TOWN OF MELBOURNE BEACH

REGULAR TOWN COMMISSION MEETING

DECEMBER 17, 2025

AGENDA PACKET

Town of Melbourne Beach

REGULAR TOWN COMMISSION MEETING
Wednesday, December 17, 2025 at 6:00 p.m.
COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE
AGENDA

Commission Members:
Mayor Alison Dennington
Vice Mayor Terry Cronin
Commissioner Anna Butler
Commissioner Tim Reed
Commissioner Sherri Quarrie

Staff Members:
Interim Town Manager Lisa Frazier
Town Attorney Ryan Knight
Town Clerk Amber Brown

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance, Moment of Silence, and Civility Pledge**
   The Commission and Staff of The Town of Melbourne Beach pledge to conduct all public discourse in a civil manner. The Mayor and all members of the Commission will treat one another with courtesy and respect and ask the public to do the same toward the Commission, each other, and toward Staff. We will be respectful of one another even when we disagree. We will direct all comments toward the issues. We will avoid personal attacks.

4. **Meeting Agenda – Additions/Deletions/Changes -** Pages 2-3

5. **Proclamations/Awards/Announcements**
   A. Town announcements and upcoming events – Town Clerk Amber Brown – Pages 4-5

6. **Public Comment (Non-Agenda Items)**
   After being acknowledged by the Mayor, members of the public should state their name and address for the record. The Commission encourages citizens to prepare their comments in advance. Each individual will have three (3) minutes to address the Commission on any topic(s) related to Town business, not on the Agenda.

7. Consent Agenda

A. Approval of the site plan for 305 Oak Street – new home - Pages 6-74
B. Approval of the site plan for 206 Riverside Drive – new home – Pages 75-148
C. Approval of the Parks Board Volunteer Application for Kathy Ivers-Osthus - Pages 149-150

8. New Business

A. Discussion on grant writing – Commissioner Sherri Quarrie – Pages 151-157
B. Discussion on hiring for the position of Finance Clerk – Commissioner Sherri Quarrie – Pages 158-161
C. Discussion on hiring for the position of Full-Time Code Enforcement Officer – Commissioner Anna Butler – Pages 162-165
D. Discussion on the creation of a Budget & Financial Advisory Board – Commissioner Tim Reed – Page 166
E. Discussion on the institution of a moment of silent prayer immediately following the Pledge of Allegiance – Commissioner Anna Butler – Page 167
F. Review of bids received for 410 Riverview Lane Storm Repair project – Interim Town Manager Lisa Frazier – Pages 168-231
G. Review of quotes received for Fire Department shower stall replacements – Interim Town Manager Lisa Frazier – Pages 232-236

9. Finance/Budget Report - Pages 237-266

10. Town Staff/Board Reports

A. Technology Advisory Board – Pages 267-275
B. Building Department – Page 276
C. Public Works Department – Pages 277-281
D. Code Enforcement – Page 282
E. Fire Department – Pages 283-289
F. Police Department – Pages 290-291
G. Town Clerk – Pages 292-299
H. Town Attorney
I. Town Manager – strategic priorities task list – Pages 300-301

11. Commission Reports

12. Adjournment

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so. In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

Town Commission Meeting

Section: **Proclamations/Awards/Announcements**

Meeting Date: **December 17, 2025**

From: **Town Clerk Amber Brown**

RE: **Town Announcements and Upcoming Events**

UPCOMING EVENTS

DATE	TIME	EVENT NAME	LOCATION	DESCRIPTION
December 20	10:00 am – 4:00 pm	Gift drop-off for the Santa Run	Fire Station 58, 507 Ocean Ave.	Wrapped gifts for the Santa Run can be dropped off during the designated times.
December 22	11:00 am – 7:00 pm	Gift drop-off for the Santa Run	Fire Station 58, 507 Ocean Ave.	Wrapped gifts for the Santa Run can be dropped off during the designated times.
December 23	11:00 am – 7:00 pm	Gift drop-off for the Santa Run	Fire Station 58, 507 Ocean Ave.	Wrapped gifts for the Santa Run can be dropped off during the designated times.
December 24	10:00 am – 12:00 pm	Gift drop-off for the Santa Run (last chance)	Fire Station 58, 507 Ocean Ave.	Wrapped gifts for the Santa Run can be dropped off during the designated times.
December 24	5:30 pm	Santa Run	North & South routes through Town	Santa will be driven through Town on a fire engine to deliver the gifts to families. Information about routes available at mbvfd.com
December 24-25		Town Hall Complex Closed	507 Ocean Ave.	Town Hall will be closed in observance of Christmas Eve and Christmas.
January 1		Town Hall Complex Closed	507 Ocean Ave.	Town Hall will be closed in observance of New Year's Day.
January 1	10:00 am – 11:30 am	Walking History Tour of Old Melbourne Beach	Starts at Melbourne Beach Pier	Town Historians Frank Thomas and Bruce Morgan lead a short walk and compare today's structures to century-old photographs.
January 19		Town Hall Complex Closed	507 Ocean Ave.	Town Hall will be closed in observance of Martin Luther King Jr. Day.

Town Commission Meeting

Section: **Consent Agenda**

Meeting Date: **December 17, 2025**

From: **Town Clerk Amber Brown**

RE: **Approval of the 305 Oak Street site plan – new home**

The site plan documents are in the following order:

- **Development Application**
- **Original Plans and Survey**
- **Surface Water Management Report**
- **FDEP Letter with Approved Amended Plans**
- **House Plans**
- **Town Engineer Letter**
- **Town Planner Letter**
- **Landscape Plans**

TOWN OF MELBOURNE BEACH
DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

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

Address: 305 Oak Street, Melbourne Beach, FL 32951

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

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

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

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

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

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

IV. APPLICANT INFORMATION:

Property Owner

Name: SB Leasing Ventures, LLC Phone: _____

Address: 743 Glengarry Dr. Fax: _____

Melbourne, Fl 32940 Email: _____

Applicant (if other than property owner)

Name: Clayton Bennett, P.E. Phone: (321) 622-4462

Address: 4940 Ranchland Rd Fax: (321) 633-4462

Melbourne, FL 32934 Email: ClaytonABennett@gmail.com

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

Signature: Scott Buescher Date: 7/25/2025

Print Name: Scott Buescher Title: Managing Member, SB Leasing Ventures, LLC

*Must sign in front of notary.

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

_____
Signature of Notary Public, State of Florida

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

VI. APPLICANT CERTIFICATION:*

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

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

Signature: Scott Buescher Date: 7-25-25

Print Name: Scott Buescher Title: owner

*Must sign in front of notary.

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

Signature of Notary Public, State of Florida

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

VII. PROJECT DESCRIPTION:

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

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

Provide attachment if more space is needed.

A. Variance to Coastal Construction Line Restrictions*

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

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

Provide attachment if more space is needed.

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

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

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

REQUIRED ATTACHMENT TO THE COASTAL SETBACK/EXCAVATION VARIANCE APPLICATION

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

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

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

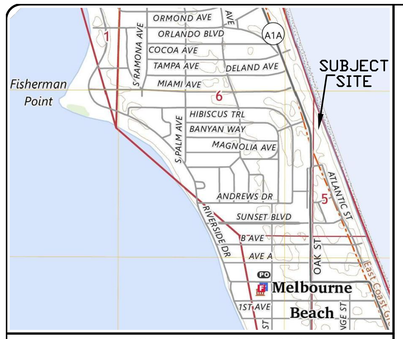
   The enclosed Special Purpose Surveys at R-130 prepared by Kane Surveying, Inc., dated October 15, 2024 show the dune profile as the dune existed on November 8, 1972 and the beach dune profile as the dune currently exists as of October 15, 2024. The survey demonstrates that less than 25 feet of beach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

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

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

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

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



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

PARCEL ID:
28–38–05–FU–1–10

ACCOUNT NO:
2846433

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

ZONING: RS–1

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

ZONING 1–RS:

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

IMPERVIOUS AREA

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

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

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

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

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

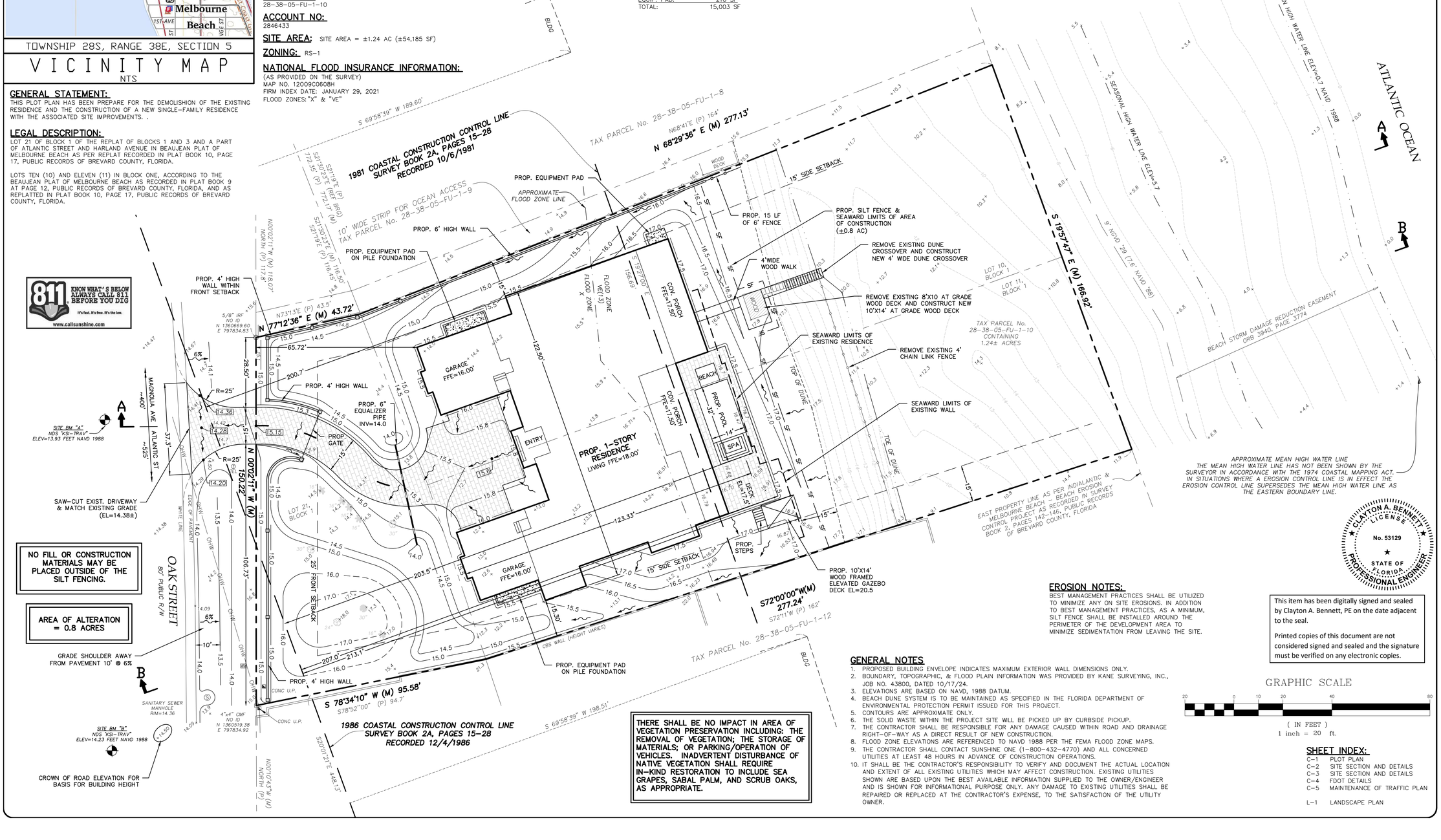
THE 100–YEAR FLOOD ELEVATION PER THE FDEP SITE SPECIFIC DETERMINATION (CNS–BE0319), THE 100–YEAR STORM ELEVATION IS 12.8 FEET (NAVD).

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

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

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

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



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

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

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

SHEET INDEX:

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

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

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

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

DATE

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

DATE

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

PLOT PLAN

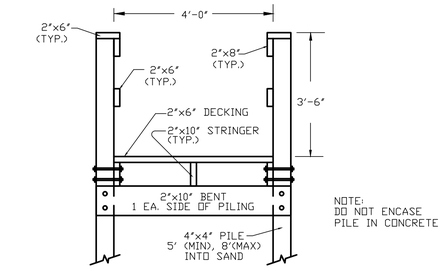
C–1

SHEET 1 OF 5

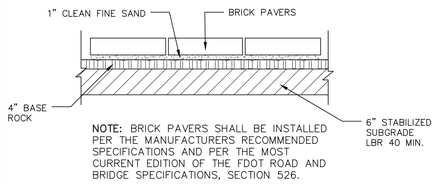
IMPORT FILL NOTES

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

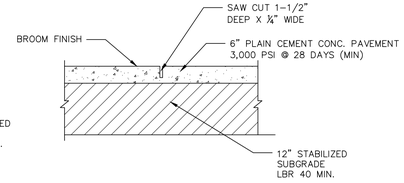
(A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);
(B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (−2.25);
(C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT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



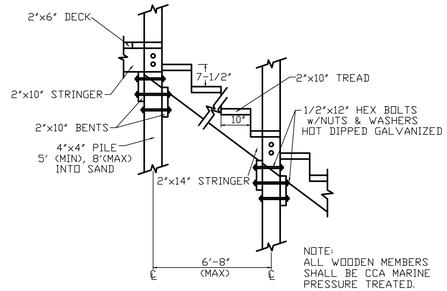
TYPICAL DUNE CROSSOVER SECTION
NTS



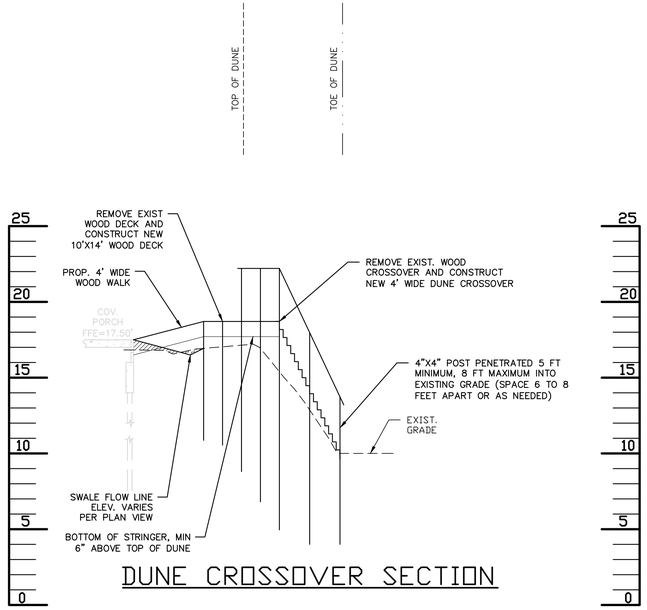
ALTERNATIVE BRICK PAVER PAVEMENT SECTION
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE



STAIR DETAIL
NTS



DUNE CROSSOVER SECTION

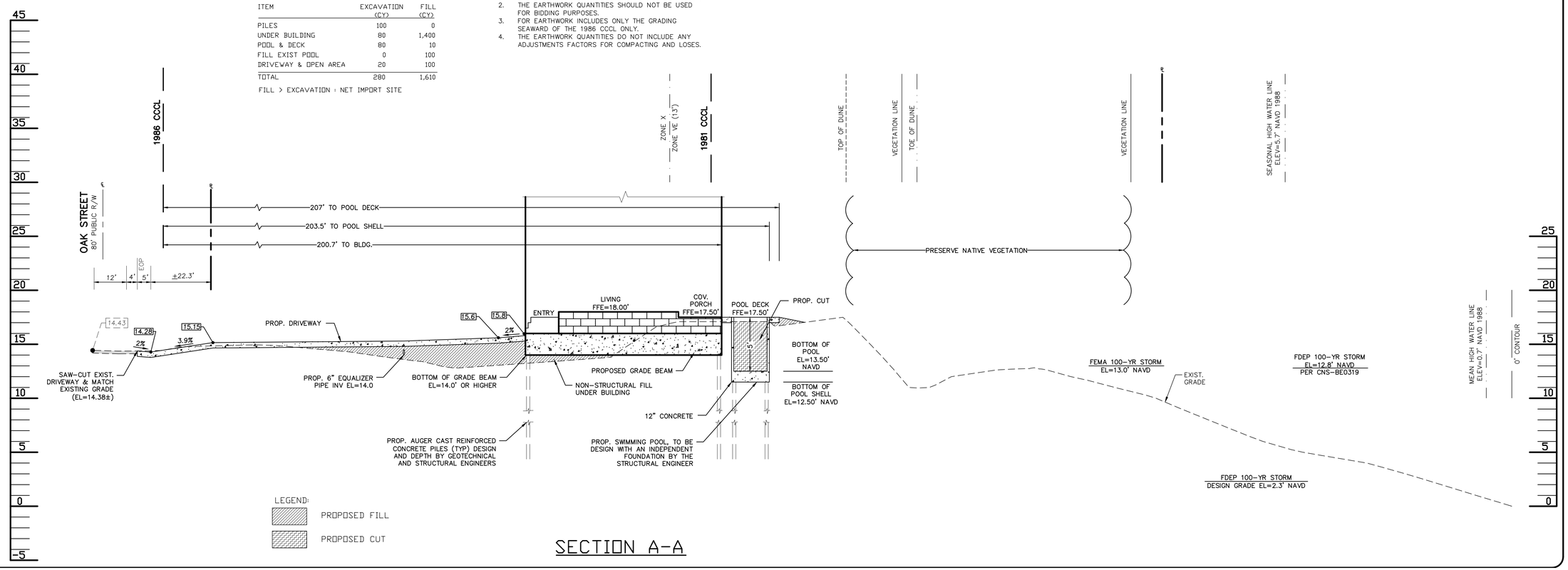
PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

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

FILL > EXCAVATION = NET IMPORT SITE

EARTHWORKS NOTES:

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



LEGEND:
PROPOSED FILL
PROPOSED CUT

SECTION A-A

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

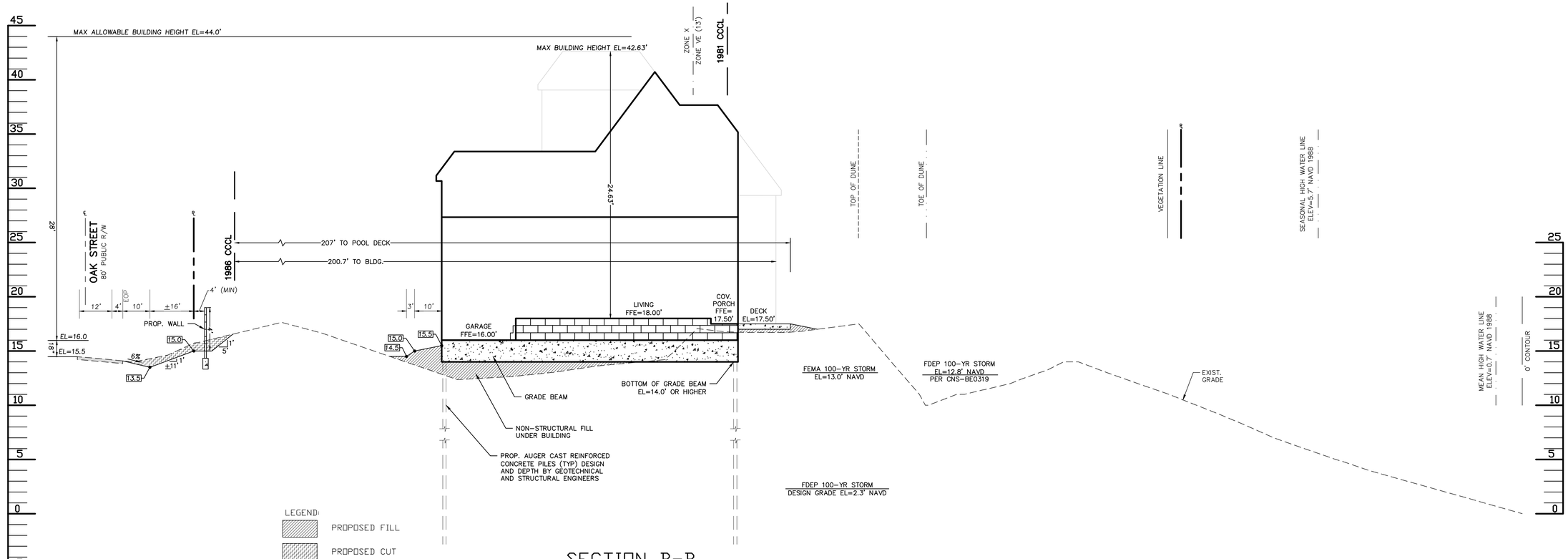
DATE

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

SITE SECTION AND DETAILS

C-2

SHEET 2 OF 5



SECTION B-B

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

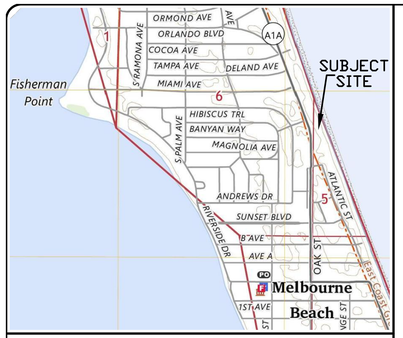
DATE

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

SITE SECTION
AND DETAILS

C-3

SHEET 3 OF 5



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

GENERAL STATEMENT:

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

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

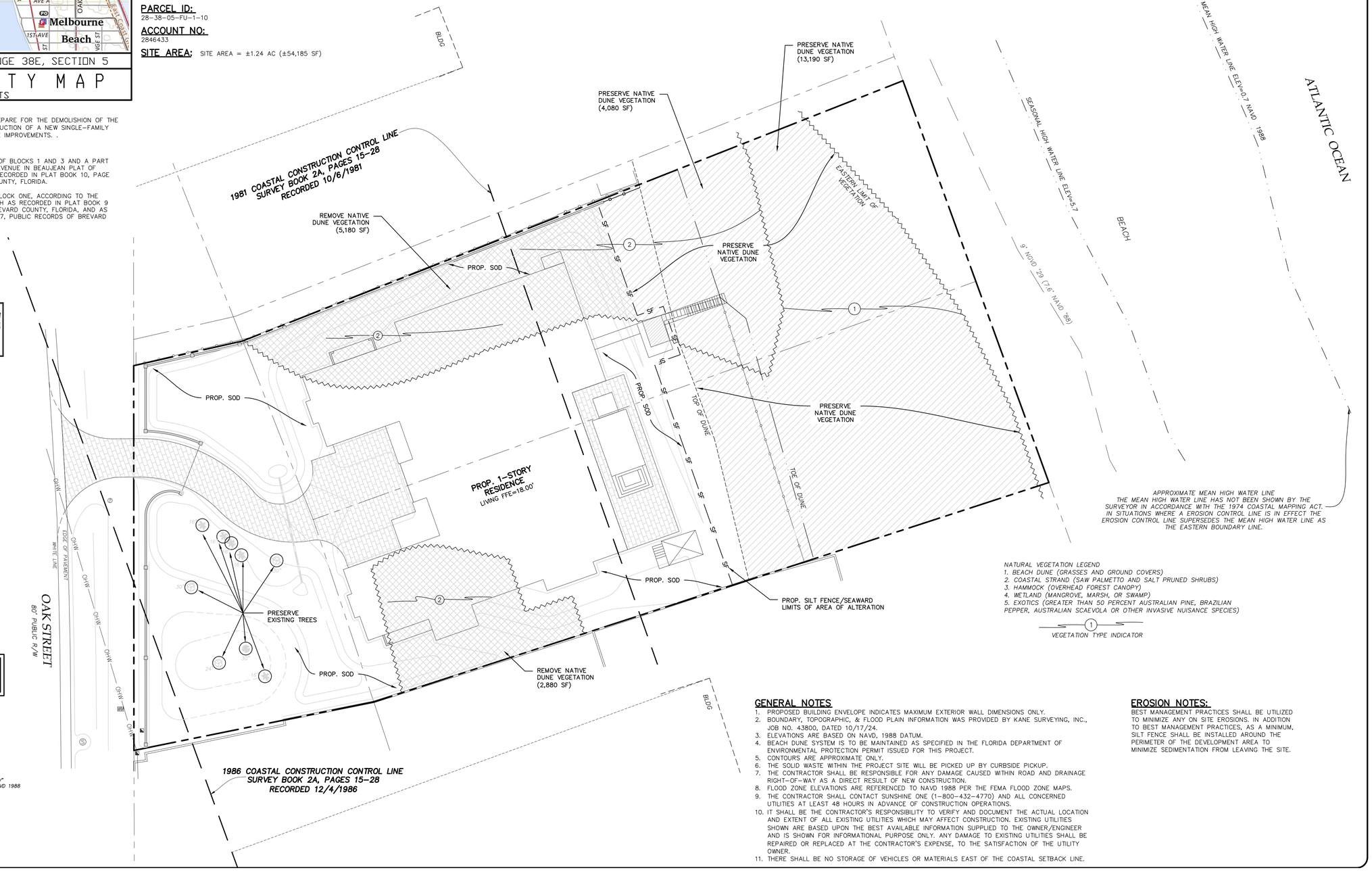
ACCOUNT NO:
2846433

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

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

FDEP CONSTRUCTION NOTES

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



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

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

(1) VEGETATION TYPE INDICATOR

AREA OF ALTERATION = 0.8 ACRES

GENERAL NOTES

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

EROSION NOTES:

