



TOWN OF MELBOURNE BEACH

PLANNING & ZONING BOARD MEETING

TUESDAY, AUGUST 4, 2026

AGENDA PACKET

Town of Melbourne Beach

PLANNING & ZONING BOARD MEETING

TUESDAY, AUGUST 4, 2026 @ 6:30 PM

COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE AGENDA

Board Members:

Chairperson Dan Harper
Member Gabor Kishegyi
Member Todd Albert
Member Jason Judge

Alternate Board Members:

Staff Members:

Town Manager A. Marie Smith
Interim Town Clerk Cyd Jones
Building Official Jeff Parsons

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **NEW BUSINESS**
 - A. Appointment of the Vice Chairperson - Page 3
 - B. Site Plan Approval for 322 Hibiscus Trl. – new home - Pages 4-52
5. **PUBLIC HEARINGS**
6. **OLD BUSINESS**
 - A. Discussion on the proposed Chapter 9A: Landscaping and Trees ordinance - Pages 53-70
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: New Business
Meeting Date: August 4, 2026
From: Interim Town Clerk Cyd Jones
RE: Appointment of the Vice Chairperson

Background Information:

Due to Vice Chairperson Dan Harper's appointment to Chairperson, a new Vice Chairperson must be appointed.

Planning and Zoning Meeting

Section: New Business
Meeting Date: August 4, 2026
From: Building Department
RE: Site Plan Approval for 322 Hibiscus Trl. – New Home

Background Information:

The Town received plans for a new home at 322 Hibiscus Trl.

Recommendation:

Approve the site plan for 322 Hibiscus Trl. contingent upon the pending Town Engineer report.

Attachments:

- Town Planner Letter – Pages 5-7
- Town Engineer Letter – Page 8
- Development Application – Pages 9-12
- Original Plans and Survey – Pages 13-26
- Stormwater Calculations Report – Pages 27-52



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: August 4, 2026

Owner: Jonathan and Emilia Banke
 Owner Address: 11053 NW 5th Court, Coral Spring, FL 33071

Site Address: 322 Hibiscus Trail, Melbourne Beach FL 32951

Parcel ID: 28-38-06-77-F-2

Zoning: 1RS-Single-Family

Proposed Project: Demolish the current structure and build a new two-story home.

References: Town of Melbourne Beach Code of Ordinances:
 7A-31 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 1RS-Single-Family

- 1) The project includes demolishing the existing home and constructing a new two-story residence with five (5) bedrooms and five (5) full bathrooms, along with two (2) 2-car garages and a 1-car garage; living, dining, kitchen, great room, and covered porch.
- 2) The Building Lot Zoning District requirements of min. lot area, width and depth.
 Lot area is 13,200 sq. ft. (min. 12,000 sq. ft.)
 Lot width is 110 ft. per plat (min. 100 ft.)
 Lot depth is 120 ft. per plat (min. 120 ft.)
- 3) Lot coverage has a maximum of 30% for principal structure.
 Lot coverage per plan is 29.4%
 Footprint of Primary Structure is 3,877 SF.
 Max allowed for Primary Structure is 3,960 sq. ft. for Lot Area of 13,200 sq. ft.
 Minimum pervious area per lot is 30%. Pervious area per plan is 35%.

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. proposed building height is 25.6 Ft.
Floor Zone: X per the survey, the Proposed FFE 13.21 for the primary structure.

Per 7A-55, "all buildings shall be constructed with the lowest floor level at least 18 inches above the crown of the highest street perpendicular to the foundation to which the property abuts." In addition, "any elevation of a building above the required elevation will be included in the measurement of building height." In this case the road crown elevation perpendicular to the foundation is 11.32, so the lowest floor elevation should be 12.82 which is 0.39' higher than required so the maximum building height is 27.61, and this proposal complies with this requirement at 25.6'.

Zoning District Setback requirements:

Primary Structure Front Setback: 27' (min. 25')

Primary Structure Rear Setback 32' (min. 25')

Primary Structure North Side Setback 15.2' (min. 15')

Primary Structure South Side Setback 24.7' (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, as applicable, 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.
- 8) No landscape plan was provided so the landscape standards, as applicable, must be met at the time of building permitting.

Based on the above review, 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



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

322 Hibiscus Trail

IMPERVIOUS		PERVIOUS	
Primary Structure	3877	Open areas	4580
Pool and Deck	2682		
Driveway and Walks	2061		
Total Paved Area		Total Pervious	4580
Total Lot Area		Total Lot Area	13,200
% IMPERVIOUS		% PERVIOUS	35%



July 24, 2026

Via E-mail

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

**Re: 1st Site Plan Review – 322 Hibiscus Trail
File #11440.100.46**

Dear Jeffrey:

We have reviewed the documents provided for the above referenced project, and offer the following comments:

1. Please provide cross-section details along the project perimeter.
2. Provide pipe information (material, length, invert) from trench grate to retention area.
3. Provide detail or specifications for trench grate.
4. Provide driveway, sidewalk and pool deck spot grade elevations.
5. Label proposed and existing fence locations.
6. Identify the purpose of the existing easements (drainage, utility etc.).

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

Very truly yours,

Ana Saunders, P.E.

Ana Saunders, P.E.
Vice President
B.S.E. Consultants, Inc. an LJA company

AS/as
11440.100.46.town.corr.26-as-2025.jul



TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

General Location: MELBOURNE BEACH

Address: 322 Hibiscus Trail

Parcel Number(s): 28-38-66-77-F-2

Area (in acreage): .3 Area (in square feet): 13,200

Current Zoning: Existing Proposed Zoning: Existing

Current Future Land Use: — Proposed Future Land Use: —

Brief Description of Application: Remove old house - Build new home

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

IV. APPLICANT INFORMATION:

Property Owner

Name: JONATHAN M + EMILIA D BANKE Phone: 954-588-0109
 Address: 11053 NW 5th CT Fax: —
CORAL SPRINGS FL 33071 Email: JONBANKE@GMAIL.COM

Applicant (if other than property owner)

Name: SOUTHEAST CUSTOM CONSTRUCTION Phone: 321-508-5717
 Address: 406 1ST AVE Fax: —
MELBOURNE BEACH FL 32951 Email: SECUSTOMCONST@AOL.COM

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

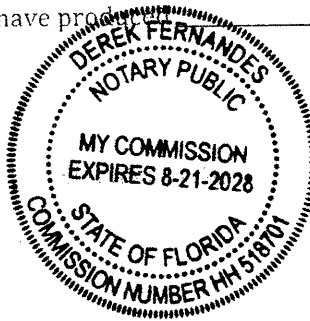
Signature: [Signature] Date: JUNE 11, 2026
 Print Name: JONATHAN BANKE Emilia Banke Title: OWNERS

*Must sign in front of notary.

State of Florida
 County of Brevard.

The foregoing application is acknowledged before me
 this 11 day of JUNE, 2026 by Jonathan + Emilia Banke
 who is/are personally known to me, or who has/have produced
 as identification.

[Signature]
 Signature of Notary Public, State of Florida



VI. APPLICANT CERTIFICATION:*

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

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

Signature: [Signature] [Signature] Date: JUNE 11, 2026

Print Name: JONATHAN BANKS Emilia Bank Title: OWNERS

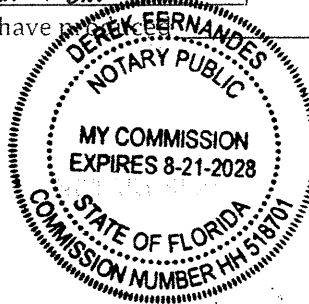
*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 11 day of JUNE, 2026, by Jonathan & Emilia Banks who is/are personally known to me, or who has/have as identification.

[Signature]

Signature of Notary Public, State of Florida



VII. PROJECT DESCRIPTION:

Describe Application: REMOVE old house & BUILD NEW HOME.

Provide attachment if more space is needed.

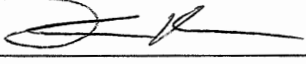
Describe Existing Conditions: RESIDENTIAL

Provide attachment if more space is needed.

VI. APPLICANT CERTIFICATION:*

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

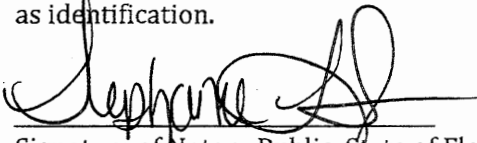
Under penalties of perjury, I/we declare that I/we have read the foregoing application and that to the best of my/our knowledge and belief the facts stated in the application are true.

Signature: Date: 0/2/2026Print Name: FRANK KOFFLINTitle: PRESIDENT

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me
this 2nd day of July, 2026, by FRANK KOFFLIN
who is/are personally known to me, or who has/have produced FOL
as identification.



Signature of Notary Public, State of Florida

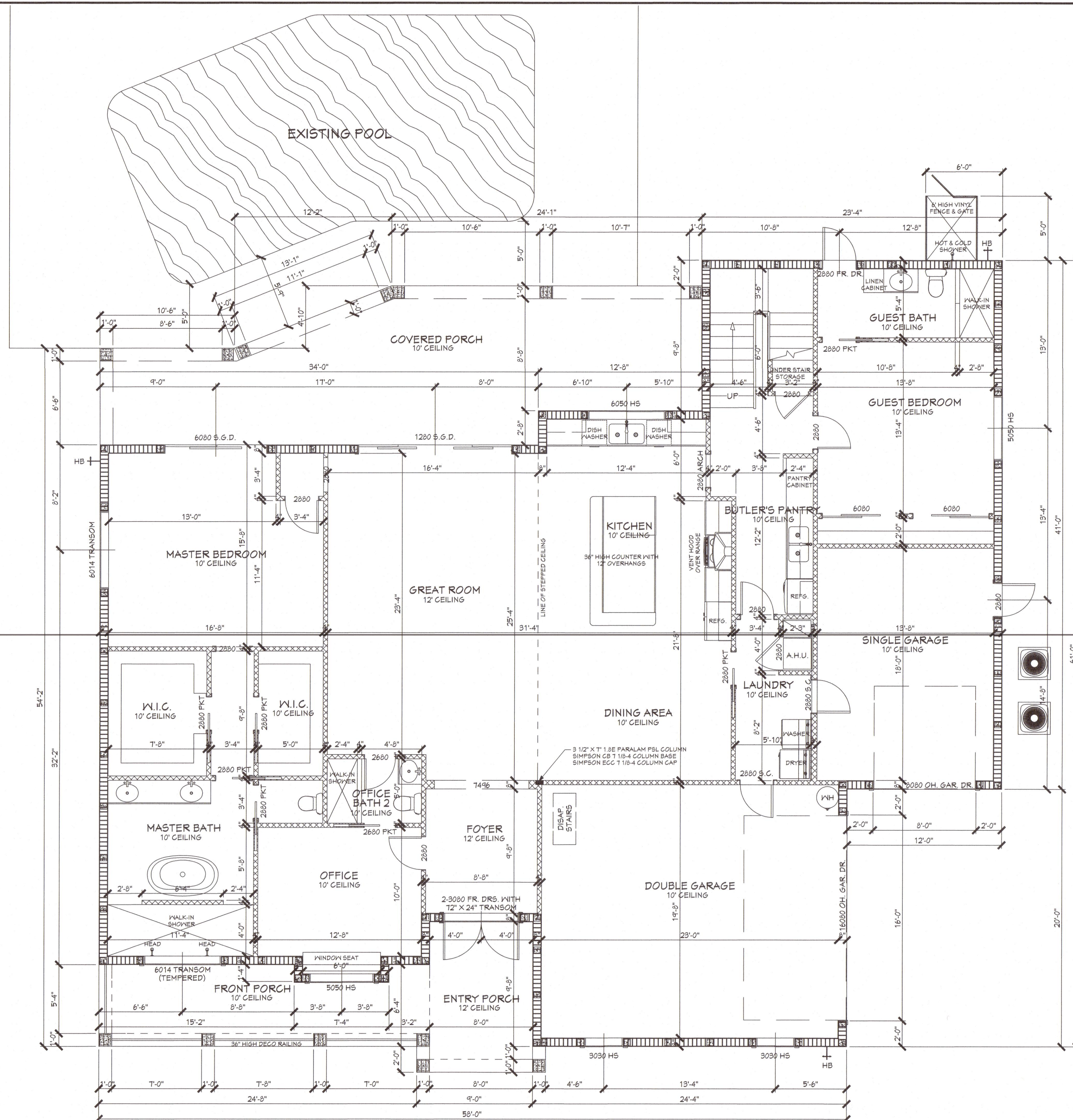
**VII. PROJECT DESCRIPTION:**

Describe Application: _____

Provide attachment if more space is needed.

Describe Existing Conditions: _____

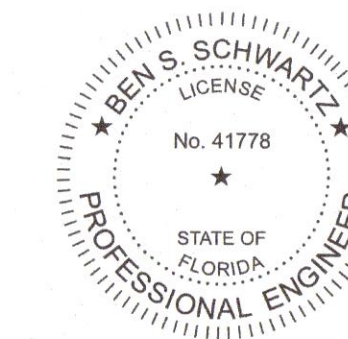
Provide attachment if more space is needed.



- NOTE:
1. FINAL A/C AND A.H.U. LOCATIONS TO BE DETERMINED BY THE A/C CONTRACTOR.
 2. SURFACE DRAINAGE SHALL COMPLY WITH FRC R 401.3.

TABULATIONS

GROUND FLOOR LIVING AREA	2410 SF
UPPER FLOOR LIVING AREA	1065 SF
TOTAL LIVING AREA	3475 SF
GARAGE AREAS	755 SF
ENTRY PORCH AREA	250 SF
COVERED PORCH AREA	462 SF
TOTAL AREA	4442 SF



SBS SERVICES, LLC

3883 LONG LEAF DRIVE
MELBOURNE, FL 32940
(321) 684-1371
sbservices@cdf.ir.com

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE STRUCTURAL PORTION OF THE 8th EDITION FLORIDA BUILDING CODE - RESIDENTIAL, CHAPTER 3 FOR WIND AND GRAVITY LOADS AS AMENDED AND ENFORCED BY THE PERMITTING JURISDICTION. BEN S. SCHWARTZ
P.E. LIC. NO. 41778 CA. LIC. NO. 26811 DATE

STRUCTURAL CERTIFICATION FOR WIND LOADING ONLY

GROUND
FLOOR PLAN

TOM MORTON
DESIGN & DRAFTING
723-0330
310 SUNSET BLVD.
MELBOURNE BEACH, FLA 32951



A CUSTOM RESIDENCE FOR THE:

BANKE'S

322 HIBISCUS TRAIL, MELBOURNE BEACH

DATE:
23 MAY 26
DRAWN:
T.C.M
SCALE:
1/4"=1'-0"
REVISION:

SHEET:

A1

TOM MORTON
DESIGN & DRAFTING
723-0330
310 SUNSET BLVD.
MELBOURNE BEACH, FLA 32951



A CUSTOM RESIDENCE FOR THE:

BANK'S

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DATE:
23 MAY 26

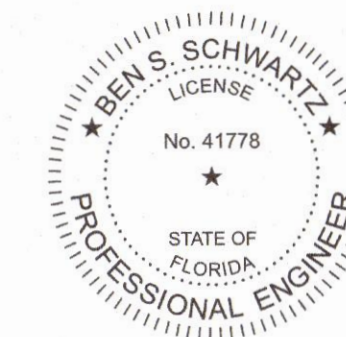
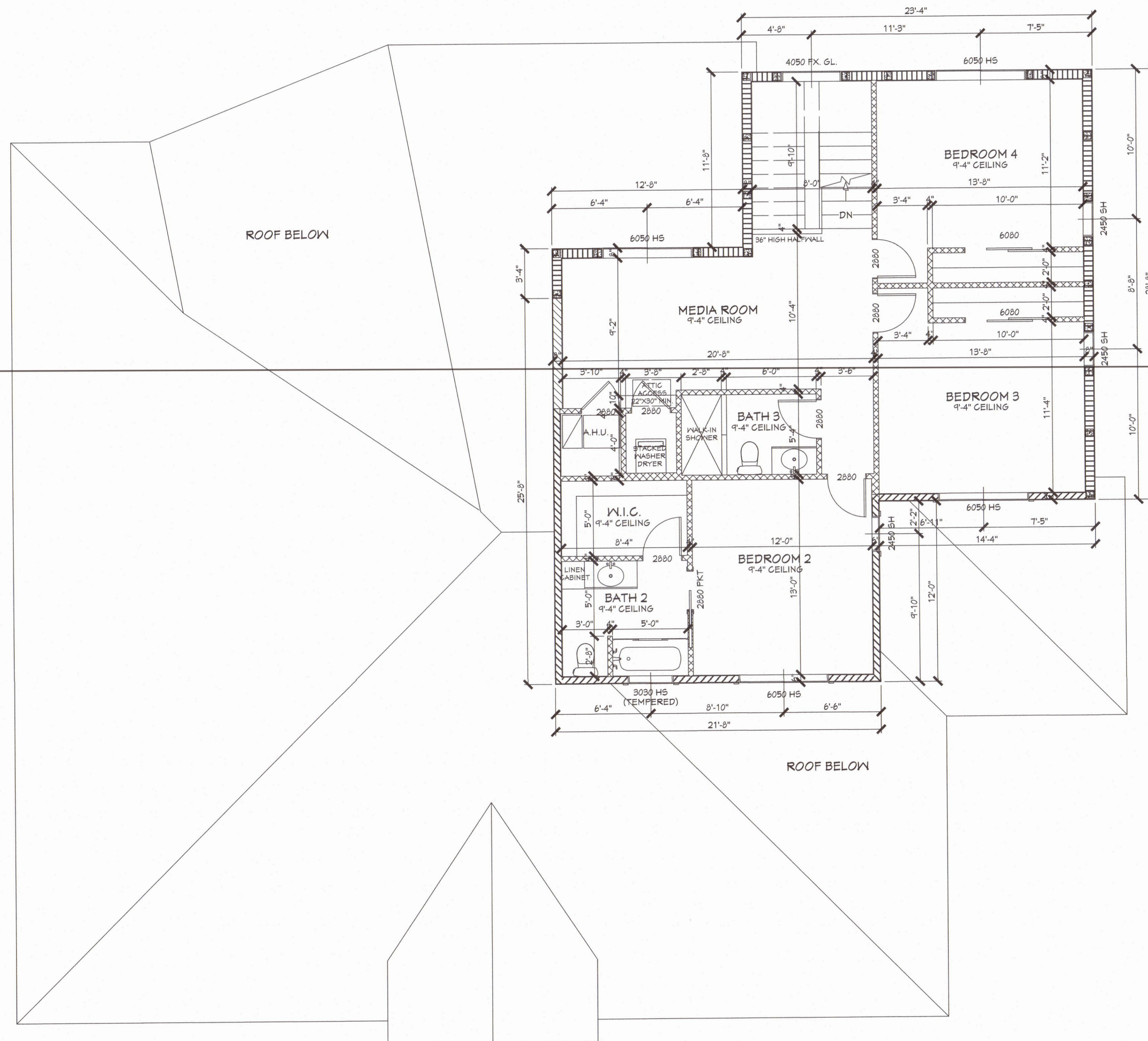
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T.C.M

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

REVISION:

SHEET:

A2



SBS SERVICES, LLC

3893 LONG LEAF DRIVE
MELBOURNE, FL 32940

(321) 684-1371
sbsservices@cfl.rr.com

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE
PLANS AND SPECIFICATIONS COMPLY WITH THE STRUCTURAL
PORTION OF THE 8th EDITION FLORIDA BUILDING CODE -
RESIDENTIAL, CHAPTER 3 FOR WIND AND GRAVITY LOADS AS
AMENDED AND ENFORCED BY THE PERMITTING JURISDICTION.
BEN S. SCHWARTZ
PE LIC NO. 41778 CA LIC NO. 26811 DATE

STRUCTURAL CERTIFICATION FOR WIND LOADING ONLY

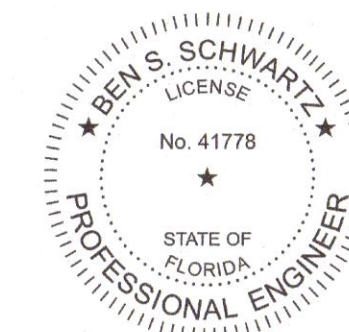
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PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



FRONT ELEVATION



RIGHT SIDE ELEVATION



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3893 LONG LEAF DRIVE
MELBOURNE, FL 32940
(321) 694-1371
sbservices@cfl.rr.com

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BEN S. SCHWARTZ, DATE
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STRUCTURAL CERTIFICATION FOR WIND LOADING ONLY

**EXTERIOR
ELEVATIONS**

**TOM MORTON
DESIGN & DRAFTING**
123-0330
310 SUNSET BLVD.
MELBOURNE BEACH, FLA 32951



A CUSTOM RESIDENCE FOR THE:

