWNER'S AGENT AND WERE NOT VERIFIED FOR ACCURACY.

LEGAL DESCRIPTION:

LOT 13, BLOCK 4, PLAT OF ISLAND SHORES OF MELBOURNE BEACH



LOCATION MAP
N.T.S

SHEET INDEX:	
1	COVER SHEET & GENERAL NOTES
2	EXISTING CONDITIONS & DEMO PLAN
3	SITE PLAN & DRAINAGE PLAN
4	DETAILS

SITE DATA:	AREA (SF)
LOT (112' x 115')	12,880
EXISTING:	
EXISTING HOUSE	2,187
EXISTING CONCRETE	1,458
TOTAL IMPERVIOUS AREA	3,645 / 28%
TOTAL PERVIOUS AREA	9,235 / 72%
PROPOSED:	
EXISTING HOUSE	2,187
EXISTING CONCRETE	570
PROPOSED ADDITION	1,526
PROPOSED POOL CABANA	273
PROPOSED PAVERS	1,709
PROPOSED CONCRETE	59
PROPOSED DRIVEWAY	895
TOTAL IMPERVIOUS AREA	7,219 / 56%
TOTAL PERVIOUS AREA	5,661 / 44%

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

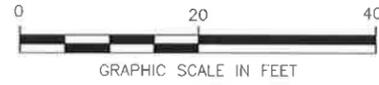


CONTRACT NO.: C2509.45	PARCEL ID: 28-38-06-75-4-13	REVISIONS:
JOB NO.: 25.09-120	SCALE: N/A	PROJECT:
DATE: 01/07/26	SUBDIVISION: ISLAND SHORES OF MELBOURNE BEACH	CHRISTOPHER & MEREDITH GOWEN
TITLE: COVER SHEET & GENERAL NOTES	LOTS/BLOCK: LOT 13 BLK 4	506 POINSETTIA ROAD MELBOURNE BEACH, FL 32951
SHEET 1 of 4	ORB BK/PG: 10 / 52	CONTRACTOR

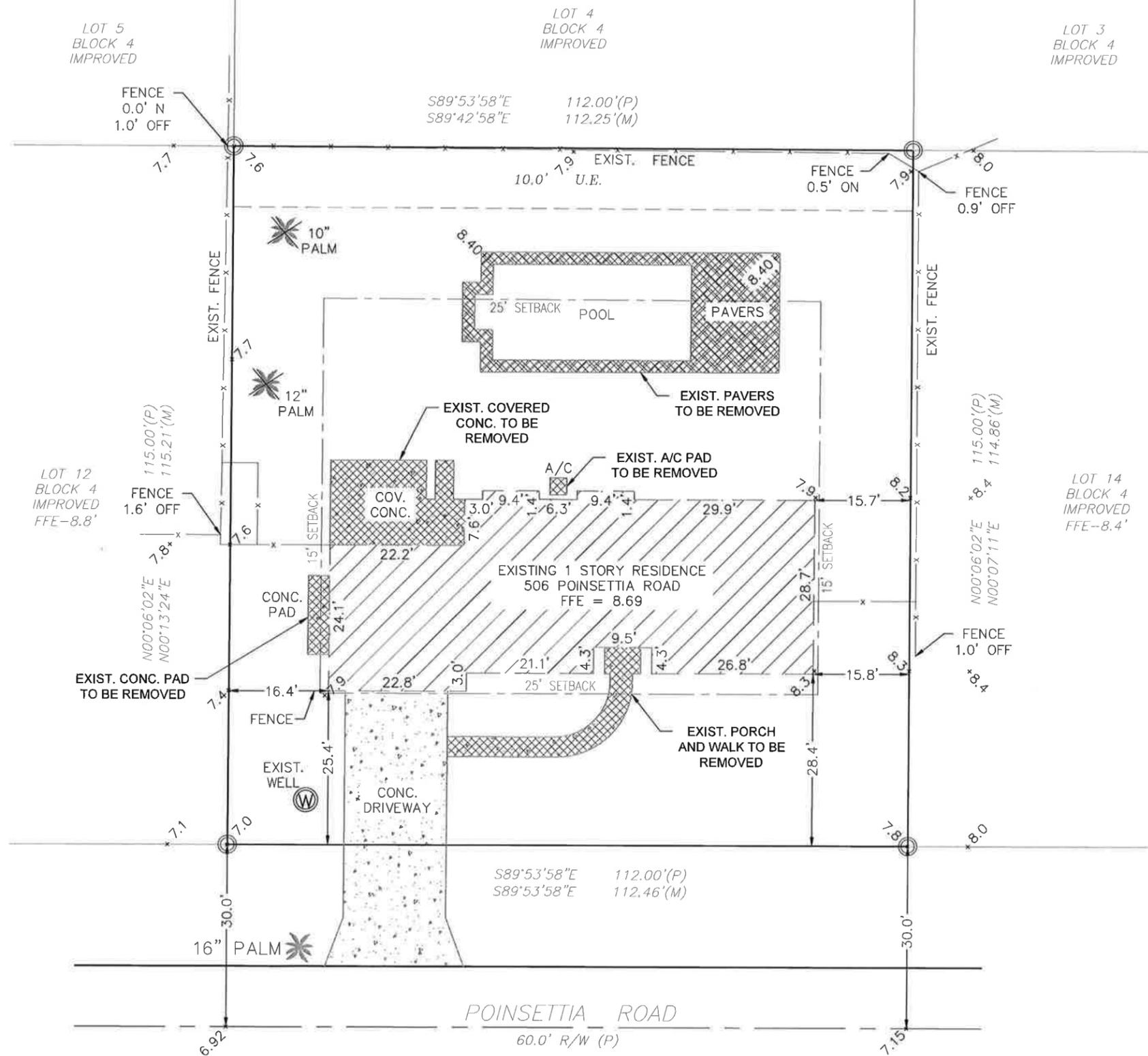
JANTIC
SOLUTIONS
355 TORTOISE VIEW DRIVE, SUITE E
SATELLITE BEACH, FL 32937
Ph: (321) 413-0027
eliatwigg@janticsolutions.com

LEGEND AND TYPICAL SECTION:

-  EXISTING ELEVATION
-  PROPOSED ELEVATION
-  FLOW DIRECTION
-  PALM TREE
-  TREE TO BE REMOVED



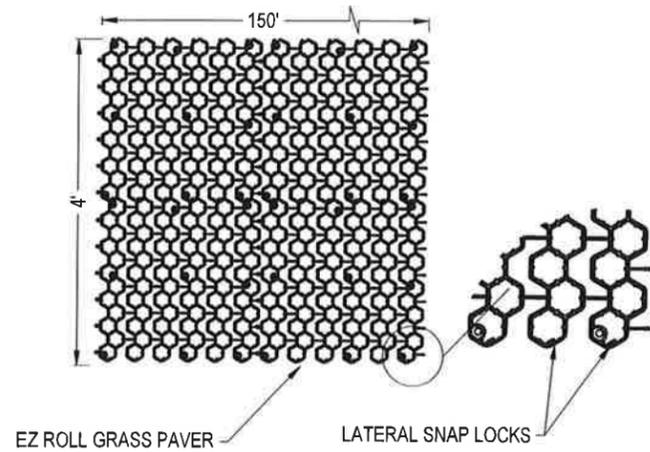
SITE DATA:	AREA (SF)
LOT (112' x 115')	12,880
EXISTING:	
EXISTING HOUSE	2,187
EXISTING CONCRETE	1,458
TOTAL IMPERVIOUS AREA	3,645 / 28%
TOTAL PERVIOUS AREA	9,235 / 72%
PROPOSED:	
EXISTING HOUSE	2,187
EXISTING CONCRETE	570
PROPOSED ADDITION	1,526
PROPOSED POOL CABANA	273
PROPOSED PAVERS	1,709
PROPOSED CONCRETE	59
PROPOSED DRIVEWAY	895
TOTAL IMPERVIOUS AREA	7,219 / 56%
TOTAL PERVIOUS AREA	5,661 / 44%



<p>CONTRACT NO.: C2509.45 JOB NO.: 25.09-120 DATE: 01/07/26</p>	<p>ELIA G. TWIGG, PE FLORIDA LICENSE NO: 65711</p>	<p>PARCEL ID: 28-38-06-75-4-13 SUBDIVISION: ISLAND SHORES OF MELBOURNE BEACH CONTRACTOR: CONTRACTOR</p>	<p>LOTS / BLOCK: LOT 13 BLK 4 PLAT BKFR: 10 / 52</p>	<p>TITLE: EXIST. CONDITIONS & DEMO PLAN SHEET 2 OF 4</p>
<p>PROJECT: CHRISTOPHER & MEREDITH GOWEN 506 POINSETTIA ROAD MELBOURNE BEACH, FL 32951</p>				
<p>REVISIONS:</p>				
 <p>355 TORTOISE VIEW DRIVE, SUITE E SATELLITE BEACH, FL 32937 Ph: (321) 413-0027 eliatwigg@lanticsolutions.com</p>				

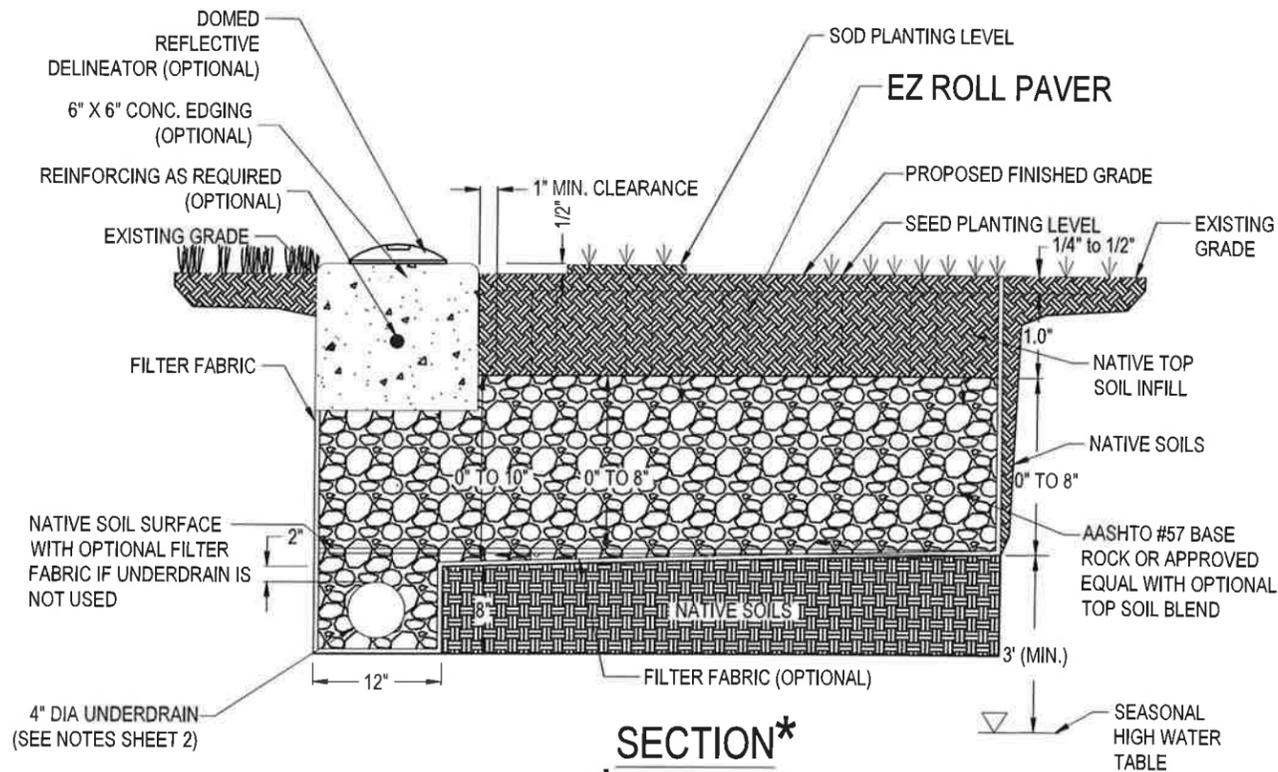


INSTALLATION DETAIL



PLAN VIEW

EZ ROLL™ GRASS PAVER PRODUCT DESCRIPTION
 CELL SIZE: 2-1/4" HEXAGONAL CELLS
 STOCK ROLL SIZES: 4'W X 150'L (600 SQ. FT.)



SECTION*
 *SEE NOTES SHEET 2



FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE- designworx@ndspro.com
 851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994

TEMPLATE: QMS-TMP-8.3-05 REV 1.0 - 3/24/2020



NOTES:

ENGINEERING PROPERTIES:

1. COMPRESSIVE STRENGTH OF EZ ROLL:
 EMPTY PAVERS: ULTIMATE LOAD = 53,683 LBS / 373 PSI
 FILLED PAVERS: ULTIMATE LOAD = 400,000 LBS

TOP SOIL FILL:

3. NDS RECOMMENDS NATIVE TOP SOIL FOR BACKFILL INSIDE THE PAVERS.
4. EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL 1/4 TO 1/2 INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
5. GRASS PAVERS ARE TO BE USED FOR AREAS OF PEDESTRIAN USE, EROSION CONTROL, AND OCCASIONAL VEHICULAR TRAFFIC USE (E.G., OVERFLOW PARKING AND EMERGENCY/FIRE LANES).