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

DATE

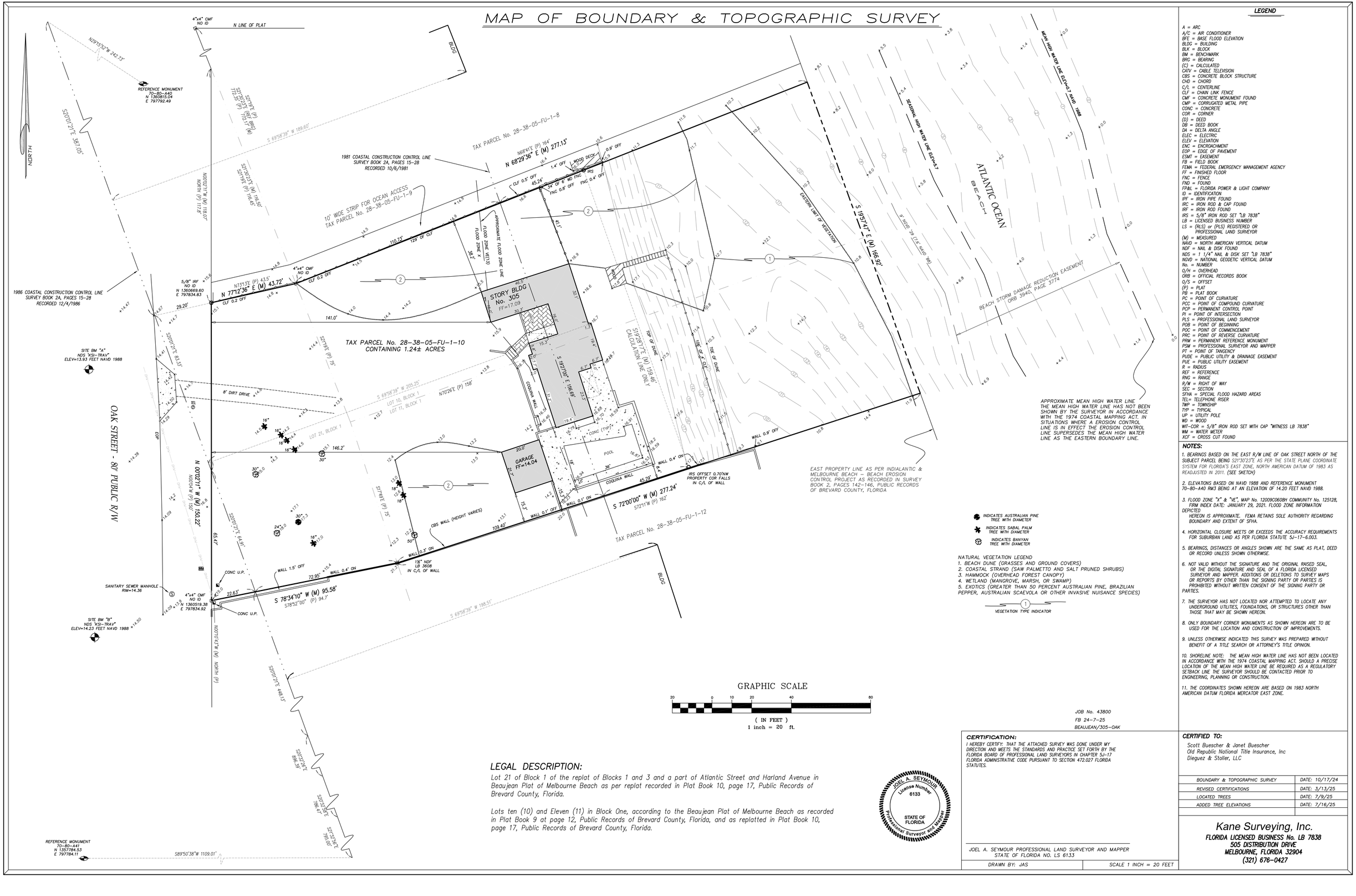
DESIGNED: CAB	DATE 10/22/2024
DRAWN BY: CAB	10/22/2024
CHECKED:	
APPROVED:	
ACAD CODE: 24420M03.DWG	
PROJECT NO: 24.420	

LANDSCAPE PLAN

L-1

SHEET 1 OF 1

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



INDICATES AUSTRALIAN PINE TREE WITH DIAMETER

INDICATES SABAL PALM TREE WITH DIAMETER

INDICATES BANYAN TREE WITH DIAMETER

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

(1) VEGETATION TYPE INDICATOR

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

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

NOTES:

1. BEARINGS BASED ON THE EAST R/W LINE OF OAK STREET NORTH OF THE SUBJECT PARCEL BEING S21°30'21"E AS PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS READJUSTED IN 2011. (SEE SKETCH)

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION:

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

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

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

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

CERTIFICATION:

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

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

DRAWN BY: JAS | SCALE 1 INCH = 20 FEET

CERTIFIED TO:

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

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

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

SURFACE WATER MANAGEMENT REPORT

TO

TOWN OF MELBOURNE BEACH

FOR

305 Oak, St.
Melbourne Beach, FL 32951

OWNERS:

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

PREPARED BY:

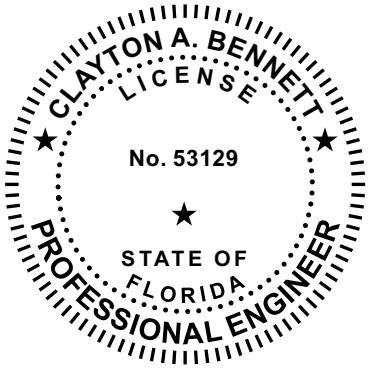
Bennett Engineering & Consulting, LLC.
4940 Ranchland Road
Melbourne, Florida 32934
Tel/Fax (321) 622-4462
CA # 28236

BEC No. 24.420

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

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

July 28, 2025



305 Oak Street
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 (*Provided for information only and not included in the Engineer's certification of this report)*	10-28

ENGINEER'S CERTIFICATION

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

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

Date: _____

I. PROJECT OVERVIEW

A. Existing Conditions

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

B. Proposed Conditions

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

II. SOILS INFORMATION

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

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

III. STORMWATER MANAGEMENT PLAN

A. Existing Conditions

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

B. Proposed Conditions

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

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

2. Stormwater Attenuation

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

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

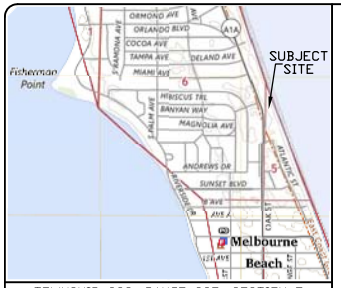
IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

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

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

APPENDIX A

STORMWATER MANAGEMENT PLAN



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

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

ACCOUNT NO:
2846433

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

ZONING: RS-1

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

ZONING 1-RS:

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

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

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

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

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

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

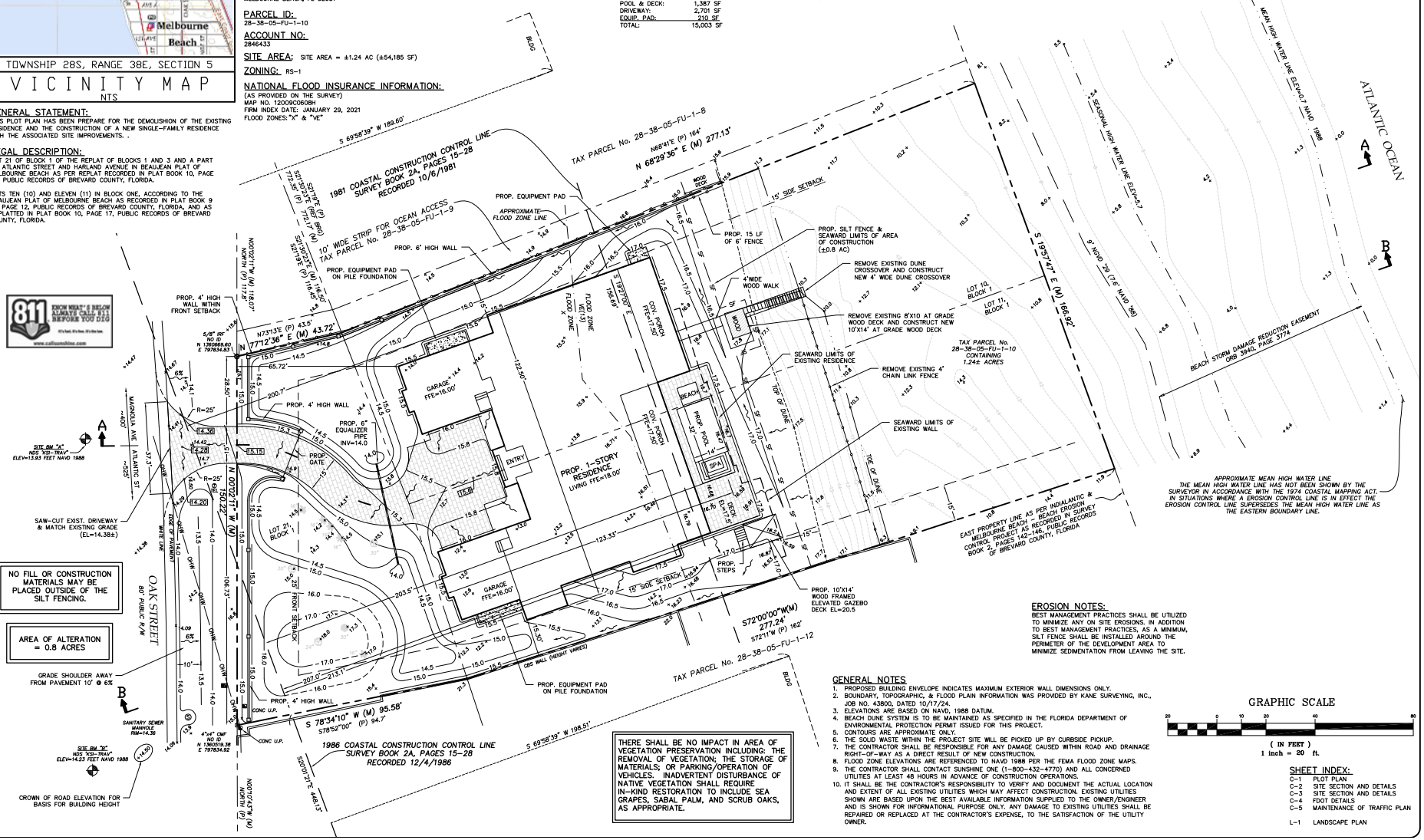
THE 100-YEAR FLOOD ELEVATION PER THE FDEP SITE SPECIFIC DETERMINATION (CNS-BE0319), THE 100-YEAR STORM ELEVATION IS 12.8 FEET (NAVD).

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

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

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

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



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

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

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

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

SHEET INDEX:

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

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

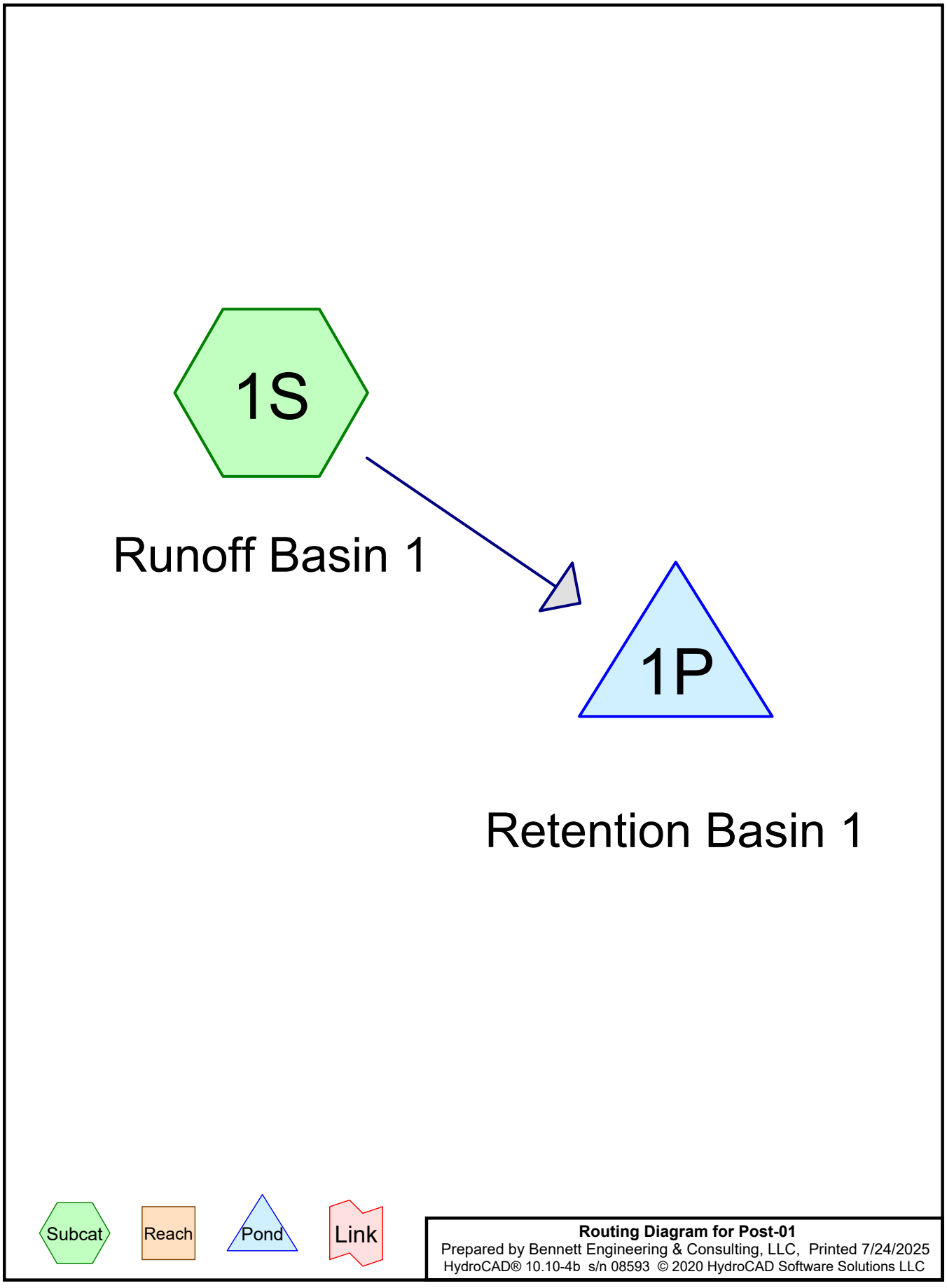
PLOT PLAN

C-1

SHEET 1 OF 5

APPENDIX B

POST DEVELOPMENT STORMWATER CALCULATIONS


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

Rainfall Events Listing (selected events)

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

Summary for Pond 1P: Retention Basin 1

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

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

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

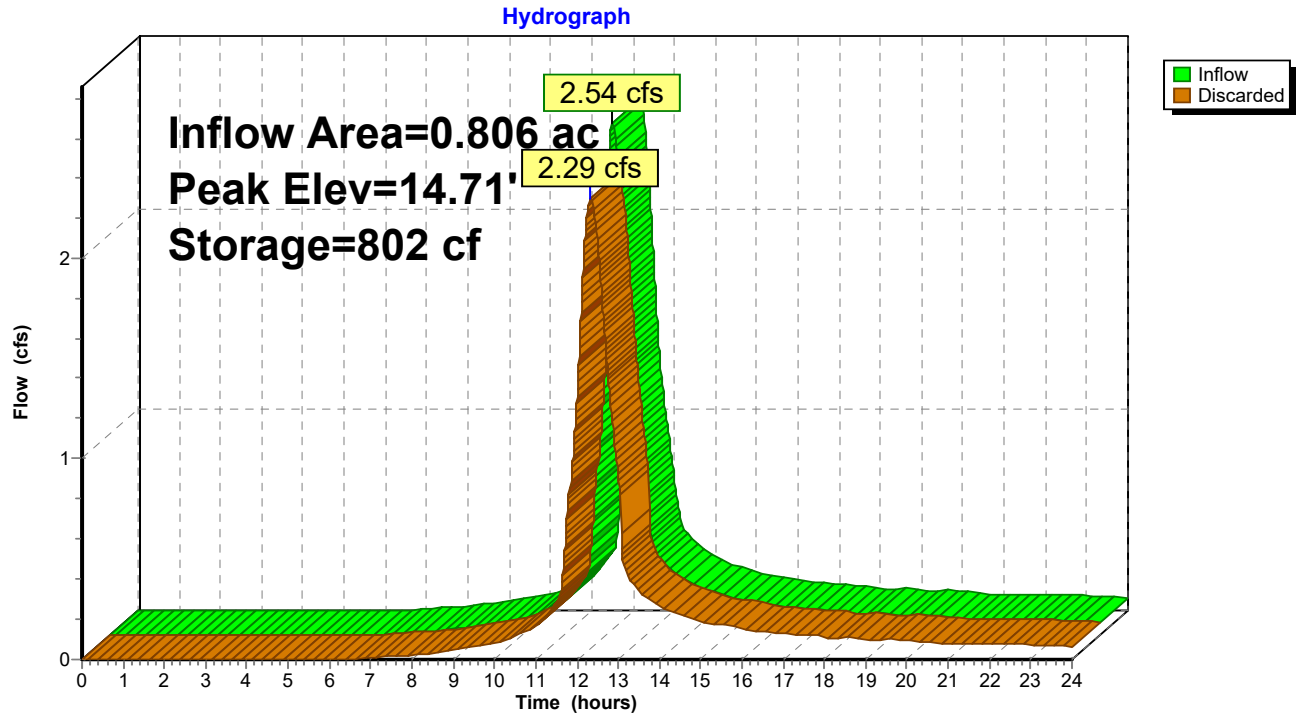
Volume	Invert	Avail.Storage	Storage Description
#1	14.50'	2,175 cf	Custom Stage Data (Irregular) Listed below (Recalc)

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

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

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

Pond 1P: Retention Basin 1



Summary for Subcatchment 1S: Runoff Basin 1

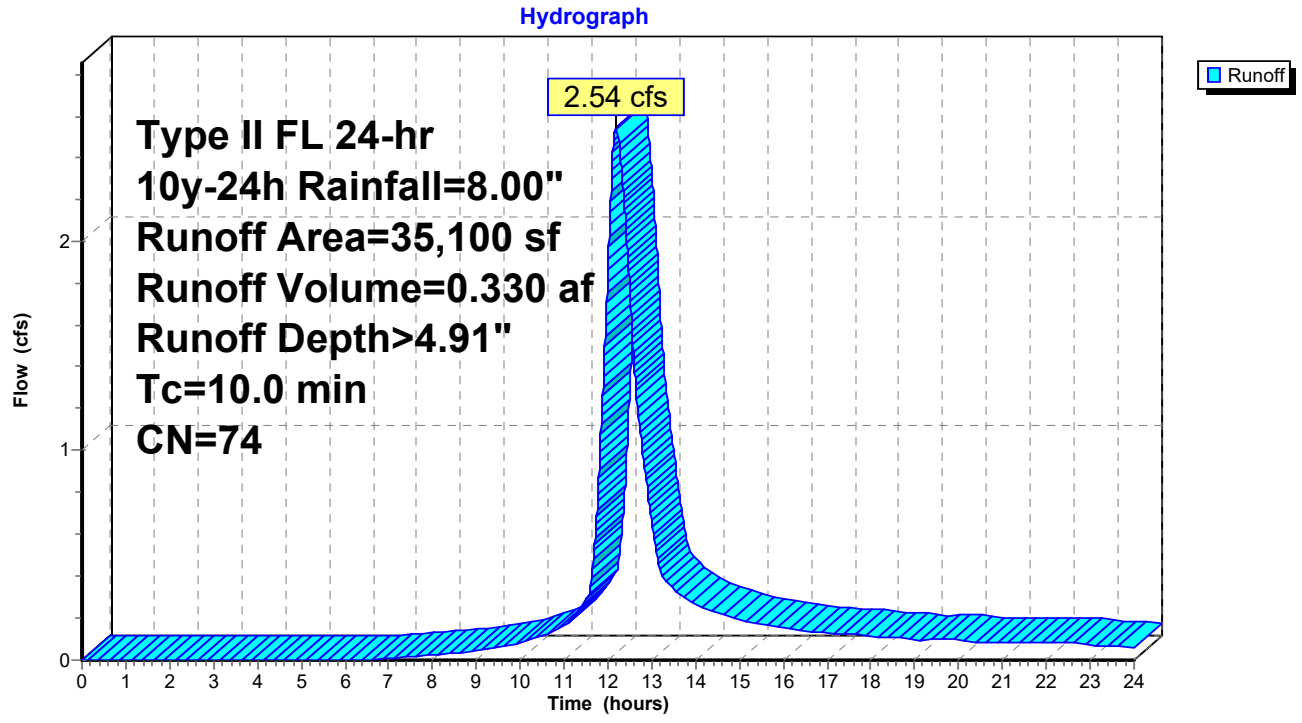
Runoff = 2.54 cfs @ 12.19 hrs, Volume= 0.330 af, Depth> 4.91"

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

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

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

Subcatchment 1S: Runoff Basin 1



APPENDIX C

Soils Report

Prepared by: NRCS

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

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Brevard County, Florida

305 Oak St. Melbourne Beach

July 22, 2025

Preface

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

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

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

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

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

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

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

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

Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Brevard County, Florida.....13
14—Beaches.....13
25—Canaveral-Palm Beach-Urban land complex.....14
References.....17

How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report
Soil Map

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

Brevard County, Florida

14—Beaches

Map Unit Setting

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

Map Unit Composition

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

Description of Beaches

Setting

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

Interpretive groups

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

Minor Components

Palm beach

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

Canaveral

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

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

25—Canaveral-Palm Beach-Urban land complex

Map Unit Setting

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

Map Unit Composition

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

Description of Canaveral

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Description of Palm Beach

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Description of Urban Land

Setting

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

Parent material: No parent material

Interpretive groups

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

Minor Components

Paola

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

Welaka

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

Pomello

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

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

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

PERMIT NUMBER: BE001547

PERMITTEE

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

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

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

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

EXPIRATION DATE: September 19, 2028

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

PROJECT DESCRIPTION:

One-Story, Single-Family Dwelling

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

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

3. Type of foundation: Pile.

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

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

Swimming Pool with attached Spa

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

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

3. Type of foundation: Pile.

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

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

Excavation/Fill

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

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

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

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

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

Other Structures/Activities

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

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

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

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

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

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

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

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

SPECIAL PERMIT CONDITIONS:

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

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

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

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

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

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

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

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

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

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

GENERAL PERMIT CONDITIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CAVEAT:

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

Approved plans are incorporated into this permit by reference.

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

Extension of Time

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

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

Mediation
Mediation is not available in this proceeding.

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

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

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

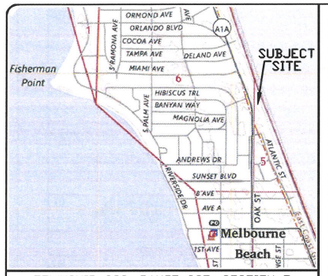
CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

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

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

Derek Reed
Clerk

09/19/2025
Date



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

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

ACCOUNT NO:
2846433

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

ZONING: RS-1

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

ZONING 1-RS:

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

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

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

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

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

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

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

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

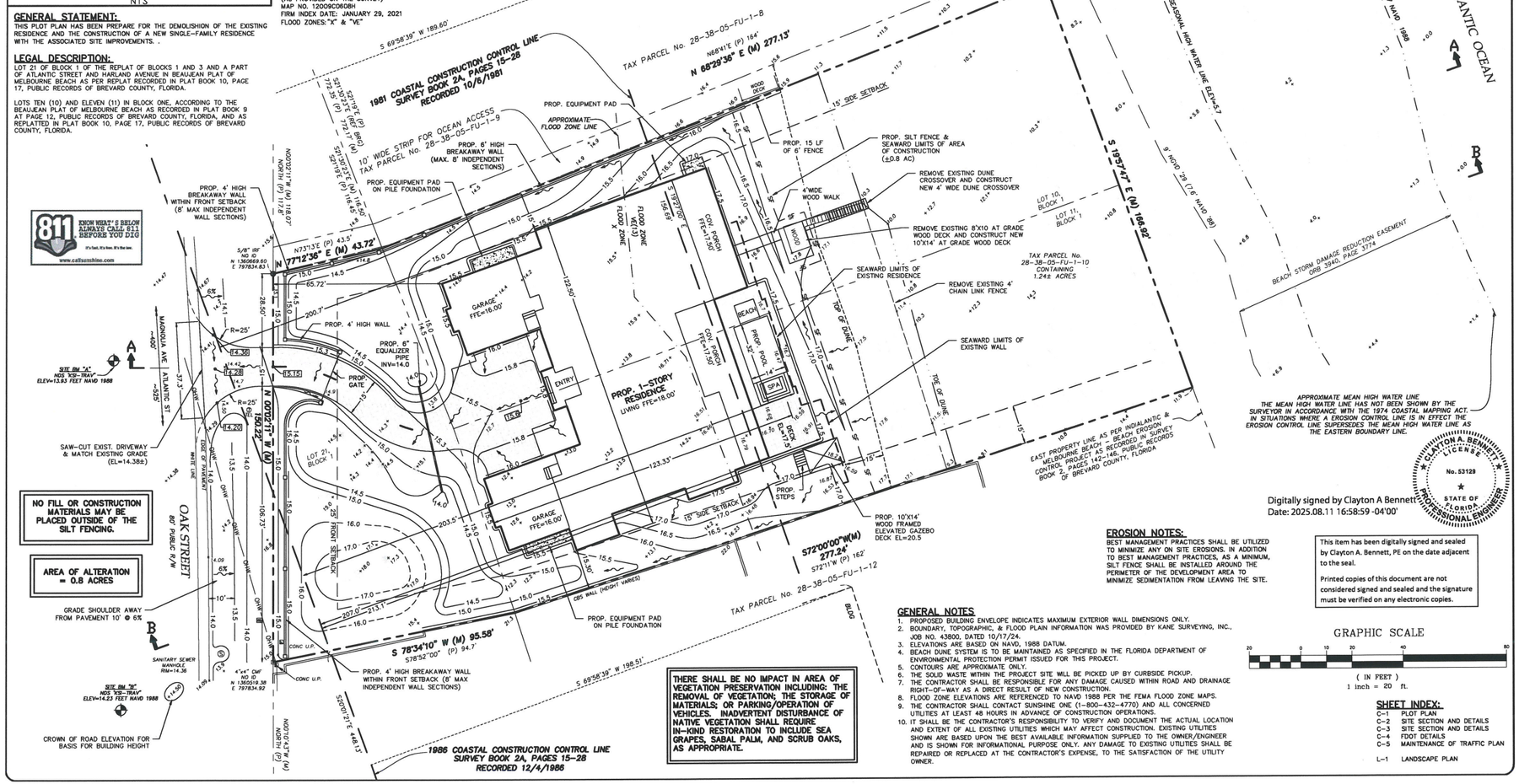
APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THIS PERMIT. CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON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

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

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

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

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



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

AREA OF ALTERATION = 0.8 ACRES

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

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

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

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

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

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

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

SHEET INDEX:

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

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

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

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

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

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

DATE

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

PLOT PLAN

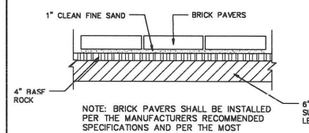
C-1

SHEET 1 OF 5

IMPORT FILL NOTES

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

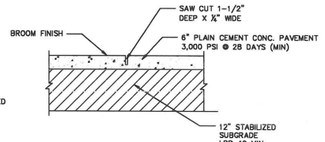
(A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);
(B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (−2.25);
(C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT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



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

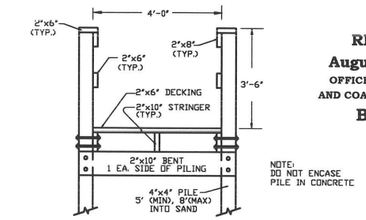
ALTERNATIVE BRICK PAVER PAVEMENT SECTION

NOT TO SCALE



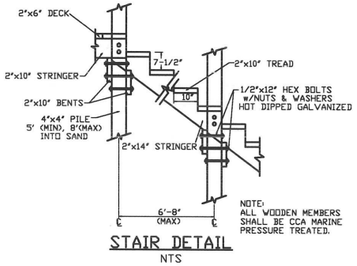
CONCRETE PAVEMENT SECTION

NOT TO SCALE



TYPICAL DUNE CROSSOVER SECTION

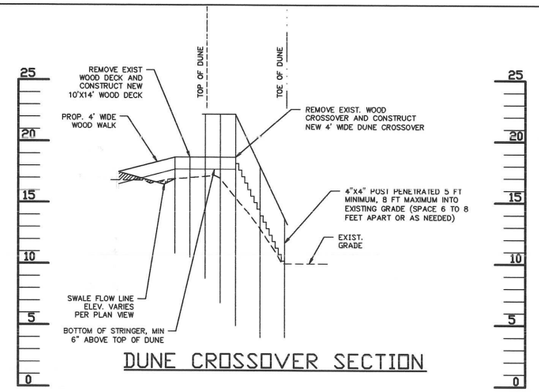
NTS



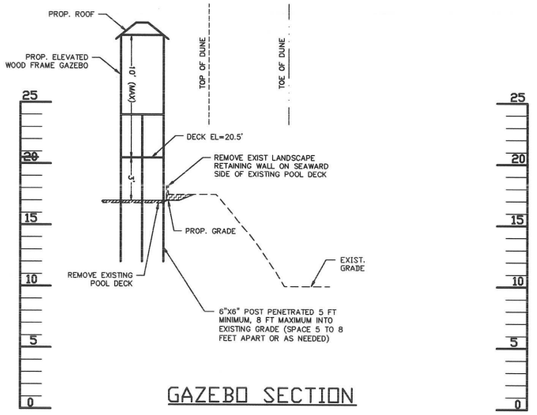
STAIR DETAIL

NTS

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



DUNE CROSSOVER SECTION



GAZEBO SECTION

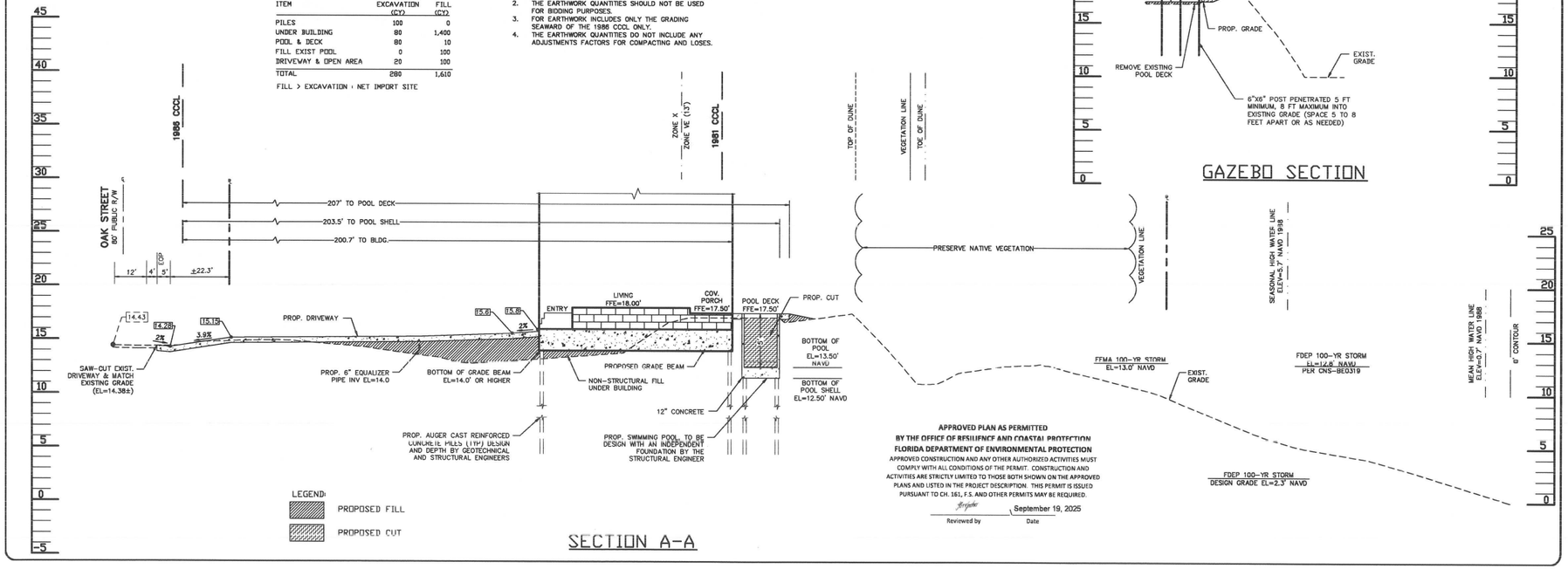
PROPOSED EARTHWORK SEAWARD OF 1986 CCCL

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

FILL > EXCAVATION ∴ NET IMPORT SITE

EARTHWORKS NOTES:

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



SECTION A-A

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

Reviewed by — September 19, 2025 Date

SB LEASING VENTURES LLC
305 OAK ST. MELBOURNE BEACH

SCALE: 1"=20'

SB LEASING VENTURES LLC
305 OAK ST.
MELBOURNE, FL 32940

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

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

CLAYTON A. BENNETT
P.E. NO. 53129

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

DATE:

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

DATE

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

SITE SECTION AND DETAILS

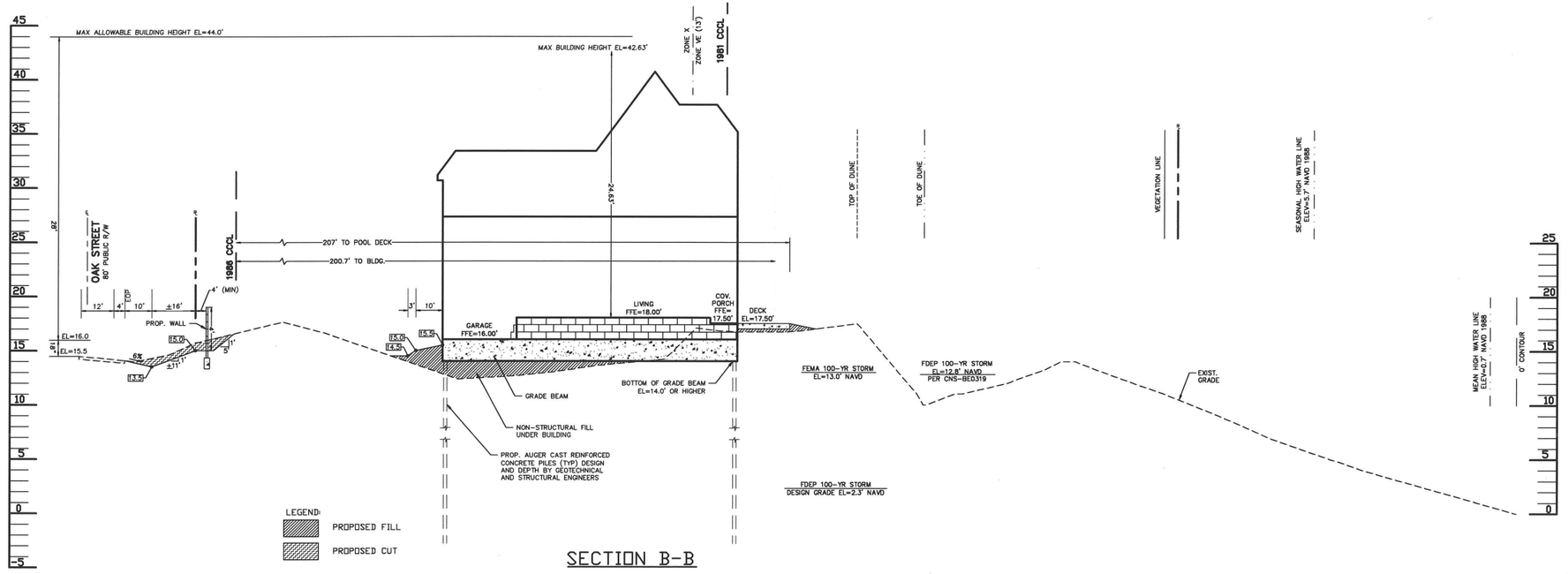
C-2

SHEET 2 OF 5

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

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

Reviewed by — September 19, 2025 — Date



SECTION B-B

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENMARY DR
MELBOURNE, FL 32940

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

CLAYTON A. BENNETT
P.E. NO. 53129

DATE

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

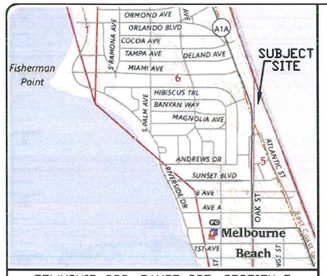
DATE

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

SITE SECTION
AND DETAILS

C-3

SHEET 3 OF 5



TOWNSHIP 28S, RANGE 38E, SECTION 5

VICINITY MAP

NTS

GENERAL STATEMENT:

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

SITE ADDRESS:
305 OAK ST
MELBOURNE BEACH, FL 32951

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

ACCOUNT NO:
2846433

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

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

APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

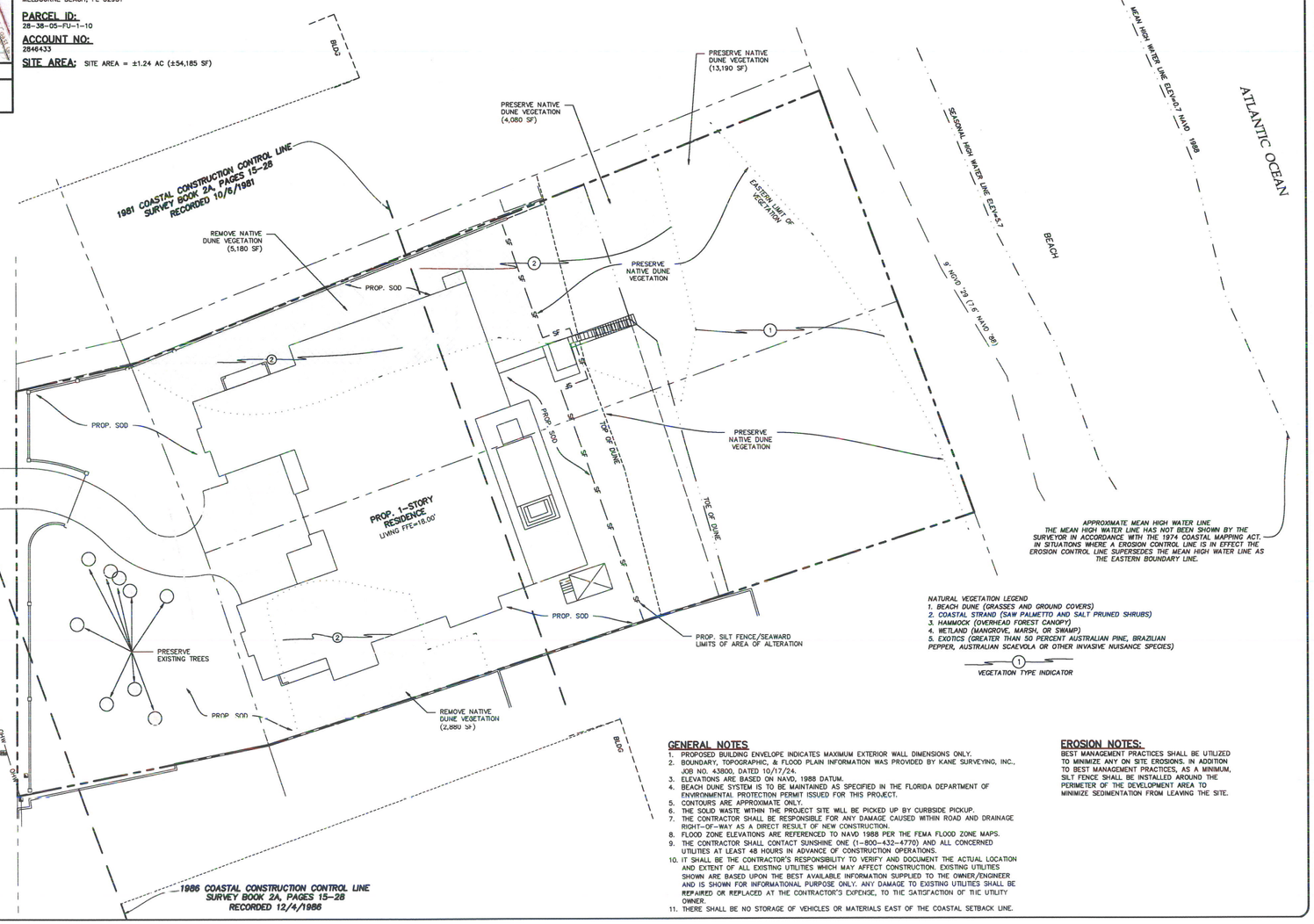
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.

Reviewed by — September 19, 2025 — Date

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

FDEP CONSTRUCTION NOTES

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



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

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

(1) VEGETATION TYPE INDICATOR

GENERAL NOTES

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

EROSION NOTES:

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

NORTH

SCALE: 1"=20'

SB LEASING VENTURES LLC
743 GLENGARRY DR
MELBOURNE, FL 32940

SB LEASING VENTURES LLC
305 OAK ST, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

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

CLAYTON A. BENNETT
P.E. NO. 53281

DATE

© 2024 BENNETT ENGINEERING & CONSULTING, LLC.

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

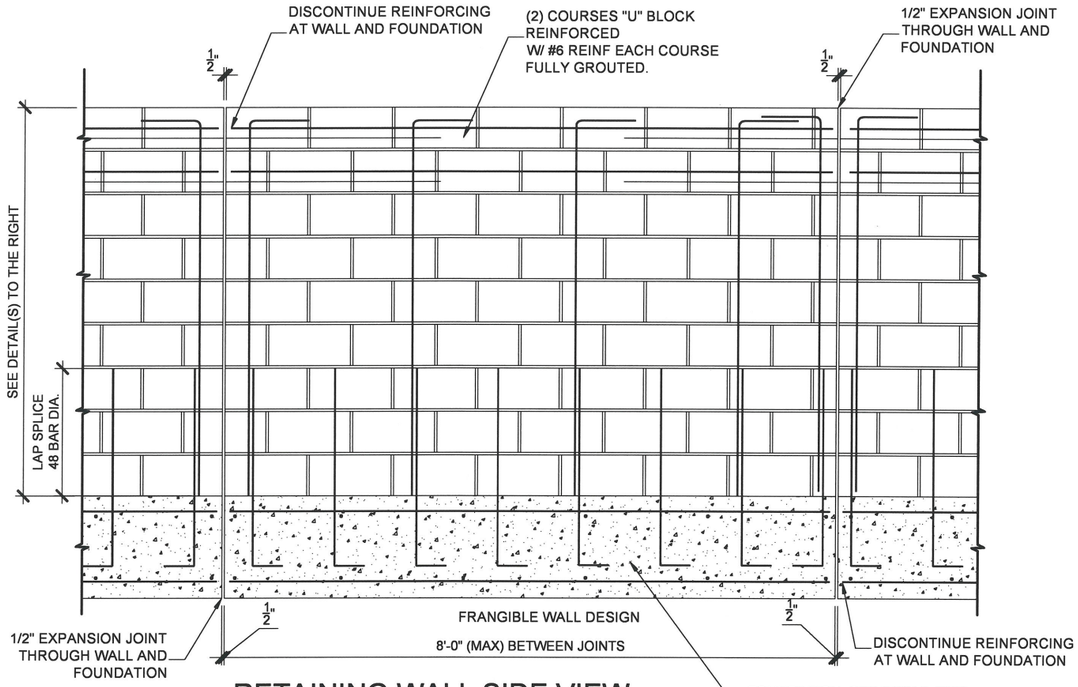
DATE

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

LANDSCAPE PLAN

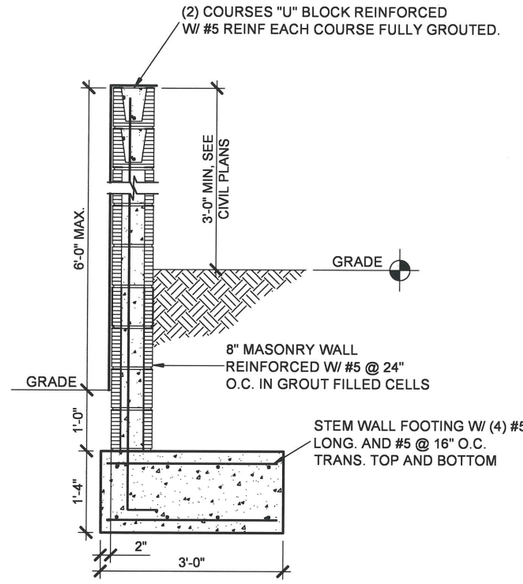
L-1

SHEET 1 OF 1



RETAINING WALL SIDE VIEW

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



RETAINING WALL FOOTING

FRANGIBLE WALL DESIGN

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

A - FRANGIBLE RETAINING WALL DETAIL

SCALE 1/2"=1'-0"

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

Reviewed by — Date: September 19, 2025

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

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

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

seal/signature

Registered Engineer: Kieran B. Jones

Registered Engineer License: PE 98649

BUESCHER RESIDENCE
305 OAK STREET
MELBOURNE BEACH, FL

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

MK STRUCTURAL ENGINEERING

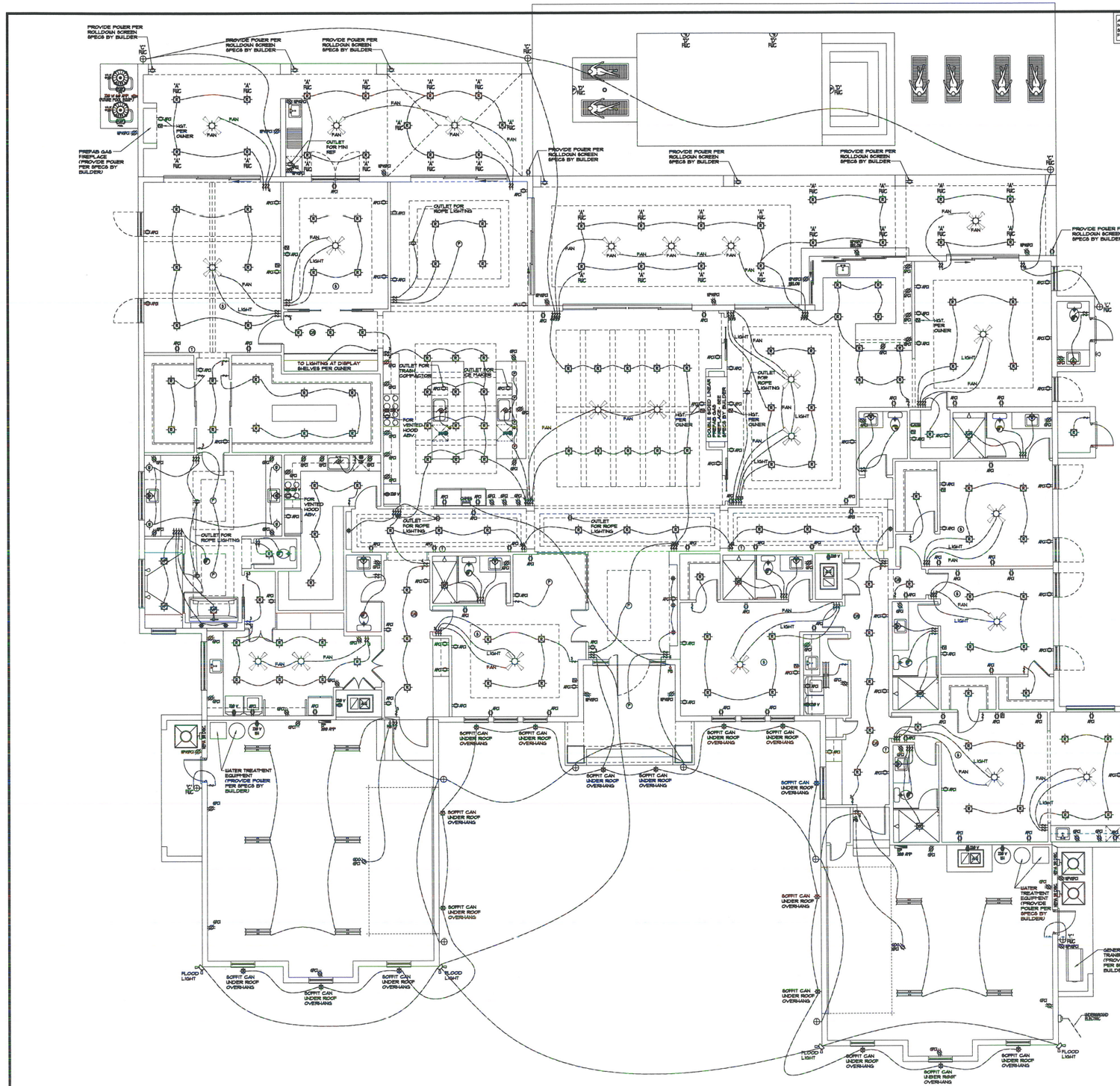
issued for date: 08/12/2025 PERMIT

revisions description

sheet number: SKS-1

drawn by: KBJ
checked by: KBJ

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



ELECTRICAL PLAN

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

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

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

GENERAL NOTES

ELECTRICAL:

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

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

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

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

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

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

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

8. ALL 208-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

ELECTRICAL SYMBOLS

- STANDARD 110 OUTLET - SET 5" AFF (UNO)
- QUAD. OUTLET - SET 5" AFF (UNO)
- STANDARD 110 OUTLET - 42" AFF
- STANDARD 110 OUTLET - 12 (MFD)+60 + 5" AFF.
- GFCI STANDARD 110 OUTLET - GROUND FAULT INTERRUPTED
- WPGFCI STANDARD 110 OUTLET - WATERPROOF / GFCI
- AGDO STANDARD 110 OUTLET - AT GARAGE DOOR OPENER
- UCO STANDARD 110 OUTLET - UNDER CABINET OUTLET FOR LIGHT
- 220 V STANDARD 220 OUTLET
- 3 WAY SWITCH - SWITCH - 3-WAY, SWITCH - 4-WAY
- DIMMER SWITCH
- LIGHT FIXTURE - WALL MOUNT
- LIGHT FIXTURE - CEILING MOUNT
- LIGHT FIXTURE - EYEBALL
- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - COACH LIGHT
- LIGHT FIXTURE - RECESSED DOWNLIGHT
- LIGHT FIXTURE - RECESSED DOWNLIGHT (VAPOR PROOF)
- LIGHT FIXTURE - RECESSED DOWNLIGHT (IC) APPROVED SEA TURTLE LIGHTING - SEE SHEET 'E' FOR ADDITIONAL INFO
- LIGHT FIXTURE - POOL LIGHT (IC) APPROVED SEA TURTLE LIGHTING - SEE SHEET 'E' FOR ADDITIONAL INFO
- LIGHT FIXTURE - WALL MOUNTED LIGHT (IC) APPROVED SEA TURTLE LIGHTING - SEE SHEET 'E' FOR ADDITIONAL INFO
- SCONCE - WALL MOUNT
- LIGHT FIXTURE / EXTERIOR FLOOD LIGHT
- LIGHT FIXTURE / FAN COMBINATION (EXTERIOR VENTED)
- EXHAUST FAN (EXTERIOR VENTED)
- LIGHT FIXTURE - FLOURESCENT
- PADDLE FAN LIGHT COMBINATION (PREWIRE PROVIDE FRAMING SUPPORT FOR FIXTURE)

INTERCOM SYSTEM		ETHERNET NETWORK CABLE	
PRE-WIRE FOR FUTURE SPEAKERS		THERMOSTAT	T
10hr UI BATTERY BACKUP INTERCONNECTED		VOLUME CONTROL	
CARBON MONOXIDE/ SMOKE DETECTOR INTERCONNECTED		SECURITY PANEL (SP)	
		SECURITY KEYPAD (SKP)	
EXIT		DISCONNECT	
PUSH BUTTON SWITCH		GARBAGE DISPOSAL	
DOOR BELL CHIMES		DISHWASHER OUTLET	DW
ELECTRIC METER		TELEVISION OUTLET	TV
ELECTRIC PANEL		TELEPHONE OUTLET	TP

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

September 19, 2025
Reviewed by — Date

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

DRN 11-20-2024
REV 12-03-2024
REV 01-06-2025
REV 02-11-2025
REV 03-18-2025
REV 06-06-2025
REV 07-02-2025
ENG

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

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER REGARDLESS OF PUBLICATION OR OTHER DISTRIBUTION. UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER WILL BE PURSUANT TO THE COPYRIGHT LAWS.