BANKE'S

322 HIBISCUS TRAIL, MELBOURNE BEACH

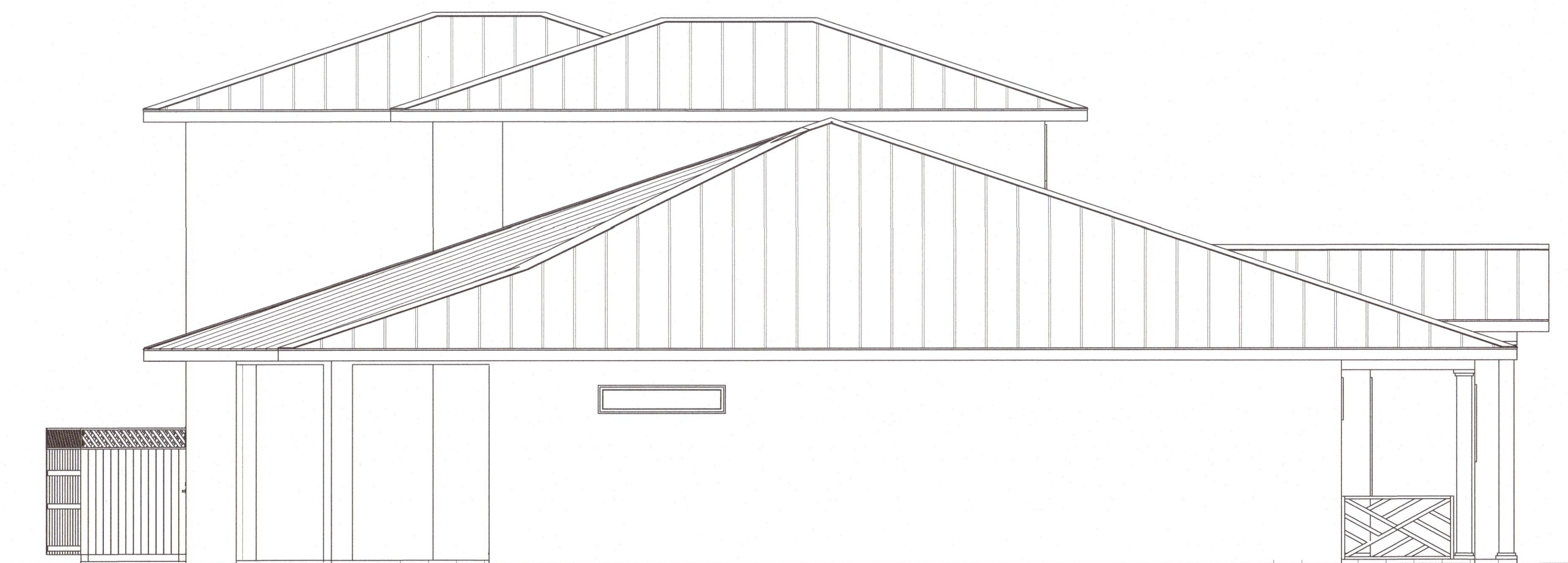
DATE:
23 MAY 26
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REVISION:

SHEET:

A3



REAR ELEVATION



LEFT SIDE ELEVATION

**EXTERIOR
ELEVATIONS**

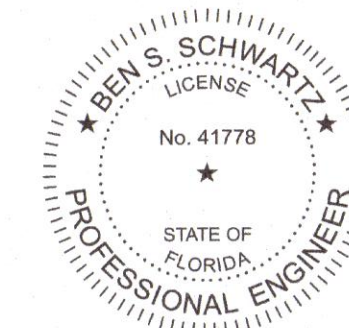
**TOM MORTON
DESIGN & DRAFTING**
123-0330
310 SUNSET BLVD.
MELBOURNE BEACH, FLA 32951



A CUSTOM RESIDENCE FOR THE:

BANKE'S

322 HIBISCUS TRAIL, MELBOURNE BEACH



SBS SERVICES, LLC

3893 LONG LEAF DRIVE (321) 684-1371
MELBOURNE, FL 32940 sbservices@csl.llc.com

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PE LIC NO. 41778 CA LIC NO. 26811

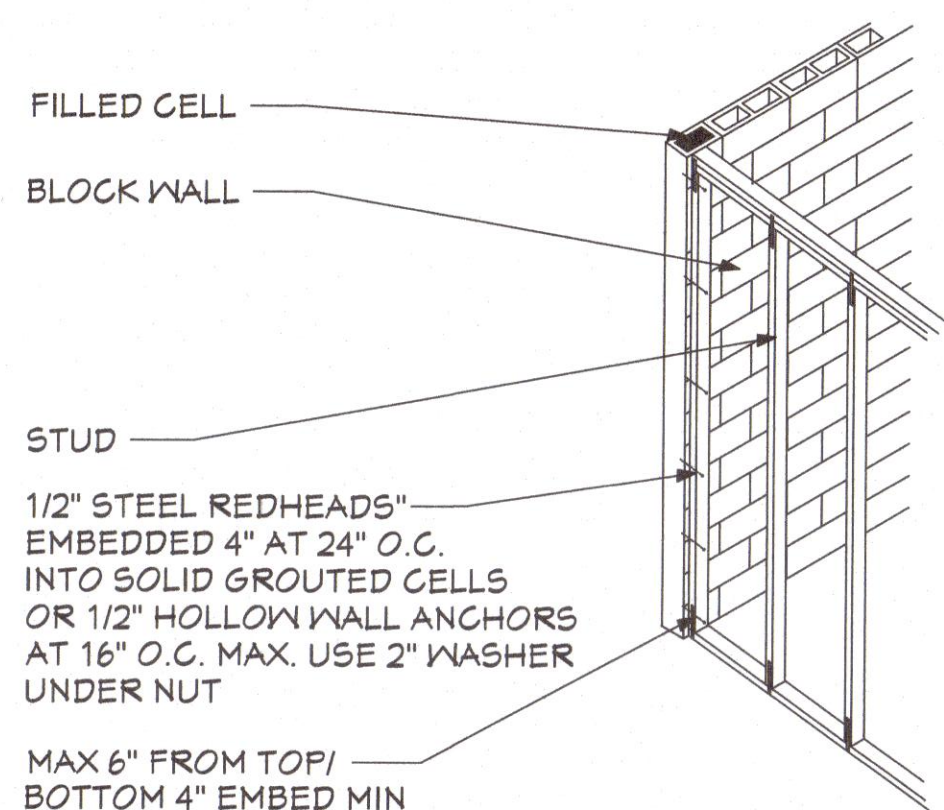
STRUCTURAL CERTIFICATION FOR WIND LOADING ONLY

DATE:
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DRAWN:
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1/4"=1'-0"
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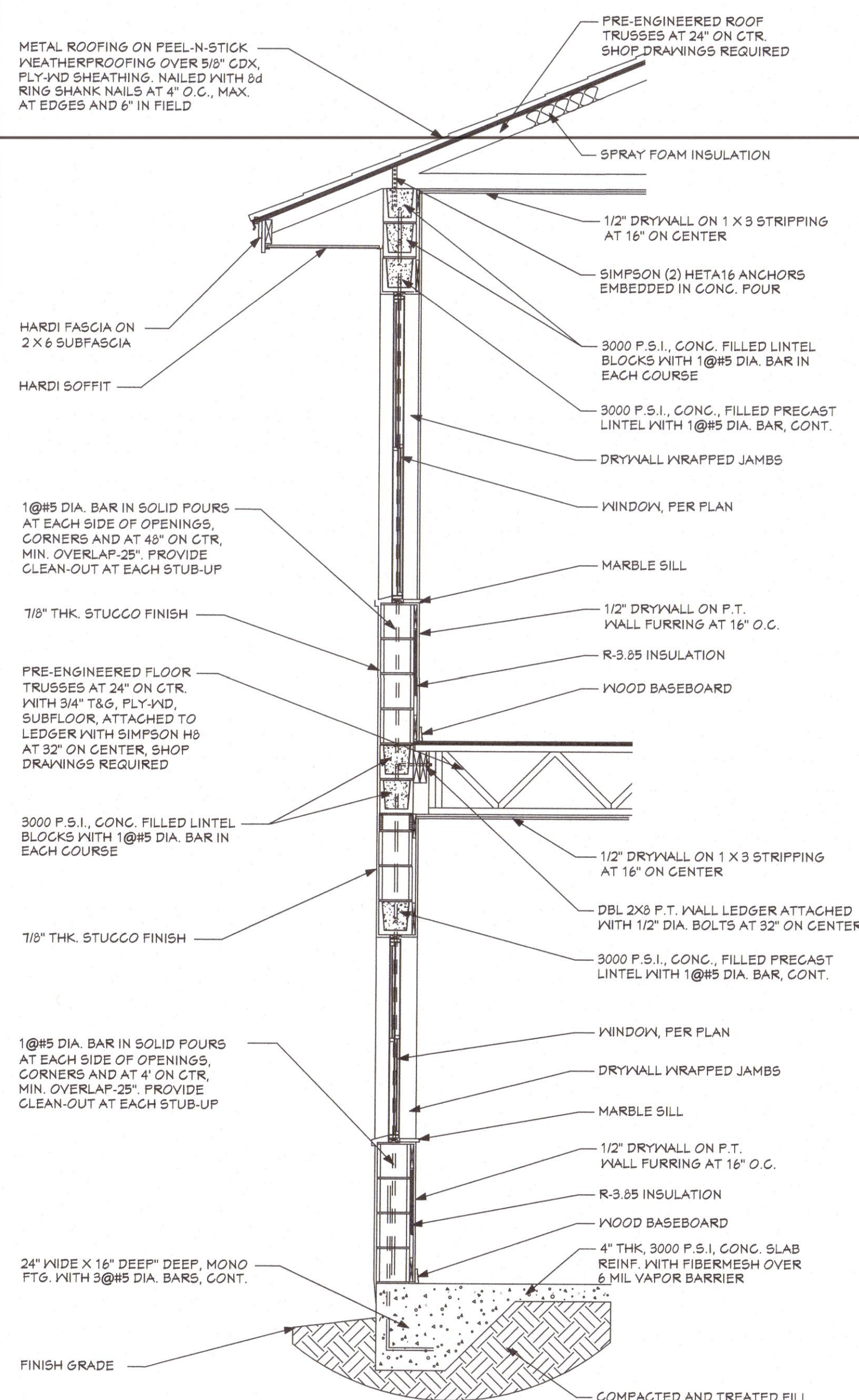
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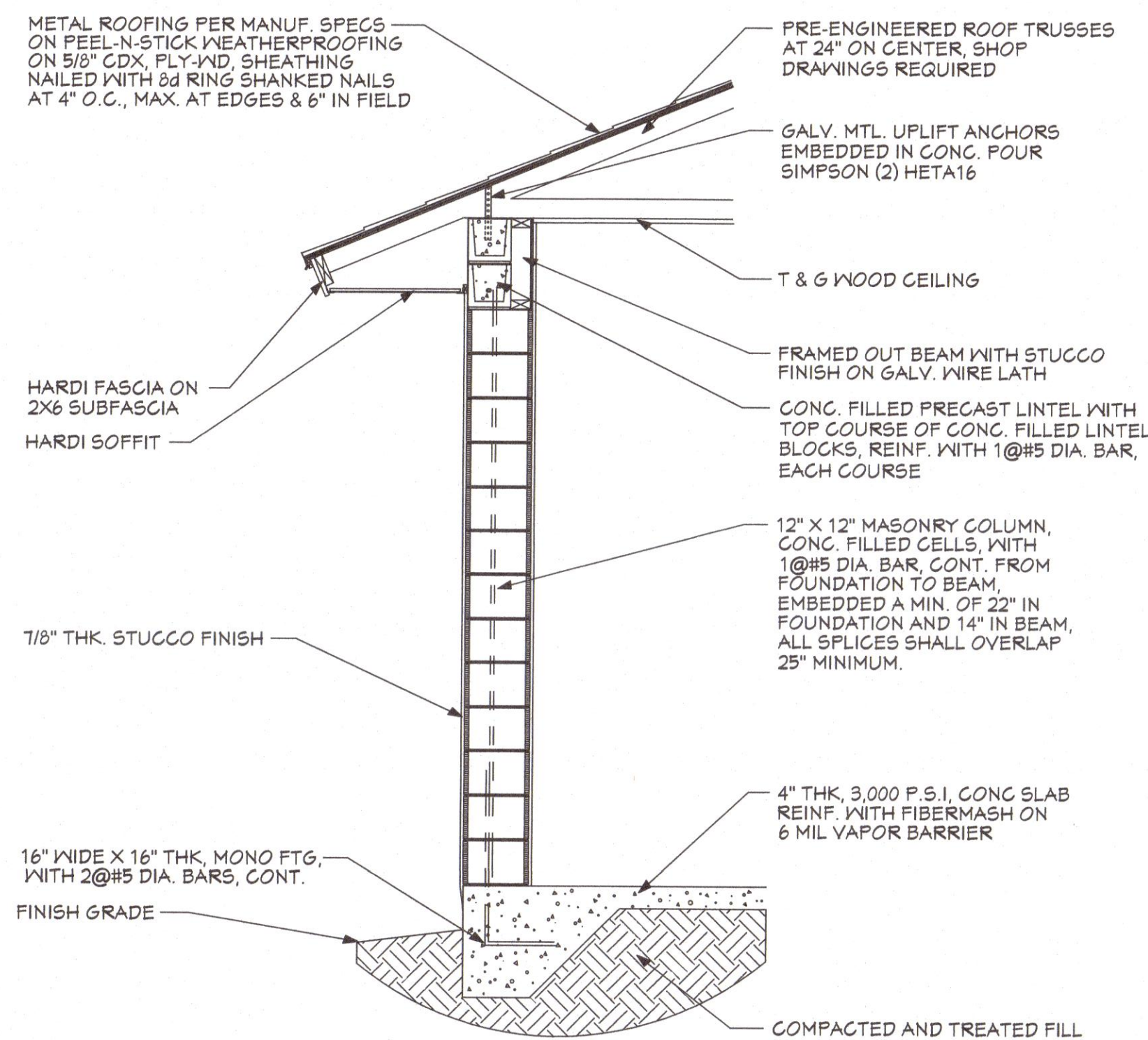
FOOTING SCHEDULE			
CODE	SIZE	TYPE	REINFORCEMENT
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2	16" WIDE X 16" DEEP	MONO FOOTING	2 @ #5 DIA. BARS, CONT.
3	24" WIDE X 16" DEEP	MONO FOOTING WITH LEDGE	2 @ #5 DIA. BARS, CONT.
4	24" WIDE X 16" DEEP	BELL FOOTING	2 @ #5 DIA. BARS, CONT.
5	24" WIDE X 16" DEEP	MONO FOOTING	3 @ #5 DIA. BARS, CONT.
6	24" WIDE X 16" DEEP	BELL FOOTING	3 @ #5 DIA. BARS, CONT.
7	24" WIDE X 16" DEEP	MONO FOOTING WITH LEDGE	3 @ #5 DIA. BARS, CONT.



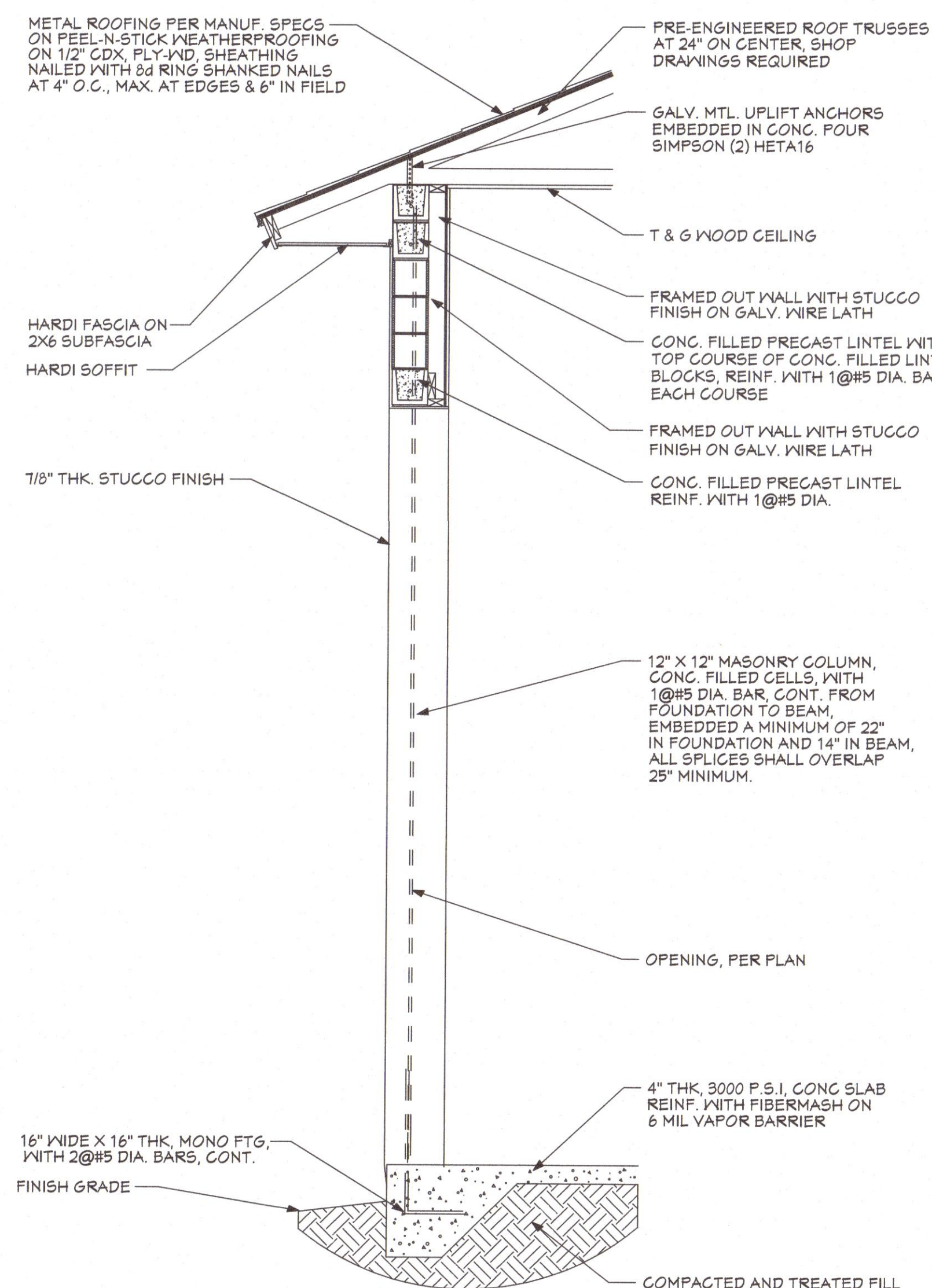
DETAIL OF FRAME WALL TO CBS ATTACHMENT
NOT TO SCALE



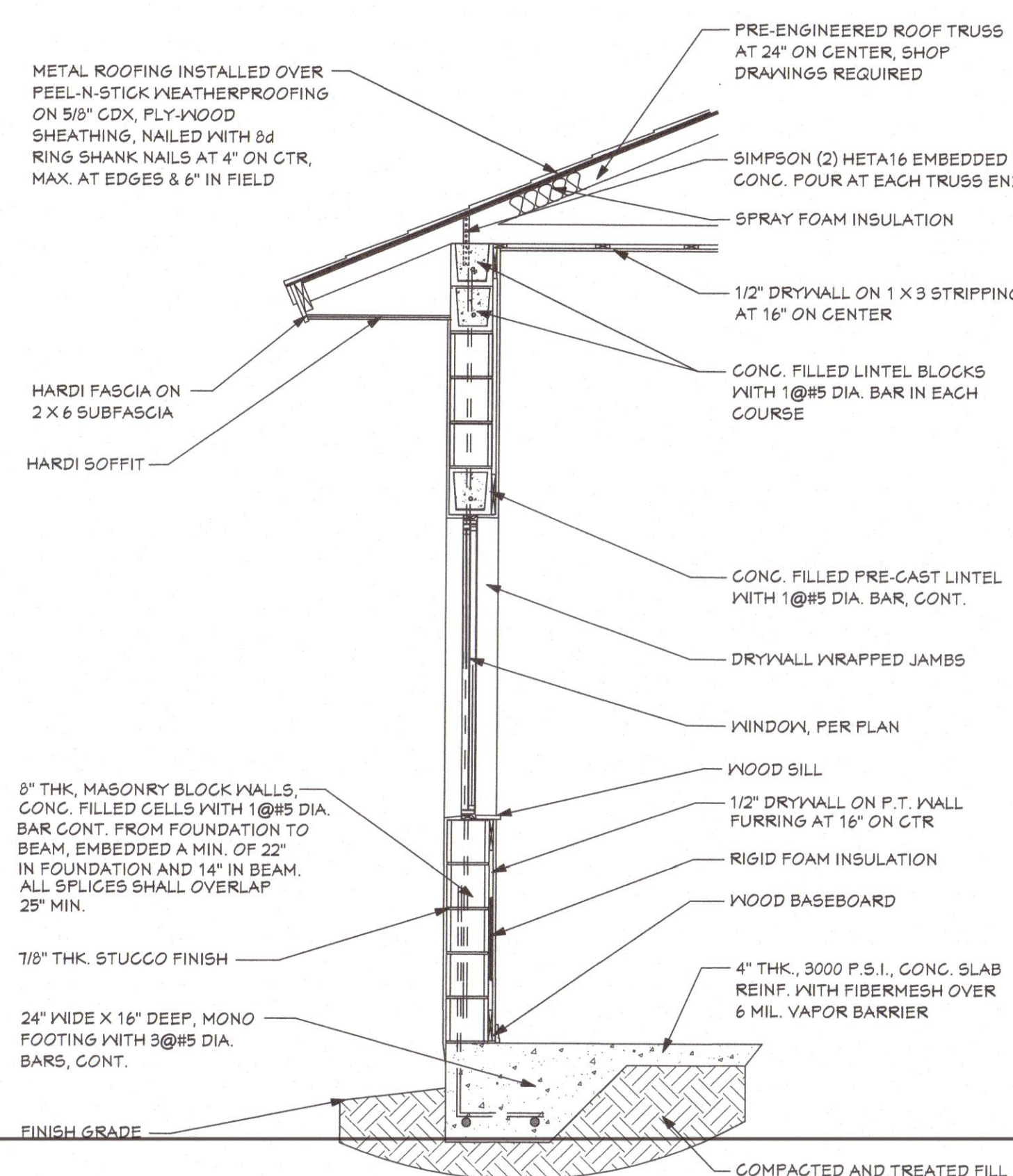
SECTION AT 2 STORY AREAS
SCALE 1/2"=1'-0"