AASHTO #57 BASE ROCK:

6. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 1/2" SCREEN, 95-100% PASSING 1", 25-60% PASSING 1/2", AND 0-10% PASSING #8 SCREEN.
 OPTIONAL: ADD PULVERIZED NATIVE TOP SOIL EQUAL TO 15% OF TOTAL VOLUME. BLEND TO OBTAIN HOMOGENEOUS MIXTURE PRIOR TO PLACEMENT.
7. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
8. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

FILTER FABRIC:

9. FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
10. NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
11. USE FILTER FABRIC WITH AOS <0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS <0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.

UNDERDRAIN: (NOT REQUIRED)

12. NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS NRCS HYDROLOGIC SOIL GROUP C OR D (LOW PERCOLATION RATE). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
13. USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT 250-FT CENTERS; MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
14. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
15. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
16. UNDERDRAIN TO BE SURROUNDED BY 4" OF AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.

SUBGRADE NATIVE SOIL:

17. COMPACT SUBGRADE NATIVE SOILS TO 95% STANDARD PROCTOR DENSITY PER ASTM D696 FOR SOILS WITH CALIFORNIA BEARING RATIO >20%, R VALUE >30, AASHTO A-1, A-2, AND A-3 SOILS.
18. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR 5 TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
19. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G., LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.



FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE- designworx@ndspro.com
 851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994

TEMPLATE: QMS-TMP-8.3-05 REV 1.0 - 3/24/2020

CONTRACT NO: C2509.45	ELIA G. TWIGG, PE FLORIDA LICENSE NO: 66711	PARCEL ID: 28-38-06-75-4-13	CONTRACTOR CONTRACTOR
JOB NO: 25.09-120	TITLE: DETAILS	LOTS/BLOCK: LOT 13 BLK 4	CONTRACTOR CONTRACTOR
DATE: 01/07/26	SHEET 4 OF 4	PLAT BK/PG: 10 / 52	CONTRACTOR CONTRACTOR

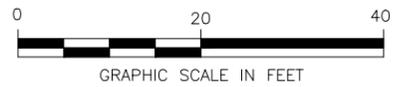
PROJECT: **CHRISTOPHER & MEREDITH GOWEN**
 506 POINSETTIA ROAD
 MELBOURNE BEACH, FL 32951

REVISIONS:

JANTIC
 CONSULTANTS
 355 TORTOISE VIEW DRIVE, SUITE E
 SATTELITE BEACH, FL 32937
 Ph: (321) 413-0027
eliatwig@janticonsultants.com

LANDSCAPE PLAN

NORTH
SCALE : 1" = 20'



LEGEND :

- EXISTING ELEVATION
- PROPOSED ELEVATION
- FLOW DIRECTION

PLANTING SCHEDULE

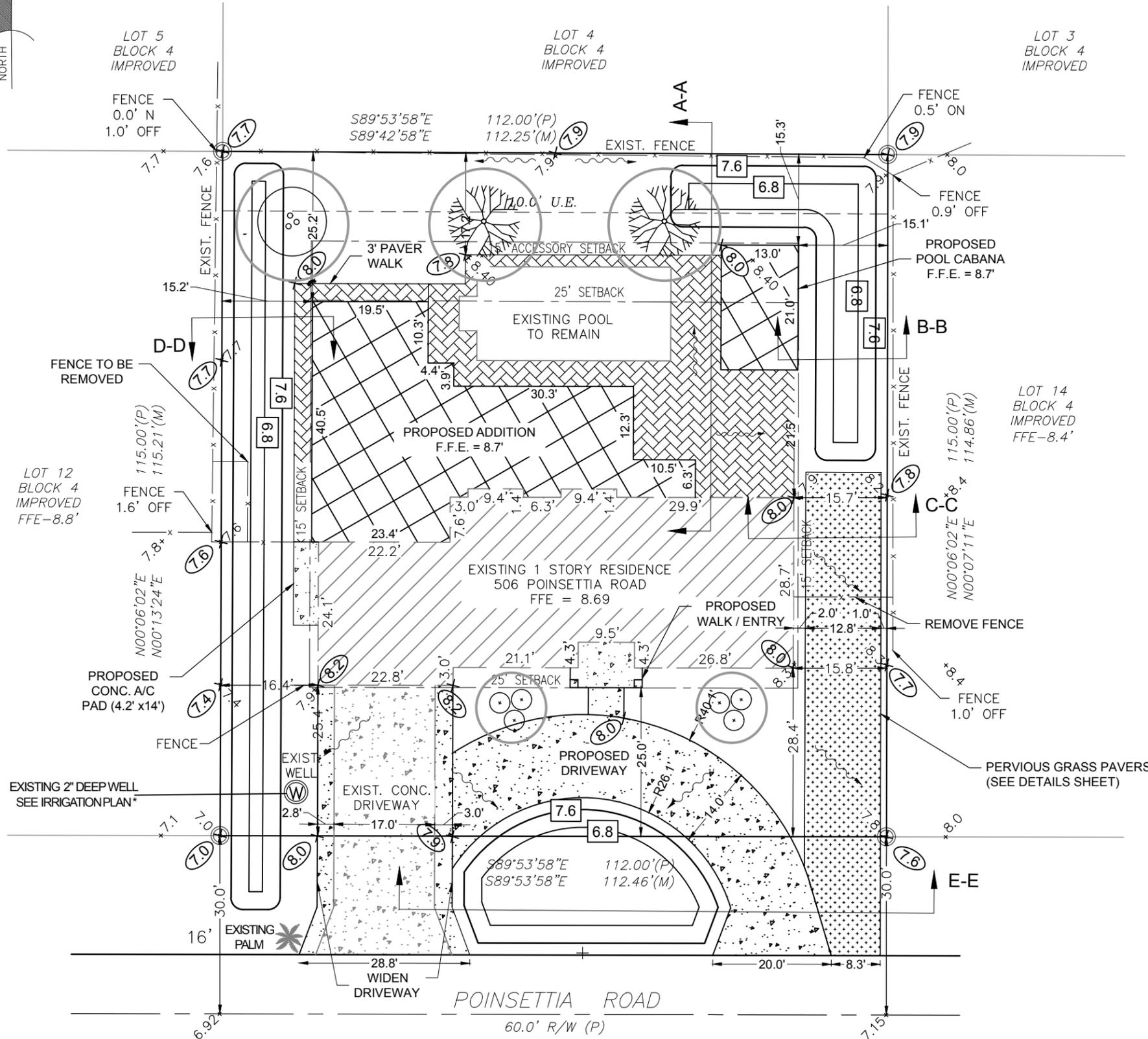
SYMBOL	QUANTITY	COMMON NAME
	2	GREEN BUTTONWOOD (TREE FORM)
	1	MANGO TREE
	6	CHRISTMAS TREE PALM