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

CAD CODE:
DRAWN BY: CDB
CHECKED BY: CDB

SHT 8 OF 11 NO

FWC APPROVED SEA TURTLE LIGHTING

ACCEPTABLE FIXTURES:

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

ACCEPTABLE LAMPS/ BUMBS AND OTHER LIGHT SOURCES:

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

ACCEPTABLE LAMPS:

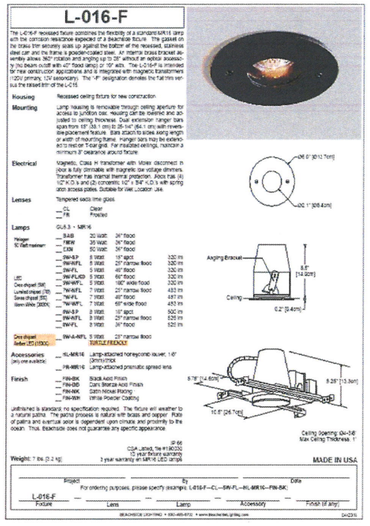
- LOW PRESSURE SODIUM (LPS) 18w, 35w
- RED, ORANGE OR AMBER LED (TRUE RED, ORANGE OR AMBER DIODES, NOT FILTERS)
- TRUE RED NEON
- OTHER LIGHTING SOURCES THAT PRODUCE LIGHT OF 560 NM OR LONGER

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

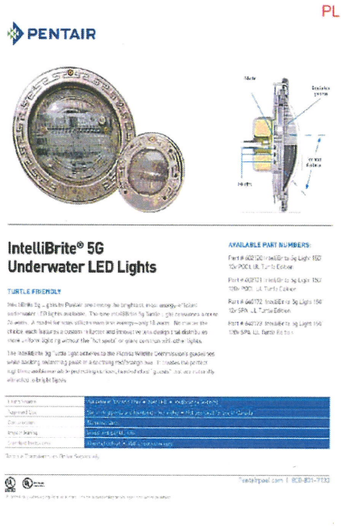
1ST FLOOR TURTLE LIGHTING

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

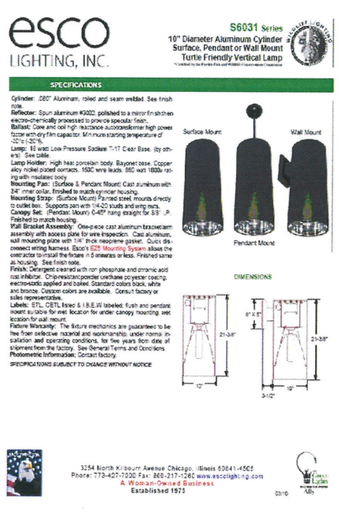
"A"



"B"



"C"



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

Reviewed by — September 19, 2025 — Date

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

DRN 11.26.2024
REV 1 6.03.2025
2 6.09.2025
3 6.11.2025
4 6.13.2025
5 6.16.2025
6 6.17.2025
ENG

C.B. DRAFTING DESIGN, INC.
USA (LEED AP BD+C)
WWW.CBDRAFTINGDESIGN.COM
CONTACT NUMBER FAX/ PHONE NUMBER
(321) 544-5834 (321) 241-4149
Christopher Bergren

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER OR RECORD AND SHALL NOT BE REPRODUCED OR REPRINTED ONLY BY THE OWNER OF THE PROPERTY FOR WHICH THEY ARE PREPARED AND ONLY FOR THE PURPOSE AND PROJECT FOR WHICH THEY ARE PREPARED. ANY OTHER USE OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITED. ALL RIGHTS RESERVED COPYRIGHT (c)2025

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

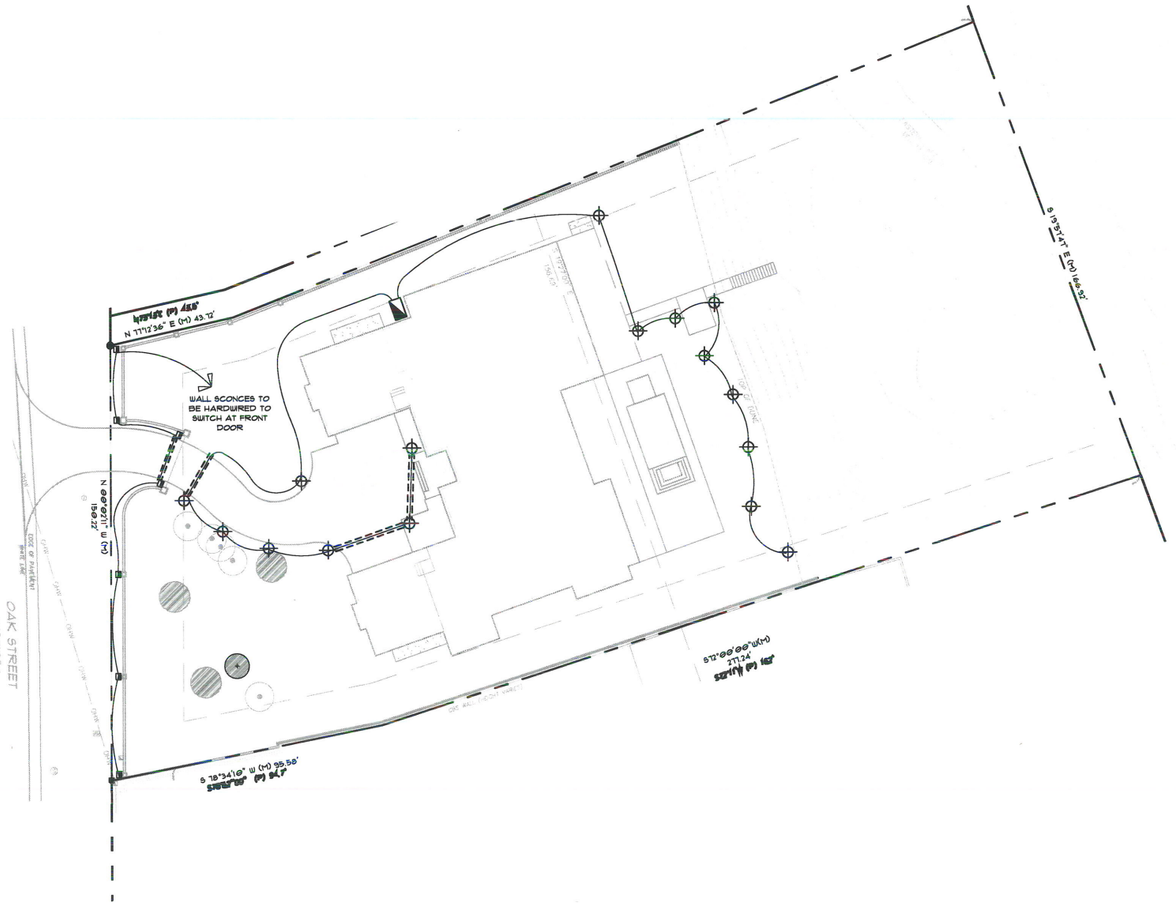
CAD CODE:
DRAWN BY: CDB
CHECKED BY: CDB

SHT NO
9
OF 11

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

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

Reviewed by — September 19, 2025 — Date



LANDSCAPE LIGHTING LEGEND

QTY.	SYMBOL	SPECIFICATION	IMAGE	VOLT / WATT
8		MFG: 'JUSTICE DESIGN GROUP', MODEL: AMBIANCE 18" TALL RECTANGULAR CLOSED TOP LED WALL SCONCE WITH WILDLIFE CERTIFIED AMBER LED BULB WILDLIFE LIGHTING CERTIFICATION #: CER-0510W		LINE VOLTAGE 13 WATT
17		MFG: 'GARDEN LIGHT LED', MODEL: PL013 LED-TF, TURTLE FRIENDLY BRASS VILLA PATH LIGHT SOLID BRASS PATH LIGHT, 12" HT., AMBER BULB WILDLIFE LIGHTING CERTIFICATION #: 2018-063		LOW VOLTAGE 5 VA / 2 WATT
1		STAINLESS STEEL TRANSFORMER (300W) DIGITAL TIMER W/ ASTRONOMIC CLOCK		LOCATION TO BE VERIFIED IN FIELD
- - - - - - -		INDICATES 1" SCH 40 PVC SLEEVE FOR LOW VOLTAGE CABLE UNLESS OTHERWISE SPECIFIED: MARK LOCATIONS CLEARLY ON-SITE & PROVIDE LOCATION ON AS-BUILT DRAWINGS		

LANDSCAPE LIGHTING NOTES:

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

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

N

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

BUESCHER RESIDENCE
305 OAK STREET
CITY, STATE

LANDSCAPE
TURTLE-FRIENDLY
LIGHTING PLAN

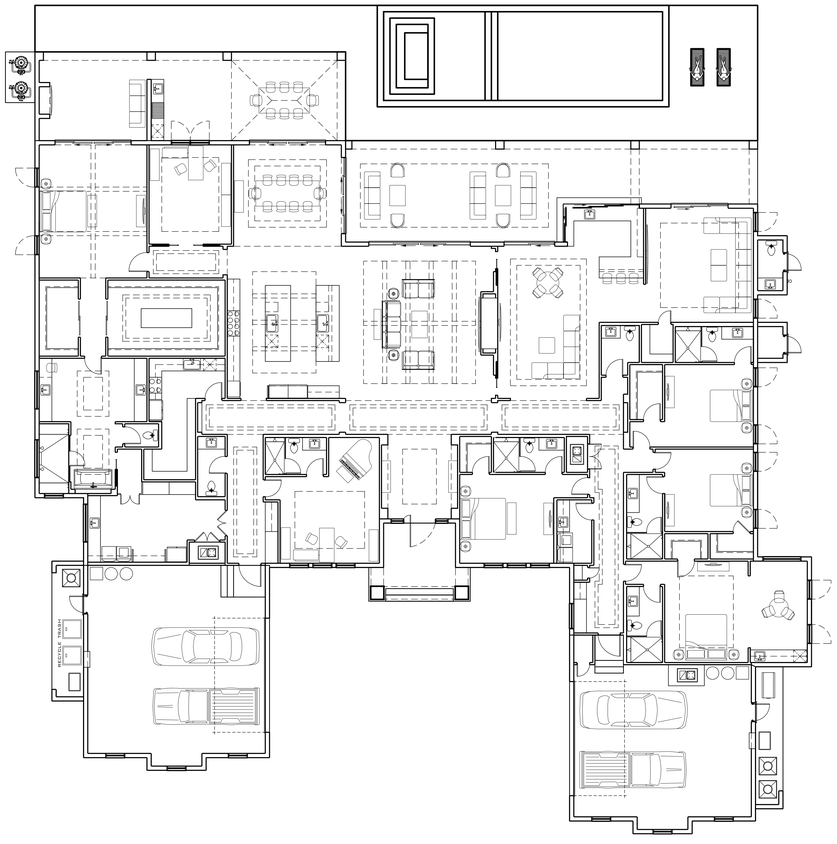
REVISIONS	
DATE	7.31.24
DESIGN	S.H.
DRAWN	L.K.
SCALE	1" = 20'-0"

SEAL
07-31-25

SHEET L-1 OF 1

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

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



FLOOR LAYOUT

DRAWING INDEX

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

HOUSE DATA

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

DESIGN CRITERIA

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

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

CONTROL DATE

10 / 15 / 2025

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

REV'S
10-10-2024
11-01-2024
11-15-2024
12-03-2024
12-13-2024
12-19-2024
01-15-2025
02-13-2025
03-13-2025
04-15-2025
05-15-2025
06-13-2025
07-15-2025
08-13-2025
09-15-2025
10-15-2025
ENG

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

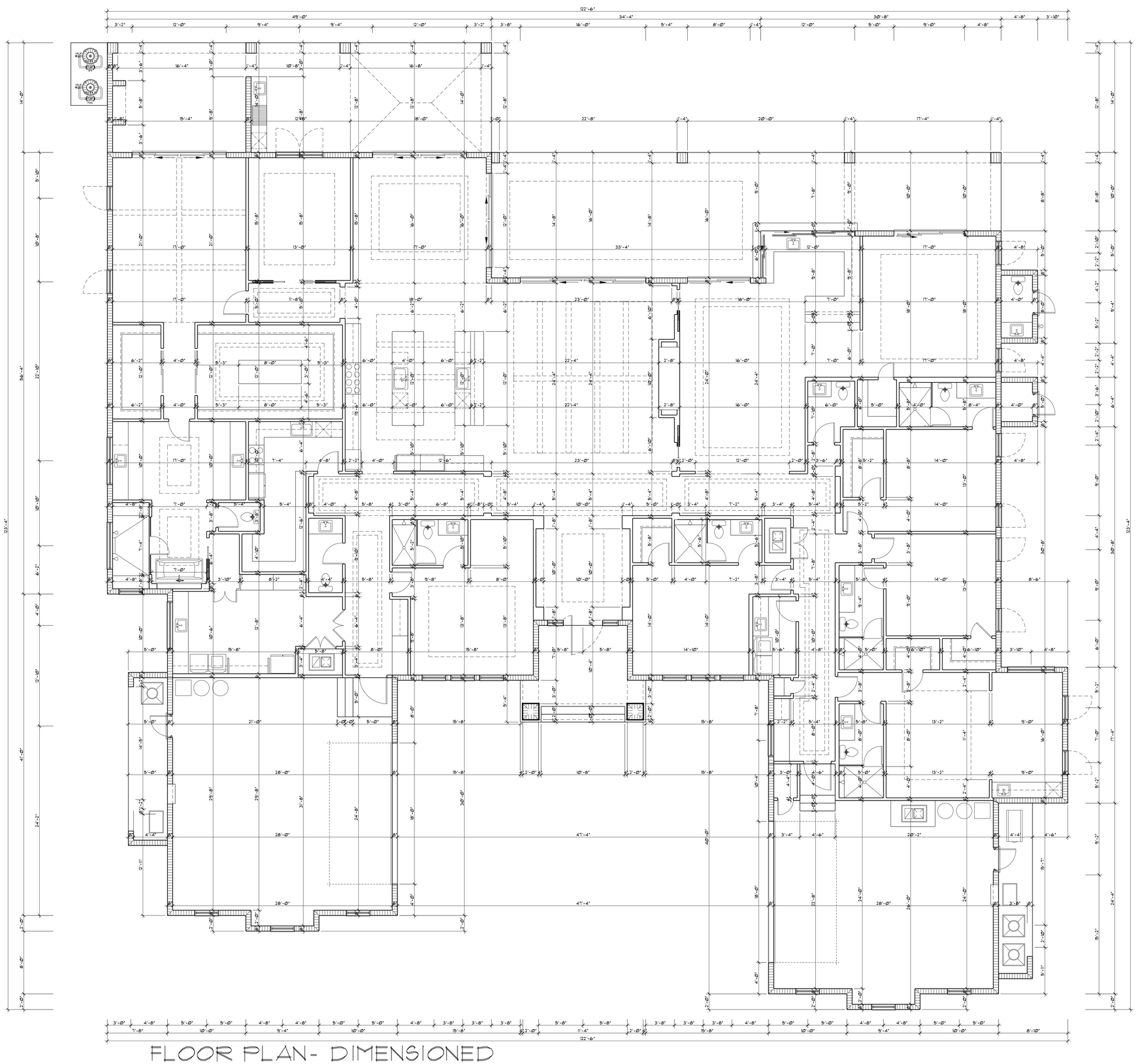
THESE DRAWINGS ARE THE PROPERTY OF THE COPYRIGHT OWNER AND ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED IN WRITING BY THE OWNER. ANY UNAUTHORIZED USE WILL BE PROSECUTED TO THE FULLEST EXTENT PURSUANT TO THE COPYRIGHT LAWS.

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

CAD CODE:

DRAWN BY: CDB
CHECKED BY: CDB

SHT NO
1
OF 11



FLOOR PLAN- DIMENSIONED

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

GENERAL NOTES

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

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

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

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

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

SHELVES:
1. ALL PANTRY SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
2. ALL LINEN SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
3. ALL BEDROOM CLOSET SHELVES SHALL BE 12" WIDE (UNO) SINGLE SHELF, SINGLE ROD, MOUNTED AT 6'6" AFF.
4. WHERE NOTED 2 BEDROOM CLOSET SHELVES SHALL BE MOUNTED AT 42" LOWER AND 84" ~~BATHROOM~~ ASSORTED.

TOWEL BARS:
1. TYPICAL WALL: INSTALL SINGLE TOWEL BAR AT 48" DOUBLE TOWEL BARS AT 36" AND 64" AFF.
2. SHOWER STALLS: INSTALL TOWEL BARS AT 64" AFF. INSTALL SOAP DISH AT 54" AFF. CENTER DISH ON FAUCET WALL MIDWAY BETWEEN SHOWER HEAD AND WALL.
3. TUBS & TUB/SHOWER COMBINATIONS: INSTALL TOWEL BARS AT 64" AFF. SOAP DISH SHALL BE INSTALLED WITH BOTTOM AT 24" AFF.
4. VANITIES: MOUNT TOWEL BARS AT 64" AFF. MEDICINE CABINETS SHALL BE MOUNTED WITH THE TOP AT 6'-0" AFF.
5. TOWEL RINGS: INSTALL AT TOWEL BAR HEIGHT.
6. TOILET PAPER HOLDERS: INSTALL PAPER HOLDERS AT 18" AFF.
7. ALL CASED OPENINGS SHALL HAVE THE SAME HEIGHT AS DOOR CASINGS.
8. REFER TO SPEC'S FOR EXACT KITCHEN AND BATHROOM CABINETS SIZES.

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

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

DWELLING/ GARAGE FIRE SEPARATION:

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

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

LEGEND

- MASONRY - CONC. BLOCK OR BRICK WALL
- FRAME OR METAL STUD WALL
- INTERIOR BEARING PARTITION
- FILLED CELL @ 5' REBAR

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

R310.2 Emergency escape and rescue openings.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

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

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

TABLE R302.6
DWELLING-GARAGE SEPARATION

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

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

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

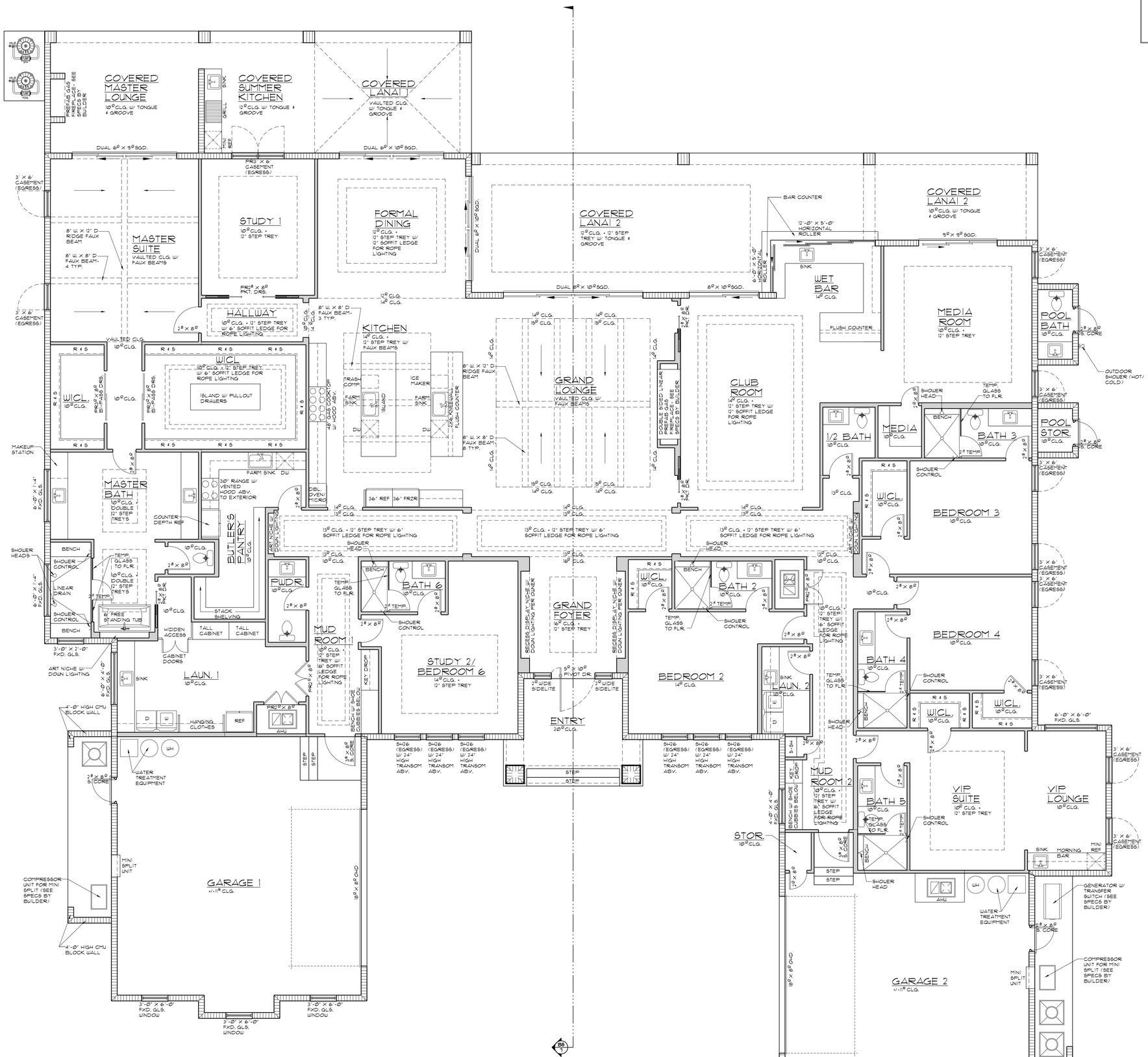
THESE DRAWINGS ARE THE PROPERTY OF THE C.B. DRAFTING DESIGN, INC. AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE C.B. DRAFTING DESIGN, INC. UNAUTHORIZED USE WILL BE PURSUANT TO THE COPYRIGHT LAWS.

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

CAD CODE:

DRAWN BY: CDB
CHECKED BY: CDB

SHT NO
2
OF 11



FLOOR PLAN- NOTES

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

SQ. FT. TABULATION

LIVING	7,262
ENTRY	165
COVRD. LANAI 1	686
COVRD. LANAI 2	856
GARAGE 1	529
GARAGE 2	182
TOTAL	10,680

GENERAL NOTES

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

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

INSULATION:
1. WALLS:
EXTERIOR MASONRY R = 4.2
EXTERIOR WOOD R = 19
INTERIOR WOOD @ GARAGE R = 11
2. CEILINGS:
VAULTED + BATT/BLOWN R = 38
FLAT CLG + BLOWN R = 38

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

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

SHELVES:
1. ALL PANTRY SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
2. ALL LINEN SHELVES SHALL BE 16" WIDE UNLESS NOTED OTHERWISE (UNO).
3. ALL BEDROOM CLOSET SHELVES SHALL BE 12" WIDE (UNO) SINGLE SHELF, SINGLE ROD, MOUNTED AT 66" AFF.
4. WHERE NOTED 2 BEDROOM CLOSET SHELVES SHALL BE MOUNTED AT 42" LOWER AND 84" AFF.

CABINET CASEWORK:
1. TYPICAL WALL: INSTALL SINGLE TOUEL BAR AT 48" DOUBLE TOUEL BARS AT 36" AND 64" AFF.
2. SHOWER STALLS: INSTALL TOUEL BARS AT 64" AFF. INSTALL SOAP DISH AT 54" AFF. CENTER DISH ON FAUCET WALL MIDWAY BETWEEN SHOWER HEAD AND WALL.
3. TUBS & TUB/SHOWER COMBINATIONS: INSTALL TOUEL BARS AT 64" AFF. SOAP DISH SHALL BE INSTALLED WITH BOTTOM AT 24" AFF.
4. VANITIES: MOUNT TOUEL BARS AT 64" AFF. MEDICINE CABINETS SHALL BE MOUNTED WITH THE TOP AT 6'-0" AFF.
5. TOUEL RINGS: INSTALL AT TOUEL BAR HEIGHT.
6. TOILET PAPER HOLDERS: INSTALL PAPER HOLDERS AT 18" AFF.
7. ALL CASED OPENINGS SHALL HAVE THE SAME HEIGHT AS DOOR CASINGS.
8. REFER TO SPEC'S FOR EXACT KITCHEN AND BATHROOM CABINETS SIZES.

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

WATER HEATER NOTES:
1. WATER HEATER T&P RELIEF VALVE SHALL BE PLIL 9/12 TO EXTERIOR.
2. WATER HEATER AT OR ABOVE FLOOR LEVEL SHALL BE IN A PAN W/DRAIN TO THE EXTERIOR.
3. WATER HEATER SHALL HAVE AN APPROVED THERMAL EXPANSION DEVICE.

DWELLING/ GARAGE FIRE SEPARATION:

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

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

LEGEND

- MASONRY - CONC BLOCK OR BRICK WALL
- FRAME OR METAL STUD WALL
- INTERIOR BEARING PARTITION
- FILLED CELL W/ 5 REBAR

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

R310.2 Emergency escape and rescue openings.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

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

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

TABLE R302.6
DWELLING-GARAGE SEPARATION

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

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

C.B. DRAFTING DESIGN, INC.
VISIT OUR WEBSITE AT:
WWW.CBDRAFTINGDESIGN.COM
CONTACT NUMBER FAX / PHONE NUMBER
(321) 543-5831 (321) 241-4149
Christopher Bergeron

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY BUILDING OTHER THAN THAT SPECIFICALLY CONTRACTED FOR WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. ANY UNAUTHORIZED USE WILL BE PURSUANT TO THE COPYRIGHT LAWS.