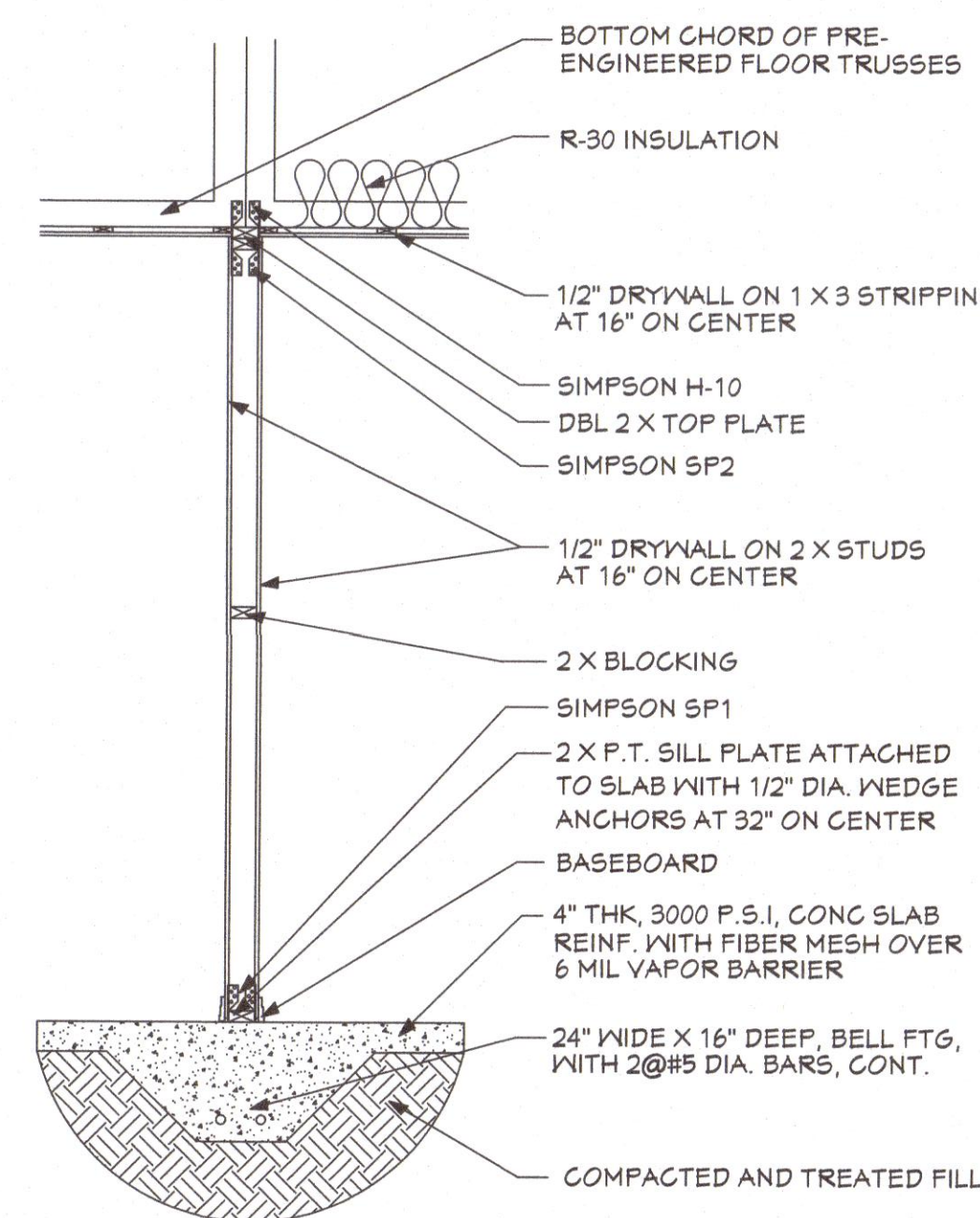
SECTION AT PORCH AREAS
SCALE 1/2"=1'-0"



SECTION AT ENTRY PORCH AREAS
SCALE 1/2"=1'-0"



SECTION AT HOUSE AREAS
SCALE 1/2"=1'-0"



INTERIOR BEARING WALL DETAIL
SCALE 1/4"=1'-0"

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR OR OWNER-BUILDER IS KNOWLEDGEABLE 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 ENGINEER / ARCHITECT PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR / OWNER-BUILDER IS TO VERIFY THAT TRUSS ENGINEERING AND DESIGN IS COMPATIBLE WITH THESE DRAWINGS PRIOR TO TRUSS FABRICATION.
4. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR / OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
5. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.

ENGINEERING NOTES

1. ALL LOAD BEARING CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C-90 WITH TYPE M OR S MORTAR COMPLYING WITH ASTM A-270. MASONRY UNITS SHALL HAVE A PRISM STRENGTH OF 1500 P.S.I.
2. REINFORCING BARS TO BE GRADE 40 WITH 25" LAP MINIMUM, (ASTM A-615)
3. COVERAGE: FOOTINGS = 3"; BEAMS = 1.5"
4. SLAB AND FOUNDATION CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 2500 P.S.I.
5. ANY WOOD FRAMING OR LUMBER IN CONTACT WITH CONCRETE TO BE P.T. OR HAVE MOISTURE BARRIER OF 15 LB. FELT MIN.
6. ROOF SHEATHING IS A DIAPHRAGM TO BE NAILED WITH 8d RING-SHANKED NAILS @ 4" O.C. EDGES AND 6" O.C. FIELD.
7. CEILINGS TO BE 1/2" STRUCTURAL DRYWALL (CEILING BOARD)
8. ALL EXTERIOR WALLS BETWEEN OPENINGS ARE DESIGNED AS AND SHOULD BE CONSIDERED SHEAR WALLS.
9. INTERIOR WALLS NOTED AS SHEAR WALLS SHALL HAVE 1/2" 4-PLY OR OSB ON ONE SIDE NAILED WITH 2d @ 4" O.C. EDGES, AND IN FIELD.
10. INTERIOR BEARING WALLS SHOULD BE SECURED TO SLAB WITH 1/2" X 10" WEDGE ANCHORS WITH WASHERS AT 24" O.C., MIN. EMBEDMENT @ 7".
11. CROSS REFERENCING BETWEEN CONNECTORS OF OTHER COMPANIES IS PERMITTED PROVIDED UPLIFT VALUES ARE SATISFIED.
12. THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE 8th EDITION (2023) AND NEC (2020).
13. DESIGN CRITERIA IS BASED ON THE CURRENT VERSION OF ASCE 7.
14. DIMENSIONS SHOULD BE USED IN LIEU OF SCALING WHEREVER POSSIBLE.
15. ALL WALL ANGLES ARE BASED ON 90 AND 45 DEGREES UNLESS NOTED OTHERWISE.
16. ALL DIMENSIONS ON THIS DRAWING ARE BASED ON NOMINAL WALL THICKNESSES OF 4", 6" & 8" AND DO NOT REFLECT DRYWALL, FURRING OR OFFSETS. CARE MUST BE USED IN LAYOUT TO ALLOW FOR FINISHES.
17. U.N.O. = UNLESS NOTED OTHERWISE.
18. CONTRACTOR TO VERIFY THAT TRUSS DESIGN AND LAYOUT CORRELATE WITH SEALED PLANS. ANY DISCREPANCIES ARE TO BE CORRECTED PRIOR TO TRUSS FABRICATION OR ERECTION.
19. IN CONFORMITY WITH CHAPTER 3, SECTION R318 OF THE 8th EDITION (2023) FLORIDA BUILDING CODE-RESIDENTIAL, TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT. THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
20. ENGINEER CERTIFIES STRUCTURAL ONLY.

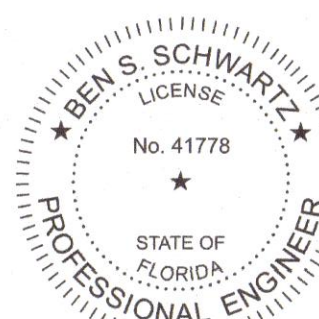
WIND NOTES

THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8th EDITION (2023), FLORIDA BUILDING CODE-RESIDENTIAL TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 160 MILES PER HOUR, EXPOSURE "C" STRUCTURE. THE COMPONENTS AND GLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 8th EDITION (2023), FLORIDA BUILDING CODE-RESIDENTIAL TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 160 MILES PER HOUR, EXPOSURE "C" STRUCTURE.

1. ULTIMATE WIND SPEED = 160 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1.1/ BUILDING CATEGORY = ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE "C"
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENT & CLADDING DESIGN PRESSURE +31.3/ -50.0 PSF
6. GARAGE DOOR LOADS: SEE SHEET S1

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. (WHERE APPLICABLE) THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER 8th EDITION, FLORIDA BUILDING CODE-RESIDENTIAL. GLAZING PROTECTION (STRUCTURAL PLYWOOD PANEL, IMPACT GLASS AND / OR HURRICANE SHUTTERS) ARE REQUIRED TO BE INSTALLED.

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SBS SERVICES, LLC

3893 LONG LEAF DRIVE
MELBOURNE, FL 32940
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I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE STRUCTURAL PORTION OF THE 8th EDITION FLORIDA BUILDING CODE-RESIDENTIAL. CHAPTER 3 FOR WIND AND GRAVITY LOADS AS AMENDED AND ENFORCED BY THE PERMITTING JURISDICTION. BEN S. SCHWARTZ
PE LIC NO. 41778 CALIC NO. 26811 DATE

STRUCTURAL CERTIFICATION FOR WIND LOADING ONLY

CONSTRUCTION
DETAILS-1

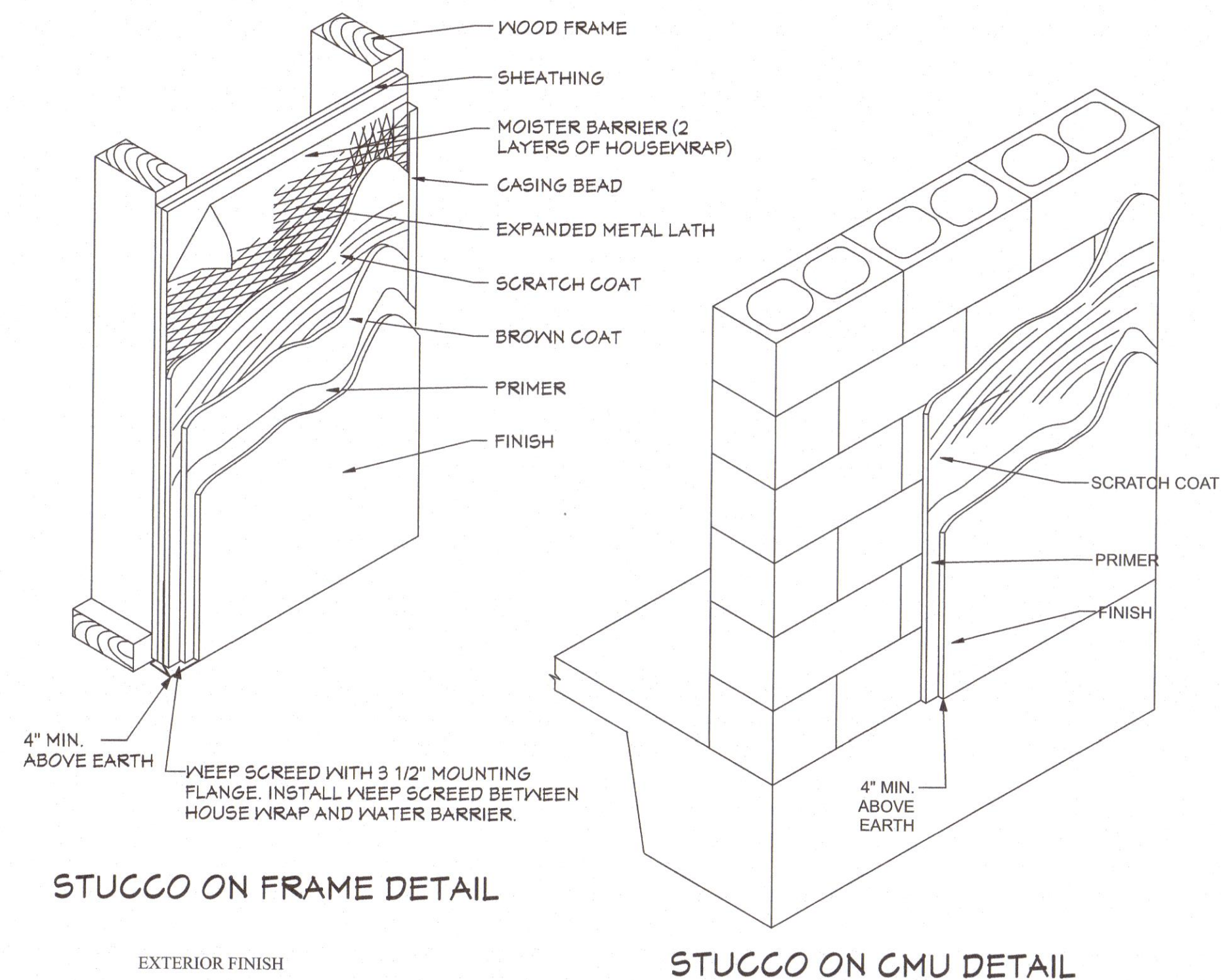
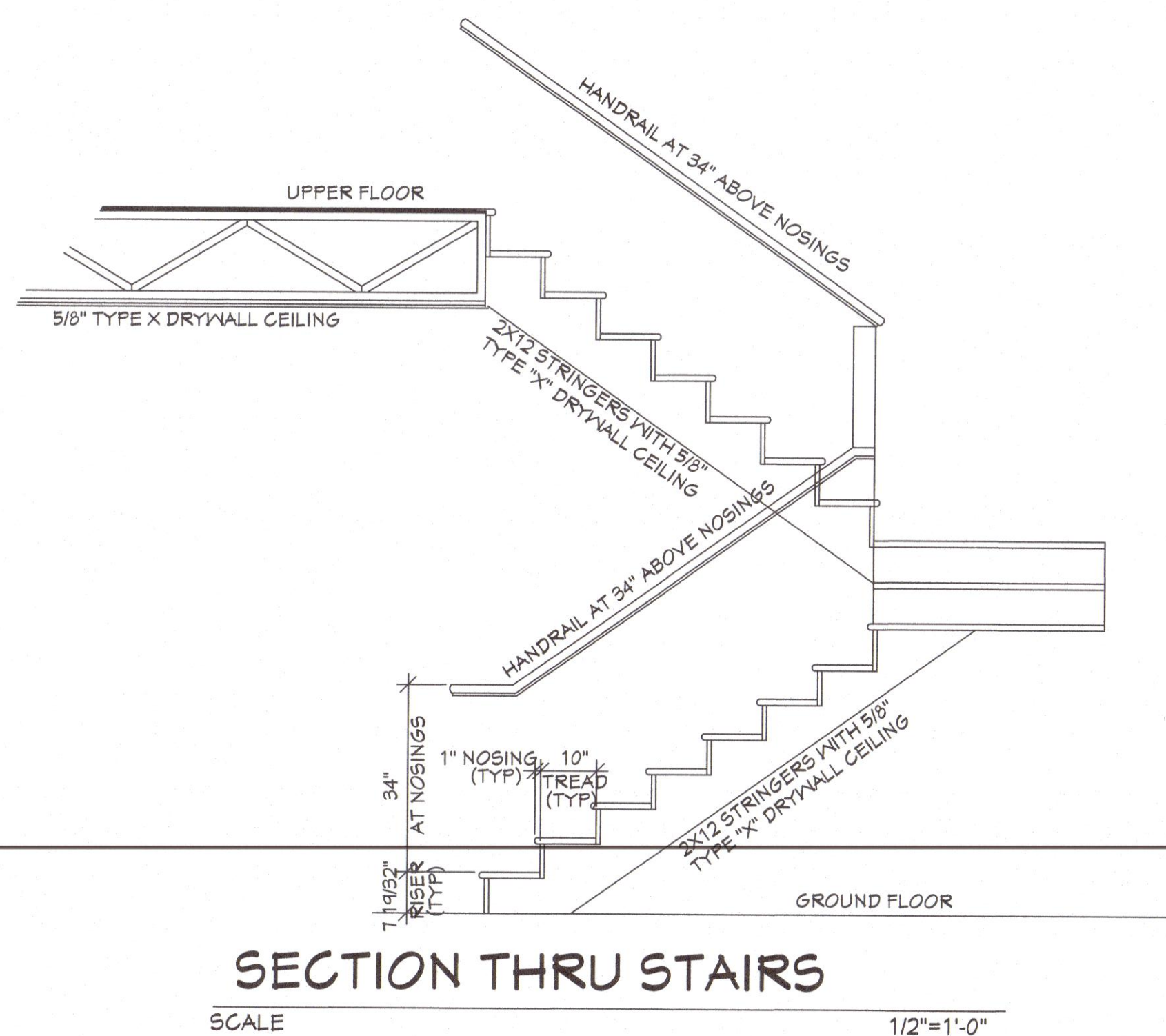
TOM MORTON
DESIGN & DRAFTING
723-0330
310 SUNSET BLVD.
MELBOURNE BEACH, FLA 32951