LANDSCAPING CALCULATIONS

Tree Requirements:

Plant One (1) Canopy Tree Per 25' of road frontage. 112' ft of road frontage divided by 25' equals 4.48 TREES=5 TREES
 Proposed Trees = 9 TREES = 3 CANOPY TREES + 2 EQUIVALENT CANOPY TREES
 Two (2) Green Buttonwood (Tree Form)
 One (1) Mango Tree
 Six (6) Christmas Tree Palms = Equivalent to Two (2) Canopy Tree

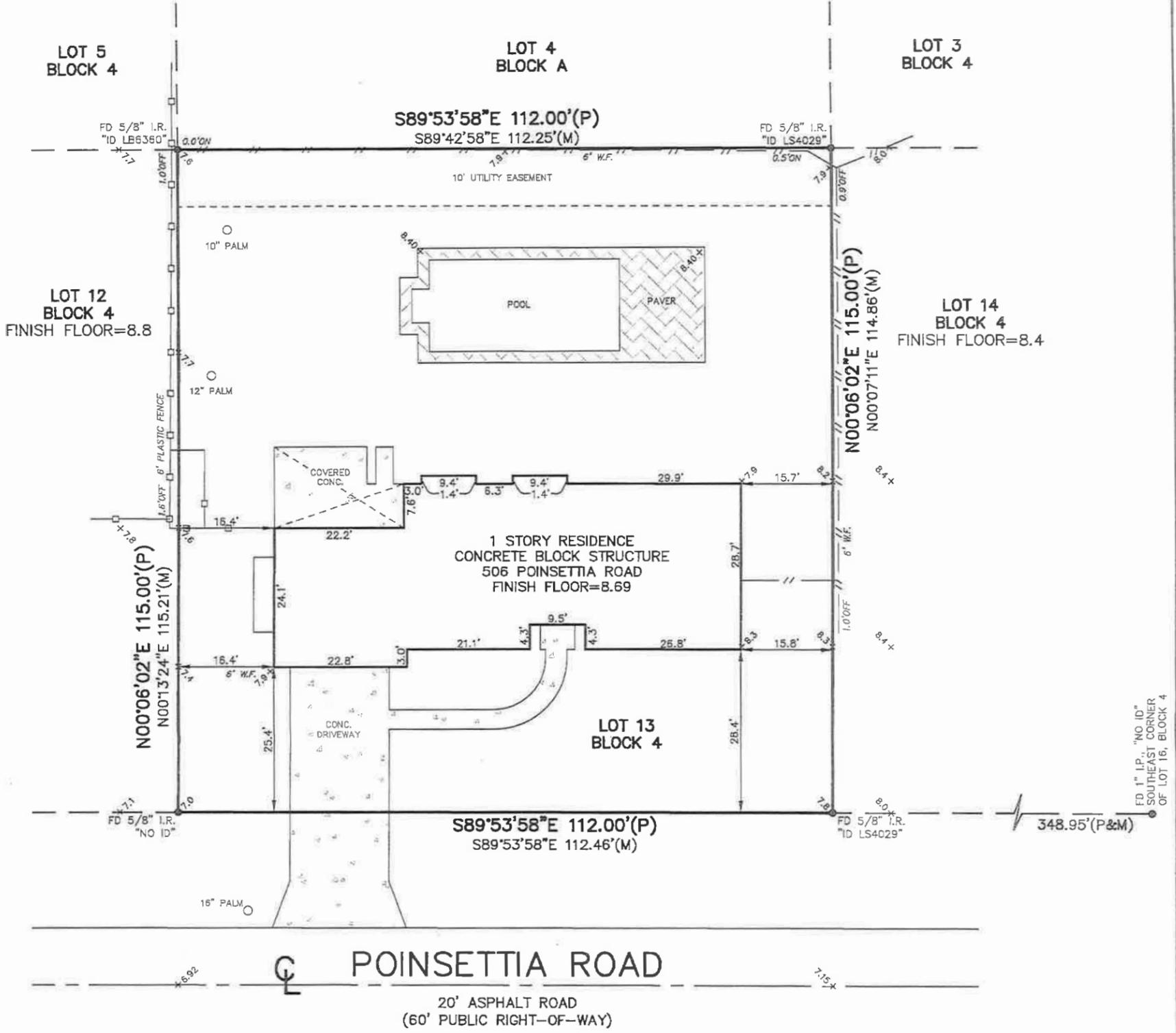
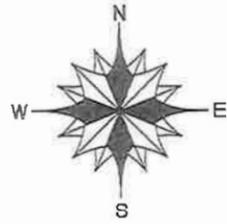
- NOTE THAT EXISTING 2' IRRIGATION WELL IS PROPOSED TO BE MAINTAINED.
- TREE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO FINAL PLACEMENT DURING CONSTRUCTION.



CONTRACT NO.: C2509.45 JOB NO.: 25.09-120 DATE: 01/07/26 SHEET 1 OF 1	Proposed landscape overlay prepared by homeowner.	TITLE: LANDSCAPE PLAN	SCALE: 1" = 20' PARCEL ID: 28-38-06-75-4-13 SUBDIVISION: ISLAND SHORES OF MELBOURNE BEACH LOTS / BLOCK: LOT 13 BLK 4 CONTRACTOR: CONTRACTOR PLANT BKPG: 10 / 52
PROJECT: CHRISTOPHER & MEREDITH GOWEN 506 POINSETTIA ROAD MELBOURNE BEACH, FL 32951			
REVISIONS:			
355 TORTOISE VIEW DRIVE, SUITE E SATELLITE BEACH, FL 32937 Ph: (321) 413-0027 ellatwig@lanticsolutions.com			

BOUNDARY SURVEY OF:

LOT 13, BLOCK 4 AS SHOWN ON THE PLAT OF ISLAND SHORES OF MELBOURNE BEACH
 AS RECORDED IN PLAT BOOK 10, PAGE 52 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



DocuSigned by:
Myron Barker, PLS 5085
 F3A398E3C3764FF...



PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
 MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
 CERTIFICATE OF AUTHORIZATION LB. 6586

NOTE
 ELEVATIONS BASED ON NAVD83

LEGEND

(AKA)	= ALSO KNOWN AS
@	= CENTERLINE
C.B.	= CONCRETE BLOCK
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.	= CONCRETE MONUMENT
CONC.	= CONCRETE
COR.	= CORNER
COVD	= COVERED
Δ	= DELTA
FD	= FOUND
ID	= IDENTIFICATION
I.P.	= IRON PIPE
I.R.	= IRON ROD
L	= LENGTH
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEYOR
(M)	= MEASURED
N&D	= NAIL & DISK
(P)	= PLATTED
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PL	= PROPERTY LINE
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
PRC	= POINT OF REVERSE CURVE
P.U.&D.	= PUBLIC UTILITY & DRAINAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
(TYP.)	= TYPICAL
W.F.	= WOOD FENCE

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF S.89°53'58"E., ALONG THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA ROAD.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0604 h, INDEX DATED 01-29-2021, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
- 4) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- 5) LANDS SHOWN HERON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, RESERVATION, AGREEMENT AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE VERIFICATION.
- 6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TYPE OF SURVEY:
BOUNDARY SURVEY

PROJECT:
25-1846

SCALE: 1" = 20'

DATE: 09/09/2025

CAD FILE: 17-1552.DWG

F.B. NUMBER:

REVISION:

PRECISION
LAND SURVEYING, INC.

PHONE: (321) 259-4600 2900 LAKE WASHINGTON ROAD
 FAX: (321) 259-4255 SUITE 1
 EMAIL: PLS@CFL.RR.COM MELBOURNE, FLORIDA 32935

CERTIFIED TO:
CHRISTOPHER GOWEN AND MEREDITH GOWEN

PRECISION AND SURVEYING, INC. 17-1552 09/09/2025 8:10 P.M.



Stormwater Report

TOWN OF MELBOURNE BEACH

GOWEN RESIDENCE

506 POINSETTIA ROAD
MELBOURNE BEACH, FL 32951

Prepared By:

Elia Twigg, PE
LANTIC SOLUTIONS LLC
355 TORTOISE VIEW DRIVE, SUITE E
SATELLITE BEACH, FL 32937



January 7, 2026

TABLE OF CONTENTS

Project Location..... 1

Existing Conditions and Project Description 1

Site Description 1

Design..... 1

Appendix A: Exhibits

 Aerial Map (Brevard County Property Appriaser)

 Site Plan & Drainage Plan

 Soil Map-Brevard County, FL

Appendix B: Stormwater Calculations

Stormwater Report

Project Location

The project site is a 0.30-acre previously developed property located at 506 Poinsettia Road in Melbourne Beach, FL 32951. It is located approximately 0.6 miles north of Ocean Avenue and approximately 0.2 miles east of Riverside Drive.

Existing Conditions and Project Description

The site has an existing single story, single-family home within the Melbourne Beach town limits and is zoned as 2-RS. The existing house will be renovated and an additional area will be added to the rear of the home totaling 1,524 SF of living space. Also, a 273 SF pool cabana is proposed on the east side of the pool.

An aerial map from the Property Appraiser's site is included in Appendix A, as well as the Lot Drainage Plan.

Site Description

According to the National Resources Conservation Service (USDA), the soil types found on site were Canaveral – Palm Beach – Urban Land Complex. The soils can be classified as hydrologic soil group A.

According to the soils information and previous experience working in the area, the estimated groundwater table was assumed to be 5 feet below grade. Please refer to Appendix A for the soils map and description of the soil type.

Design

The Town of Melbourne Beach requires that stormwater management facilities provide retention of the first 8 inches of runoff from a 10-year, 24-hour storm event, in accordance with the adopted minimum level of service standards.

The proposed stormwater design includes three 9-inch-deep dry retention areas and a grass pervious pavers area with 9 inches of gravel under the pervious pavers. One retention area is approximately 8 feet wide and runs along the west property line. The second retention area is in the NE corner of the property, and the third area is in the front of the property inside the circular driveway. The Lot Drainage Plan, which includes typical cross-sections of the proposed retention areas, is in Appendix A.

Retention basin recovery calculations were performed using methodologies outlined in the St. Johns River Water Management District (SJRWMD) Permit Information Manual, Part X, Section 23.0 – Methodologies & Design Examples.

The total impervious area for the site is 7,219 SF. Based on the 8-inch retention requirement, the total required retention volume is 4,813 cubic feet (CF). Since the total retention volume provided is 1,658 CF, the stormwater design incorporates unsaturated vertical (Stage 1) and saturated lateral (Stage 2) infiltration analyses to account for the remaining volume.

During Stage 1, the volume infiltrated during unsaturated vertical flow (V_u) is 3,078 CF. This leaves the remaining volume (V_2) of 1,735 CF to be recovered during Stage 2 through saturated lateral flow. Based on interpolation, the elevation for lateral flow is 0.78 feet above the bottom of the retention areas. Therefore, the 9-inch-deep proposed retention areas and pervious pavers area will accommodate this volume.

The total recovery time for the runoff volume includes both vertical and lateral infiltration stages. The calculated total recovery time is 3.2 hours, which is well within the required 24-hour recovery period.

Please refer to Appendix B for the Stormwater Calculations.