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

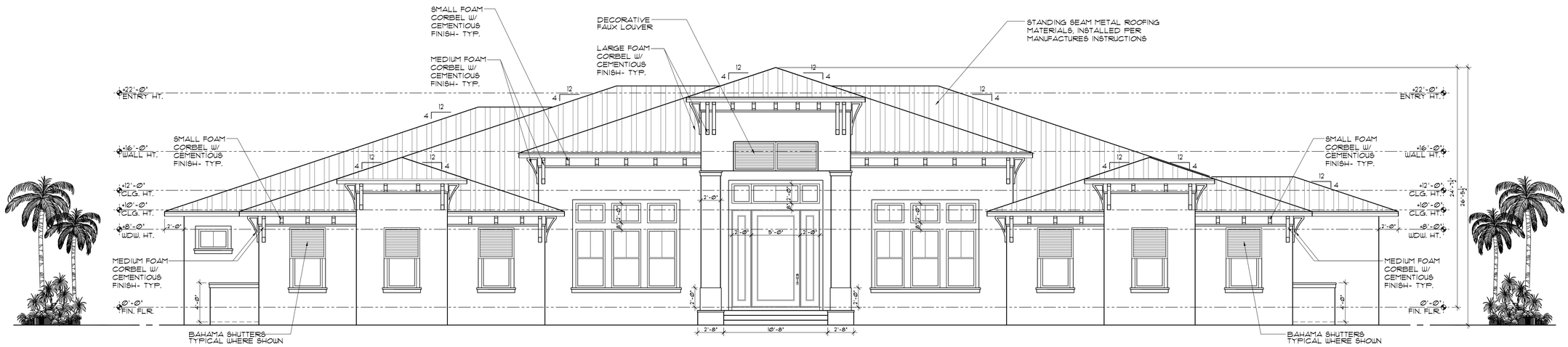
CAD CODE:

DRAWN BY: CDB
CHECKED BY: CDB

SHT NO
3
OF 11

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

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

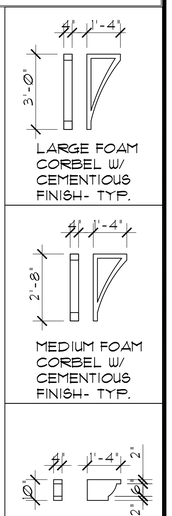


FRONT ELEVATION

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

REAR ELEVATION

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



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

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

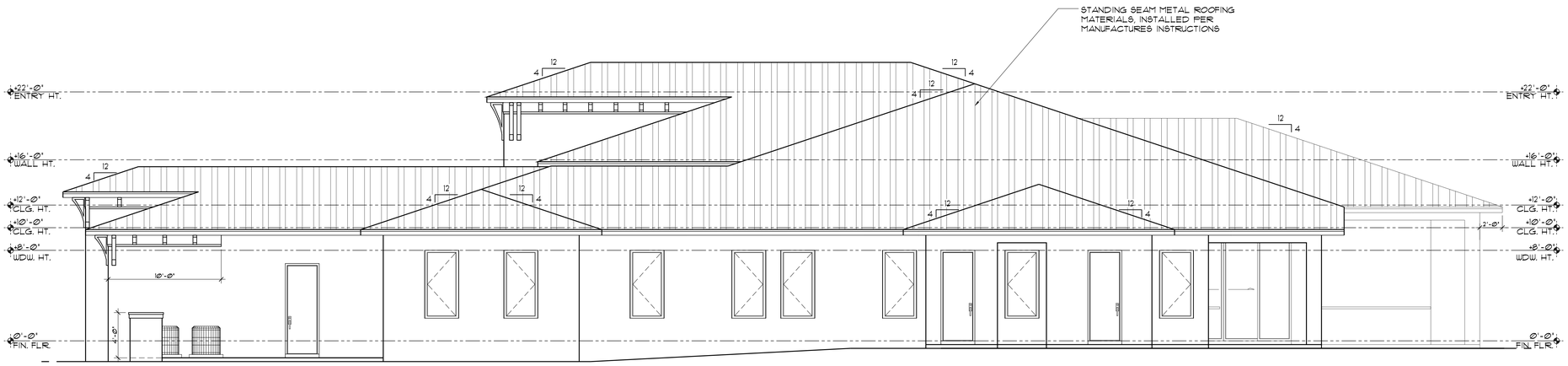
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE COPIED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. UNAUTHORIZED USE WILL BE PURSUANT TO THE COPYRIGHT LAWS.

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

CAD CODE:

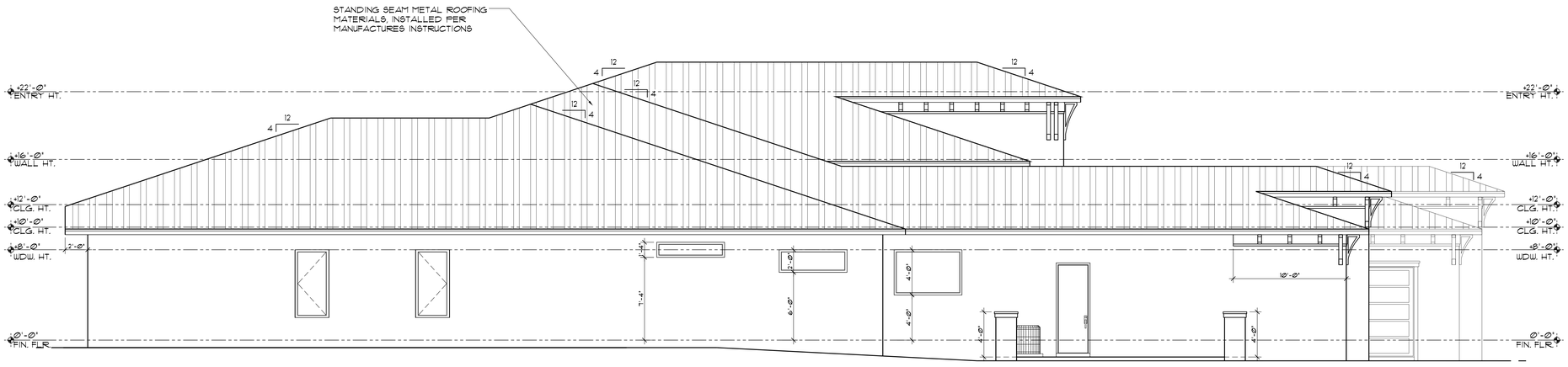
DRAWN BY: CDB
CHECKED BY: CDB

SHT NO
5
OF 11



RIGHT ELEVATION

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



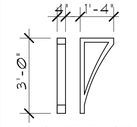
LEFT ELEVATION

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

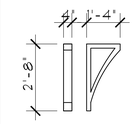
PAINT AND FINISH SCHEDULE / KEY

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

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



LARGE FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.



MEDIUM FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.

SMALL FOAM CORBEL W/ CEMENTIOUS FINISH- TYP.

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

C.B. DRAFTING DESIGN, INC.
VISIT OUR WEBSITE AT:
WWW.CBDRAFTINGDESIGN.COM
CONTACT NUMBER FAX / PHONE NUMBER
(321) 863-5831 (321) 243-4149
Christopher Bergeron

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE SPECIFICALLY PREPARED BY AGREEMENT WITH THE DESIGNER. UNAUTHORIZED USE WILL BE PURSUED TO THE FULLEST EXTENT OF COPYRIGHT LAWS.

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

CAD CODE:

DRAWN BY: CDB
CHECKED BY: CDB

SHT NO
6
OF 11

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

September 23, 2025

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

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

Dear Roberto:

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

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

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

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

Very truly yours,

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

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

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

TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

Site Plan Review

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

Date: September 24, 2025

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

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

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

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

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

5). Zoning District Setback requirements

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

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

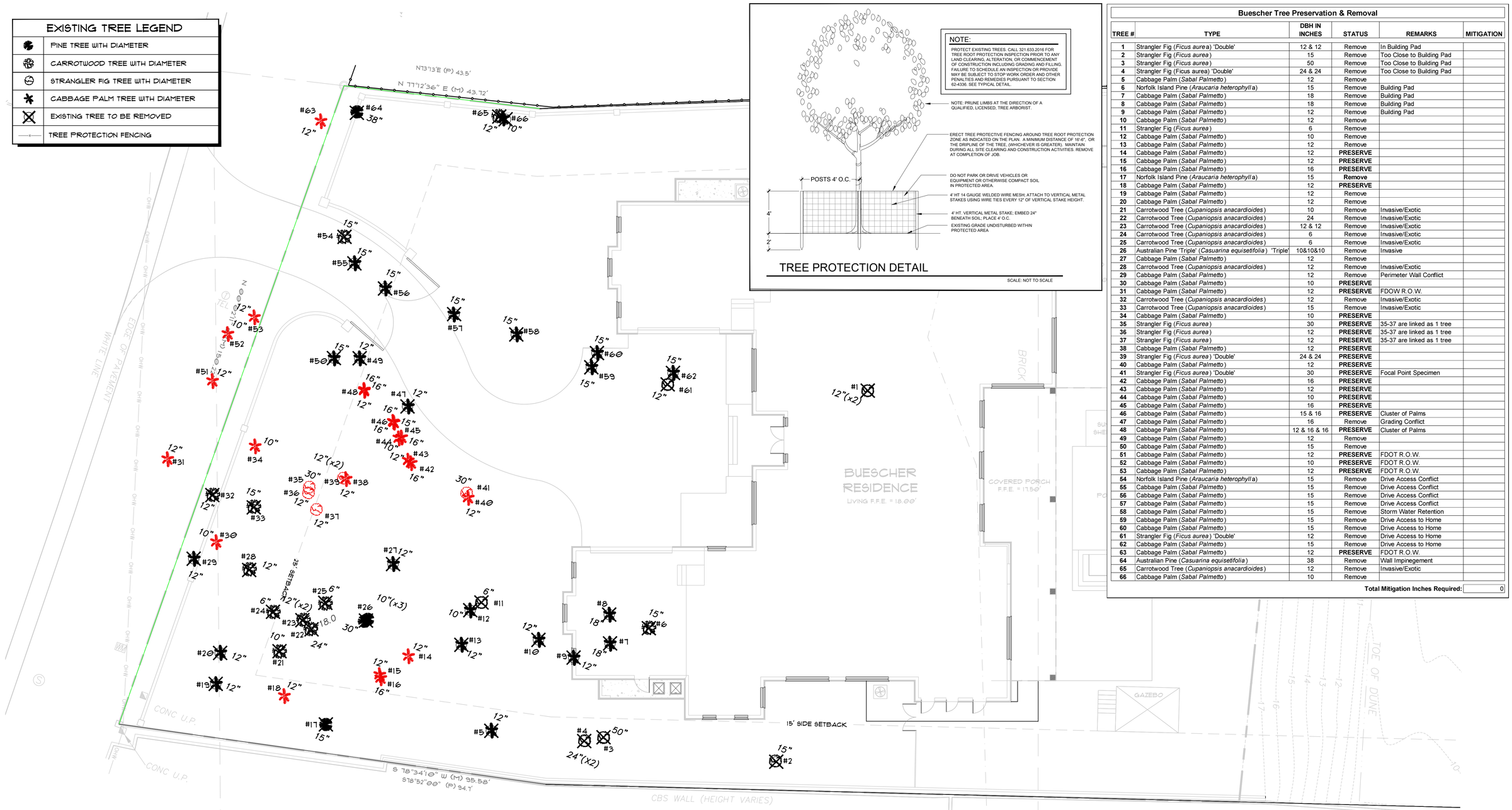
7). On-site Storm water Retention Control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances and the Florida Building Codes. Topographic maps may be required.

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

Town Planner

EXISTING TREE LEGEND

	PINE TREE WITH DIAMETER
	CARROTWOOD TREE WITH DIAMETER
	STRANGLER FIG TREE WITH DIAMETER
	CABBAGE PALM TREE WITH DIAMETER
	EXISTING TREE TO BE REMOVED
—x—	TREE PROTECTION FENCING



TREE PROTECTION DETAIL

SCALE: NOT TO SCALE

Buescher Tree Preservation & Removal

TREE #	TYPE	DBH IN INCHES	STATUS	REMARKS	MITIGATION
1	Strangler Fig (*Ficus aurea*) 'Double'	12 & 12	Remove	In Building Pad	
2	Strangler Fig (*Ficus aurea*)	15	Remove	Too Close to Building Pad	
3	Strangler Fig (*Ficus aurea*)	50	Remove	Too Close to Building Pad	
4	Strangler Fig (*Ficus aurea*) 'Double'	24 & 24	Remove	Too Close to Building Pad	
5	Cabbage Palm (*Sabal Palmetto*)	12	Remove		
6	Norfolk Island Pine (*Araucaria heterophylla*)	15	Remove	Building Pad	
7	Cabbage Palm (*Sabal Palmetto*)	18	Remove	Building Pad	
8	Cabbage Palm (*Sabal Palmetto*)	18	Remove	Building Pad	
9	Cabbage Palm (*Sabal Palmetto*)	12	Remove	Building Pad	
10	Cabbage Palm (*Sabal Palmetto*)	12	Remove		
11	Strangler Fig (*Ficus aurea*)	6	Remove		
12	Cabbage Palm (*Sabal Palmetto*)	10	Remove		
13	Cabbage Palm (*Sabal Palmetto*)	12	Remove		
14	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**		
15	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**		
16	Cabbage Palm (*Sabal Palmetto*)	16	**PRESERVE**		
17	Norfolk Island Pine (*Araucaria heterophylla*)	15	**Remove**		
18	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**		
19	Cabbage Palm (*Sabal Palmetto*)	12	Remove		
20	Cabbage Palm (*Sabal Palmetto*)	12	Remove		
21	Carrotwood Tree (*Cupaniopsis anacardioides*)	10	Remove	Invasive/Exotic	
22	Carrotwood Tree (*Cupaniopsis anacardioides*)	24	Remove	Invasive/Exotic	
23	Carrotwood Tree (*Cupaniopsis anacardioides*)	12 & 12	Remove	Invasive/Exotic	
24	Carrotwood Tree (*Cupaniopsis anacardioides*)	6	Remove	Invasive/Exotic	
25	Carrotwood Tree (*Cupaniopsis anacardioides*)	6	Remove	Invasive/Exotic	
26	Australian Pine 'Triple' (*Casuarina equisetifolia*) 'Triple'	10&10&10	Remove	Invasive	
27	Cabbage Palm (*Sabal Palmetto*)	12	Remove		
28	Carrotwood Tree (*Cupaniopsis anacardioides*)	12	Remove	Invasive/Exotic	
29	Cabbage Palm (*Sabal Palmetto*)	12	Remove	Perimeter Wall Conflict	
30	Cabbage Palm (*Sabal Palmetto*)	10	**PRESERVE**		
31	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**	FDOW R.O.W.	
32	Carrotwood Tree (*Cupaniopsis anacardioides*)	12	Remove	Invasive/Exotic	
33	Carrotwood Tree (*Cupaniopsis anacardioides*)	15	Remove	Invasive/Exotic	
34	Cabbage Palm (*Sabal Palmetto*)	10	**PRESERVE**		
35	Strangler Fig (*Ficus aurea*)	30	**PRESERVE**	35-37 are linked as 1 tree	
36	Strangler Fig (*Ficus aurea*)	12	**PRESERVE**	35-37 are linked as 1 tree	
37	Strangler Fig (*Ficus aurea*)	12	**PRESERVE**	35-37 are linked as 1 tree	
38	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**		
39	Strangler Fig (*Ficus aurea*) 'Double'	24 & 24	**PRESERVE**		
40	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**		
41	Strangler Fig (*Ficus aurea*) 'Double'	30	**PRESERVE**	Focal Point Specimen	
42	Cabbage Palm (*Sabal Palmetto*)	16	**PRESERVE**		
43	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**		
44	Cabbage Palm (*Sabal Palmetto*)	10	**PRESERVE**		
45	Cabbage Palm (*Sabal Palmetto*)	16	**PRESERVE**		
46	Cabbage Palm (*Sabal Palmetto*)	15 & 16	**PRESERVE**	Cluster of Palms	
47	Cabbage Palm (*Sabal Palmetto*)	16	Remove	Grading Conflict	
48	Cabbage Palm (*Sabal Palmetto*)	12 & 16 & 16	**PRESERVE**	Cluster of Palms	
49	Cabbage Palm (*Sabal Palmetto*)	12	Remove		
50	Cabbage Palm (*Sabal Palmetto*)	15	Remove		
51	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**	FDOT R.O.W.	
52	Cabbage Palm (*Sabal Palmetto*)	10	**PRESERVE**	FDOT R.O.W.	
53	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**	FDOT R.O.W.	
54	Norfolk Island Pine (*Araucaria heterophylla*)	15	Remove	Drive Access Conflict	
55	Cabbage Palm (*Sabal Palmetto*)	15	Remove	Drive Access Conflict	
56	Cabbage Palm (*Sabal Palmetto*)	15	Remove	Drive Access Conflict	
57	Cabbage Palm (*Sabal Palmetto*)	15	Remove	Drive Access Conflict	
58	Cabbage Palm (*Sabal Palmetto*)	15	Remove	Storm Water Retention	
59	Cabbage Palm (*Sabal Palmetto*)	15	Remove	Drive Access to Home	
60	Cabbage Palm (*Sabal Palmetto*)	15	Remove	Drive Access to Home	
61	Strangler Fig (*Ficus aurea*) 'Double'	12	Remove	Drive Access to Home	
62	Cabbage Palm (*Sabal Palmetto*)	15	Remove	Drive Access to Home	
63	Cabbage Palm (*Sabal Palmetto*)	12	**PRESERVE**	FDOT R.O.W.	
64	Australian Pine (*Casuarina equisetifolia*)	38	Remove	Wall Impinegement	
65	Carrotwood Tree (*Cupaniopsis anacardioides*)	12	Remove	Invasive/Exotic	
66	Cabbage Palm (*Sabal Palmetto*)	10	Remove		

Total Mitigation Inches Required: 0

SHEET INDEX		ISSUE DATE	REVISION
L-1	TREE PRESERVATION PLAN	11.21.25	
L-2	SITE LANDSCAPE PLAN & PLANT LIST	11.21.25	
L-3	LANDSCAPE DETAILS & SPECIFICATIONS	11.21.25	

SCALE: 1" = 10'-0"

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

BUESCHER RESIDENCE

305 OAK STREET

MELBOURNE BEACH, FL 32951

TREE PRESERVATION PLAN

THESE PLANS AND ALL CONTENT HEREIN HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM AND/OR COMPENSATION DUE SUSAN HALL LANDSCAPE ARCHITECTURE, INC. UNAUTHORIZED USE MAY RESULT IN AN INFRINGEMENT ACTION.

REVISIONS

DATE 11.21.25

DESIGN S.H.

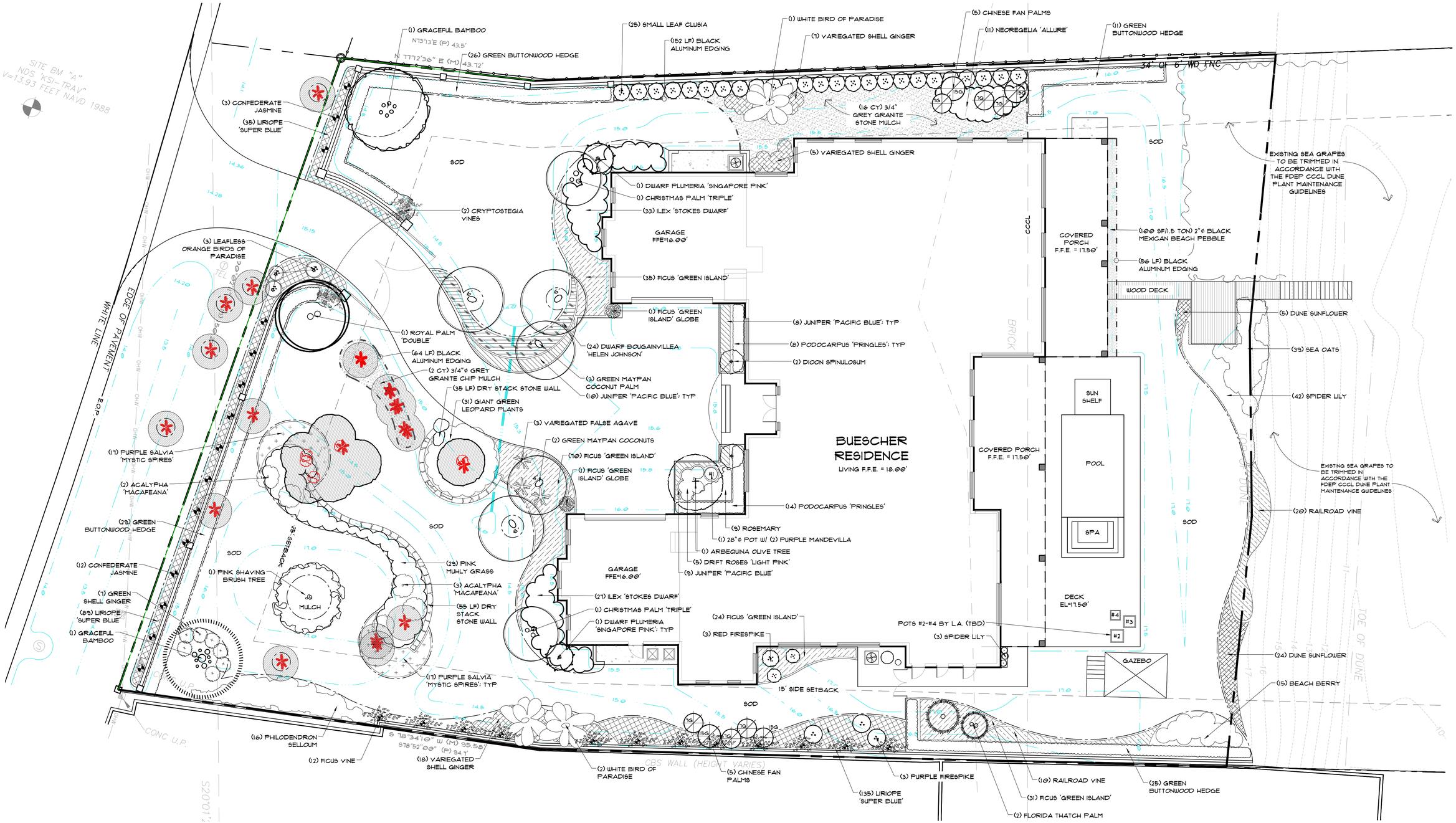
DRAWN L.J. & L.K.

SCALE 1" = 10'-0"

SEAL — 11-21-25

SHEET L-1 OF 3

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



NOTES TO CONTRACTOR:

- ALL MATERIAL CALCULATIONS ARE BASED ON MEASUREMENTS FROM AUTOCAD DRAWINGS AND DO NOT INCLUDE SHRINKAGE, CUTS & WASTE, ETC. CONTRACTOR IS RESPONSIBLE FOR MEASURING & VERIFYING QUANTITIES/CALCULATIONS FOR THE PROJECT.
- WE STRIVE TO BE AS ACCURATE AS POSSIBLE W/ SOD MEASUREMENTS, HOWEVER, CHANGING FIELD CONDITIONS WILL AFFECT THE FINAL SOD AMOUNT REQUIRED. PLEASE BE AWARE THAT OUR SOD CALCULATIONS ARE NOT EXACT AND ADDITIONAL SOD COULD BE REQUIRED. ADDITIONAL SOD WILL BE THE OWNER'S RESPONSIBILITY AND ADDED TO FINAL CONTRACT AMOUNT.

0' 5' 10' 20' 30'
SCALE: 1" = 10'-0"

N

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
Call 811 two business days before digging

BUESCHER RESIDENCE

305 OAK STREET

MELBOURNE BEACH, FL 32951

SITE LANDSCAPE PLAN

THESE PLANS AND ALL CONTENT HEREIN HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM AND/OR COMPENSATION DUE SUSAN HALL LANDSCAPE ARCHITECTURE, INC. UNAUTHORIZED USE MAY RESULT IN AN INFRINGEMENT ACTION.