A CUSTOM RESIDENCE FOR THE:
BANKE'S
322 HIBISCUS TRAIL, MELBOURNE BEACH

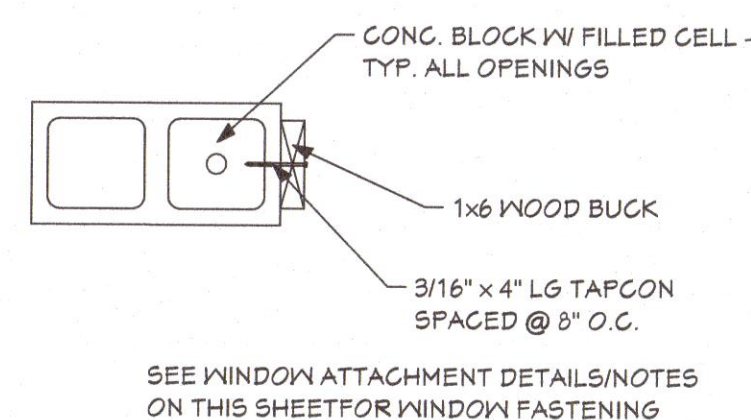
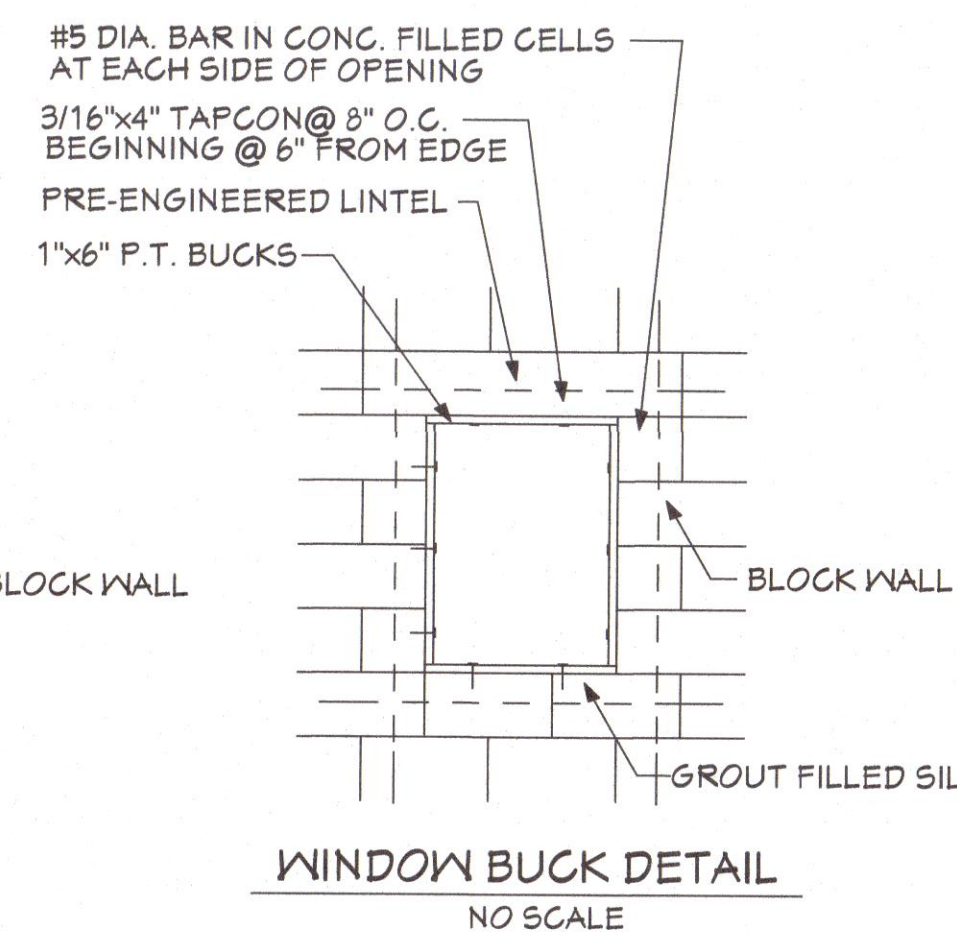
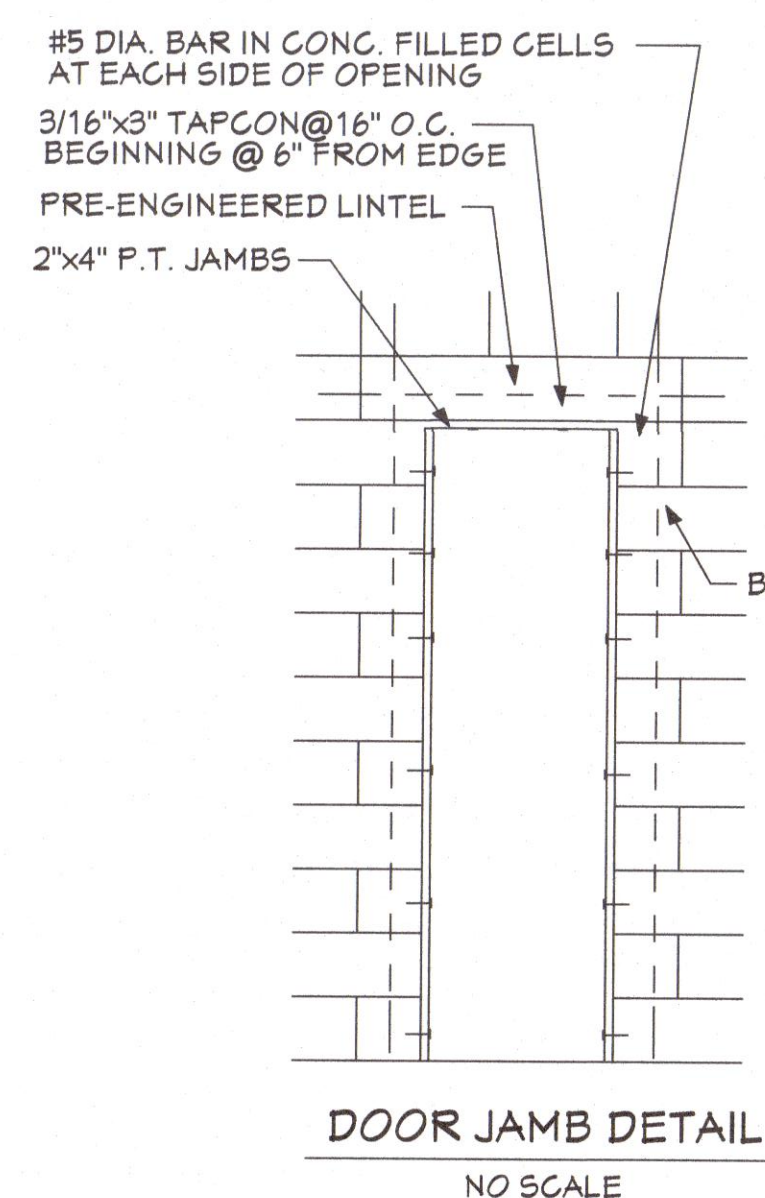
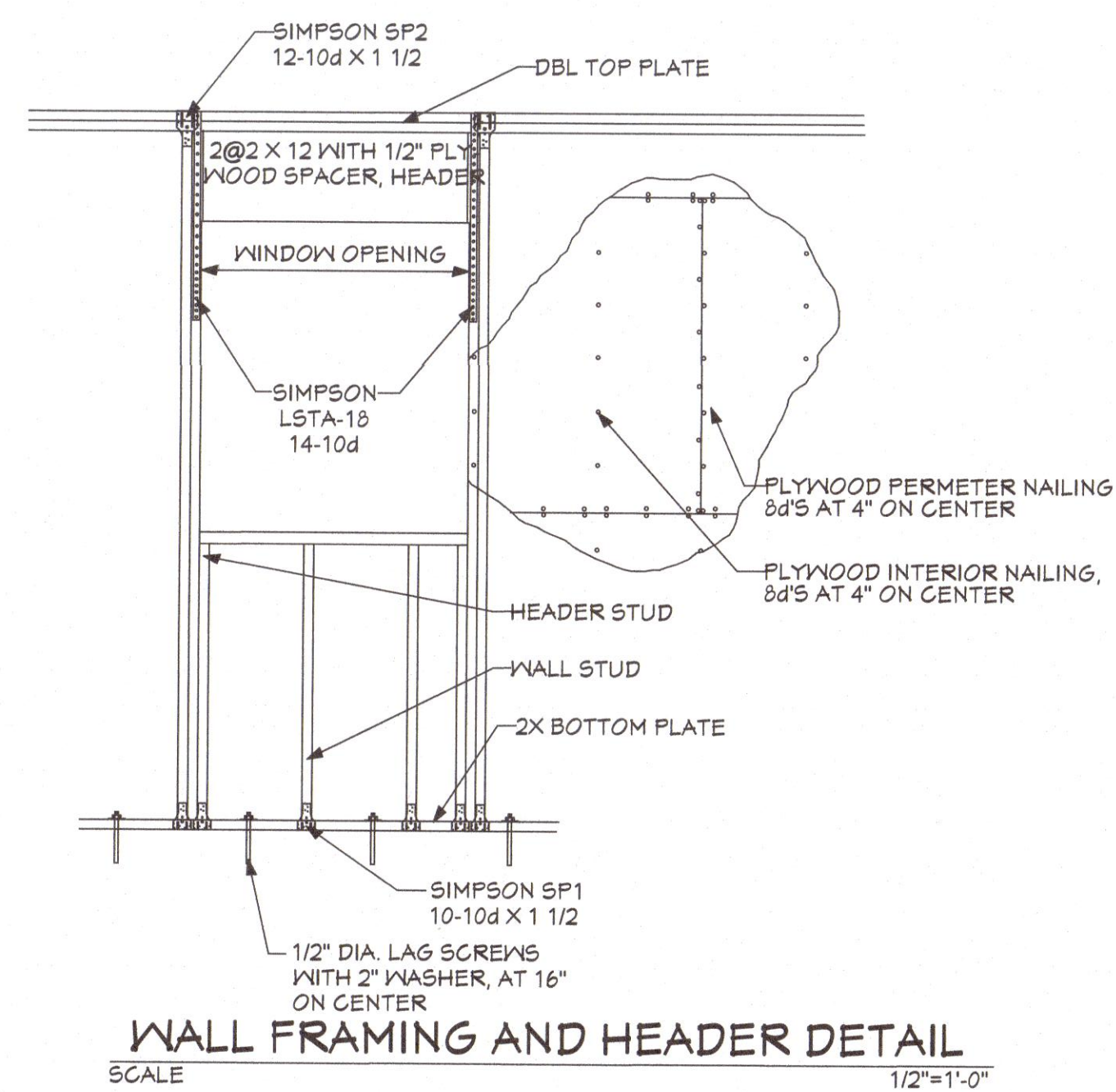
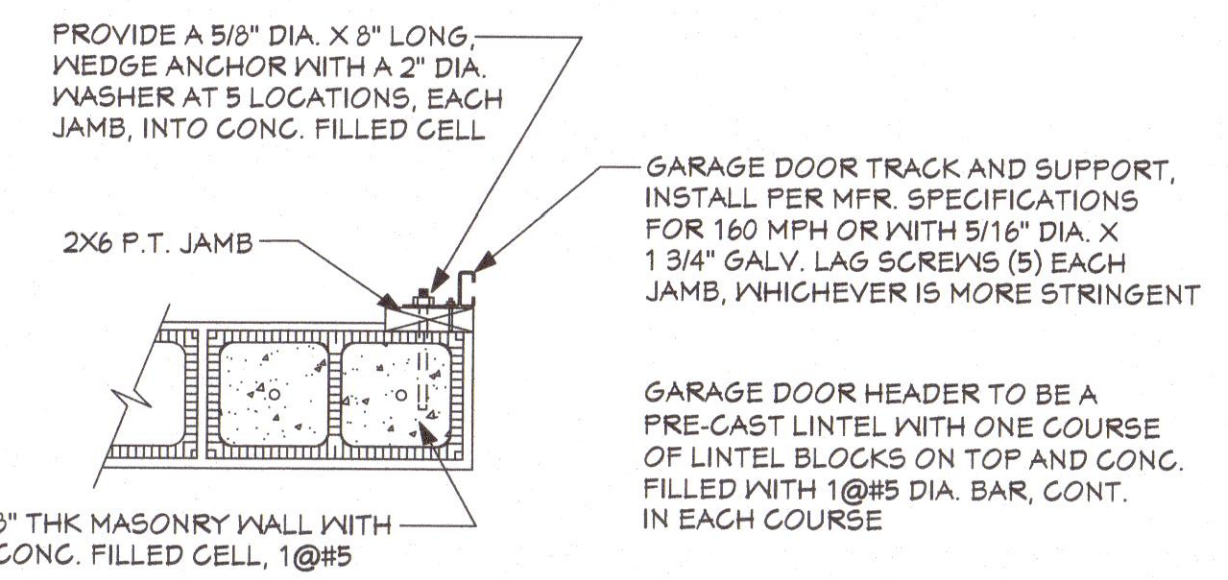
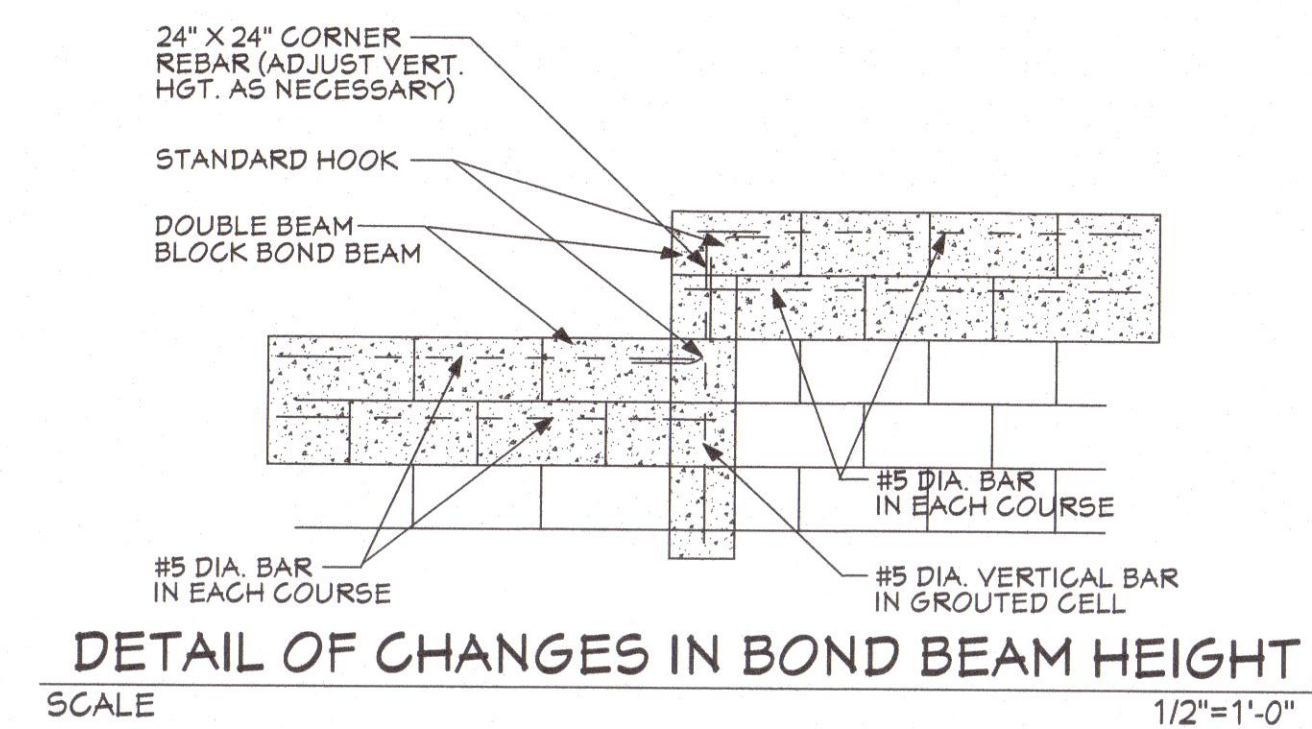
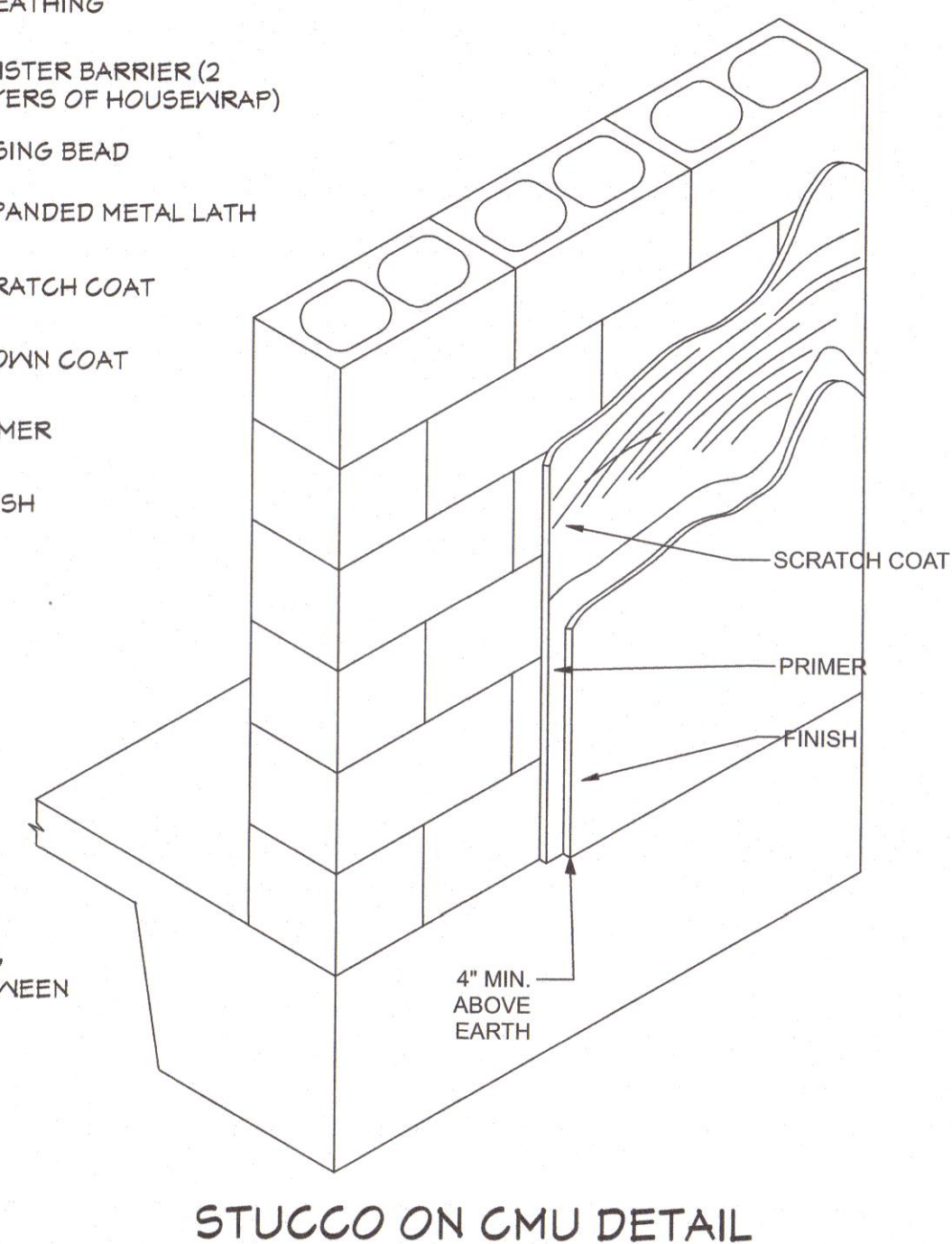
DATE:
23 MAY 26
DRAWN:
T.C.M
SCALE:
1/4"=1'-0"
REVISION:

SHEET:
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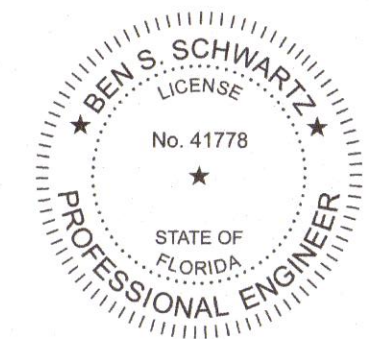
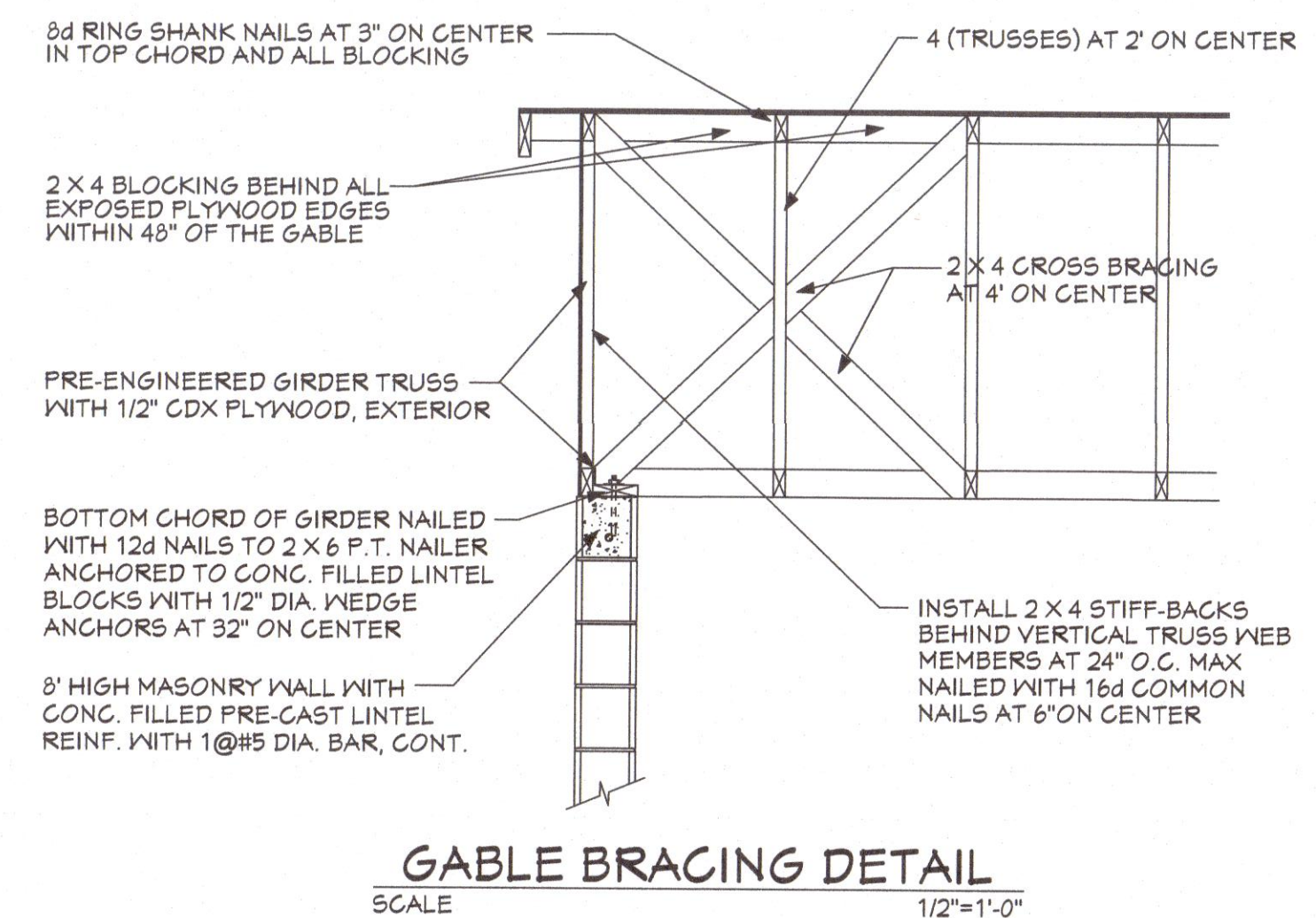
EXTERIOR FINISH

1. A WATER RESISTANT BARRIER IN COMPLIANCE WITH ASTM D2268 SHALL BE APPLIED OVER STUDS OR SHEATHING PRIOR TO APPLICATION OF CEMENT PLASTER FINISH AND HAVE PERFORMANCE EQUAL TO AT LEAST TWO LAYERS OF GRADE D PAPER.
2. INSTALLATION OF EXTERIOR LATHING & FRAMING OVER FRAME WALLS SHALL COMPLY WITH ASTM C1063
3. EXTERIOR PLASTER SHALL COMPLY WITH ASTM C926. OVER MASONRY CONSTRUCTION, SCRATCH COAT SHALL BE APPROXIMATELY 3/8" THICK AND THE FINAL COAT APPROXIMATELY 1/2" THICK. OVER SHEATHED WOOD FROM CONSTRUCTION, A 3-COAT SYSTEM SHALL BE EMPLOYED RESULTING IN A TOTAL THICKNESS OF 7/8".