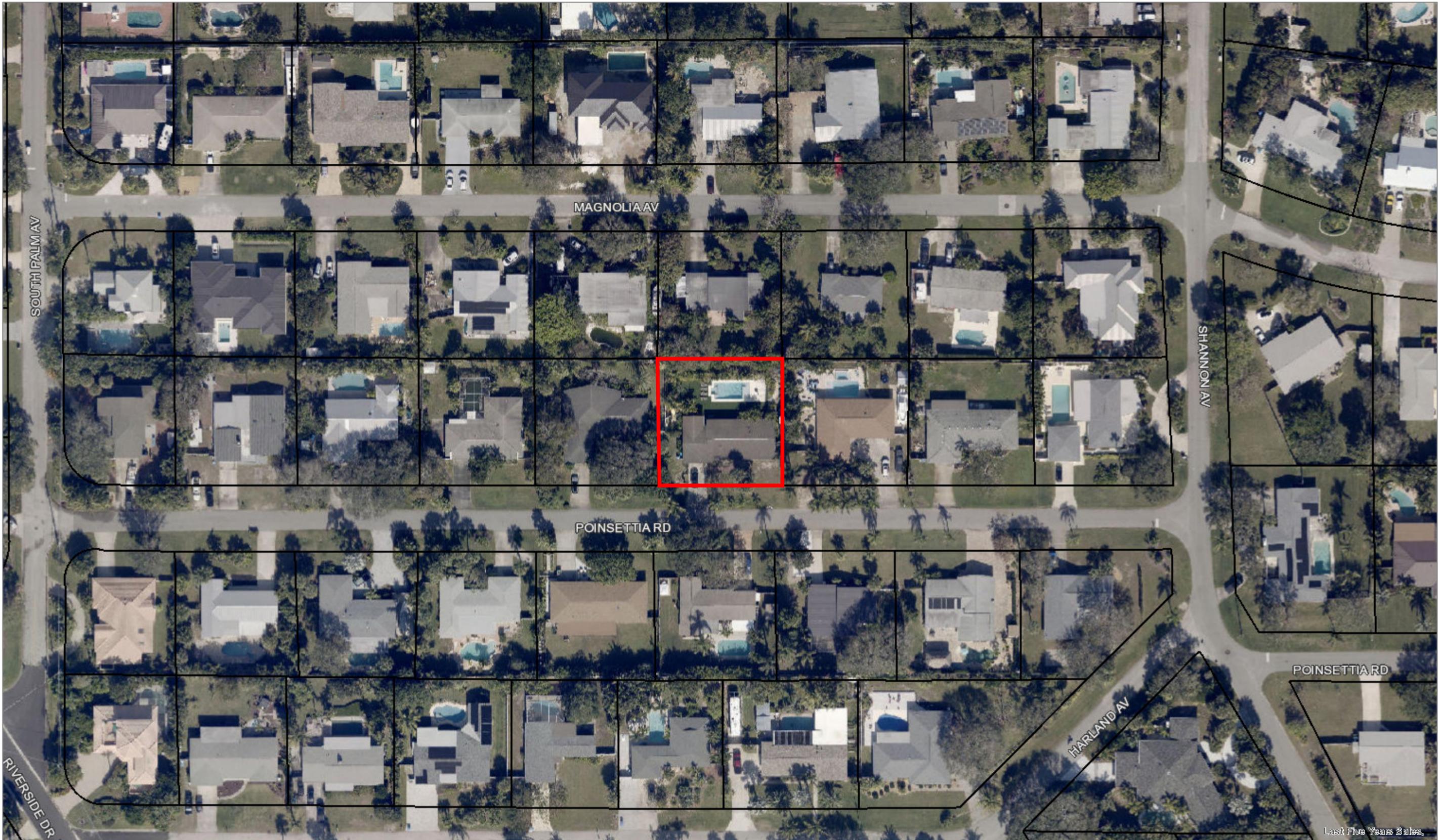
Appendix A

EXHIBITS:

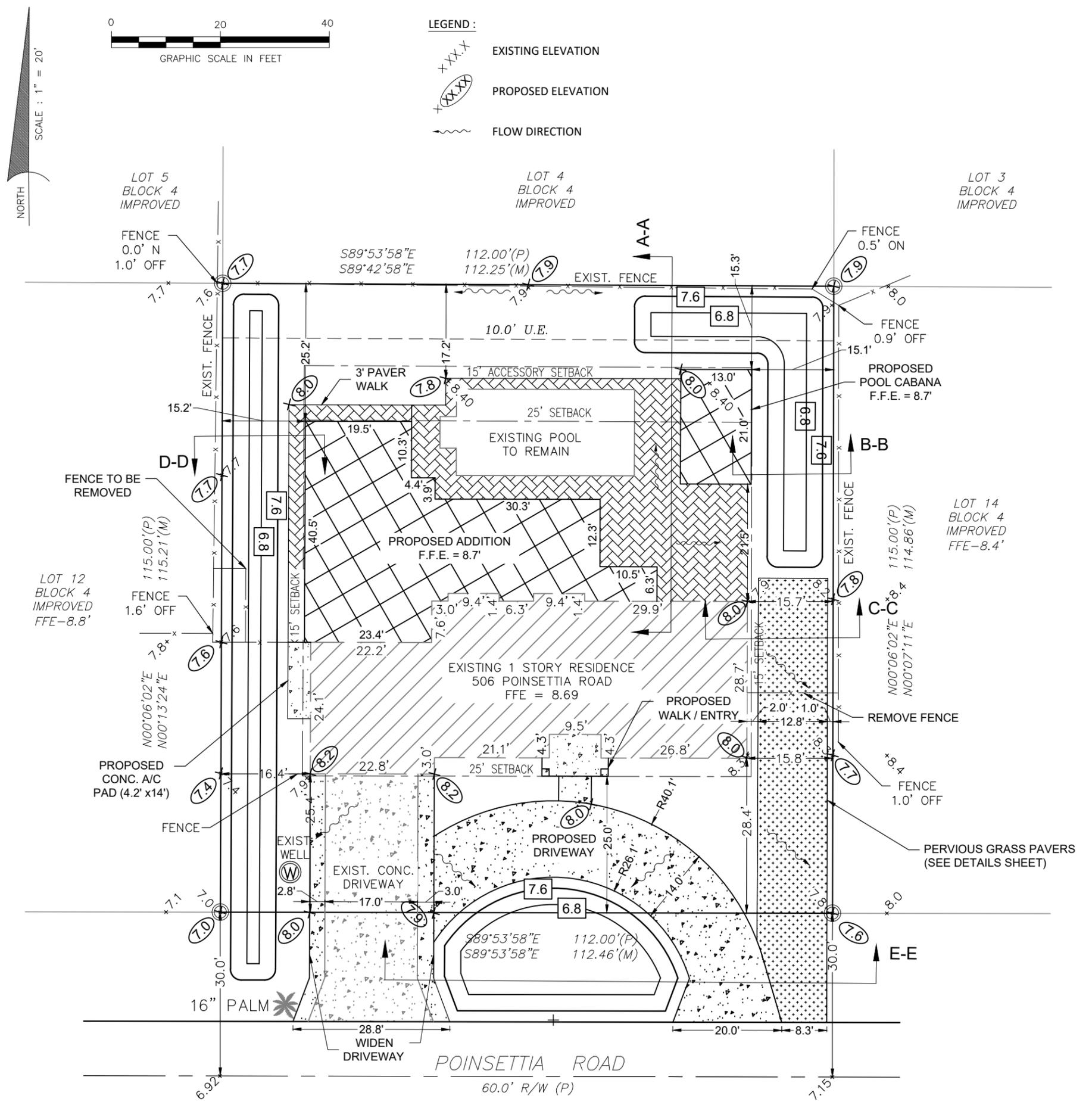
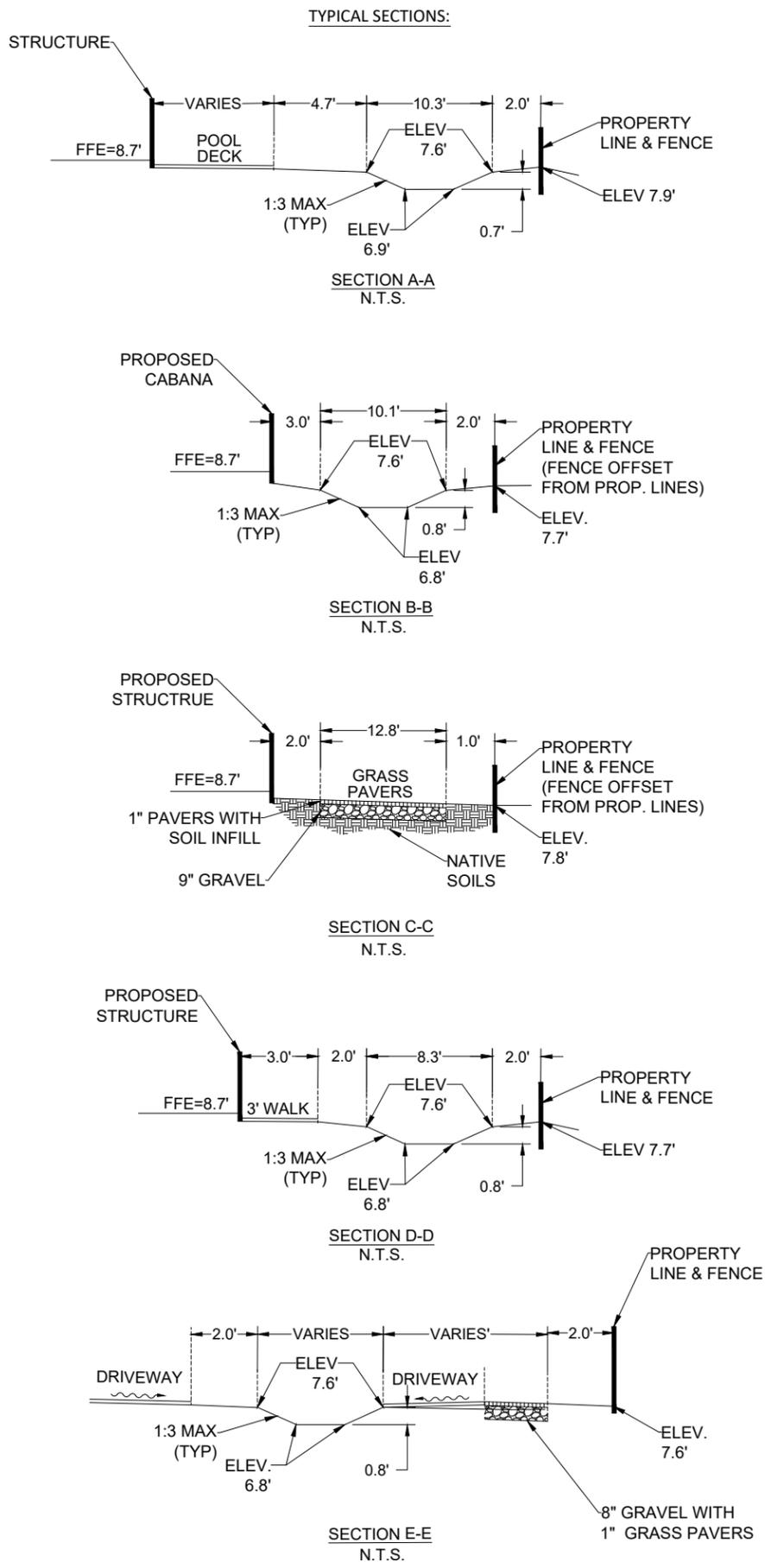
AERIAL MAP (BREVARD COUNTY PROPERTY APPRAISER)