REVISIONS	DATE	SEAL
	11.21.25	
	DESIGN: S.H.	
	DRAWN: L.J. & L.K.	11-21-25
	SCALE: 1" = 10'-0"	SHEET L-2 OF 3

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

Buescher Residence - Plant List

PLANT MATERIAL

TREES & PALMS

QTY	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPECIFICATIONS	SPACING
1	*Olea europaea*	Arbequina Olive Tree	100G	Specimen; 10' Ht. x 10' Spd.	As Shown
6	*Livistona chinensis*	Chinese Fan Palm	7G	Shade Grown, 3' Ht. x 3' Spd.	As Shown
4	*Livistona chinensis*	Chinese Fan Palm	15G	Shade Grown, 5' Ht. x 5' Spd.	As Shown
1	*Adonidia merrilli*	Christmas Palm 'Triple'	FG	11' - 12' Ht.	As Shown
2	*Plumeria obtusa 'Singapore Pink'*	Dwarf Plumeria 'Singapore Pink'	15G	3' Ht. x 3' Spd.	As Shown
2	*Bambusa textilis 'Gracilis'*	Graceful Bamboo	15G	10'-12' Ht.; 10-12 Canes Minimum; Typ.	As Shown
2	*Cocos nucifera 'Maypan'*	Green Maypan Coconut Palm	FG	4' CT	As Shown
3	*Cocos nucifera 'Maypan'*	Green Maypan Coconut Palm	FG	6' CT	As Shown
1	*Pseudobombax ellipticum*	Pink Shaving Brush Tree	65 G	8'-10' Ht.	As Shown
1	*Roystonea elata*	Royal Palm 'Double'	FG	8' - 10' GW	As Shown
3	*Strelitzia nicolai*	White Bird of Paradise	10G	6' -7' Ht.	As Shown

SHRUBS & GROUNDCOVERS

QTY	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPECIFICATIONS	SPACING
5	*Acalypha wilkesiana 'Macafeana'*	Acalypha 'Macafeana'	3G	20" Ht. x 20" Spd.	As Shown
15	*Trachelospermum jasminoides*	Confederate Jasmine Vine	3G	24" Ht. x 12" Spd.; on Vilreway Supports	As Shown
15	*Scaevola plumieri*	Beach Berry	3G	16" Ht. x 18" Spd.	30" OC
2	*Cryptostegia grandiflora*	Cryptostegia Vine	7G	36" Trellis	As Shown
2	*Dioon spinulosum*	Dioon	25G	5' Ht. x 5' Spd.; Matched Specimens	As Shown
5	*Rosa spp. 'Drift'*	Drift Rose 'Light Pink'	3G	12" Ht. x 16" Spd.	36" OC
29	*Helianthus debilis*	Dune Sunflower	1G	8" Ht. x 10" Spd.	24" OC
24	*Bougainvillea 'Helen Johnson Dwarf'*	Dwarf Bougainvillea 'Helen Johnson'	3G	14" Ht. x 16" Spd.; Florida #1	30" OC
90	*Ficus microcarpa 'Green Island'*	Ficus 'Green Island'	3G	12" Ht. x 14" Spd.	24" OC
2	*Ficus microcarpa 'Green Island'*	Ficus 'Green Island' Globe	20G	20" Ht. x 20" Spd.	As Shown
82	*Ficus repens pumila*	Ficus Vine	1G	4" Ht. x 8" Spd.	2' OC
2	*Thrinax radiata*	Florida Thatch Palm	7G	48" Ht. x 24" Spd.	As Shown
3	*Farfugium japonicum 'Gigantea'*	Giant Green Leopard Plant	3G	14" Ht. x 16" Spd. Minimum	30" OC
91	*Conocarpus erectus*	Green Buttonwood Hedge	7G	5'-6' Ht. Installed; 30" Spd.	42" OC
7	*Alpinia zerumbet*	Green Shell Ginger	3G	18" Ht. x 18" Spd.	36" OC
60	*Ilex vomitoria 'Stokes Dwarf'*	Ilex 'Stokes Dwarf'	7G	14" Ht. x 16" Spd. Minimum	30" OC
27	*Juniperus conferta 'Pacific Blue'*	Juniper 'Pacific Blue'	3G	6" Ht. x 16" Spd.	30" OC
3	*Strelitzia parviflora juncea*	Leafless Orange Bird of Paradise	7G	30" Ht. x 18" Spd.	As Shown
259	*Liriope muscari 'Super Blue'*	Liriope 'Super Blue'	1G	10" Ht. x 10" Spd.	18" OC
11	*Neoregelia Jampa*	Neoregelia 'Allure'	5" pots	10" Ht. x 14" Spd.	42" OC
16	*Philodendron selloum*	Philodendron selloum	3G	20" Ht. x 24" Spd.	42" OC
29	*Muhlenbergia capillaris*	Pink Muhly Grass	3G	20" Ht. x 20" Spd.	42" OC
22	*Podocarpus 'Pringles'*	Podocarpus 'Pringles'	7G	18" Ht. x 12" Spd.	24" OC
3	*Odontonema callistachyum*	Purple Firespike	3G	20" Ht. x 20" Spd.	As Shown
34	*Salvia 'Mystic Spires'*	Purple Salvia 'Mystic Spires'	6" pots	12" Ht. x 8" Spd.	30" OC
30	*Ipomoea pes-caprae*	Railroad Vine	1G	6" Ht. x 12" Spd.	30" OC
3	*Odontonema callistachyum*	Red Firespike	3G	20" Ht. x 20" Spd.	As Shown
9	*Rosmarinus officinalis*	Rosemary	1G	12" Ht. x 12" Spd.	24" OC
39	*Uniola paniculata*	Sea Oat	4" plugs		24" OC
25	*Clusia guttifera*	Small Leaf Clusia	7G	40" Ht. x 28" Spd.	3.5' OC
45	*Hymenocallis latifolia*	Spider Lily	1G	10" Ht. x 10" Spd.	24" OC
3	*Furcrea foetida 'Variegata'*	Variegated False Agave	7G	30" Ht. x 30" Spd.	As Shown
30	*Alpinia zerumbet 'Variegata'*	Variegated Shell Ginger	3G	18" Ht. x 18" Spd.	36" OC

POT PLANT MATERIALS

QTY	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPECIFICATIONS	SPACING
2	*Mandevilla splendens*	Mandevilla Bush 'Purple'	3G	18" Ht. x 24" Spd.	Pot #1
0	*TBD*	TBD			Pot #2-4

MISCELLANEOUS LANDSCAPE ITEMS

	Site Preparation- The General Contractor shall provide the rough grade, the Landscape Contractor shall provide the fine grading as specified in the plans.
15740	SF_Sod: St Augustine 'Floratam'/sand grown; Landscape Contractor to field-verify amount needed; An additional 15% has been added for shrinkage, cuts and wastes.*
43	CY_Planting Mix- 33% Clean Sharp Sand, 33% Florida Peat, 33% Well-rotted Wood Chips/Compost NOTE: No soil mix or mulch shall be used for planting eastward of the CCCL. Planting to occur in native beach sand only.
	Trim Existing Seagrapes in accordance with the FDEP CCCL Dune Plant Maintenance Guidelines
1.5	Tons_2" ø Black Mexican Beach Pebble with non-woven geotextile fabric below; Source:Pebble Junction
18	CY_#89 (3/4") Granite Chip; install 2" depth w/ non-woven geotextile fabric below
272	LF_Black Aluminum Edging
49	CY_Mulch - 'Coco Brown' Mulch from Florida Mulch
90	LF_Dry Stack Stone Wall; 14" Ht.
	Pots & Plant Materials to be selected by Owner w/ Assistance from L.A.

Bracing, Guying, Staking & Fertilizing is to be included in the unit price for installed plant material;
This estimate reflects current market pricing as of the date listed and is subject to change.

* We strive to be as accurate as possible with sod measurements, however, changing field conditions will affect the final sod amount required. Please be aware that our sod calculations are not exact and additional sod could be required. **Additional sod will be the owner's responsibility and added to the final contract amount**.

LANDSCAPE SPECIFICATIONS:

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:

A. Finish grading and final site preparation of all areas to be landscaped.
B. Furnishing and incorporating fertilizer and other soil amendments.
C. Furnishing plant materials and grass materials and installing same.
D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.
E. Replacement of unsatisfactory plant material.
F. Clean-up.

3.00 SITE PREPARATION

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 2" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 2" of the site.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.

A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants' , including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.
C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.
D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.
E. Plants larger in size than those specified may be used with approval of the Landscape Architect at no additional cost to the Owner. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.
F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.
G. Grass materials shall consist of the following:
   1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.
   2. Sodding installation:
      a) Sodding shall be done as soon as practical following finish grading. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.
      b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
      c) All sod areas shall then be rolled using a vibrating #1500 sod roller if deemed necessary by the Landscape Architect, following installation.
      d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.
H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.
I. If, in the opinion of the Landscape Architect, materials and/or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.
J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:

A. Planting mix to be used for planting shall be: 1/3 coarse sand, 1/3 Florida peat,1/3 well rotted pine chips or compost. 70% sand / 30% muck shall be used in planters or areas with poor drainage.
B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.
C. Mulch: Mulch shall be 'Coco Brown' mulch from Florida Mulch or approved equal.
D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.
B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.
C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.
   1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.
   2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0/6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.
   3. TREES OF 2 TO 3 ½" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 ½" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.
   4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 ½" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.
   5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of bubble wrap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.
   6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.
D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.
E. Mulching: Within one week after planting, mulch material shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.
F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with a slow release granular 12-6-8 with complete minors turf and ornamental fertilizer, as per manufacturer's instructions. Contractor shall submit and label to the Landscape Architect for approval prior to application.

6.00 MAINTENANCE

6.01 Maintenance and hand watering of all trees, shrubs and groundcover by the Landscape Contractor shall terminate upon final acceptance of such work, but shall not discharge the Landscape Contractor from his responsibility to honor the guarantee period. Maintenance prior to final acceptance shall include the removal of all dead or dying twigs and branches, the weeding, watering and normal pruning of plant material.

7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all trees and palms for a period of one year. All shrubs, and groundcovers for a period of 180 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable due to death or damage; Acts of God, Owner negligence, and Vandalism excepted.
   1. Acts of God are natural hazards and events outside of human control that include but are not limited to: earthquakes, flash floods, fire caused by lightning, sustained winds in excess of 74mph, and freezing temperatures below 32 degrees for more than 4 hours.

7.02 The guarantee period shall begin upon final acceptance of the job and completion of final punch lists, as determined by the landscape architect.

7.03 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for a similar period from date of installation.

7.04 New material used to replace material unacceptable to the Landscape Architect, shall be replaced with the grown-in size. Grown in size will be determined by the adjacent like plants in Florida #1 grade condition. This may require installing a larger container size than originally planted.

8.00 FINAL INSPECTION AND ACCEPTANCE

8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.

9.00 CLEAN-UP

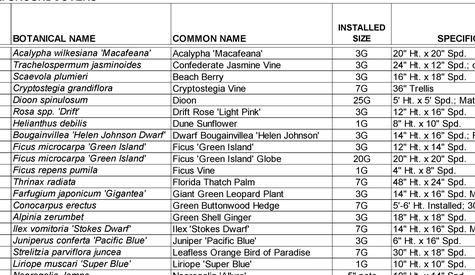
9.01 Upon completion of all work under this section, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect

9.02 End

NOTES TO CONTRACTOR:

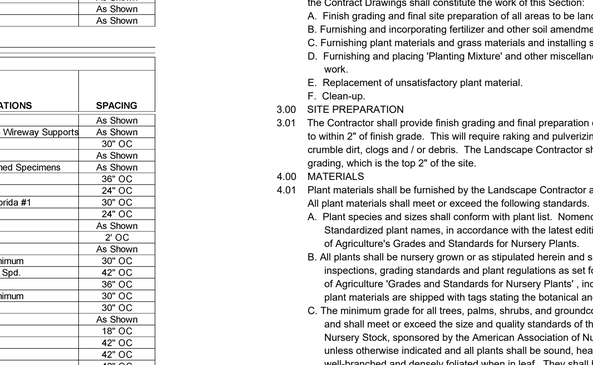
1. ALL MATERIAL CALCULATIONS ARE BASED ON MEASUREMENTS FROM AUTOCAD DRAWINGS AND DO NOT INCLUDE SHRINKAGE, CUTS & WASTE, ETC. CONTRACTOR IS RESPONSIBLE FOR MEASURING & VERIFYING QUANTITIES/CALCULATIONS FOR THE PROJECT.
2. ALL TREES LOCATED WITHIN SODDED AREAS SHALL RECEIVE MULCH RINGS.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging



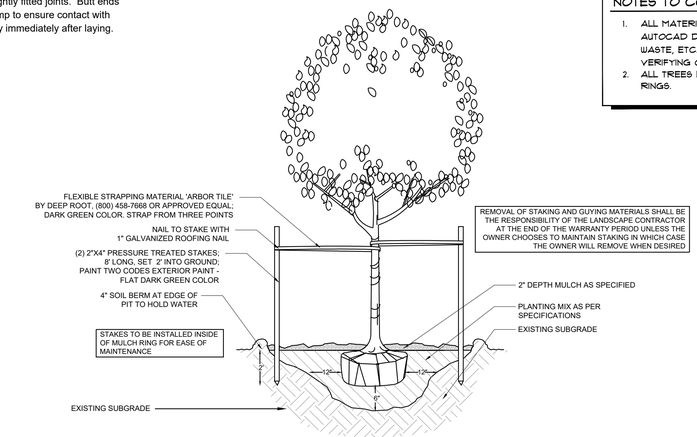
SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



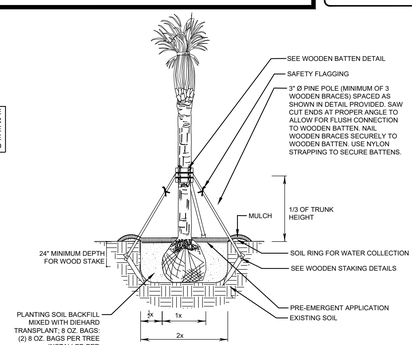
TREE PLANTING & GUYING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

BUESCHER RESIDENCE

305 OAK STREET
MELBOURNE BEACH, FL 32951

SITE LANDSCAPE PLAN

THESE PLANS AND ALL CONTENT HEREIN HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM AND/OR COMPENSATION DUE SUSAN HALL LANDSCAPE ARCHITECTURE, INC. UNAUTHORIZED USE MAY RESULT IN AN INFRINGEMENT ACTION.

REVISIONS

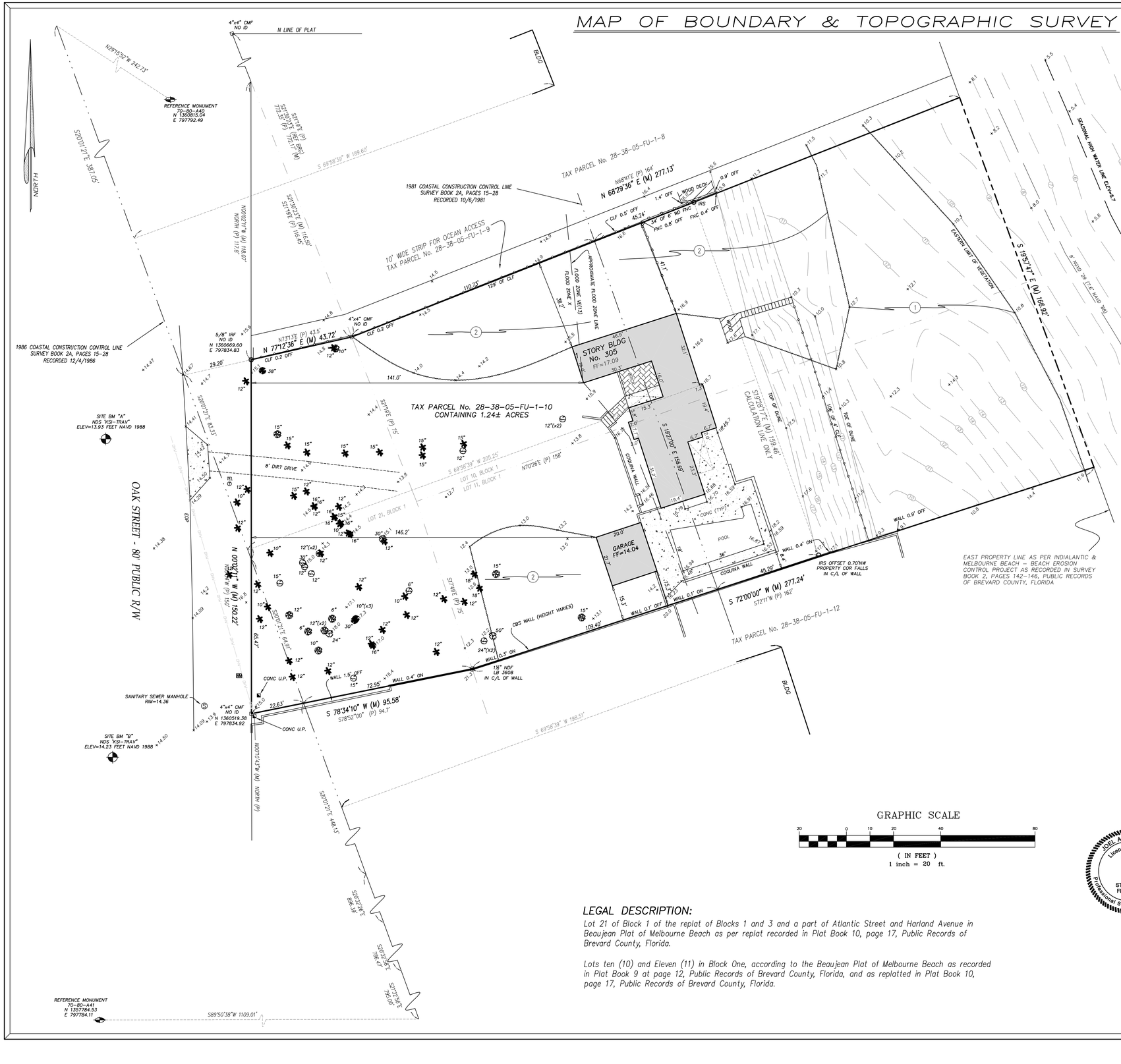
DATE 11.21.25
DESIGN S.H.
DRAWN L.J. & L.K.
SCALE 1" = 10'-0"

SEAL
REGISTERED LANDSCAPE ARCHITECT #850 FLORIDA
11-21-25

SHEET L-3 OF 3

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

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



EXISTING TREE LEGEND

- INDICATES CARROTWOOD TREE WITH DIAMETER
- INDICATES STRANGLER FIG TREE WITH DIAMETER
- INDICATES A PINE TREE WITH DIAMETER
- INDICATES CABAGE PALM TREE WITH DIAMETER
- INDICATES CARROTWOOD TREE WITH DIAMETER

TREE TYPES VERIFIED BY TREE PRESERVATION PLAN PREPARED BY SUSAN HALL, LANDSCAPE ARCHITECT, DATED 11.21.25

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

(1) VEGETATION TYPE INDICATOR

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:

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

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

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

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

CERTIFIED TO:

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

CERTIFICATION:

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

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

DRAWN BY: JAS | SCALE 1 INCH = 20 FEET

LEGEND

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

NOTES:

1. BEARINGS BASED ON THE EAST R/W LINE OF OAK STREET NORTH OF THE SUBJECT PARCEL BEING S21°30'23"E AS PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS READJUSTED IN 2011. (SEE SKETCH)
2. ELEVATIONS BASED ON NAVD 1988 AND REFERENCE MONUMENT 70-80-A40 RM3 BEING AT AN ELEVATION OF 14.20 FEET NAVD 1988.
3. FLOOD ZONE "X" & "VE", MAP No. 12009C0608H COMMUNITY No. 125128, FIRM INDEX DATE: JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003.
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.
10. SHORELINE NOTE: THE MEAN HIGH WATER LINE HAS NOT BEEN LOCATED IN ACCORDANCE WITH THE 1974 COASTAL MAPPING ACT. SHOULD A PRECISE LOCATION OF THE MEAN HIGH WATER LINE BE REQUIRED AS A REGULATORY SETBACK LINE THE SURVEYOR SHOULD BE CONTACTED PRIOR TO ENGINEERING, PLANNING OR CONSTRUCTION.
11. THE COORDINATES SHOWN HEREON ARE BASED ON 1983 NORTH AMERICAN DATUM FLORIDA MERCATOR EAST ZONE.

BOUNDARY & TOPOGRAPHIC SURVEY	DATE: 10/17/24
REVISED CERTIFICATIONS	DATE: 3/13/25
LOCATED TREES	DATE: 7/9/25
ADDED TREE ELEVATIONS	DATE: 7/16/25
ADDED TREES	DATE: 11/12/25
REVISED TREE IDENTIFCATION TABLE	DATE: 11/21/25

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

Town Commission Meeting

Section: **Consent Agenda**

Meeting Date: **December 17, 2025**

From: **Town Clerk Amber Brown**

RE: **Approval of the 206 Riverside Drive site plan – new home**

The site plan documents are in the following order:

- **Development Application**
- **Site Plans and Survey**
- **Surface Water Management Report**
- **Subsurface Investigation and Geotechnical Engineering Evaluation**
- **Town Planner Letter**

TOWN OF MELBOURNE BEACH
DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

General Location: Lot 5, Block A Sunset Shores

Address: 206 Riverside Drive Melbourne Beach, FL

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

Area (in acreage): 0.78

Area (in square feet): _____

Current Zoning: Single Family Residential

Proposed Zoning: Single Family Residence

Current Future Land Use: Single Family Residence

Proposed Future Land Use: Single Family Residence

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

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

IV. APPLICANT INFORMATION:

Property Owner

Name: Joseph & Kimberly DiFonzo Phone: _____

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

Windermere, FL 34786 Email: _____

Applicant (if other than property owner)

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

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

Melbourne, FL 32935 Email: lori@joyal-homes.com

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

Signature: _____ Date: 8/4/2025

Print Name: JOSEPH DIFONZO Title: Property Owner

*Must sign in front of notary.

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

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

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

VI. APPLICANT CERTIFICATION:*

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

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

Signature: _____ Date: 8/4/2025

Print Name: Joseph DiFonzo Title: Property Owner

*Must sign in front of notary.

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

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

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

VII. PROJECT DESCRIPTION:

Describe Application: DiFonzo New Single Family Residence Site Plan Review

Provide attachment if more space is needed.

Describe Existing Conditions: Vacant Lot, Previous SFR Demolished

Provide attachment if more space is needed.

Future Land Use Plan Amendment*

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

n/a

Provide attachment if more space is needed.

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

Provide attachment if more space is needed.

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

Provide attachment if more space is needed.

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

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

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

_____

_____

_____

Provide attachment if more space is needed.

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

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

Special Exception*

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

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

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

_____

_____

_____

_____

Provide attachment if more space is needed.

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

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

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

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

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

Variances*

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

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

_____

_____

_____

_____

Provide attachment if more space is needed.

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

_____

_____

_____

_____

Provide attachment if more space is needed.

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

_____

_____

_____

_____

Provide attachment if more space is needed.

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

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

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

A. Variance to Coastal Construction Line Restrictions*

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

_____

_____

Provide attachment if more space is needed.

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

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

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

The Applicant must provide documentation and narrative demonstrating the following:

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

Provide attachment if more space is needed.

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

Provide attachment if more space is needed.

That the granting of the variance will not jeopardize the stability of the beach-dune system.
In granting any variance, the Board of Adjustment will when reasonable to do so require that new development on the property subject to the variance be no further seaward than existing development to the North or South of the subject property.

Provide attachment if more space is needed.

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

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

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

APPEAL*

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

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

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

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

AREA OF ALTERATION = 0.75 ACRES

TYPE "B" LOT DRAINAGE (SPLIT LOT DRAINAGE)

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

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

MINIMUM FINISHED FLOOR ELEVATION:

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

FEMA:
FLOOD ZONE "AE(4)".

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

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

AREA TABULATIONS:

IMPERVIOUS AREA:

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

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

TABULATION:

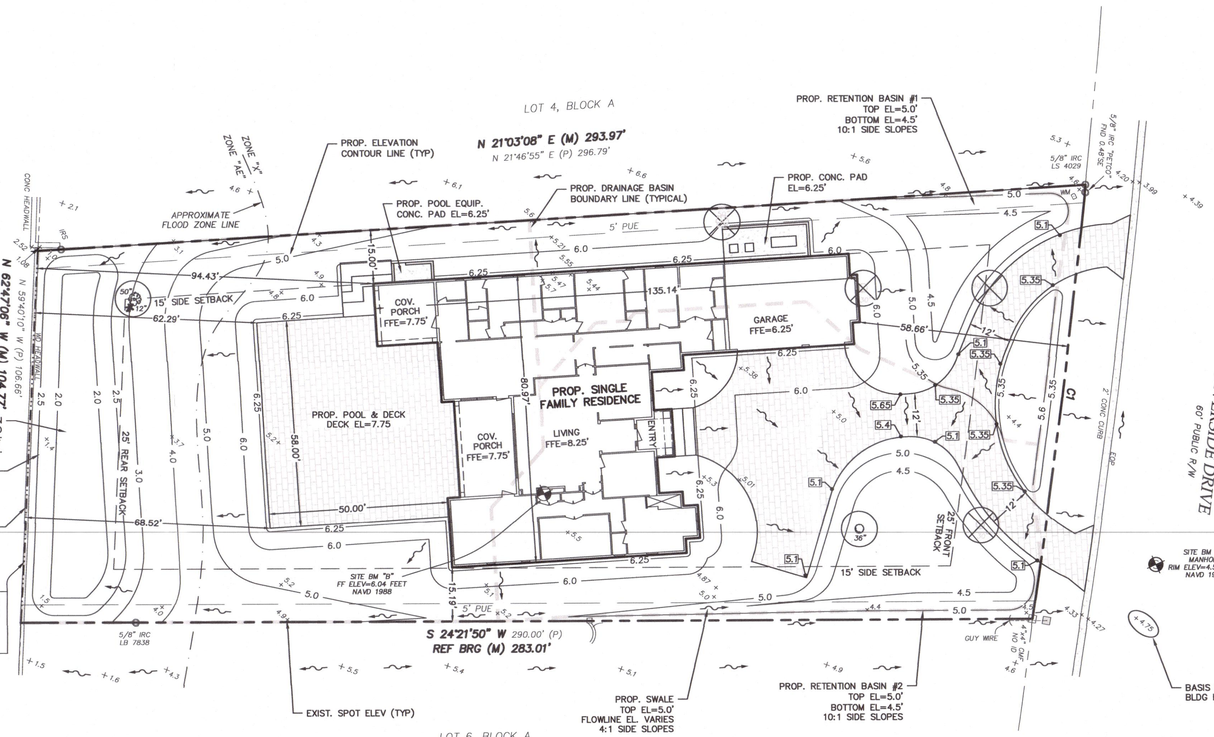
ITEM	REQUIRED/ALLOWED	PROVIDED
SITE AREA	1,200 SF	±32,577 SF
SITE WIDTH	100 FT, MIN.	±122 FT
SITE DEPTH	120 FT, MIN.	±283 FT.
MIN. LIVING AREA	1,800 SF	6,735 SF
STRUCTURAL HEIGHT	28 FT, MAX.	27.5 FT
SET BACKS: PRINCIPLE STRUCTURE		
FRONT	25 FT	58.66 FT
SIDE	15 FT	15.00 FT
REAR	25 FT	94.43 FT

GRADING NOTES

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

EROSION NOTES:

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



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

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

TREE TABULATIONS:

EXISTING TREES TO REMAIN:
- 36" OAK
- 50" FICUS
- 12" PALM

EXISTING TREES TO BE REMOVED:
- 30" OAK
- 30" OAK
- 40" OAK
- 50" FICUS

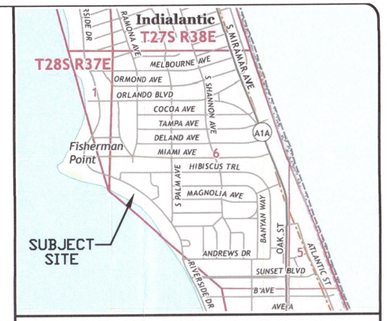
LEGEND:

- 50" — INDICATES FICUS WITH DIAMETER (TYP)
- 36" — INDICATES OAK TREE WITH DIAMETER (TYP)
- 12" — INDICATES PALM TREE WITH DIAMETER (TYP)
- 36" — INDICATES EXISTING TREE TO REMAIN (TYP)
- INDICATES EXISTING TREE TO BE REMOVED (TYP)
- +30.3 — EXISTING GRADE ELEV
- 4.5 — PROPOSED ELEVATION CONTOUR LINE
- PROPOSED FLOW DIRECTION
- APPROXIMATE DRAINAGE BASIN BOUNDARY

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

GENERAL NOTES

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



TOWNSHIP 28S, RANGE 38E, SECTION 6

VICINITY MAP
NTS

GENERAL STATEMENT:

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

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

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

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

SITE ADDRESS:
206 RIVERSIDE DR
MELBOURNE BEACH, FL 32951

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

ACCOUNT NO: 2846974

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

ZONING: 1-RS

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

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

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

Digitally signed by Clayton A Bennett
Date: 2025.11.20 10:29:08 -05'00'

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

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

SHEET INDEX:
C-1 LOT DRAINAGE PLAN

NORTH

SCALE: 1"=20'

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

DIFONZO RESIDENCE
206 RIVERSIDE DR

NO.	DATE	REVISION
1	10/3/25	ADD AREA TABULATIONS
2	11/12/25	ADD TREE DATA
3	11/20/25	REV PER TOWN ENG
4		
5		
6		
7		

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

DATE © 2025 BENNETT ENGINEERING & CONSULTING, LLC.