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 (TAS-202) AND ANSI/AAMA 101, AS REQUIRED BY SECTION 604 OF THE 8th EDITION FLORIDA BUILDING CODE RESIDENTIAL.
- GLAZING THICKNESS AND TEMPERING TO BE DEFINED BY THE REQUIREMENTS OF THE DESIGN PRESSURE IN ACCORDANCE WITH ASTM E-1300 AND SECTION R308 OF THE 8th FLORIDA BUILDING CODE-BUILDING, UNLESS SPECIFIED OTHERWISE. NOTE: SPECIFICATION OF GLASS THICKNESS AND TEMPERING IS NOT LESS THAN THE REQUIREMENTS OF ASTM E-1300 AND SECTION R308 OF THE 8th FLORIDA BUILDING CODE-BUILDING.
- THE DEFAULT U-FACTOR FOR THIS PRODUCT SHALL BE BASED ON THE DEFAULT TABLE C303.1.3(3), CHAPTER 3, RESIDENTIAL OF THE 8th EDITION FLORIDA BUILDING CODE-ENERGY CONSERVATION.
- ALL ALUMINUM EXTRUSIONS SHALL BE 6063-T5 OR 6061-T6, UNLESS NOTED OTHERWISE.
- UNDER SECTION R310 OF THE 8th EDITION FLORIDA BUILDING CODE-RESIDENTIAL, 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 31" X 51" (48 / 48 VENT) FOR INSTALLATIONS GREATER THAN GROUND FLOOR, THE MINIMUM SIZE IS 31" X 56 1/2" (EQ. LT.).
- FASTENER SPACING SHALL START 6" MAXIMUM FROM CORNERS AND 24" ON CENTERS MAXIMUM. MINIMUM SUBSTRATE EMBEDMENT FOR ALL FASTENERS SHALL BE 1 1/4" MINIMUM, UNLESS OTHERWISE SPECIFIED.



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PE LIC NO. 41778 CALIC NO. 26811

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**CONSTRUCTION
DETAILS-2**

**TOM MORTON
DESIGN & DRAFTING**
123-0330
310 SUNSET BLVD.
MELBOURNE BEACH, FLA 32951



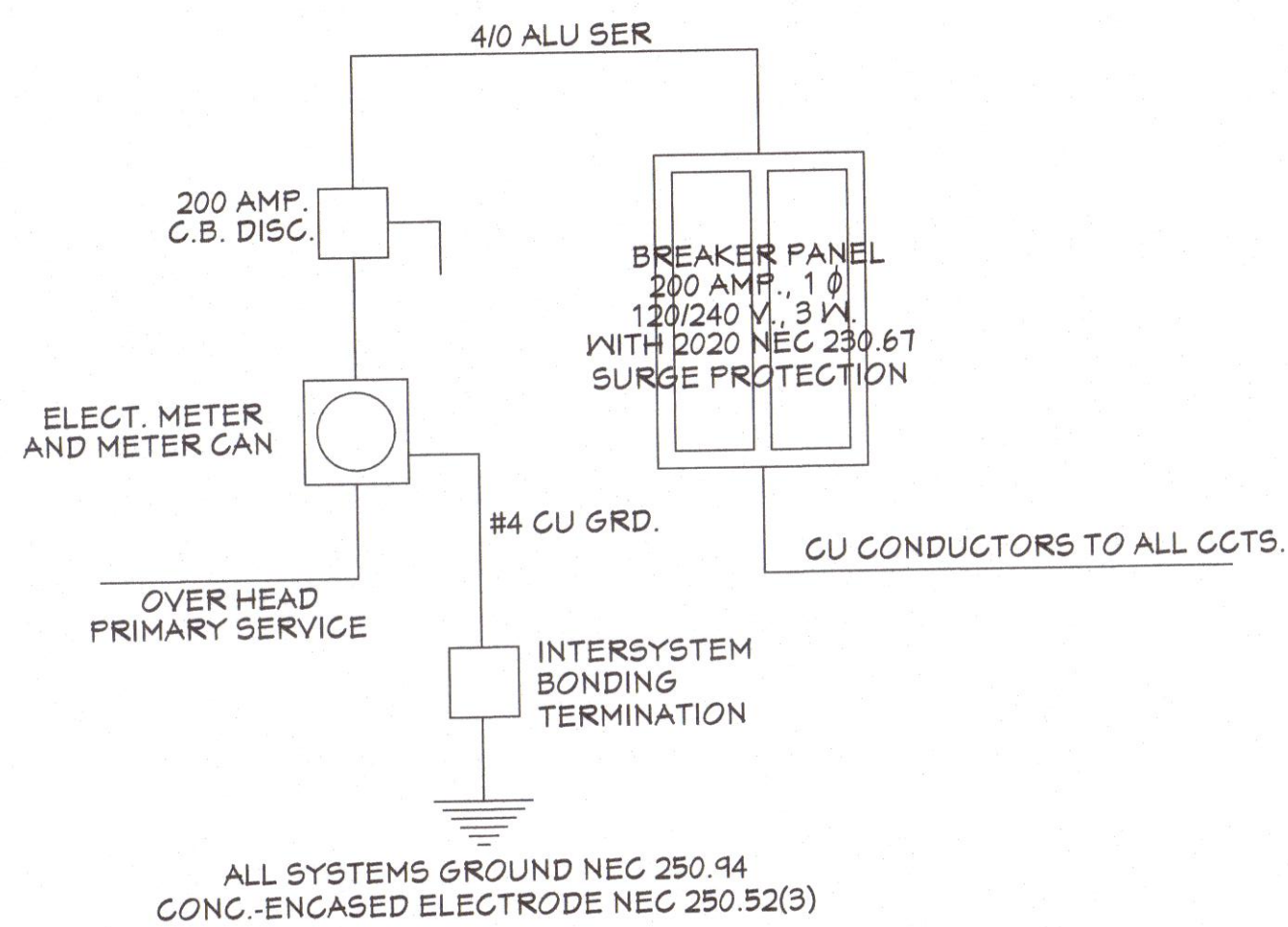
A CUSTOM RESIDENCE FOR THE:
BANKE'S
322 HIBISCUS TRAIL, MELBOURNE BEACH

DATE:
23 MAY 26
DRAWN:
T.C.M
SCALE:
AS SHOWN
REVISION:

SHEET:

A7

STRUCTURAL CERTIFICATION FOR WIND LOADS ONLY

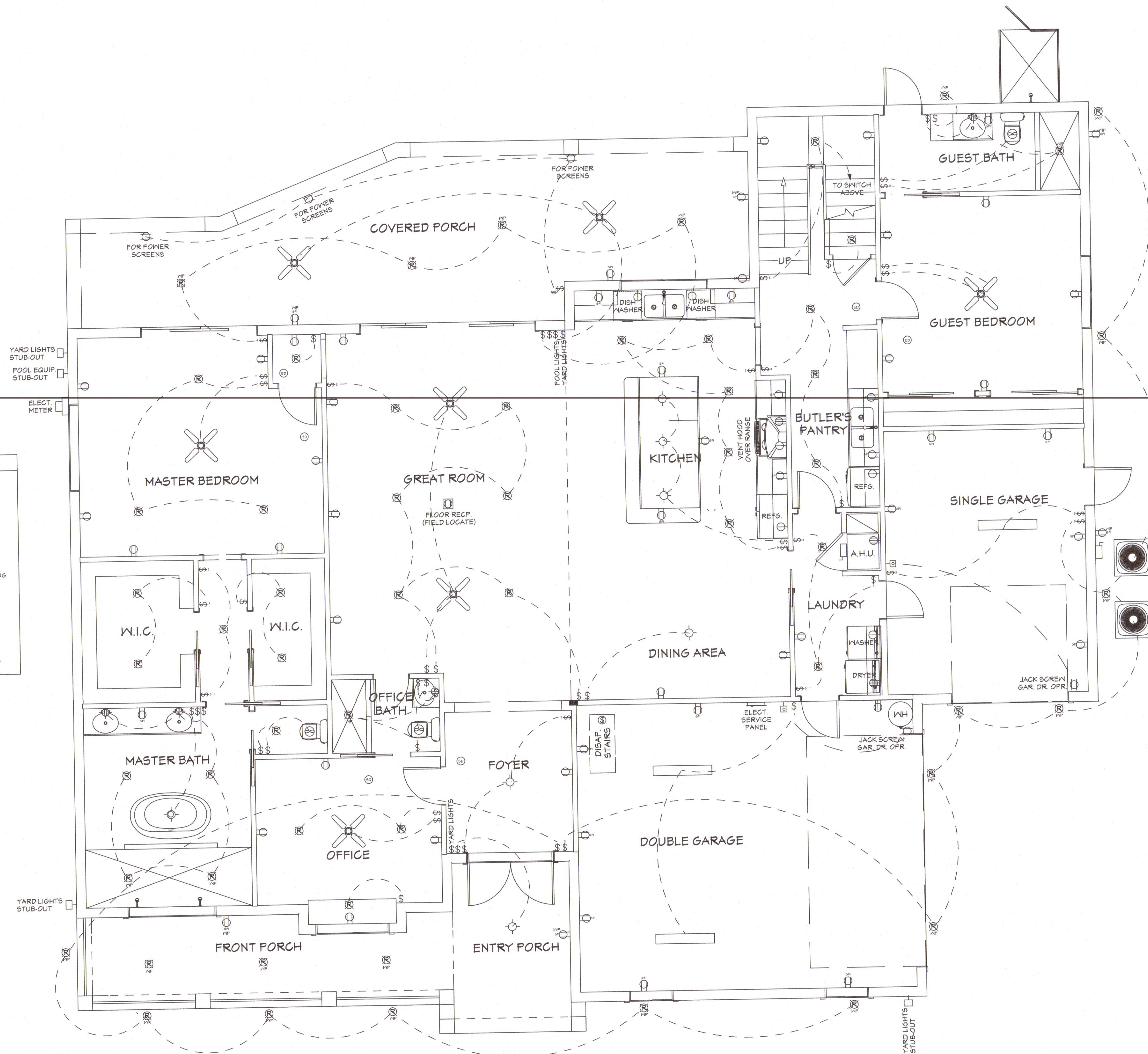


ELECTRICAL RISER

NO SCALE
UPPER GROUND ROD WILL BE LOCATED AT ELECTRICAL METER LOCATION
LOW VOLTAGE BOND BOARD LOCATED AT ELECTRICAL SERVICE PANEL

ELECTRICAL LEGEND	
⚡ SINGLE POLE SWITCH	⚡ 3-WAY SWITCH
⚡ SINGLE RECEPTACLE	⚡ DUPLEX RECEPTACLE
⚡ DUPLEX RECEPTACLE WITH TOP-HALF SWITCHED	⚡ QUADRUPLX RECEPTACLE
⚡ 220 VOLT RECEPTACLE	📶 PHONE JACK
📶 T.V. JACK, COMBO WITH CAT 5	🌡️ THERMOSTAT
🌡️ WALL MOUNTED INCAND. FIXTURE	🌡️ WALL SCONCE
🌡️ WALL MOUNTED EXTERIOR FIXTURE	🌡️ FLOOD LIGHTS
🌡️ SMOKE DETECTOR WITH CARBON MONOXIDE ALARM	🚪 GARAGE DOOR OPN. SWITCH
🌀 CEILING FAN	🌀 EXHAUST FAN
💡 CEILING MOUNTED INCAND. FIXTURE	💡 RECESSED INCAND. FIXTURE WITH PULL-CHAIN
💡 UNDER CAB. LIGHTING	💡 FLUORESCENT CEILING FIXTURE
💡 EXTERIOR STUBOUT	🔌 ELECTRICAL SERVICE PANEL
🔌 ELECT. METER	🔌 POWER DISCONNECT

- NOTES:
- ALL 125 V., 15 & 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES, PER NEC 2020 ELECTRIC CODE 406.11.3.
 - ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLINGS UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT, PER NEC 2020 ELECTRIC CODE 210.12.4.
 - ALL ADDED SMOKE ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
 - 15 AND 20 AMP, 125 AND 250 VOLT RECEPTACLES INSTALLED IN A NET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHER PROOF, WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
 - 1R66 & 2 CATS 6 TO GREAT ROOM & BEDROOM WITH HOME-RUN TO LAUNDRY ROOM LOCATION.



GROUND FLOOR ELECTRICAL PLAN

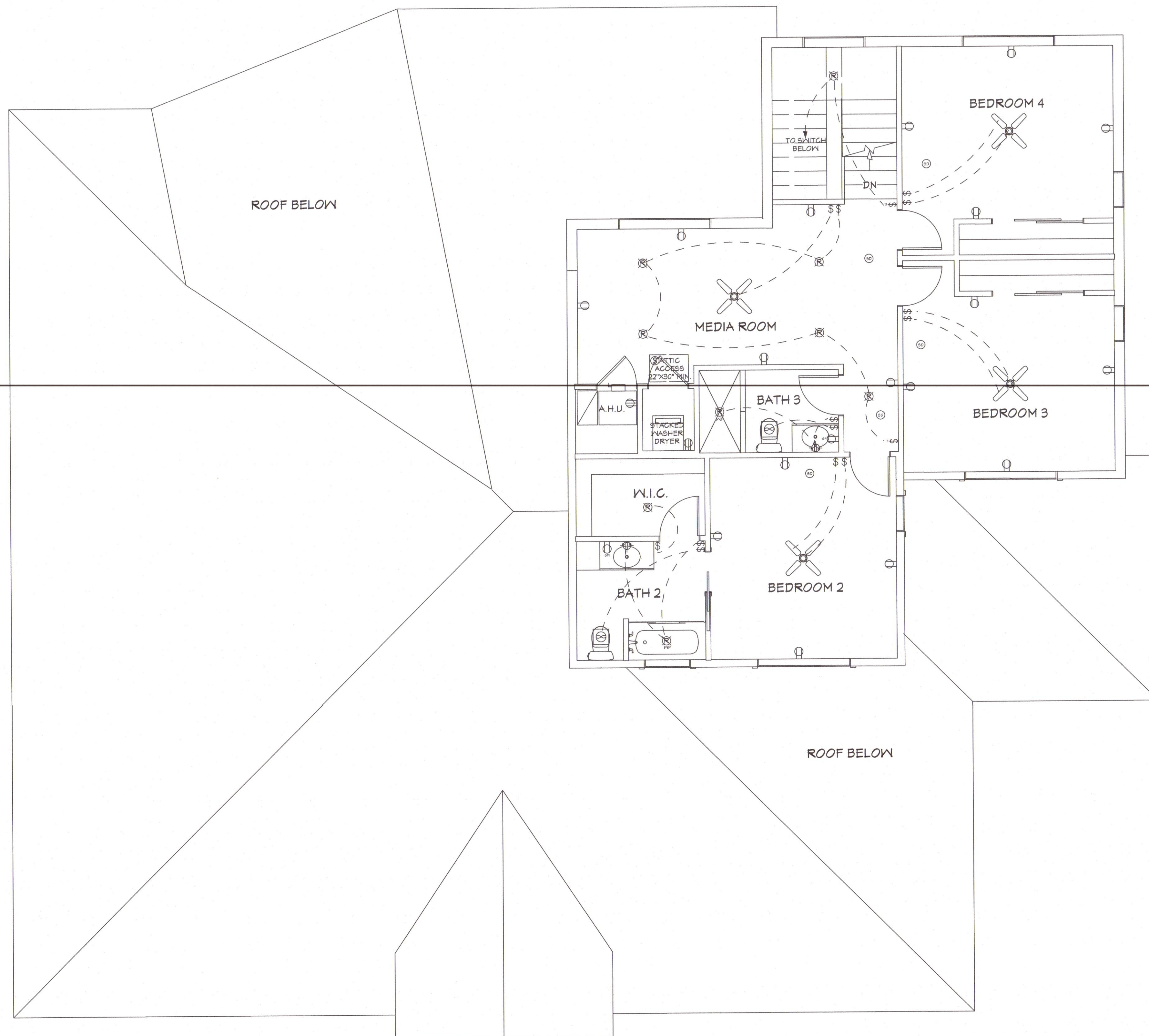
TOM MORTON
DESIGN & DRAFTING
723-0930
310 SUNSET BLVD.
MELBOURNE BEACH, FLA 32951