SITE PLAN & DRAINAGE PLAN

SOIL MAP-BREVARD COUNTY, FL



All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, and/or legal boundaries. Only a Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.

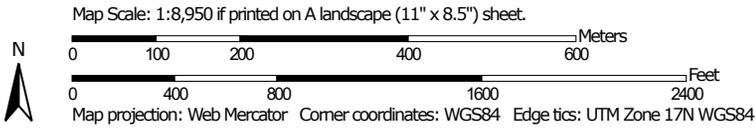


CONTRACT NO.: C2509.45	ELIA G. TWIGG, PE FLORIDA LICENSE NO: 65711	ISLAND SHORES OF MELBOURNE BEACH	CONTRACTOR
JOB NO.: 25.09-120	DATE: 01/07/26	LOT 13 BLK 4	CONTRACTOR
TITLE: SITE PLAN & DRAINAGE PLAN		PLAT BK/PG: 10 / 52	
PROJECT: CHRISTOPHER & MEREDITH GOWEN 506 POINSETTIA ROAD MELBOURNE BEACH, FL 32951			
REVISIONS:			
355 TORTOISE VIEW DRIVE, SUITE E SATELLITE BEACH, FL 32937 Ph: (321) 413-0027 elliatwigg@lanticsolutions.com			

Soil Map—Brevard County, Florida
(506 Poinsettia Rd., Melbourne Beach, FL 32951)



Soil Map may not be valid at this scale.



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 25, Sep 2, 2025

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	258.4	66.5%
50	Pomello-Urban land complex	14.5	3.7%
100	Waters of the Atlantic Ocean	102.4	26.4%
Totals for Area of Interest		388.6	100.0%

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: Ridges on marine terraces, flats 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: Rises on marine terraces, flats 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: Sand Pine Scrub (R155XY001FL), Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Pomello

Percent of map unit: 3 percent
Landform: Rises on marine terraces, flats 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: Sand Pine Scrub (R155XY001FL), Forage suitability group not assigned (G156BC999FL)
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: Sand Pine Scrub (R155XY001FL),
Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Brevard County, Florida
Survey Area Data: Version 25, Sep 2, 2025

Appendix B

STORMWATER CALCULATIONS



STORMWATER CALCULATIONS

506 Poinsettia Rd
Melbourne Beach, FL 32951

SITE INFORMATION	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)
Total Lot			12,880
Existing House	2,187		
Existing Concrete	570		
Proposed Addition	1,526		
Proposed Pool Cabana	273		
Proposed Pavers	1,709		
Proposed Concrete	59		
Proposed Driveway	895		
Total	7,219	5,661	12,880
Total	56%	44%	

TOTAL DRY RETENTION VOLUME

Drainage Areas	Top Area (SF)	Bottom Area (SF)	Depth (FT)	VOLUME (CF)
West Retention Area	1,035	271	0.75	490
East Retention Area	750	290	0.75	390
Front Retention Area	786	484	0.75	476
Pervious Pavers (area X 40%)	1,007	1,007	0.75	302
TOTAL	3,578	2,052	0.75	1,658

Total Dry Retention Vol. ==> V_{drainage} = 1,658 CF

TOTAL VOLUME OF WATER TO RETAIN

Requirement = 8" retention for 10 yr/24 hr storm

REQUIREMENT FOR RECOVERY	DEPTH (in.)	DEPTH (FT)	AREA (SF)	VOLUME (CF)
8" X Impervious	8	0.67	7,219	4,813

Total volume to retain ==> V_{retain} = 4,813 CF

UNSATURATED VERTICAL AND SATURATED LATERAL FLOW ANALYSIS

Calcs based on SJRWMD Permit Information Manual
Part X, Section 23.0 - Methodologies & Design Examples