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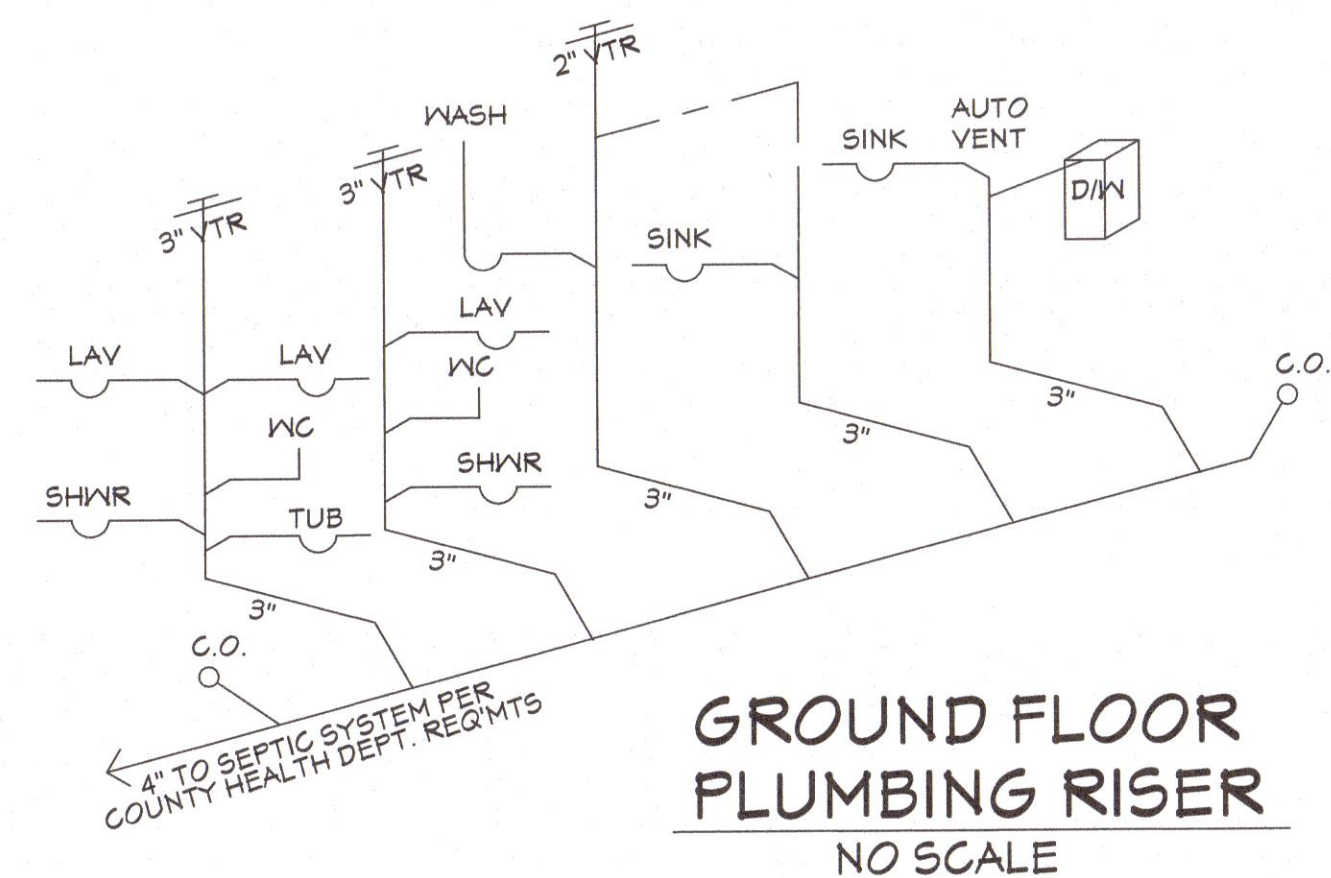
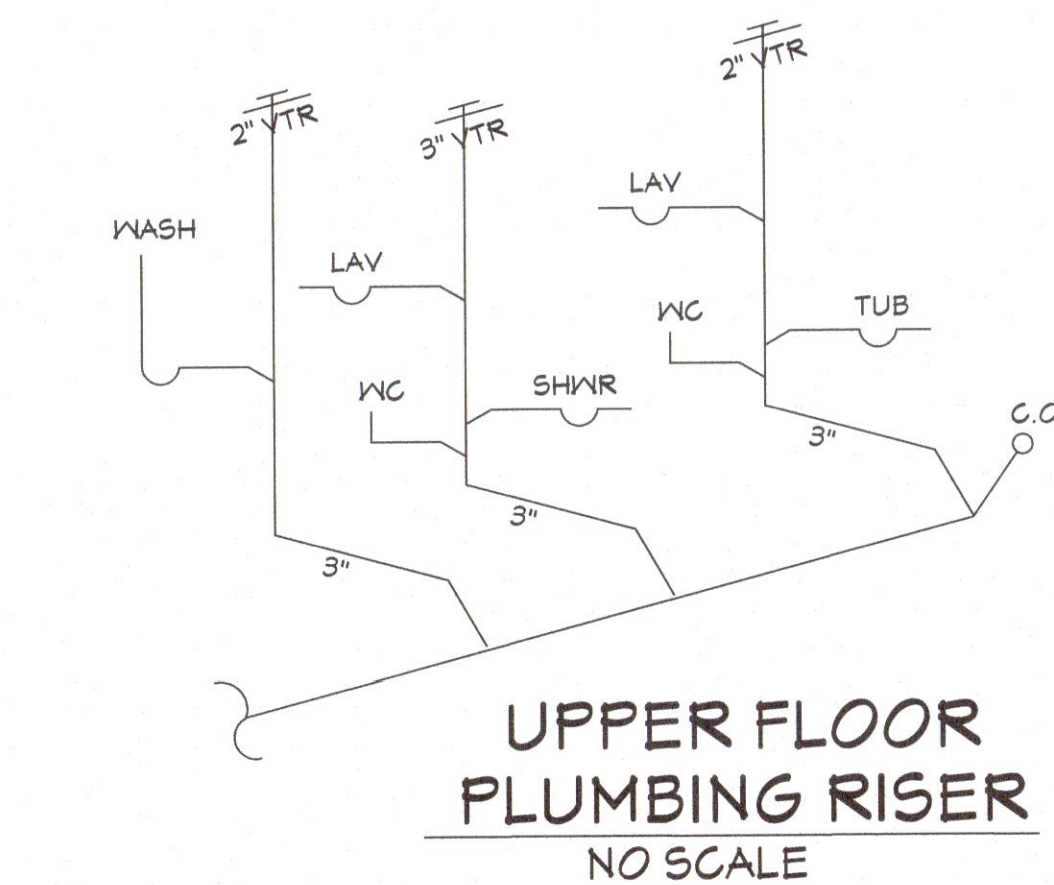
DATE:
23 MAY 26
DRAWN:
T.C.M.
SCALE:
1/4"=1'-0"
REVISION:

SHEET:
E1



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	3 WAY SWITCH
	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE WITH TOP HALF SWITCHED
	QUADRIPLEX RECEPTACLE
	220 VOLT RECEPTACLE
	PHONE JACK
	T.V. JACK, COMBO WITH CAT 5
	THERMOSTAT
	WALL MOUNTED INCAND. FIXTURE
	WALL SCONCE
	WALL MOUNTED EXTERIOR FIXTURE
	FLOOD LIGHTS
	SMOKE DETECTOR WITH CARBON MONOXIDE ALARM
	GARAGE DOOR OPN. SWITCH
	CEILING FAN
	EXHAUST FAN
	CEILING MOUNTED INCAND. FIXTURE
	RECESSED LED FIXTURE
	INCAND. FIXTURE WITH PULL-CHAIN
	UNDER CAB LIGHTING
	FLUORESCENT CEILING FIXTURE
	EXTERIOR STUBOUT
	ELECTRICAL SERVICE PANEL
	ELECT. METER
	POWER DISCONNECT

- NOTES:
1. ALL 125 V., 15 & 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES, PER NEC 2020 ELECTRIC CODE 406.11.3.
 2. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT, PER NEC 2020 ELECTRIC CODE 210.12.4.
 3. ALL ADDED SMOKE ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
 4. 15 AND 20 AMP, 125 AND 250 VOLT RECEPTACLES INSTALLED IN A "WET" LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHER-PROOF, WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.



UPPER FLOOR ELECTRICAL PLAN

TOM MORTON
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MELBOURNE BEACH, FLA 32951



A CUSTOM RESIDENCE FOR THE:
BANKE'S
322 HIBISCUS TRAIL, MELBOURNE BEACH

DATE:	23 MAY 26
DRAWN:	T.C.M
SCALE:	1/4"=1'-0"
REVISION:	

SHEET:
E2



TRUSS LAYOUT, GROUND FLOOR

NOTE: REFERENCE ONLY. FOR TRUSS PLACEMENT AND TRUSS-TO-TRUSS CONNECTORS, SEE TRUSS MANUFACTURER'S DRAWINGS.

WIND LOAD INFORMATION

THIS BUILDING HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE IN ACCORDANCE WITH THE 8th EDITION FLORIDA BUILDING CODE.

1. WIND SPEED - 124 MPH NOMINAL; 160 ULTIMATE
2. WIND IMPORTANCE FACTOR - 1
3. BUILDING CATEGORY - II
4. WIND EXPOSURE - C
5. INTERNAL PRESSURE COEFFICIENT - ± 18
6. COMPONENT & CLADDING DESIGN WIND PRESSURE
SEE TABLE 1
7. THIS STRUCTURE OCCURS WITHIN THE WIND-BORNE DEBRIS REGION FOR 140 MPH AND ABOVE, ACCORDING TO ASCE 7-22 AND 8th EDITION FLORIDA BUILDING CODE - BUILDING, CHAPTER 16.
8. ALL STRUCTURES ON THIS PLAN ARE DESIGNED AS ENCLOSED OPENINGS AND THE TRUSS ENGINEERING SHALL BE PREPARED AS SUCH

ZONE	LOCATION	EFFECTIVE WIND AREA (SQ FT)	COMPONENT PRESSURE (PSF)
1	ROOF	SF < 10	24.7 -53.1
		10 < SF < 20	22.4 -47.9
		20 < SF < 50	19.6 -41.2
		50 < SF < 100	17.4 -36.0
2	ROOF EDGE	SF < 10	24.7 -84.8
		10 < SF < 20	22.4 -72.4
		20 < SF < 50	19.6 -56.0
		50 < SF < 100	17.4 -43.6
3	ROOF CORNER	SF < 10	24.7 -100.6
		10 < SF < 20	22.4 -85.3
		20 < SF < 50	19.6 -65.2
		50 < SF < 100	17.4 -50.0
4	WALLS	SF < 10	37.3 -40.5
		10 < SF < 20	35.6 -38.7
		20 < SF < 50	33.3 -36.6
		50 < SF < 100	31.7 -34.8
5	WALLS	SF < 10	37.3 -50.0
		10 < SF < 20	35.6 -46.6
		20 < SF < 50	33.3 -42.1
		50 < SF < 100	31.7 -38.7

TABLE 1

GARAGE DOOR LOADS

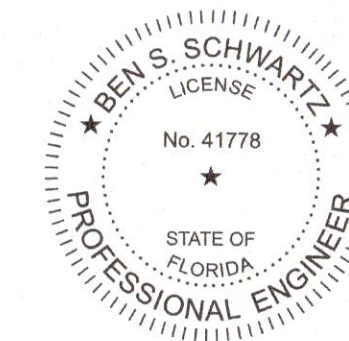
WIDTH (FT)	HEIGHT (FT)	
9	7	+32.8/-37.1 PSF
16	7	+31.5/-35.1 PSF

ANCHOR AND TIE-DOWN CONNECTION SCHEDULE

IDENTIFY LOCATION OF CONNECTIONS PER TRUSS LAYOUT	RAFTER OR TRUSS TO BOTH TOP PLATES OR LATEL BEAM	BOTH TOP PLATES TO STUD	FIRST FLOOR STUD TO BOTTOM FLOOR STUD	STUD TO BOTTOM PLATE	BOTTOM PLATE TO FOUNDATION
MASONRY CONNECTORS T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53	SIMPSON CONNECTOR MAKE META16	CONNECTOR MAKE CONNECTOR	CONNECTOR MAKE CONNECTOR	CONNECTOR MAKE CONNECTOR	CONNECTOR MAKE CONNECTOR
MASONRY CONNECTORS T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53	SIMPSON CONNECTOR MAKE (2) HETA16	CONNECTOR MAKE CONNECTOR	CONNECTOR MAKE CONNECTOR	CONNECTOR MAKE CONNECTOR	CONNECTOR MAKE CONNECTOR
WOOD CONNECTORS T43, T48, T52, T53	HTS20 CONNECTOR MAKE (2) HTS20	HTS20 CONNECTOR MAKE (2) HTS20	HTS20 CONNECTOR MAKE (2) HTS20	HTS20 CONNECTOR MAKE (2) HTS20	HTS20 CONNECTOR MAKE (2) HTS20

1. TRUSS TO MASONRY OR CONCRETE CONNECTORS TO BE TYPE A, UNLESS NOTED OTHERWISE IN CONNECTION SCHEDULE.
2. TRUSS TO WOOD FRAME WALL CONNECTORS TO BE TYPE C, UNLESS NOTED OTHERWISE IN CONNECTION SCHEDULE.

NOTE: ALTERNATE CONNECTORS ARE ALLOWABLE UPON WRITTEN APPROVAL FROM THE ENGINEER/DESIGNER OF RECORD PRIOR TO INSTALLATION.



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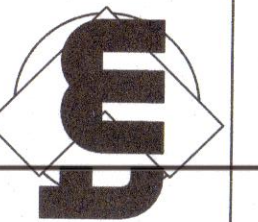
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PE LIC NO. 41778 CA LIC NO. 26811 DATE

STRUCTURAL CERTIFICATION FOR WIND LOADING ONLY

TRUSS
ENGINEERING

TOM MORTON
DESIGN & DRAFTING
723-0330
11000
MELBOURNE BEACH, FLA 32961



A CUSTOM RESIDENCE FOR THE:

BANKE'S

322 HIBISCUS TRAIL, MELBOURNE BEACH

DATE:
23 MAY 26

DRAWN:
T.C.M.

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

REVISION:

SHEET:

S1

TRUSS
ENGINEERING

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

AREA OF ALTERATION = 0.30 ACRES



GRADING NOTES:

1. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
2. FINISHED EARTH GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 6" BELOW THE FINISHED FLOOR ELEVATION AND THE GRADE SHALL FALL AWAY FROM THE BUILDING A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.

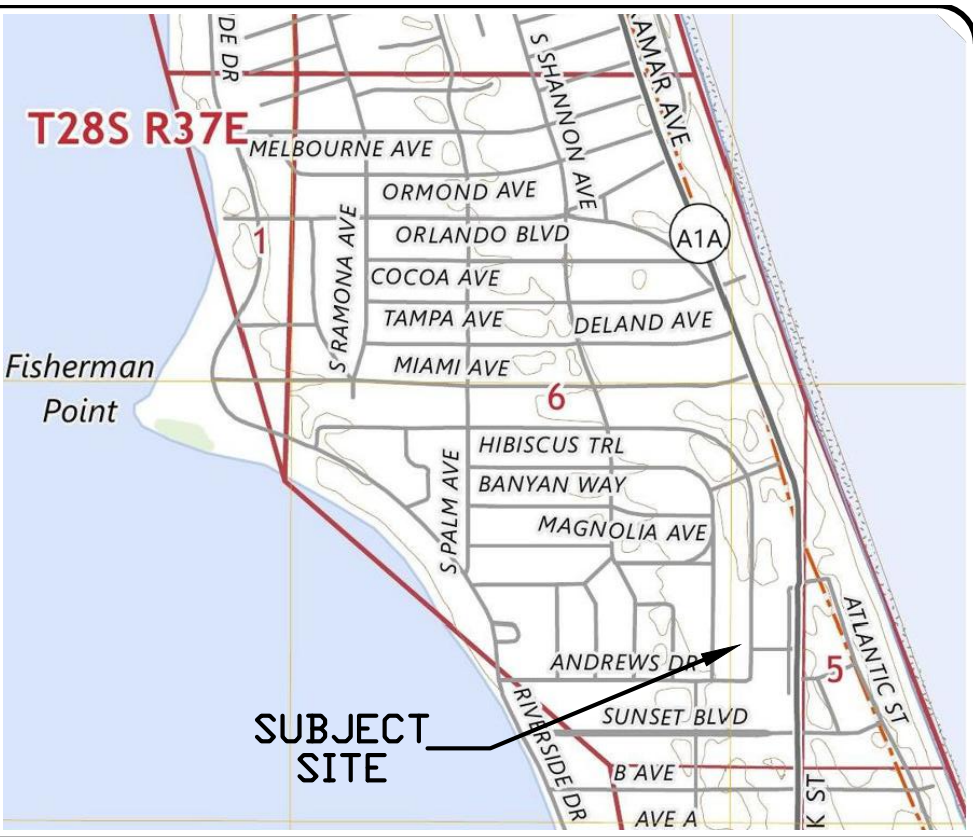
EROSION NOTES:

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

MINIMUM FINISHED FLOOR ELEVATION:

TOWN: THE MINIMUM FINISHED FLOOR SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CROWN OF ROAD.
MINIMUM FFE = 11.57'+1.5' =13.07'

FEMA: FLOOD_ZONE "X", NO ADDITIONAL FLOOD REQUIREMENTS



TOWNSHIP 29S, RANGE 38E, SECTION 06

VICINITY MAP
NTS

GENERAL STATEMENT:

THE LOT DRAINAGE PLAN HAS BEEN PREPARED FOR THE PROPOSED SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:

BANKE, JONATHAN M; BANKE, EMILIA D
11053 NW 5TH CT
CORAL SPRINGS, FL 33071

ENGINEER:

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

SURVEYOR:

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

SITE ADDRESS:

322 HIBISCUS TRL
MELBOURNE BEACH, FL 32951

PARCEL ID:

28-38-06-77-F-2

ACCOUNT NO:

2847189

SITE AREA:

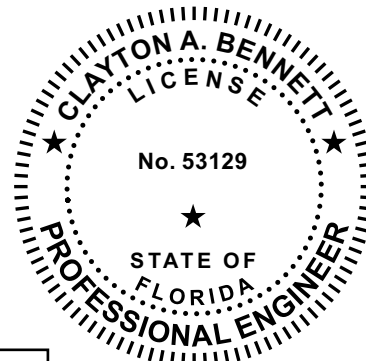
SITE AREA = ± 0.30 AC (±13,201 SF)

LEGAL DESCRIPTION:

LOT 2, BLOCK F, THE RIVER COLONY OF MELBOURNE BEACH EAST SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 54, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE INFORMATION:

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

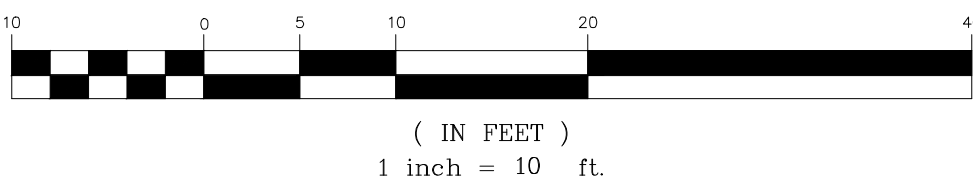


This item has been digitally signed and sealed by Clayton A. Bennett, PE on the date adjacent to the seal.

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

"PRELIMINARY"
JUNE 30, 2026

GRAPHIC SCALE



SHEET INDEX:

C-1 LOT DRAINAGE PLAN

BEC Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
CLAYTON A. BENNETT
P.E. NO. 53129
FAX (321) 622-4462
CA# 28236
DATE
© 2026 BENNETT ENGINEERING & CONSULTING, LLC.

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

DATE

DESIGNED:	CAB	DATE	6/27/2025
DRAWN BY:	CAB		6/27/2025
CHECKED:			
APPROVED:			
ACAD CODE:	26400M01.DWG		
PROJECT NO:	26.400		

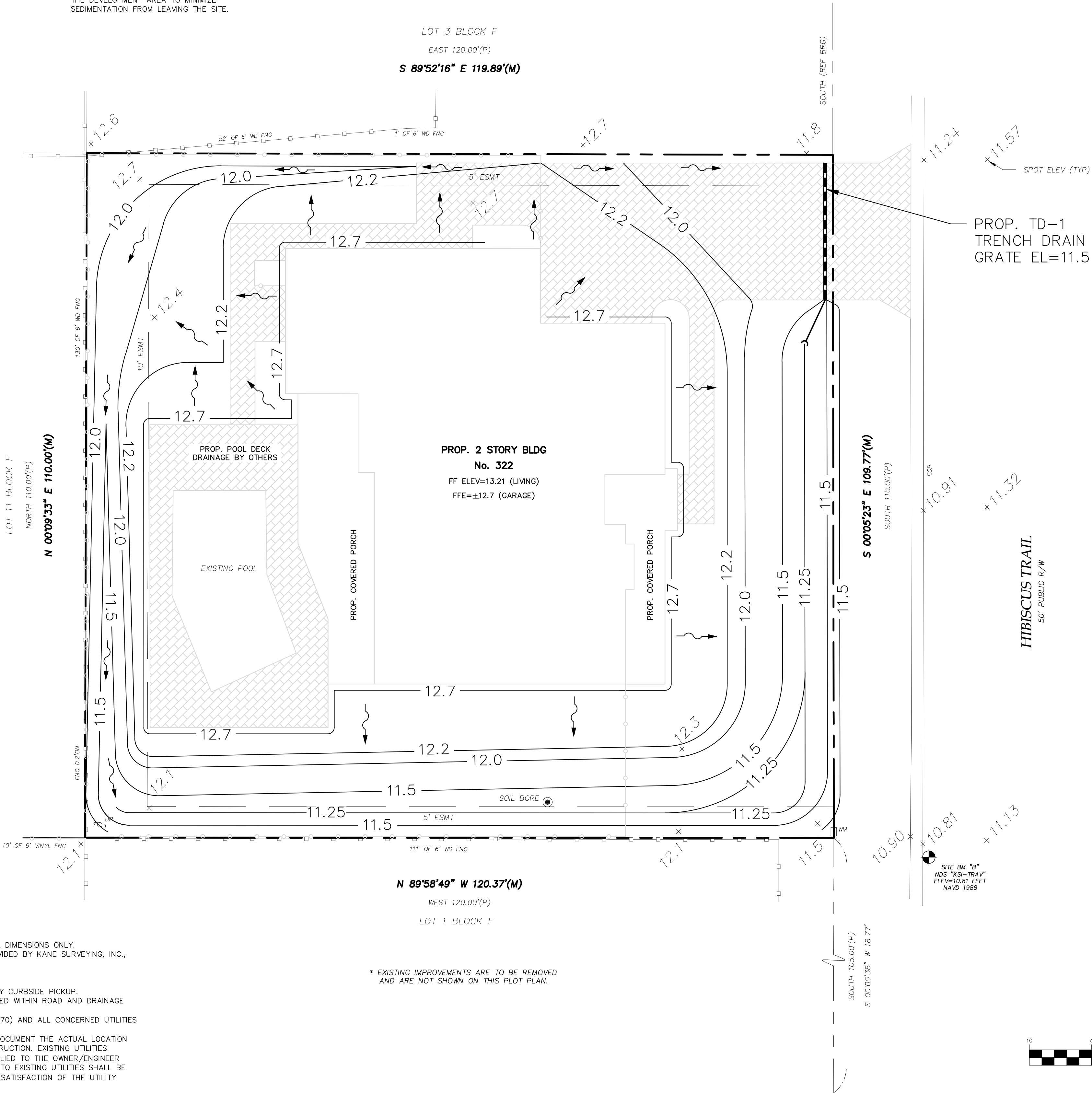
LOT DRAINAGE PLAN

C-1

SHEET 1 OF 1

- GENERAL NOTES:
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
 2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 444924, LATEST REVISION DATE 6/1/26.
 3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
 4. CONTOURS ARE APPROXIMATE ONLY.
 5. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
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NO FILL OR CONSTRUCTION MATERIALS MAY BE PLACED OUTSIDE OF THE SILT FENCING.

AREA OF ALTERATION = 0.30 ACRES



GRADING NOTES:

- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- FINISHED EARTH GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 6" BELOW THE FINISHED FLOOR ELEVATION AND THE GRADE SHALL FALL AWAY FROM THE BUILDING A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.

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MINIMUM FFE = 11.57+1.5' = 13.07'

FEMA: FLOOD ZONE "X", NO ADDITIONAL FLOOD REQUIREMENTS



GENERAL STATEMENT:
THE LOT DRAINAGE PLAN HAS BEEN PREPARED FOR THE PROPOSED SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:
BANKE, JONATHAN M; BANKE, EMILIA D
11053 NW 5TH CT
CORAL SPRINGS, FL 33071

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

SURVEYOR:
KANE SURVEYING, INC.
505 DISTRIBUTION DRIVE,
MELBOURNE, FL 32904
(321) 678-0427

SITE ADDRESS:
322 HIBISCUS TRL
MELBOURNE BEACH, FL 32951

PARCEL ID: 28-38-06-77-F-2

ACCOUNT NO: 2847189

SITE AREA: SITE AREA = ± 0.30 AC (±13,201 SF)

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NATIONAL FLOOD INSURANCE INFORMATION:
(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0604H
FIRM INDEX DATE: JANUARY 29, 2021
FLOOD ZONE: "X"

IRRIGATION Ⓢ - ROTATOR HEAD
⚡ - SPRAY HEAD
~ - DRIP LINE

"PRELIMINARY"
JUNE 30, 2026

North arrow pointing up.

SCALE: 1"=10'

BANKE, JONATHAN M
BANKE, EMILIA D
11053 NW 5TH CT
CORAL SPRINGS, FL 33071

BANKE RESIDENCE
322 HIBISCUS TRL

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

BEC Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
CLAYTON A. BENNETT
P.E. NO. 53129

DATE: _____
© 2026 BENNETT ENGINEERING & CONSULTING, LLC.

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DATE: _____

DESIGNED BY: CAB	DATE: 6/27/2025
DRAWN BY: CAB	DATE: 6/27/2025
CHECKED:	
APPROVED:	
ACAD CODE: 26400M01.DWG	
PROJECT NO: 26.400	

LOT DRAINAGE PLAN

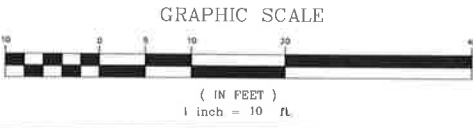
C-1

SHEET 1 OF 1

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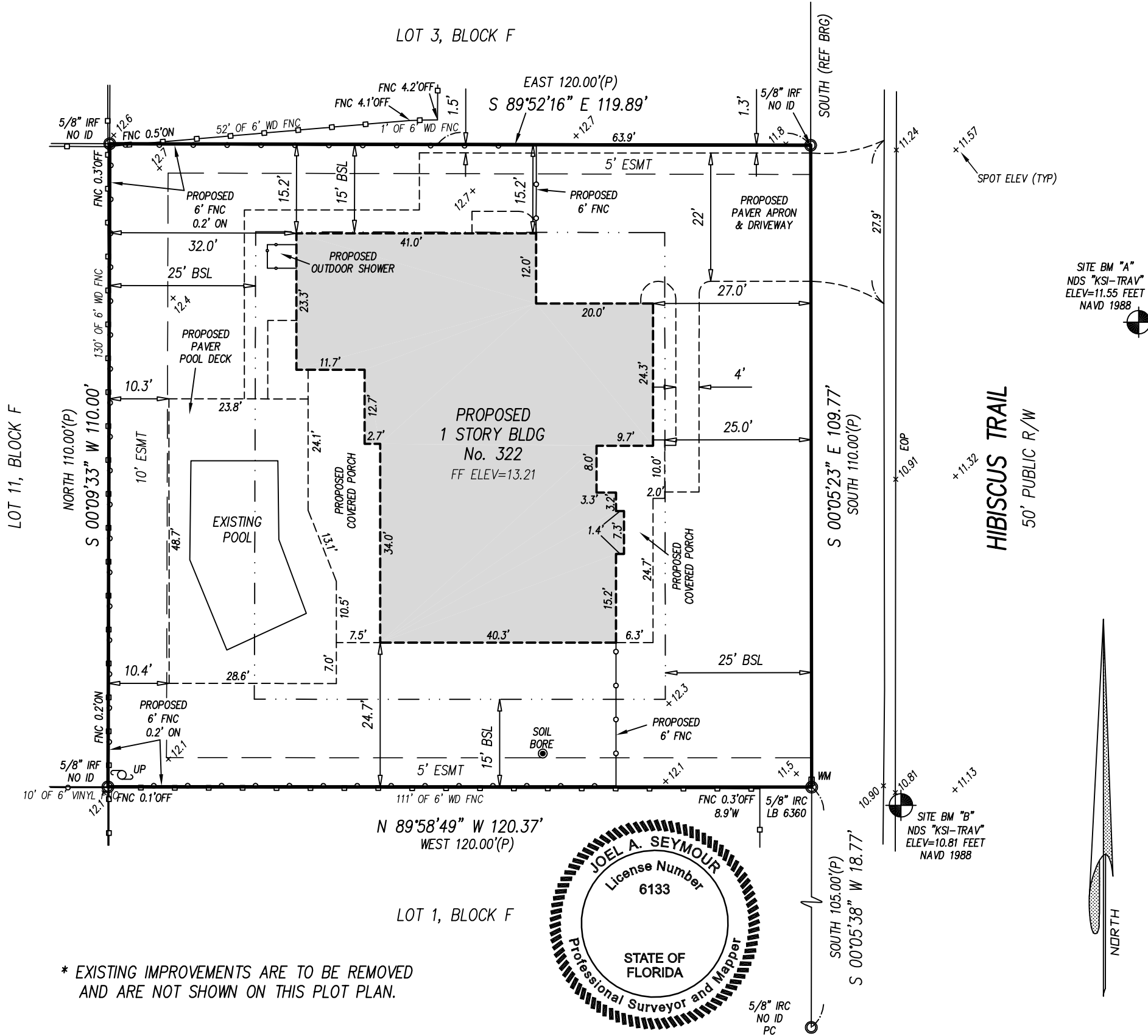
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SHEET INDEX:
C-1 LOT DRAINAGE PLAN

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOT 3, BLOCK F



* EXISTING IMPROVEMENTS ARE TO BE REMOVED AND ARE NOT SHOWN ON THIS PLOT PLAN.

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
BSL = BUILDING SETBACK LINE
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK

PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL = TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

LEGAL DESCRIPTION:

LOT 2, BLOCK F, THE RIVER COLONY OF MELBOURNE BEACH EAST SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 54, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC	DATE: 5/21/26	JOB No. 444924
PLOT PLAN	DATE: 6/1/26	FB 26-2-26
		RIVERCOL/L2BF

CERTIFIED TO:

FRANK KOFFLIN
SOUTHEAST CUSTOM CONSTRUCTION

CERTIFICATION:

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

DATE: 5/26/26

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

DRAWN BY: JIL/HRG

SCALE 1 INCH = 20 FEET

NOTES:

- BEARINGS BASED ON THE W. R/W LINE BEING SOUTH AS PER PLAT (SEE SKETCH)
- ELEVATIONS BASED ON BREVARD COUNTY BENCHMARK R-130-10 BEING AN ELEV OF 14.13 FEET NAVD 1988.
- FLOOD ZONE "X", MAP No. 12009C0604H COMMUNITY No. 125128, FIRM INDEX DATE: JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
- HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003
- BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
- ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
- UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

Kane Surveying, Inc.

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

SURFACE WATER MANAGEMENT REPORT

TO

TOWN OF MELBOURNE BEACH

FOR

**322 HIBISCUS TRAIL
Melbourne Beach, FL 32951**

OWNERS:

JONATHAN & EMILIA BANKE
11053 NW 5TH CT
CORAL SPRINGS, FL 33071

PREPARED BY:

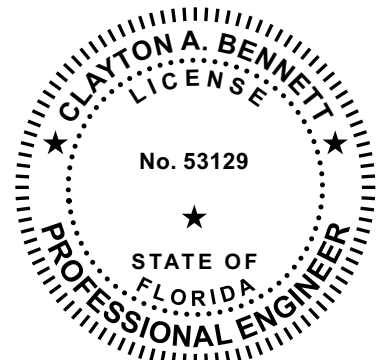
Bennett Engineering & Consulting, LLC.
4940 Ranchland Road
Melbourne, Florida 32934
Tel/Fax (321) 622-4462
CA # 28236

BEC No. 26.240

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by Clayton A. Bennett, PE on the date adjacent
to the seal.

Printed copies of this document are not
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must be verified on any electronic copies.

June 30, 2026



322 Hibiscus Trail
TABLE OF CONTENTS

	Page
I. PROJECT OVERVIEW	1
A. EXISTING CONDITIONS	1
B. PROPOSED CONDITIONS	1
II. SOIL INFORMATION	1
III. STORMWATER MANAGEMENT PLAN	1
A. EXISTING CONDITIONS	1
B. PROPOSED CONDITIONS	1
1. Area Information	1
2. Stormwater Attenuation	2
IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN	2
 APPENDIX	
A. Stormwater Management Plan	3-4
B. Post Development Stormwater Calculations	5-9
C. NRCS Soils Report <i>(Provided for information only and not included in the Engineer’s certification of this report)</i>	10-24

ENGINEER’S CERTIFICATION

The following drainage calculations for 322 Hibiscus Trail, Melbourne Beach were prepared by me or under my direct supervision.

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

Date: _____

I. PROJECT OVERVIEW

A. Existing Conditions

The proposed project is located at 322 Hibiscus Trail in the Town of Melbourne Beach, Florida. The overall site boundary contains ± 0.3 acres, more or less. The site is currently developed as a single-family residence.

B. Proposed Conditions

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

II. SOILS INFORMATION

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

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

III. STORMWATER MANAGEMENT PLAN

A. Existing Conditions

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

B. Proposed Conditions

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

1. Area information

Basin 1: Lot Area = $\pm 13,201$ sf

2. Stormwater Attenuation

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

<u>Basin</u>	<u>Peak Stage</u>	<u>Top of Swale El.</u>	<u>Pre-Dev. Discharge</u>	<u>Post Dev. Discharge</u>
Basin 1	11.34 ft	11.5 ft	N/A	0.0

IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

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

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

APPENDIX A

STORMWATER MANAGEMENT PLAN

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

**AREA OF ALTERATION
= 0.30 ACRES**



GRADING NOTES

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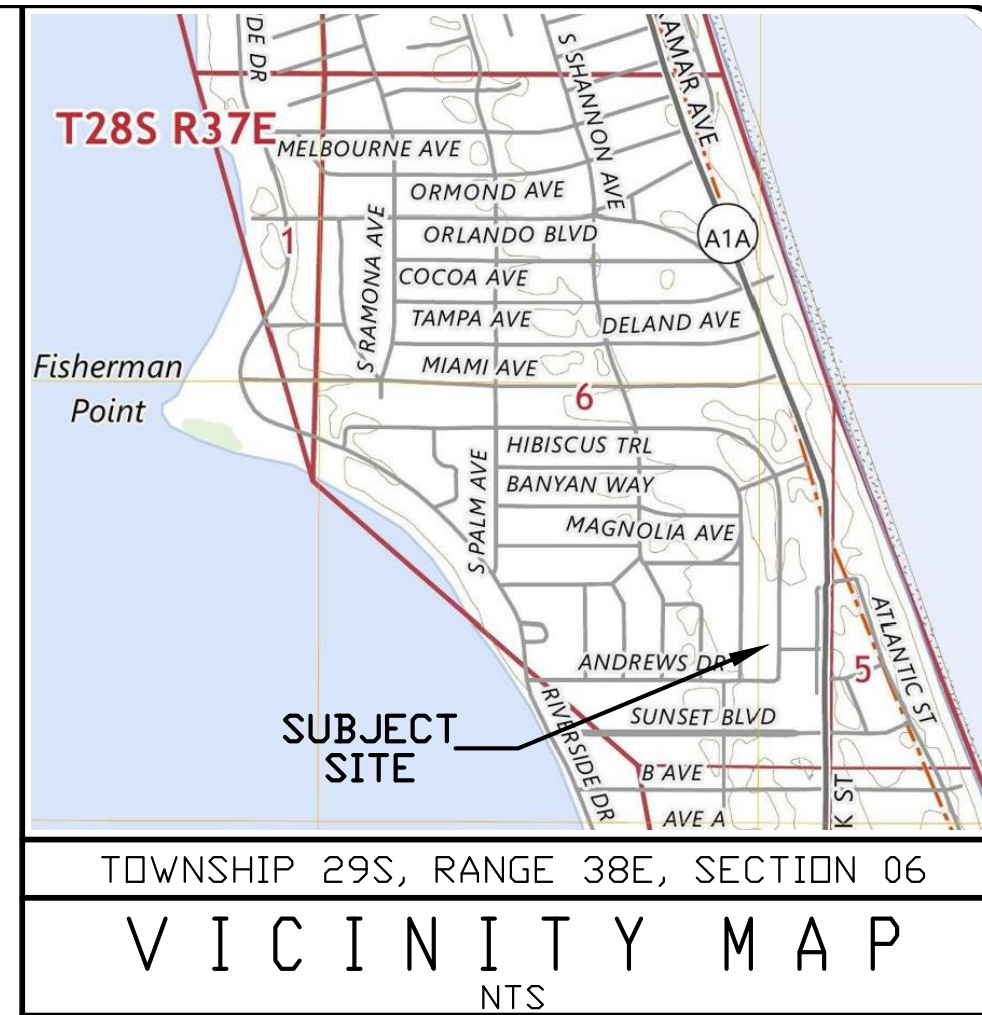
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MINIMUM FFE = 11.57'+1.5' =13.07'

FEMA:
FLOOD_ZONE "X", NO ADDITIONAL FLOOD REQUIREMENTS



TOWNSHIP 29S, RANGE 38E, SECTION 06

VICINITY MAP
NTS

GENERAL STATEMENT:

THE LOT DRAINAGE PLAN HAS BEEN PREPARED FOR THE PROPOSED SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:

BANKE, JONATHAN M; BANKE, EMILIA D
11053 NW 5TH CT
CORAL SPRINGS, FL 33071

ENGINEER:

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

SURVEYOR:

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PARCEL ID: 28-38-06-77-F-2

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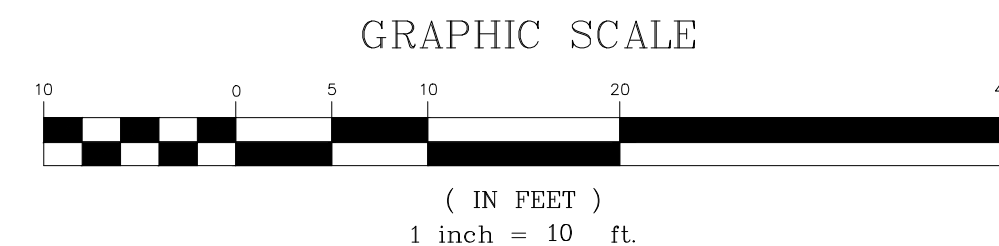
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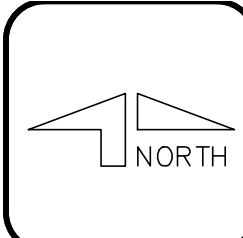
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SHEET INDEX:

C-1 LOT DRAINAGE PLAN



SCALE: 1"=10'

BANKE, JONATHAN M;
BANKE, EMILIA D
11053 NW 5TH CT
CORAL SPRINGS, FL 33071

BANKE RESIDENCE
322 HIBISCUS TRL

NO.	DATE	REVISION
1		
2		
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BEC Bennett Engineering & Consulting

4940 RANCHLAND ROAD
MELBOURNE, FL 32934
CLAYTON A. BENNETT
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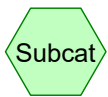
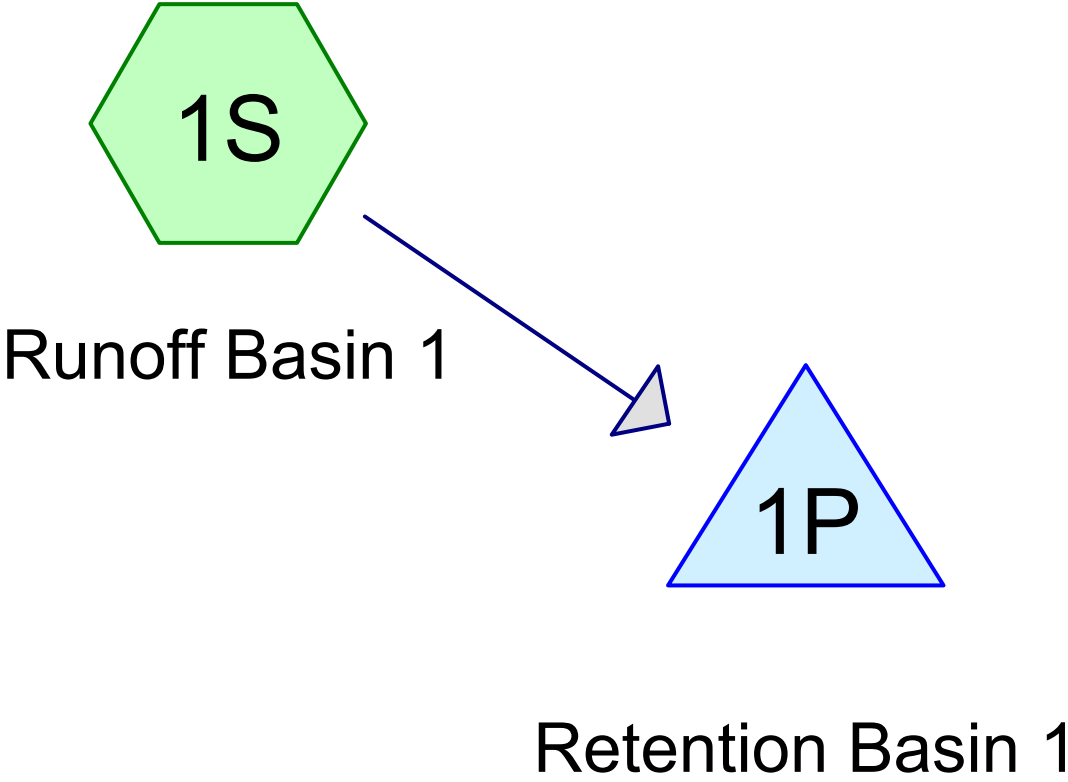
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CHECKED:			
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ACAD CODE:	26400M01.DWG		
PROJECT NO:	26.400		

LOT DRAINAGE PLAN

C-1
SHEET 1 OF 1

APPENDIX B

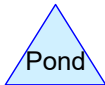
POST DEVELOPMENT STORMWATER CALCULATIONS



Subcat



Reach



Pond



Link

Routing Diagram for Post-01

Prepared by Bennett Engineering & Consulting, LLC, Printed 6/30/2026
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Post-01

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Page 2

Rainfall Events Listing (selected events)

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

Post-01

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

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Page 3

Summary for Subcatchment 1S: Runoff Basin 1

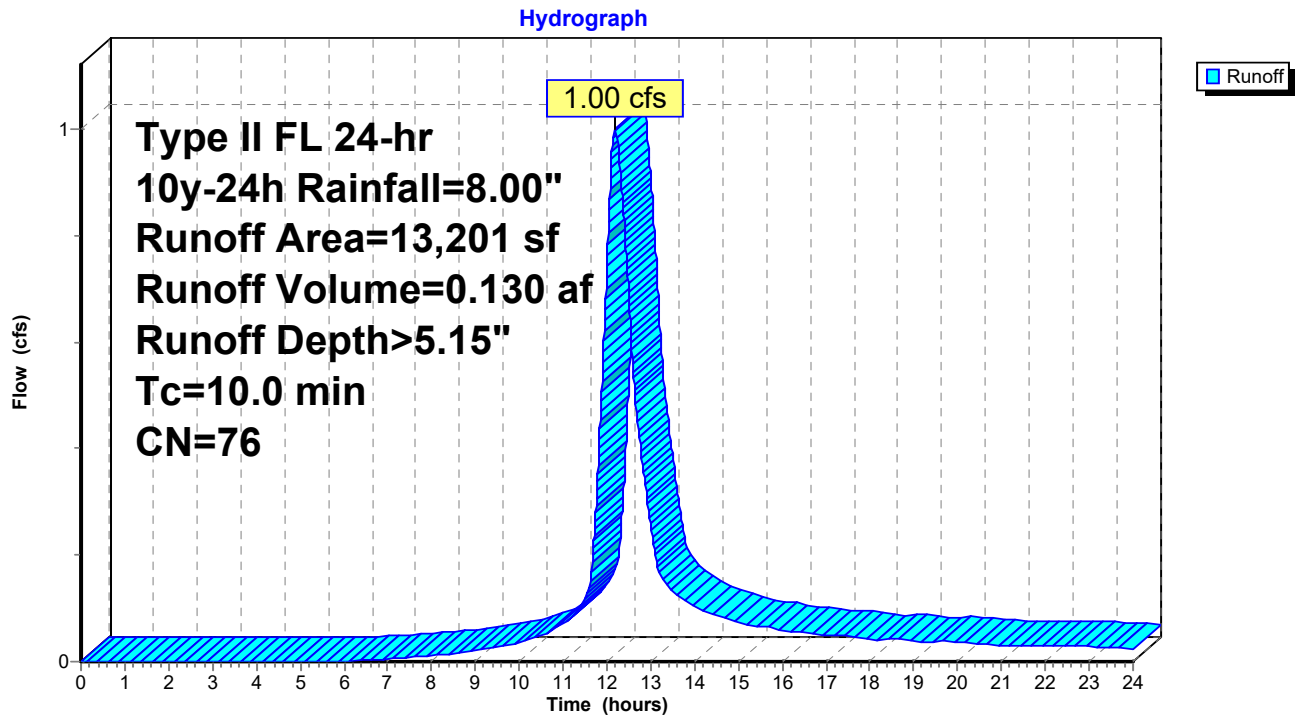
Runoff = 1.00 cfs @ 12.17 hrs, Volume= 0.130 af, Depth> 5.15"