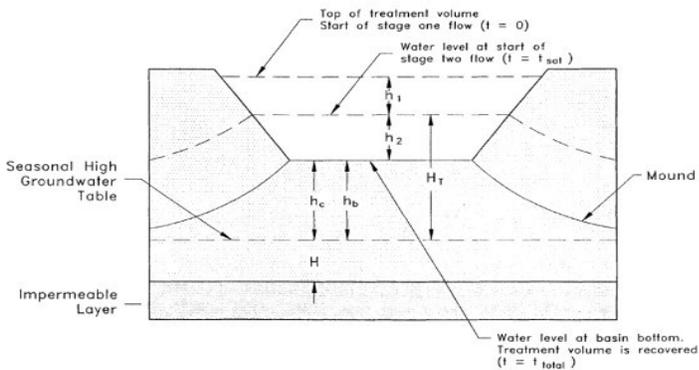


Fig 23-4: Design Parameters for Groundwater Mounding Analysis for Stage 1 & Stage 2 Flow (Source: Andreyev and Wisemand, 1989)

Calculate volume of water infiltrated in unsaturated vertical (Stage 1) flow & time to infiltrate this volume

1. Calculate Volume infiltrated during Stage 1 ==> V_u

Per Equation 23-3 ==> $V_u = (A_b)(h_b)(f)$ CF
 $V_u = 3,078$ CF

A_b = Area of Basin Bottom

A_b = 2,052 SF

h_b = Height of basin bottom to water table

h_b = 5.0 ft

f = Fillable porosity

f = 0.3

V_u is the total volume of water required to saturate the soil below the basin bottom (h_b)

2. Calculate Unsaturated Vertical Hydraulic Conductivity ==> K_{vu}

Per Equation 23-11 ==> $K_{vu} = (2/3)K_{vs}$ ft/day

K_{vs} = Vertical saturated flow rate



STORMWATER CALCULATIONS

506 Poinsettia Rd
Melbourne Beach, FL 32951

$$K_{vu} = 27 \text{ ft/day}$$

$$K_{vs} = 19.98 \text{ in/hr}$$

$$K_{vs} = 39.96 \text{ ft/day}$$

$$K_{vs} = 1.665 \text{ ft/hr}$$

3. Calculate the Design infiltration rate $\Rightarrow I_d$

Per Equation 23-1 $\Rightarrow I_d = K_{vu}/FS$

$$I_d = 13.3 \text{ ft/day}$$

FS = Factor of Safety [use 2]

$$FS = 2$$

4. Calculate time to saturate soil beneath the drainage area $\Rightarrow t_{sat}$

Per Equation 23-2 $\Rightarrow t_{sat} = (f)(h_b)/I_d$ Days

$$t_{sat} = 0.11 \text{ Days}$$

$$t_{sat} = 2.7 \text{ Hours}$$

5. Calculate the remaining treatment volume to be recovered under saturated lateral (Stage 2) flow conditions $\Rightarrow V_2$

$$V_2 = V_{retain} - V_u \quad \text{CF}$$

$$V_2 = 1,735 \text{ CF}$$

V_2 = Treatment volume to be recovered in saturated lateral flow

$$V_{retain} = 4,813 \text{ CF}$$

$$V_u = 3,078 \text{ CF}$$

6. Calculate the elevation of V_2 at start of lateral flow $\Rightarrow h_2$

NOTE: the elevation h_2 is calculated by interpolating. It is assumed that the drainage areas continue up to this elevation.

$$V_{drainage} = 1,658 \text{ CF}$$

$$h_{drainage} (h_v) = 0.75 \text{ ft}$$

$$V_2 = 1,735 \text{ CF}$$

$$h_2 = 0.78 \text{ ft}$$

NOTE: with h_2 at 0.78 feet, that means it will be at the top of the retention areas.

7. Calculate F_y and F_x

NOTE: when the V_{retain} is recovered ($t = t_{total}$), the water level is at the bottom of the drainage area

Per Equation 23-8 $\Rightarrow H_T = h_b + h_2$ ft

$$H_T = 5.8 \text{ ft}$$

H_T = Height of water above SHWT at start of saturated lateral flow.

$$h_b = 5.0 \text{ ft}$$

$$h_2 = 0.8 \text{ ft}$$

Per Equation 23-6 $\Rightarrow F_y = h_c/H_T$

$$F_y = 0.86$$

F_y = Dimensionless representing % water level decline below max level

h_c = height of water above SHWT at time t

$$h_b = h_c = 5.0 \text{ ft}$$

Need length (L) to width (W) ratio of basin bottom since that is when water level will be at bottom at time t

$$L = 50 \text{ ft}$$

$$W = 12 \text{ ft}$$

$$L/W = 4.17 \text{ ft}$$

Determine F_x using figure 23-7 (pg 23-17 or Page 298 of 652)

$$f = 0.3$$

$$L/W = 4.17$$

$$F_y = 0.86$$

$$F_x = 1.0$$

8. Calculate the time (t_2) to recover the remaining treatment volume (V_2) under saturated lateral flow

Per Equation 23-7 $\Rightarrow D = H + hc/2$

$$D = 7.5 \text{ ft}$$

D = Average thickness of the aquifer.

H = Initial saturated thickness of the aquifer (ft) - assume to be at the water table

$$H = 5.0 \text{ ft}$$

Per Equation 23-9 $\Rightarrow t_2 = \frac{W^2}{4(K_H)(D)(F_x)^2}$

$$t_2 = 0.0209 \text{ Days}$$

W = Width of drainage area bottom at water level at time (t)

$$W = 5 \text{ ft}$$

K_H = Average horizontal hydraulic conductivity (ft/day)

$$t_2 = 0.50 \text{ Hours}$$

$$K_H = 19.98 \text{ in/hr}$$

$$K_H = 39.96 \text{ ft/day}$$

TOTAL RECOVERY TIME

9. Total time to recover the treatment volume (t_{total}) equals the time to recover during unsaturated vertical flow (t_{sat}) and lateral saturated flow (t_2)

$$t_{total} = t_{sat} + t_2$$

$$t_{total} = 3.20 \text{ Hours}$$

Planning and Zoning Meeting

Section: New Business
Meeting Date: March 10, 2026
From: Town Clerk Amber Brown
RE: Appointment of the Chairperson

Background Information:

The Town Code of Ordinances provides that the Planning and Zoning Board shall appoint the Chairperson of the Board on a yearly basis.