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

	Area (sf)	CN	Description
*	1,355	100	Retention Swale
*	3,877	98	Roof, Paved parking, HSG A
*	1,784	98	Driveway
*	1,271	98	Pool and Deck
	4,914	39	>75% Grass cover, Good, HSG A
	13,201	76	Weighted Average
	4,914		37.22% Pervious Area
	8,287		62.78% Impervious Area

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

Subcatchment 1S: Runoff Basin 1



Post-01

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

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Page 4

Summary for Pond 1P: Retention Basin 1

Inflow Area = 0.303 ac, 62.78% Impervious, Inflow Depth > 5.15" for 10y-24h event
 Inflow = 1.00 cfs @ 12.17 hrs, Volume= 0.130 af
 Outflow = 1.00 cfs @ 12.19 hrs, Volume= 0.130 af, Atten= 0%, Lag= 1.0 min
 Discarded = 1.00 cfs @ 12.19 hrs, Volume= 0.130 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 11.34' @ 12.19 hrs Surf.Area= 381 sf Storage= 20 cf

Plug-Flow detention time= 0.2 min calculated for 0.130 af (100% of inflow)
 Center-of-Mass det. time= 0.2 min (828.7 - 828.5)

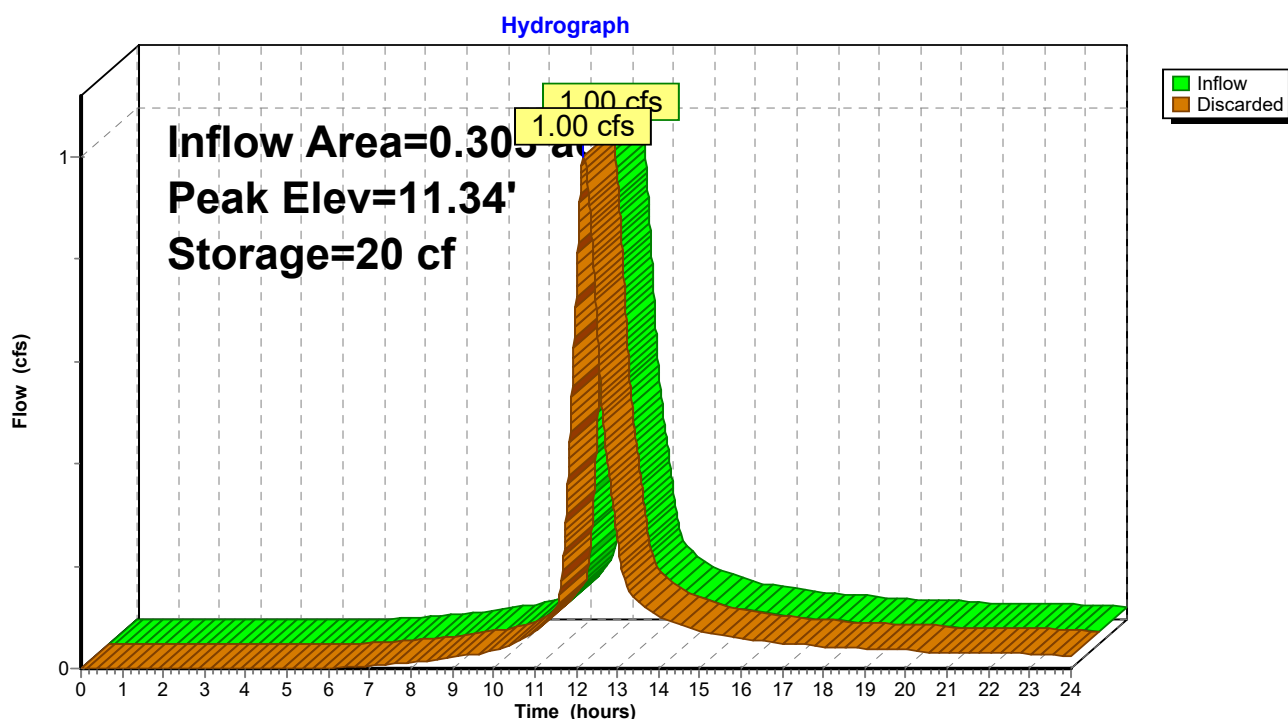
Volume	Invert	Avail.Storage	Storage Description
#1	11.25'	153 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
11.25	104	220.0	0	0	104
11.50	1,355	500.0	153	153	16,147

Device	Routing	Invert	Outlet Devices
#1	Discarded	11.25'	10.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 4.00'

Discarded OutFlow Max=1.00 cfs @ 12.19 hrs HW=11.34' (Free Discharge)
 1=Exfiltration (Controls 1.00 cfs)

Pond 1P: Retention Basin 1



APPENDIX C

Soils Report

Prepared by: NRCS

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



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

Custom Soil Resource Report for **Brevard County, Florida**

322 Hibiscus Trail



Preface

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

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

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

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

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

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

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Contents

Preface..... 2

Soil Map..... 5

 Soil Map.....6

 Legend.....7

 Map Unit Legend..... 8

 Map Unit Descriptions..... 8

 Brevard County, Florida..... 10

 25—Canaveral-Palm Beach-Urban land complex.....10

References..... 13

Soil Map

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

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils
 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
Special Point Features
 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features
Water Features
 Streams and Canals
Transportation
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Brevard County, Florida
Survey Area Data: Version 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	0.3	100.0%
Totals for Area of Interest		0.3	100.0%

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

Brevard County, Florida

25—Canaveral-Palm Beach-Urban land complex

Map Unit Setting

National map unit symbol: 1lg35
Landscape: Coastal plains
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

Landscape: Coastal plains
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

Custom Soil Resource Report

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

Landscape: Coastal plains

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

Landscape: Coastal plains

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

Custom Soil Resource Report

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
Landscape: Coastal plains
Landform: Rises on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Interfluvium
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
Landscape: Coastal plains
Landform: Rises on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Interfluvium
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
Landscape: Coastal plains
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluvium
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

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Planning and Zoning Meeting

Section: Old Business

Meeting Date: August 4, 2026

From: Building Department

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

Background Information:

The Planning & Zoning Board was tasked with reviewing the landscaping and trees ordinance.

Recommendation:

Continue discussion of changes to the ordinance.

Attachments:

- Existing vs. Proposed Document with updates from July 7th meeting – Pages 54-70

CHAPTER 9A: LANDSCAPING AND TREES

Section

Article I. Landscaping

- 9A-1 Definition
- 9A-2 Intent
- 9A-3 Applicability
- 9A-4 Permit required for cutting down tree
- 9A-5 Application for permit; review of application
- 9A-6 On-site inspection
- 9A-7 Minimum tree plantings
- 9A-8 Tree protection
- 9A-9 Trees on public lands
- 9A-10 Exceptions
- 9A-11 Reserved
- 9A-12 Penalty
- 9A-13 – 9A-99 Reserved

ARTICLE I. LANDSCAPING

EXISTING

§ 9A-1. DEFINITION.

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

YARD AREA. The front, side and rear yard areas as established and required by Chapter 7A.
(`75 Code, § 22-17) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17)

PROPOSED

§ 9A-1. DEFINITION.

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

YARD AREA. The front, side and rear yard areas as established and required by Chapter 1A.
(`75 Code, § 22-17) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17)

EXISTING

§ 9A-2. INTENT.

The intent of this article is to preserve trees whenever and wherever they exist and to provide trees wherever they are sparse or do not exist, thus enhancing the health, welfare and beautification of the Town. The intent of the article also includes the encouragement of “Florida Friendly Landscaping” as defined by § 375.185(b), Fl. Stat. and “Florida Native Landscaping” as defined by the University of Florida’s Institute of Food and Agricultural Sciences (IFAS).

(‘75 Code, § 22-16) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17)

PROPOSED

§ 9A-2. INTENT.

The intent of this article is to define Florida native and invasive plant species, establish provisions for the preservation and replacement of native species and removal of invasive species, and to provide a procedure for Town review and approval of tree removal applications and landscape development applications.

The intent of this article is also to preserve Florida native & Florida friendly trees whenever and wherever they exist and to provide trees wherever they are sparse or do not exist, when possible and reasonable, thus enhancing the health, welfare and beautification of the Town. The intent of the article also includes the encouragement of “Florida Friendly Landscaping” as defined by § 375.185(b), Fl. Stat. and “Florida Native Landscaping” as defined by the University of Florida’s *Institute of Food and Agricultural Sciences (IFAS)*.

Landscaping and trees benefit the Town by performing the following functions:

- *Improve air quality through the absorption of carbon dioxide and release of oxygen to the atmosphere.*
- *Remove dust and other particulates from the air.*
- *Provide wildlife habitat, particularly for birds which, in turn, help control insects.*
- *Provide soil stabilization, which reduces erosion and mitigates the effect of flooding.*
- *Provide shade to conserve energy, reduce glare, modulate temperature and reduce heat island effects.*
- *Provide barrier to ground-level wind speeds during tropical storms and hurricanes*
- *Enhance the Town's attractiveness.*
- *Provide attractive buffering between different land uses.*
- *Reduce noise and surface water runoff.*
- *Maintain preservation of native ecosystems for future generations.*

(‘75 Code, § 22-16) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17)

§ 9A-3. APPLICABILITY.

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

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

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

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

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

PROPOSED**§ 9A-4. PERMIT REQUIRED FOR TREE REMOVAL.**

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

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

EXISTING

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

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

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

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

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

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

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

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

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

PROPOSED

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

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

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

(2) Location of existing or proposed utility services;

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

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

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

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

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

§ 9A-6. ON-SITE INSPECTION.

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

(b) Issuance.

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

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

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

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

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

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

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

§ 9A-6. CRITERIA FOR TREE REMOVAL PERMITTING.

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

(b) Issuance.

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

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

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

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

d. It is in the welfare of the general public that the tree be removed for a reason other than set forth above and in accordance with Florida Statute 163.045 Tree pruning, trimming, or removal on residential property.

e. (a) Mangroves can only be trimmed per state code. 1996 Mangrove Trimming and Preservation Act (sections 403.9321-403.9333, F.S.)

(2) Relocation or replacement. As a condition to the granting of a permit, the applicant will be required, where practical, to relocate the tree being removed or be required to replace the tree being removed with a tree on the property of the same or similar species that will attain an overall height of at least twelve feet (12') and have a trunk caliper of at least two inches (2") dbh at planting for canopy trees, and a minimum clear trunk height of eight feet (8') for Palms. A permit to relocate a tree will be granted only if there is a reasonable expectation that the tree will survive the relocation and thrive in the new location. The Town may require a recommendation from a Department of Agriculture Forester or a Certified Arborist to determine and assure that the tree is of a species which can be successfully moved at its current size and that all conditions for its survival are being met in the plan to relocate.

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

EXISTING

§ 9A-7. MINIMUM TREE PLANTINGS.

(a) Trees in residential zoning districts. Trees planted must be of a variety which is compatible with the existing soil and drainage-conditions and must be provided with adequate water and food materials to encourage growth. Trees shall be planted in locations so as not to cause danger to nor interference with existing structures at the time of maturity.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(10) Clusters of three palms shall be an acceptable substitute for up to 50% of the required canopy trees⁶¹ and 50% of the required ornamental trees.

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

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

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

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

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

§ 9A-7. LANDSCAPE PLANS.

(a) Landscaping in all single-family residential zones.

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

(2) Landscaping plans are encouraged to incorporate Florida-friendly landscaping and Florida native landscaping principles consistent with the guidelines, including the use of drought-tolerant plants, efficient irrigation systems, and soil amendments that promote water retention.

(3) Plants in the Florida Invasive Species Council's most current list of invasive species shall be removed from a property during development or redevelopment and shall not be planted as part of the approved landscape plan.

(4) Minimum replacement standards for new house construction. Specifically for mature oak trees replacement of one (1) similar species for each tree removed shall be required. A minimum of eight (8) trees must be on the lot, including any oak trees.

(a) Trees in residential zoning districts. Trees planted must be of a variety which is compatible with the existing soil and drainage-conditions and must be provided with adequate water and food materials to encourage growth. Trees shall be planted in locations so as not to cause danger to nor interference with existing structures at the time of maturity.

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

a. At a minimum, trees will attain an overall height of at least twelve feet (12') and have a trunk caliper of at least two inches (2") dbh at planting, measured four and one-half feet (4.5') above grade.

b. Canopy trees at the time of planting shall have a trunk diameter of two inches (2") dbh. The trees shall be a minimum of five feet (5') in height and have a minimum spread of four feet (4').

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

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

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

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

(8) Exceptions shall be considered on an individual basis based upon demonstrated unique characteristics of the site in question. Any such reduction or relocation shall comply with the intent of this chapter.

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

(b) Buffer and tree planting requirements for all non-residential and multiple family residential uses in addition to (5-9) above.

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

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

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

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

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

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

EXISTING

§ 9A-8. TREE PROTECTION.

(a) Protection of trees during land-clearing.

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

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

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

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

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

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

(75 Code, § 22-21) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17)

PROPOSED

§ 9A-8. TREE PROTECTION.

(a) Protection of trees during land-clearing.

(1) Trees ~~that are~~ retained during land-clearing of an approved development or re-development project can be applied toward total tree requirements for the property. Prior to land-clearing, on-site protection must be initiated by constructing suitable protective barricades around trees to prevent mechanical damage. Barriers should be constructed around individual trees or groups of trees that are susceptible to mechanical damage. Protective barriers shall be placed around all trees to be retained on the site in accordance with the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) "Tree Preservation During Land Development" 1 guidance to prevent the destruction or damaging of the trees. No disturbance or addition of soil will be made within the umbrella or drip line of retained trees. Any clearing within the umbrella or drip line of such trees shall be done with utmost care and avoid the use of heavy machinery. Prior to any land-clearing activity, a visual inspection of the site will be made by the Building Official ~~and the Landscape Officer~~ before a land-clearing permit is issued. The land-clearing permit must be posted on-site. Only land-clearing is permitted ~~within~~ outside the drip line of the tree to be protected.

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

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

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

(c) Tree survival. Trees must survive on-site in a viable condition for a minimum of three (3) years after the final building inspection or certificate of occupancy is issued, or after a permit is granted for any tree replacement otherwise. Trees failing to meet this survival requirement must be replaced within 45 days after a written notification of code violation is ~~received by the property owner from the town~~ issued by the Town. Replacement trees must be tagged or indicated on the as built plans on file with the Town and reinspected for continued viability annually for three (3) years by Code Enforcement.

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

(75 Code, § 22-21) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17)

EXISTING – No Changes

§ 9A-9. TREES ON PUBLIC LANDS.

No tree shall be removed from any public park or public right-of-way except under the provisions of this article.

(75 Code, § 22-23) (Ord. 75-3, passed 5-27-75; Am. Ord. 2017-05, adopted 12-20-17)

§ 9A-10. EXCEPTIONS.

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

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

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

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

(75 Code, § 22-22) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23)

PROPOSED

§ 9A-10. VARIATIONS TO LANDSCAPE REQUIREMENTS ~~EXCEPTIONS~~.

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

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

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

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

(75 Code, § 22-22) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23)

§ 9A-11. RESERVED.

§ 9A-12. PENALTY.

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

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

(75 Code, § 22-25) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23)

§§ 9A-13.–9A-99. RESERVED.

PROPOSED

§ 9A-11. RESERVED.

~~(a) Mangroves can only be trimmed per state code. 1996 Mangrove Trimming and Preservation Act (sections 403.9321-403.9333, F.S.)~~

§ 9A-12. PENALTY.

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

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

(75 Code, § 22-25) (Ord. 75-3, passed 5-27-75; Am. Ord. 87-13, passed 9-22-87; Am. Ord. 2017-05, adopted 12-20-17; Am. Ord. 2023-01, adopted 3-15-23)

~~§§ 9A-13.–9A-99. RESERVED.~~

§ 9A-13. NUISANCE TREES.

The following trees are considered non-native, noxious, invasive species. Property owners are encouraged to remove all such trees from the properties they own within the Town consistent with this chapter Contact the Town's Environmental Advisory Board for free site visits to identify these species.

- Brazilian pepper (Schinus terebinthifolius)
- Melaleuca (Melaleuca quinquenervia)
- Australian pine (Causarina equisetifolia)
- Carrotwood (Cupaniopsis anacardioides (A. Rich.) Radlk)
- Schefflera (Schefflera digitata)

§§ 9A-14.–9A-99. RESERVED.

CHAPTER 11A: ENVIRONMENTALLY SENSITIVE LANDS

Section

Article I. Wetlands Protection

11A-1 Purpose and intent

11A-2 General provisions.

11A-3 Permitted uses in wetlands

11A-4 Prohibited uses in wetlands

11A-5 –11A-99 Reserved

ARTICLE I. WETLANDS PROTECTION

EXISTING – No Changes

§ 11A-1. PURPOSE AND INTENT.

The purpose of this chapter is to protect, preserve and enhance the natural functions of wetlands and other environmentally sensitive areas. It is also the intent of this article to apply the following standards for development in and adjacent to wetlands.

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

EXISTING

§ 11A-2. GENERAL PROVISIONS.

(a) During the review of a site plan or any other plan for development, the Town Manager shall use the Natural Wetlands Inventory maps, the Brevard County Soil Survey, the Town Comprehensive Plan, aerial photography or other applicable data in order to determine the potential existence of wetlands on or adjacent to the site.

(b) If a review of the above documents indicates that wetlands may exist on or adjacent to the site, an inspection will be performed by the Town Manager.

(c) Based on the assessment of the above site visit, the Town Manager may require the developer to have the site inspected by a representative from the St. Johns River Water Management District for a determination of jurisdictional limits of the site. This may require the involvement of the Army Corps of Engineers, the Department of Environmental Regulation and the Department of Natural Resources.

(d) No building permit will be issued by the Town until either the site plan has been approved or an exemption letter has been issued by the applicable environmental agency.

(e) All proposed development adjacent to canals, the Indian River and east of State Road A1A will automatically be reviewed under the above process.

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

PROPOSED

§ 11A-2. GENERAL PROVISIONS.

(a) During the review of a site plan or any other plan for development, the Town Manager shall use the Natural Wetlands Inventory maps, the Brevard County Soil Survey, the Town Comprehensive Plan, aerial photography or other applicable data in order to determine the potential existence of wetlands on or adjacent to the site.

(b) If a review of the above documents indicates that wetlands may exist on or adjacent to the site, the Town manager or designee shall contact the property owner appropriate authorities listed in section 11A-2(c) to perform verification of wetland determination and provide guidance on and follow wetlands permitting requirements. ~~an inspection will be performed by the Town Manager.~~

(c) Based on the assessment of the above site visit, the ~~Town Manager may require the developer to~~ property owner shall have the site inspected by a representative from the St. Johns River Water Management District for a determination of jurisdictional limits of the site. This may require the involvement of the Army Corps of Engineers, the Department of Environmental Regulation and the Department of Natural Resources.

(d) No building permit will be issued by the Town until either the site plan has been approved or an exemption letter has been issued by the applicable environmental agency.

(e) All proposed development adjacent to canals, the Indian River and east of State Road A1A will automatically be reviewed under the above process.

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

EXISTING – No Changes

§ 11A-3. PERMITTED USES IN WETLANDS.

The following uses shall be permitted in wetlands provided that they are approved by the St. Johns River Water Management District or the applicable environmental agency:

- (1) Open space;
- (2) Fish and wildlife management;
- (3) Recreation; or

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

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

§ 11A-4. PROHIBITED USES IN WETLANDS.

The following uses are specifically prohibited in wetlands:

- (1) Residential, commercial, industrial and institutional uses, except as provided for in § 1A-3;
- (2) Disposal of solid or liquid wastes, and the application or storage of pesticides and herbicides; and
- (3) Any activity which impairs the function of the wetlands.

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

§§ 11A-5. – 11A-99. RESERVED.