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

DATE

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

LOT DRAINAGE PLAN

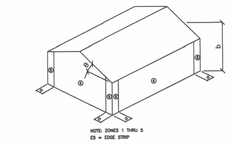
C-1

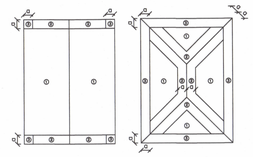
SHEET 1 OF 1

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

INDEX OF DRAWINGS

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





DESIGN CRITERIA

1. ULTIMATE WIND SPEED:		160
2. NOMINAL WIND SPEED:		124
3. RISK FACTOR:		II
4. WIND EXPOSURE:		C
5. CONDITION: (IMPACT GLASS)		ENCLOSED
6. GCPi POS.=+.18, NEG =-.18		
ROOF POS.=+15.02 NEG =-50.20		
ZONE 3 WORSE CASE		
7. DISTANCE "a" IS DEFINED AS 4.0' FT		

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

GENERAL NOTES:

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

STRUCTURAL NOTES:

1. WEDGE BOLTS SHALL BE ITW RAMSET/REHEAD BOLTS OR APPROVED EQUIVALENT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT EXISTING REINFORCING TO INSTALL.
2. MASONRY AND CONCRETE SCREWS SHALL BE MANUFACTURED BY RAMSET/REDHEAD "TAPCONS" OR APPROVED EQUAL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT SOLID EPOXY-BASED DISPENSED THROUGH A STATIC MIXING NOZZEL SUPPLIED BY THE MANUFACTURER'S SYSTEM SUPPLIED IN MANUFACTURER'S SIDE-BY-SIDE CARTRIDGE AND EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATION FOR TYPE I, II, IV AND V, GRADE 3, CLASS B AND C AND MUST DEVELOP A MINIMUM 10,560 PSI COMPRESSIVE YIELD STRENGTH AFTER 7-DAY CURE.
4. GROUTED ANCHORS SHALL BE SIMPSON EPOXY-TIE ADHESIVE SYSTEM OR APPROVED EQUIVALENT IN MANUFACTURER'S RECOMMENDATIONS.
5. DRILL-IN REBAR DOWELS AND THREADED ROD ANCHORS (A307) SHALL BE SET USING A TWO-PART EPOXY AS DESCRIBED ABOVE.
6. HEADED STUDS (H.S.) SHALL BE "HELSON" OR APPROVED EQUAL. INSTALL USING MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH AWS D1.1, ATTACHMENT OF STUDS SHALL BE SUFFICIENT TO DEVELOP THE FULL CAPACITY OF EACH INDIVIDUAL STUD (PER AWS D.1.1.)
7. EXPANSION ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS ONLY WITH THE APPROVAL OF THE ENGINEER OF RECORD IN WRITING. EXPANSION ANCHORS SHALL BE HILTI, SIMPSON, RAWL, OR APPROVED EQUAL.
8. 1/2"x10" J-BOLTS 32" O.C. AROUND PERIMETER OF LINTEL BEAM WHERE APPLICABLE.
9. 1/2"x10" J-BOLTS OR SLEEVE ANCHOR 32" O.C. ON BEARING WALL.
10. ALL ROOFING SHEATHING TO BE ADA RATED PLYWOOD NAILED 6" ON EDGE AND 6" ON INTERMEDIATE AND 4" O.C. ON END GABLE WITH 8d 2 1/2" RING SHANK NAILS. RUN LONG SIDE PERPENDICULAR TO TRUSSES WITH END JOINTS STAGGERED.
11. ALL WALL SHEATHING, SHEAR WALL SHEATHING AND GABLE ENDS NAILED 6" ON EDGE AND 6" ON INTERMEDIATE. NOTE: WALL SHEATHING MUST BE NAILED TO TOP PLATE AND BASE PLATE. USE 8d NAILS, ALSO BLOCKING AT HORIZONTAL JOINTS.
12. STUDS IN BEARING WALLS TO BE SPF #2 (2"x4") @ 16" O.C.
13. STUD PLATE TIES (SPH4 & SPH6) FROM TOP PLATE TO STUD AND BOTTOM PLATE TO STUD TO BE PLACED @ 32" O.C. AT TOP AND @ 32" AT BOTTOM.
14. MINIMUM OF 3 STUDS UNDER EACH GIRDER TRUSS.
15. WD HEADERS:1'-0"x4'-0" (2)2"x8"SYP;4'-1"-8'-0" (2)2"x10" SYP #2;8'-1"-8'-0" (2)2"x12" SYP #2
16. BEARING HEADERS OVER OPENINGS IN FRAME WALL TO BE ANCHORED BOTH SIDES ON HEADER AND ALSO AT BOTTOM AS PER TRUSS UPLIFT SPECS AND SIMILAR TO DETAIL.
17. RAFTERS UPLIFTS PER TRUSS MANUFACTURER.
18. VALLEY RAFTERS OR CONVENTIONAL FRAMED PORTIONS OF ROOF OVER 6'-0" LONG TO BE SECURELY FASTENED TO THE TRUSSES AS PER TRUSS MFG. SPECS W/PROPER CLIPS ETC. AND AT LEAST 2-16d NAILS IN EACH END OF SHORTER MEMBERS. UPLIFTS MAY BE FIGURED AT 40 lbs. PER SQUARE FOOT TIMES THE LF AREA SUPPORTED BY THAT MEMBER.
19. TRUSS STRAPS EMBEDDED IN THE BEAM MUST BE LOCATED WITHIN 1 1/2" OF THE TRUSS.
20. TRUSS STRAPS WHICH ARE NOT LOCATED WITHIN 1-1/2" OF THE TRUSS SHALL HAVE NEW STRAPS ADDED. THESE NEW STRAPS SHALL BE "HUGHES" RT1B STRAPS (OR EQUIVALENT STRAPS) SECURED TO THE SIDE OF THE TIE BEAM WITH THREE 2"x1/4" "TAPCON" MASONRY ANCHORS. INSTALL TAPCONS IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS. NAIL STRAP(S) TO TRUSS IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS FOR THE UPLIFT ON THAT TRUSS. THESE STRAPS MAY ALSO BE USED ON REGULAR TRUSSES (OR GIRDERS) TO OBTAIN ADDITIONAL UPLIFT CAPACITY WHERE EXTRA STRAPS SHOULD HAVE BEEN EMBEDDED.
21. AS AN ALTERNATIVE TO USING "TAPCON" ANCHORS, POWDER ACTUATED FASTENERS (PINS) MAY BE USED FOR THIS TYPE OF APPLICATION. HOWEVER, FIVE FASTENERS (MIN.) SHALL BE USED IN EACH STRAP AND THE MINIMUM FASTENER SHALL BE .143" DIAMETER BY 1.25" LONG.
22. USE TYPE "M" MORTAR FOR ABOVE GRADE APPLICATIONS AND TYPE "S" MORTAR FOR BELOW GRADE APPLICATIONS. MORTAR SHALL CONFORM TO ASTM C270.(PROPORTION OR PROPERTY SPECIFICATION).
23. REINFORCING SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE WIRED TOGTHER. LAP VERTICAL REINFORCEMENT ABOVE GRADE BEAM AND ABOVE EACH FLOOR UNLESS NOTED OTHERWISE.

FLOOR PLAN

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

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

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

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

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

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

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

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

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

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

WINDOW SCHEDULE		DOOR SCHEDULE	
A 5-11x2-0 TRANS	G (2)4-6x6-4 FIX W/MULL	① 3-6x8-0 DR & 12" S-LITES	
B (2)3-0x2-4 TRANS W/MULL	H (2)4-6x2-0 TRANS W/MULL	② 3-0x8-0 DR	
C (2)3-0x5-0 CASEMENTS W/MULL	I (3)4-6x6-4 FIX W/MULL		
D 24 SH	J (3)4-6x2-0 TRANS W/MULL		
E 3-0x2-0 FIX	K 1/2 34 SH		
F 1/2 36 SH	L (2)25 SH W/MULL		
G 3-0x6-0 CASEMENT	M 3-0x6-0 FIX		
H 7-0x6-0 FIX	N (2)3-0x6-0 CASEMENTS W/MULL		
I 3-2x1-4 TRANS	O (2)2-4x5-0 CASEMENTS W/MULL		
J (4)4-6x8-0 FIX W/MULL			

This item has been electronically signed and sealed by Ed F. Shinskie, P.E. using a digital signature and the signature must be verified on any electric copy.

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

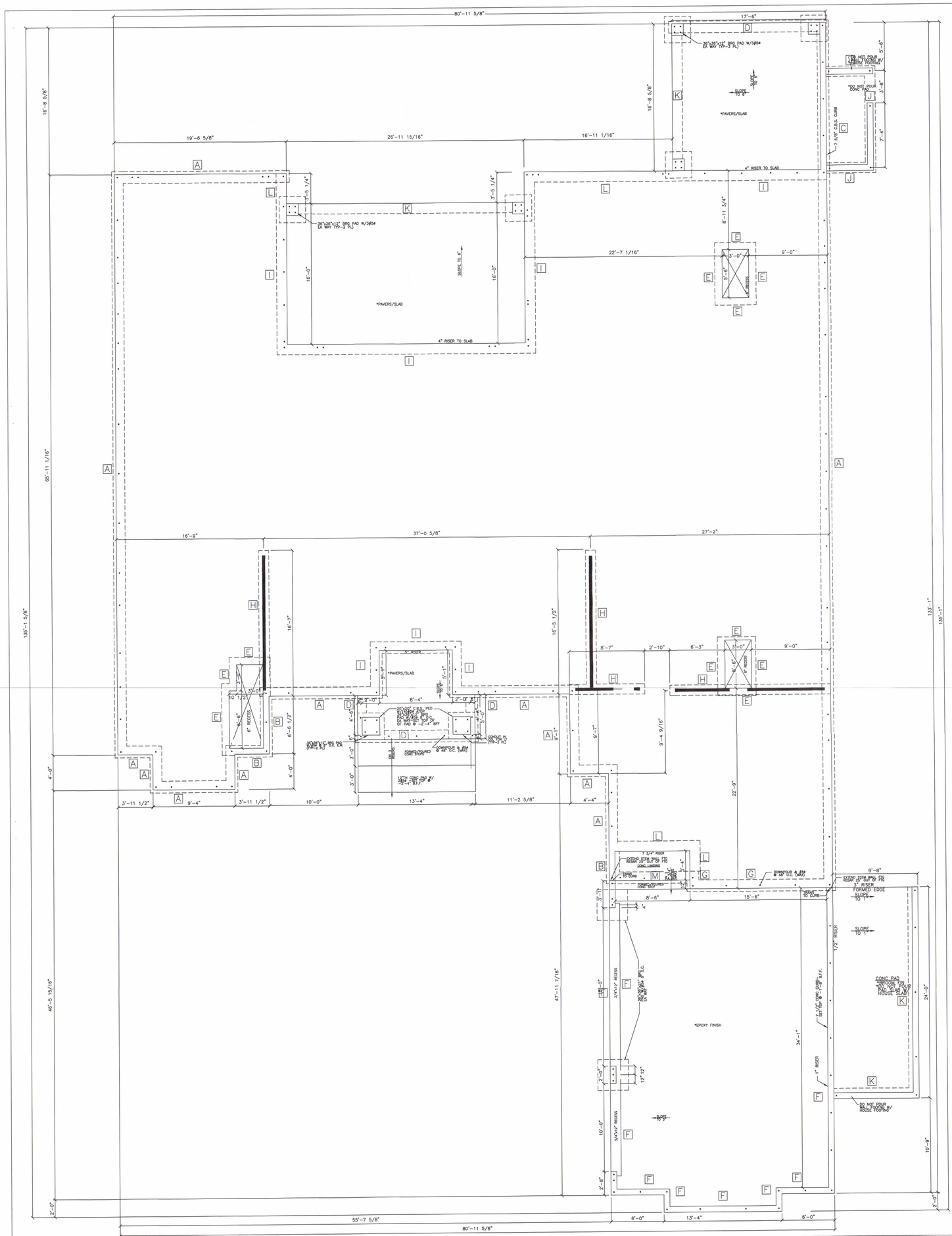
EDWARD F. SHINSKIE, P.E.
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
P.E. #47515
(321)863-3223

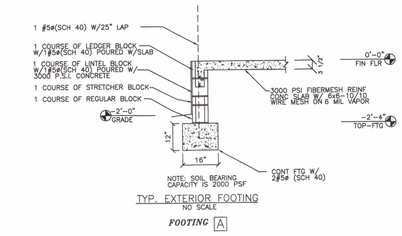
I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THE PLANS CONFORM TO THE 2023 FLORIDA BUILDING CODE EIGHTH EDITION WITH THE DESIGNED CRITERIA STATED.

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

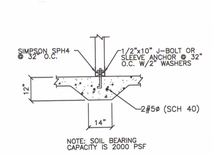
JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

DATE: 7/29/25
FILE NAME: FLP

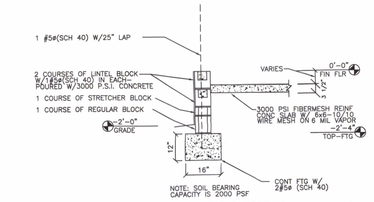




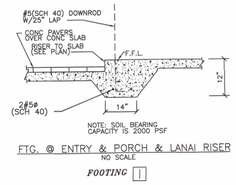
TYP. EXTERIOR FOOTING
NO SCALE
FOOTING A



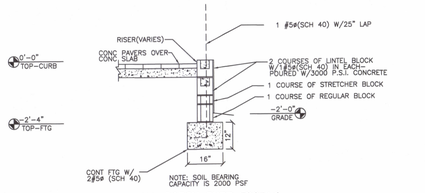
TYP. INT. BRG. FTG.
NO SCALE
FOOTING H



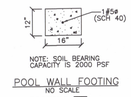
TYP. EXTERIOR RECESS FOOTING
NO SCALE
FOOTING B



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

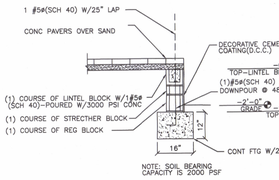


TYP. PORCH CURB FOOTING
NO SCALE
FOOTING C

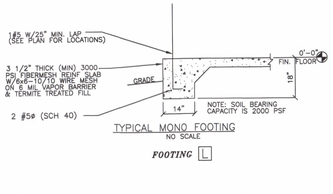


POOL WALL FOOTING
NO SCALE
FOOTING J

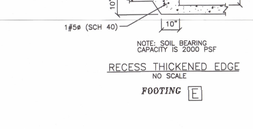
THICKENED EDGE
NO SCALE
FOOTING K



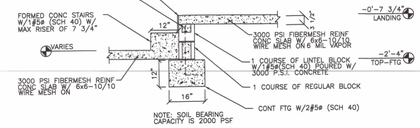
ENTRY & LANAI STEM WALL SECTION
NO SCALE
FOOTING D



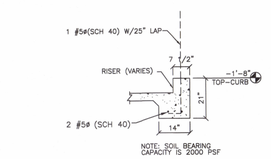
TYPICAL MONO FOOTING
NO SCALE
FOOTING L



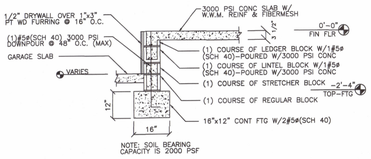
RECESS THICKENED EDGE
NO SCALE
FOOTING E



GARAGE LANDING FOOTING
NO SCALE
FOOTING M



GARAGE RISER SECTION
NO SCALE
FOOTING F



GARAGE STEM WALL SECTION
NO SCALE
FOOTING G

FOUNDATION PLAN

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

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

FOOTING SCHEDULE

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

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

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

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

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

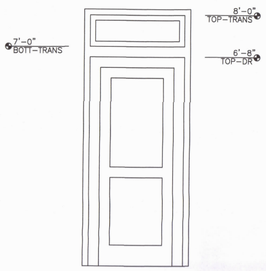
This item has been electronically signed and sealed by Edward F. Shinskie, P.E. using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copy.

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

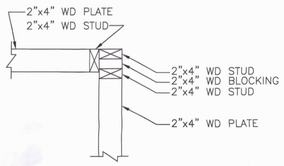
I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THE PLANS CONFORM TO THE 2023 FLORIDA BUILDING CODE EIGHTH EDITION WITH THE DESIGNED CRITERIA STATED.

JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

DATE: 7/30/25
FILE NAME: FOUND



TYP. POCKET DOOR DETAIL
NO SCALE



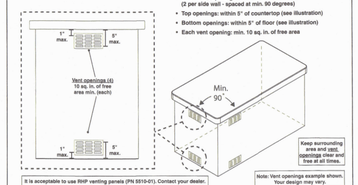
TYP. STUD CORNER DETAIL
NO SCALE

NOTE: CALIFORNIA CORNERS ARE NOT ALLOWED

Outdoor Grill Enclosure Ventilation

WARNING

WHEN INSTALLING THE UNIT, YOU MUST BE AWARE OF THE ENCLOSURE / VENTILATION REQUIREMENTS; YOU MUST VENT THE UNIT IN ACCORDANCE TO YOUR OWNER'S MANUAL. FAILURE TO DO SO MAY RESULT IN A FIRE OR EXPLOSION CAUSING PROPERTY DAMAGE, BODILY INJURY, OR DEATH.



Ventilation Requirements:
- Minimum 4 openings (2 per side wall - spaced at min. 90 degrees)
- Top openings: within 5" of countertop (see illustration)
- Bottom openings: within 5" of floor (see illustration)
- Each vent opening: min. 10 sq. in. of free area

Keep surrounding area and vent openings clear and free at all times.

Note: Vent openings example shown. Your design may vary.

It is acceptable to use RHP venting panels (PN 5510-01). Contact your dealer.

FOR YOUR SAFETY, you must provide the openings listed here for replacement air and ventilation of the grill enclosure (in case of possible leakage from gas connections or L.P. cylinders). **Failure to do so may result in a fire or explosion causing property damage, bodily injury, or death.**

When an L.P. cylinder is used in the enclosure, additional requirements exist, see the owner's manual.

SEE OWNER'S MANUAL FOR COMPLETE DETAILS ON ENCLOSURE / VENTILATION REQUIREMENTS.

- 6" min. clearance between all vent openings and any items outside of enclosure
- 2" min. clearance between all vent openings and any items within enclosure

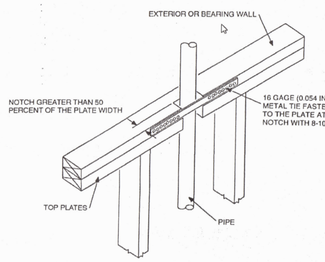
ROBERT H. PETERSON CO. • 14724 East Proctor Avenue • City of Industry, CA 91746

REV D - 170818125S 1 L-C2-543

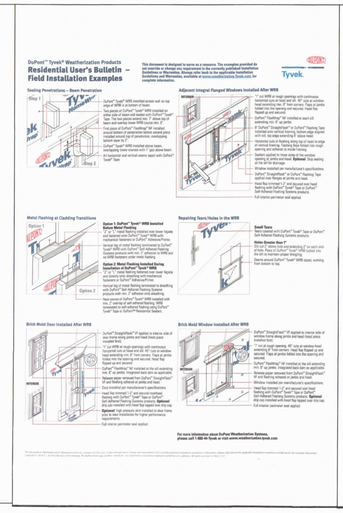
SUMMER BAR VENTILATION DETAIL
NO SCALE

When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 ga) and $1\frac{1}{2}$ inches (38 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of $1\frac{1}{2}$ inches (38 mm) at each side or equivalent. The metal tie must extend a minimum of 6 inches past the opening. See Figure R602.2.3.1 [IRC Figure R602.6.1].

Exception: When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

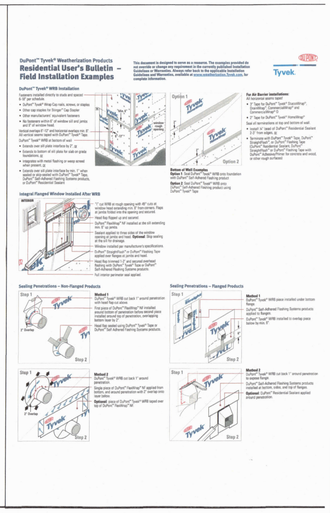


STRAP DETAIL–BEARING WALL
NO SCALE



DuPont™ Tyvek® Weatherization Products
Residential User's Bulletin – Field Installation Examples
This document is designed to serve as a resource. The examples provided do not override or change any requirement in the currently published Installation Guidelines or Warranties. Always refer back to the applicable Installation Guidelines or Warranties, available at www.installationtyvek.com for complete information.
Tyvek.

Sealing Penetrations – Seam Penetration
Step 1 Step 2
Adjacent Integral Flanged Windows Installed After WRB
WINDOW
Metal Flashing at Cladding Transitions
Option 1 Option 2
Repairing Tears/Holes in the WRB
Brick Mold Door Installed After WRB
Brick Mold Window Installed After WRB
For more information about DuPont Weatherization Systems, please call 1-800-44-Tyvek or visit www.weatherization.tyvek.com



DuPont™ Tyvek® Weatherization Products
Residential User's Bulletin – Field Installation Examples
This document is designed to serve as a resource. The examples provided do not override or change any requirement in the currently published Installation Guidelines or Warranties. Always refer back to the applicable Installation Guidelines or Warranties, available at www.installationtyvek.com for complete information.
Tyvek.

DuPont™ Tyvek® WRB Installation
Option 1 Option 2
For Air Barrier Installations:
Option 1
Option 2
Before all Wall Overlays
Integral Flanged Window Installed After WRB
WINDOW
Sealing Penetrations – Non-Flanged Products
Sealing Penetrations – Flanged Products
Step 1 Step 2
Method 1
Method 2

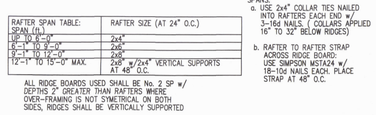
TYVEK DETAILS
NO SCALE

KNEE WALL/VALLEY BEHIND RAISED ROOF AREAS
NO SCALE

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

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

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



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

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

VALLEY FRAMING DETAIL
NO SCALE

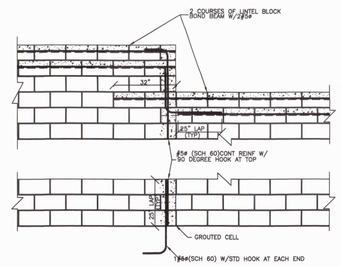
NOTES:
1. USE SOUTHERN PINE No. 2 GRADE
2. RAFTERS SHALL BEAR SOLIDLY ACROSS 2x6" FLAT NAILER.
3. FOR RAFTERS EXCEEDING 9'-0" SPANS:
   a. USE 2x4" COLLAR TIES NAILED INTO RAFTERS EACH END w/ 3-16d NAILS. (COLLARS APPLIED 16" TO 32" BELOW RIDGES)
   b. RAFTER TO RAFTER STRAP ACROSS RIDGE BOARD: USE SIMPSON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

PIGGY BACK TRUSS DETAIL
NO SCALE

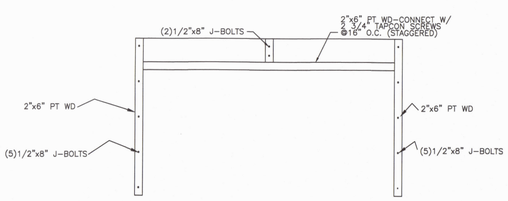
TYPICAL WOOD FRAME BEARING WALL DETAIL – SUPPORTING ROOF ONLY
NO SCALE

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

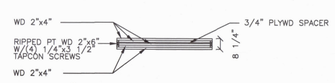
HEADER & JACK DETAIL
NO SCALE



STEP IN MASONRY BOND BEAM DETAIL
NO SCALE

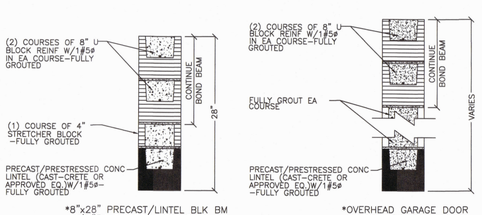


GARAGE GOAL POST DETAIL
NO SCALE



4" POCKET BEAM PLAN VIEW
NO SCALE

4" POCKET BEAM SIDE VIEW
NO SCALE



TYP. CONC. BOND BEAMS
NO SCALE

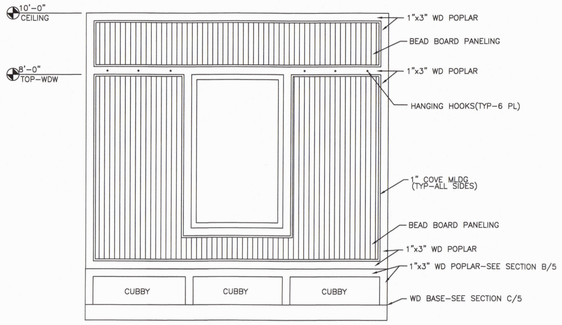
This item has been electronically signed and sealed by Ed F. Shinskie, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copy.

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

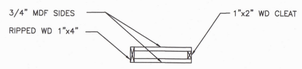
I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THE PLANS CONFORM TO THE 2023 FLORIDA BUILDING CODE EIGHTH EDITION WITH THE DESIGNED CRITERIA STATED.

JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

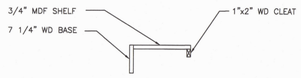
DATE:7/31/25
FILE NAME: DETAILS



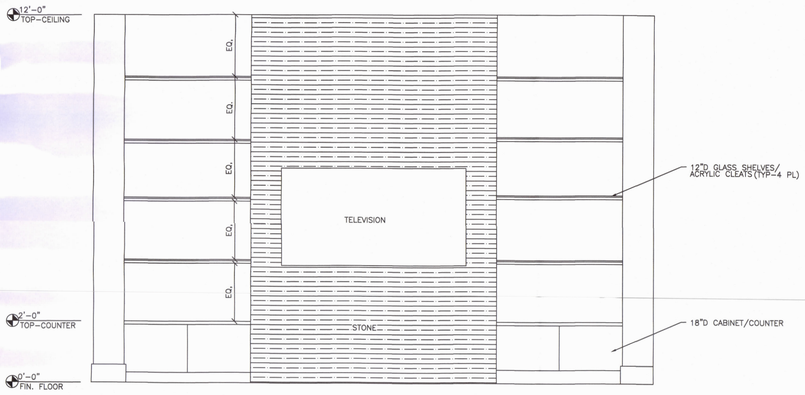
BENCH ELEVATION-A/5
NO SCALE



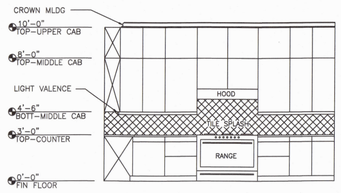
WD COLUMN/SHELF DETAIL-B/5
NO SCALE



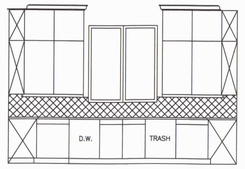
WD BASE DETAIL-C/5
NO SCALE



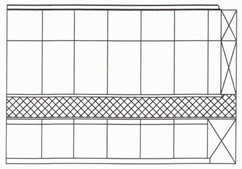
FAMILY ROOM WALL-D/5
NO SCALE



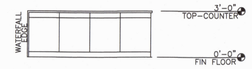
KITCHEN-SOUTH



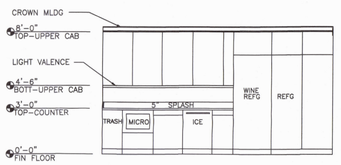
KITCHEN-EAST



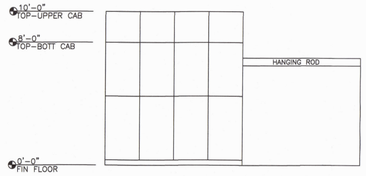
KITCHEN-NORTH



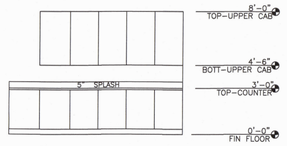
KITCHEN-ISLAND



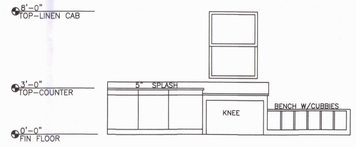
COFFEE-SOUTH



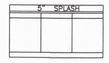
LAUNDRY-WEST



LAUNDRY-EAST

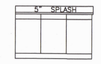


MASTER BATH-SOUTH

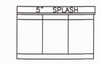


MASTER BATH-NORTH

BATH #2

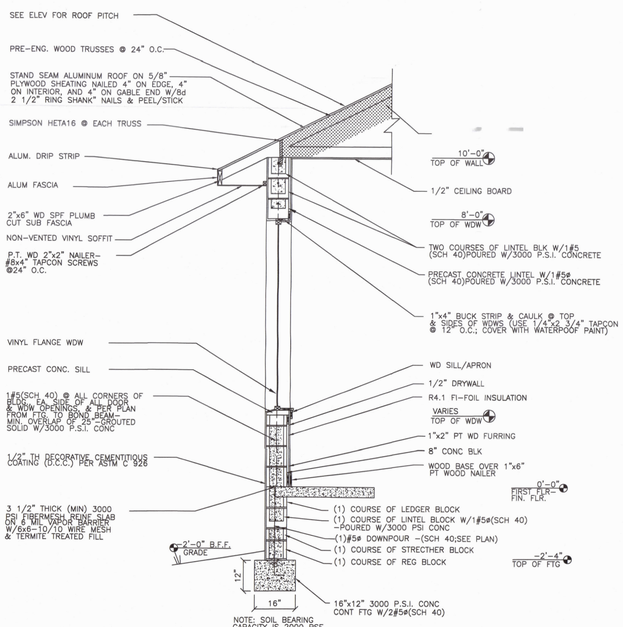


POWDER BATH



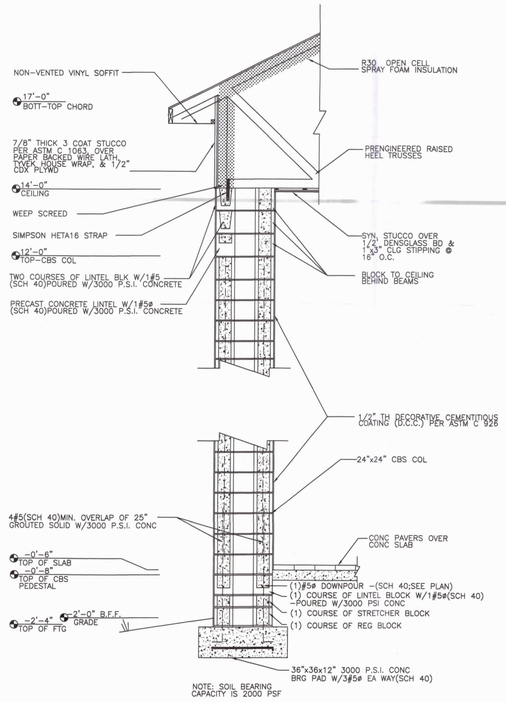
BATH #3

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



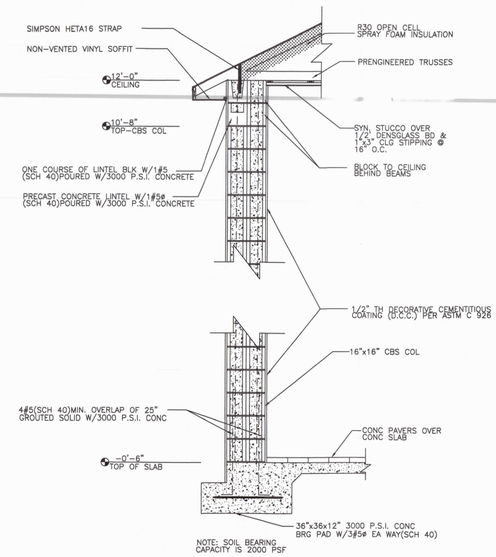
NOTE: SOIL BEARING CAPACITY IS 2000 PSF

TYPICAL WALL SECTION
NO SCALE



NOTE: SOIL BEARING CAPACITY IS 2000 PSF

TYPICAL ENTRY COLUMN SECTION
NO SCALE



NOTE: SOIL BEARING CAPACITY IS 2000 PSF

COV. PORCH COLUMN SECTION
NO SCALE

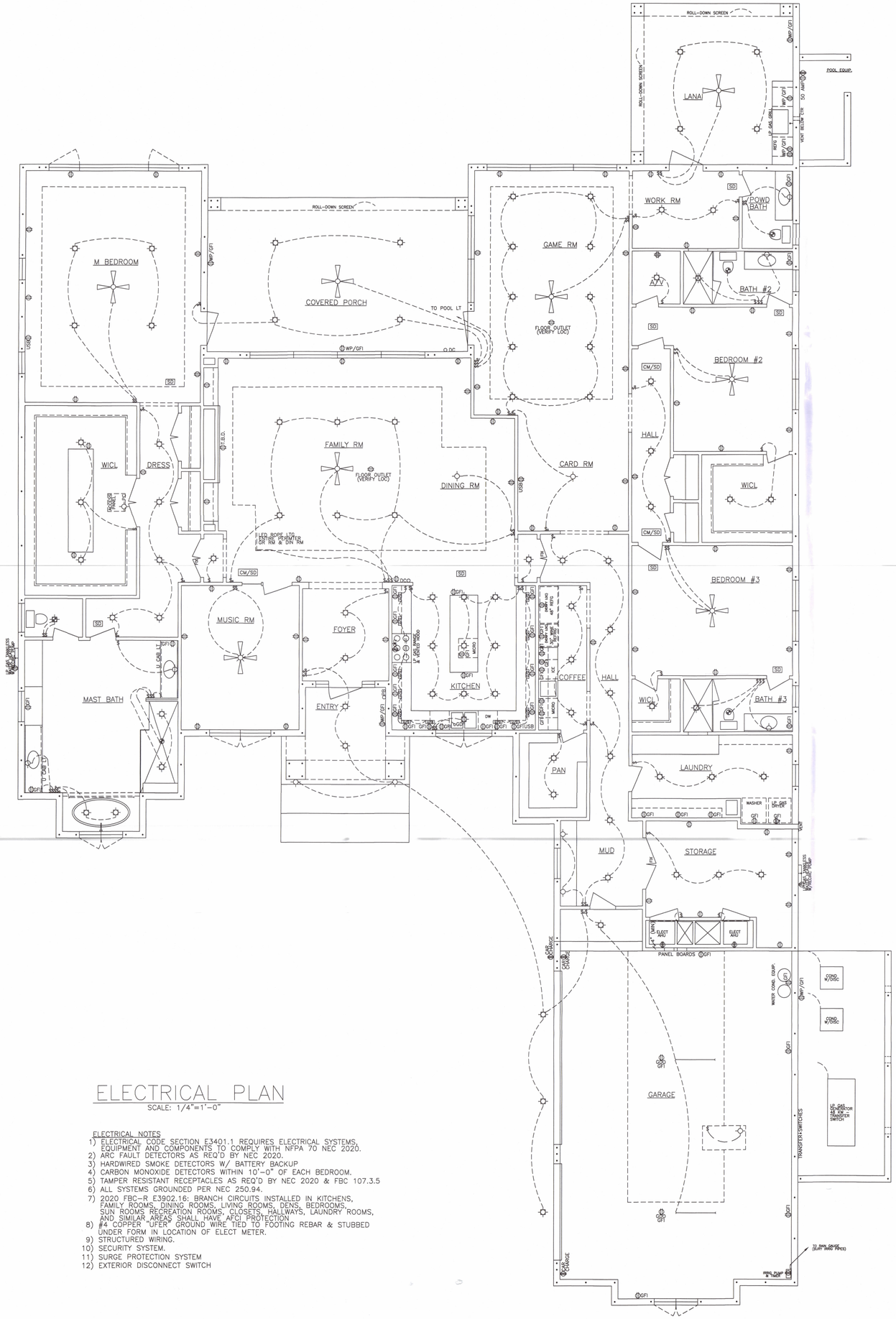
This item has been electronically signed and sealed by Ed F. Shinskie, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copy.

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

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

JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

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



ELECTRICAL PLAN

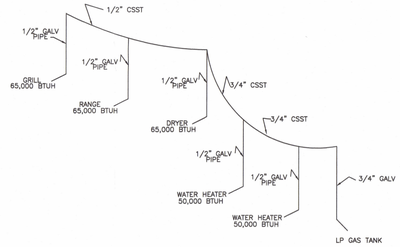
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES

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

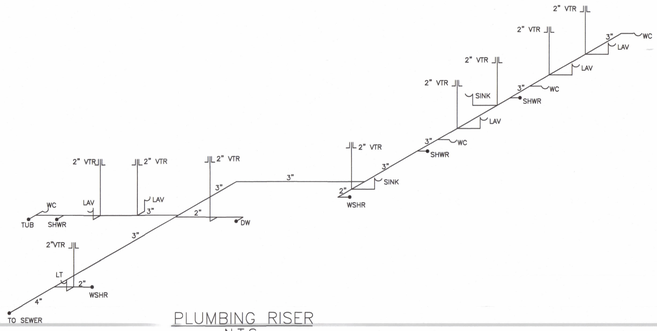
ELECTRICAL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$3	THREE POLE SWITCH
$4	FOUR POLE SWITCH
$D	DIMMER SWITCH
	SINGLE 110V OUTLET
	DUPLEX 110V OUTLET
	SWITCHED 110V OUTLET
	220V OUTLET
	QUAD OUTLET
GFI	GROUND FAULT INTERRUPT OUTLET
WP/GFI	WEATHERPROOF GROUND FAULT INTERRUPT OUTLET
42	INDICATES HEIGHT ABOVE FLOOR
TV	TELEVISION-RG6
PH	PHONE-CAT5
	EXHAUST FAN
	EXHAUST FAN W/LIGHT
PB	PUSH BUTTON
DC	DOOR CHIME
SD	SMOKE DETECTOR
CM/SD	CARBON MONOXIDE/SMOKE DETECTOR
	HANGING OR CEILING MOUNT LIGHT
	WALL MOUNT LIGHT
	RECESSED LIGHT
	PENDANT LIGHT
U/20	UNDER & OVER CABINET LIGHTS
U/CL	UNDERCABINET LIGHT
	FLOURESCENT LIGHT
	FLOOD LIGHTS
	CEILING FAN
	CEILING FAN W/LIGHT



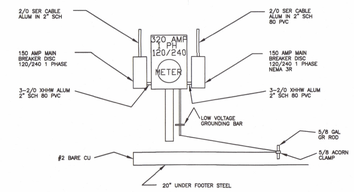
GAS RISER

N.T.S.



PLUMBING RISER

N.T.S.



300 AMP-UNDERGROUND-1 PHASE - RESID. SERVICE

ELECTRICAL SCHEMATIC (N.T.S)

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

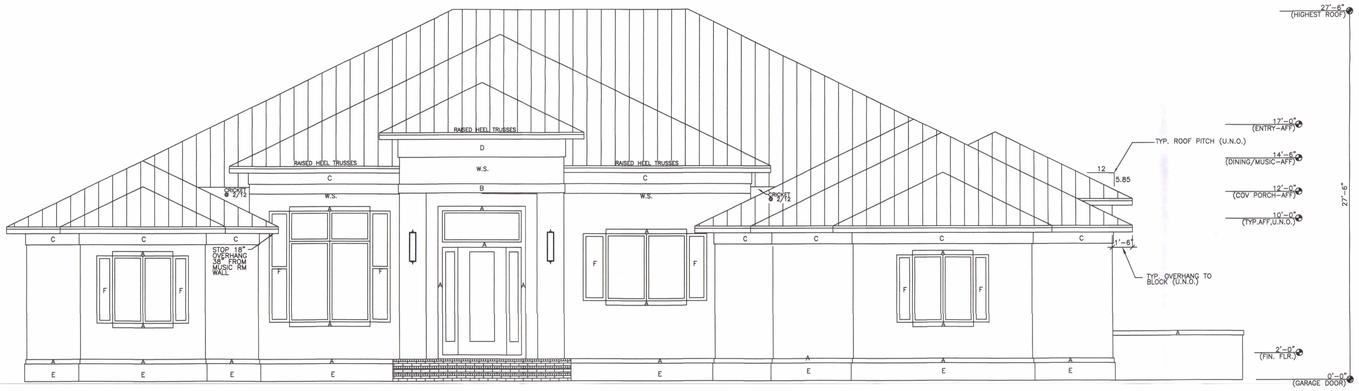
This item has been electronically signed and sealed by Ed F. Shinskie, P.E. on the date adjacent to the seal/stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copy.

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

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

JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

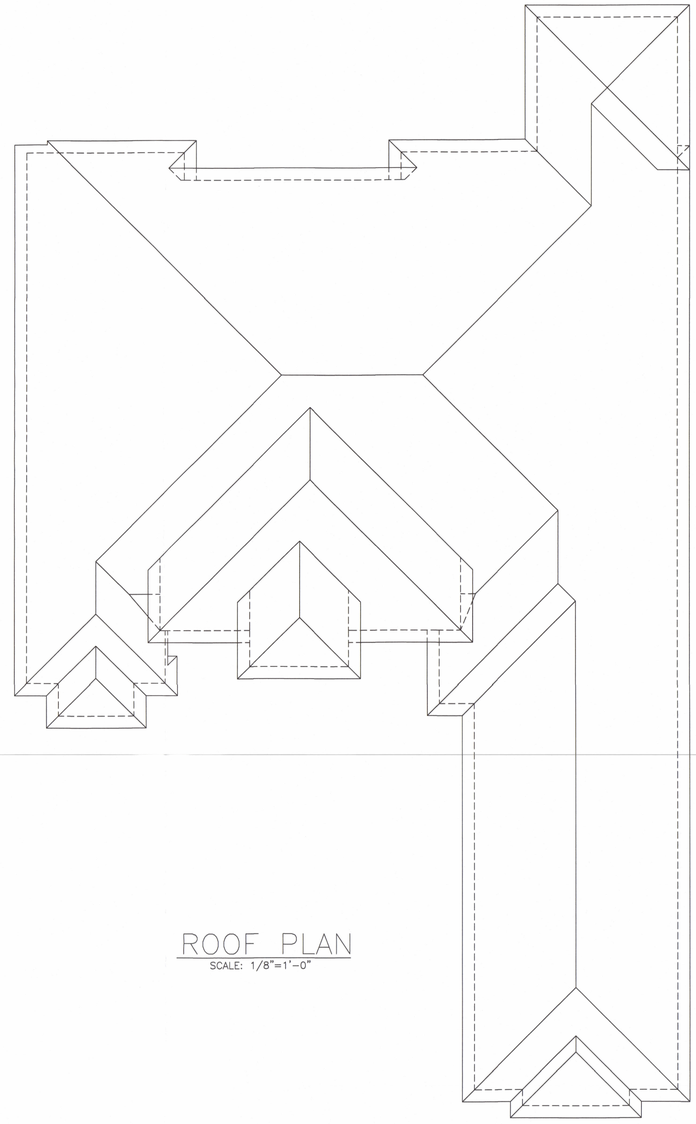
DATE: 7/20/25
FILE NAME: ELECT



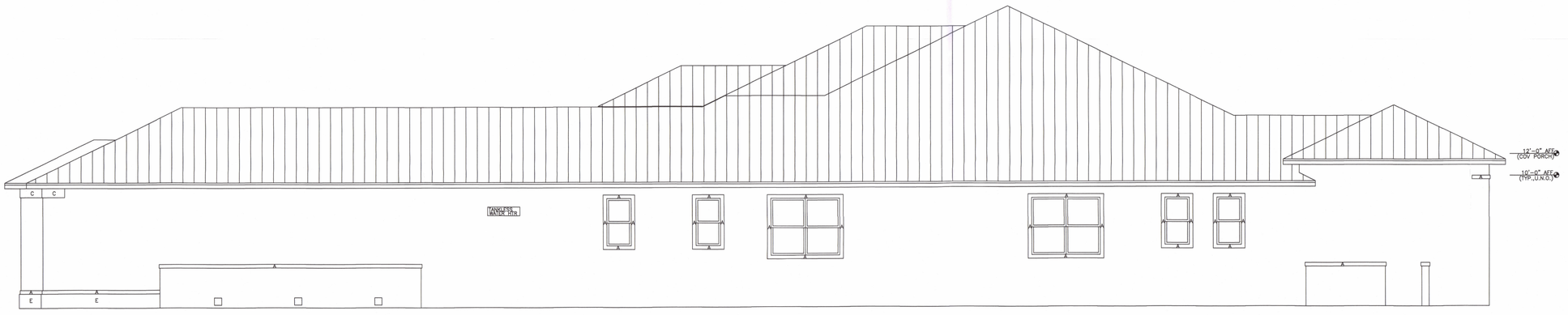
FRONT ELEVATION
SCALE: 1/4"=1'-0"

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

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



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



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

This item has been electronically signed and sealed by Ed F. Shinskie, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copy.

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

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

JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

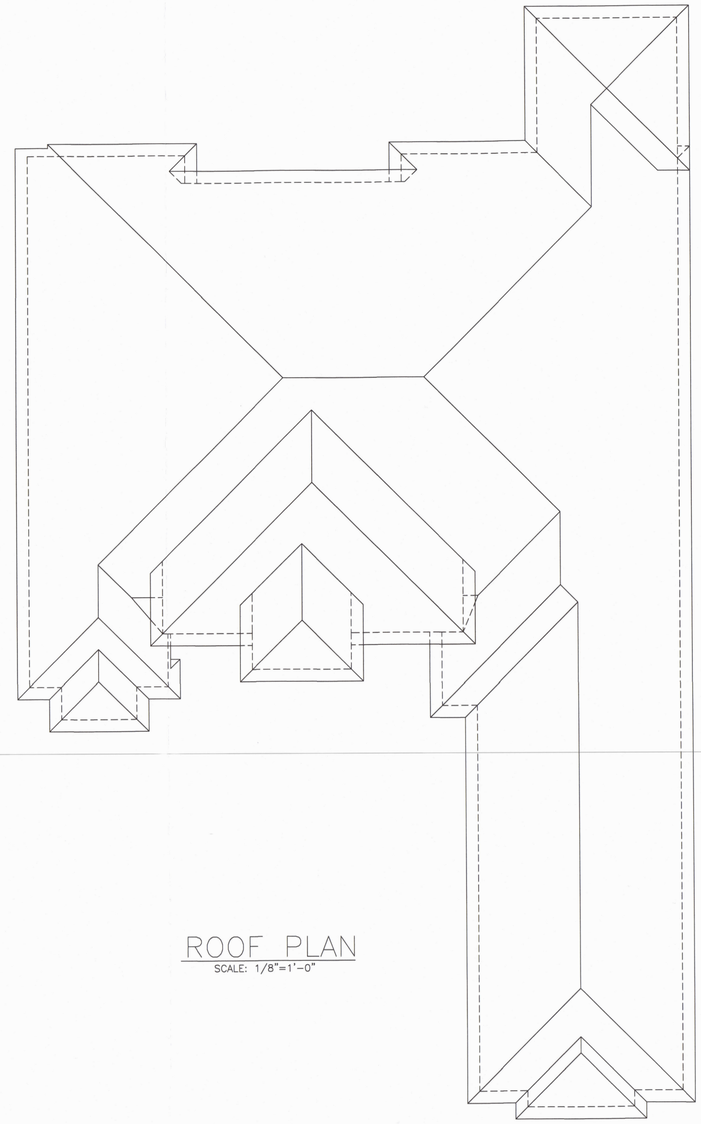
DATE:7/1/25
FILE NAME: ELEV

REAR ELEVATION

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

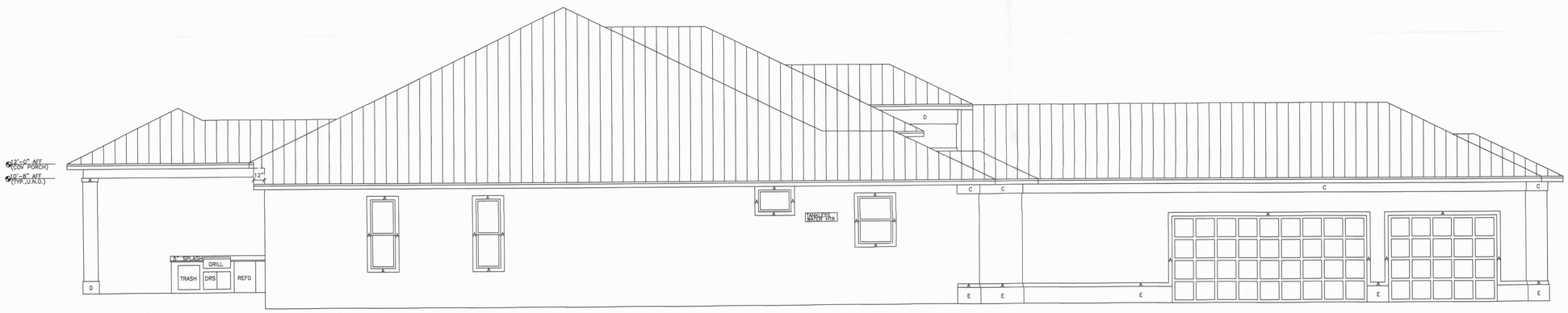
NOTES:
1) INSTALL WEEP SCREEDS (W.S.) AT HORIZONTAL BLOCK TO FRAME TRANSITIONS.
2) 7" GUTTERS & DOWNSPOUTS THROUGHOUT (BURIED)
3) VENT ALL EXHAUST FANS INTO SOFFIT & COMPLY WITH 2023 F.B.C. M1506.3

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



ROOF PLAN

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



LEFT ELEVATION

This item has been electronically signed and sealed by Ed F. Shinskie, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copy.

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

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

JOYAL CONSTRUCTION
CUSTOM HOME BUILDER

DATE:8/1/25
FILE NAME: ELEV2

LEGAL DESCRIPTION:

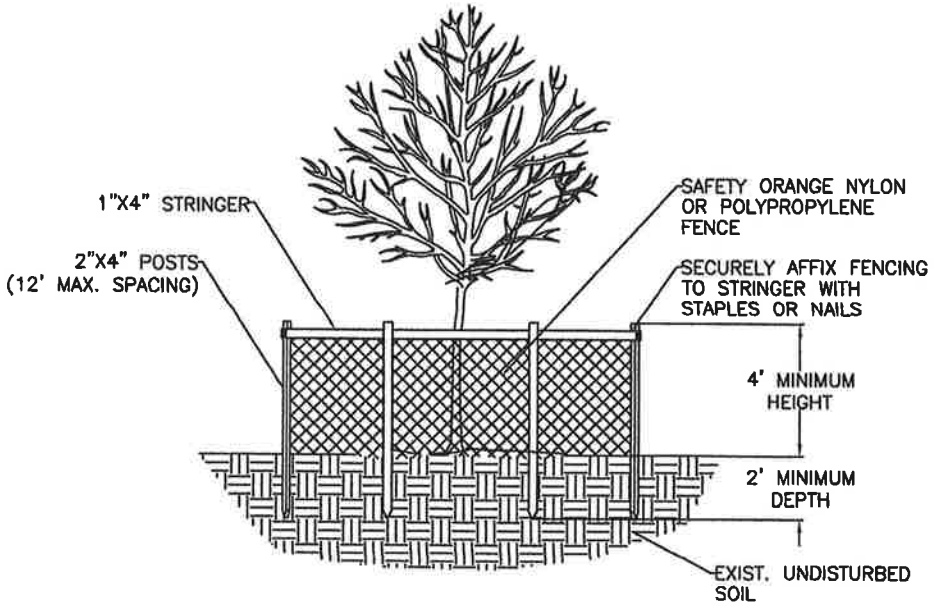
LOT 5, BLOCK A, SUNSET SHORES SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 63 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

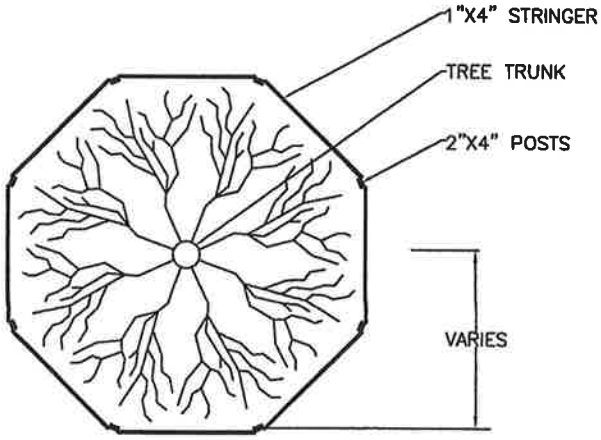
LOT 5, BLOCK A, SUNSET SHORES SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 63 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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

EVERGREEN IRRIGATION
(321) 951-7796



SECTION

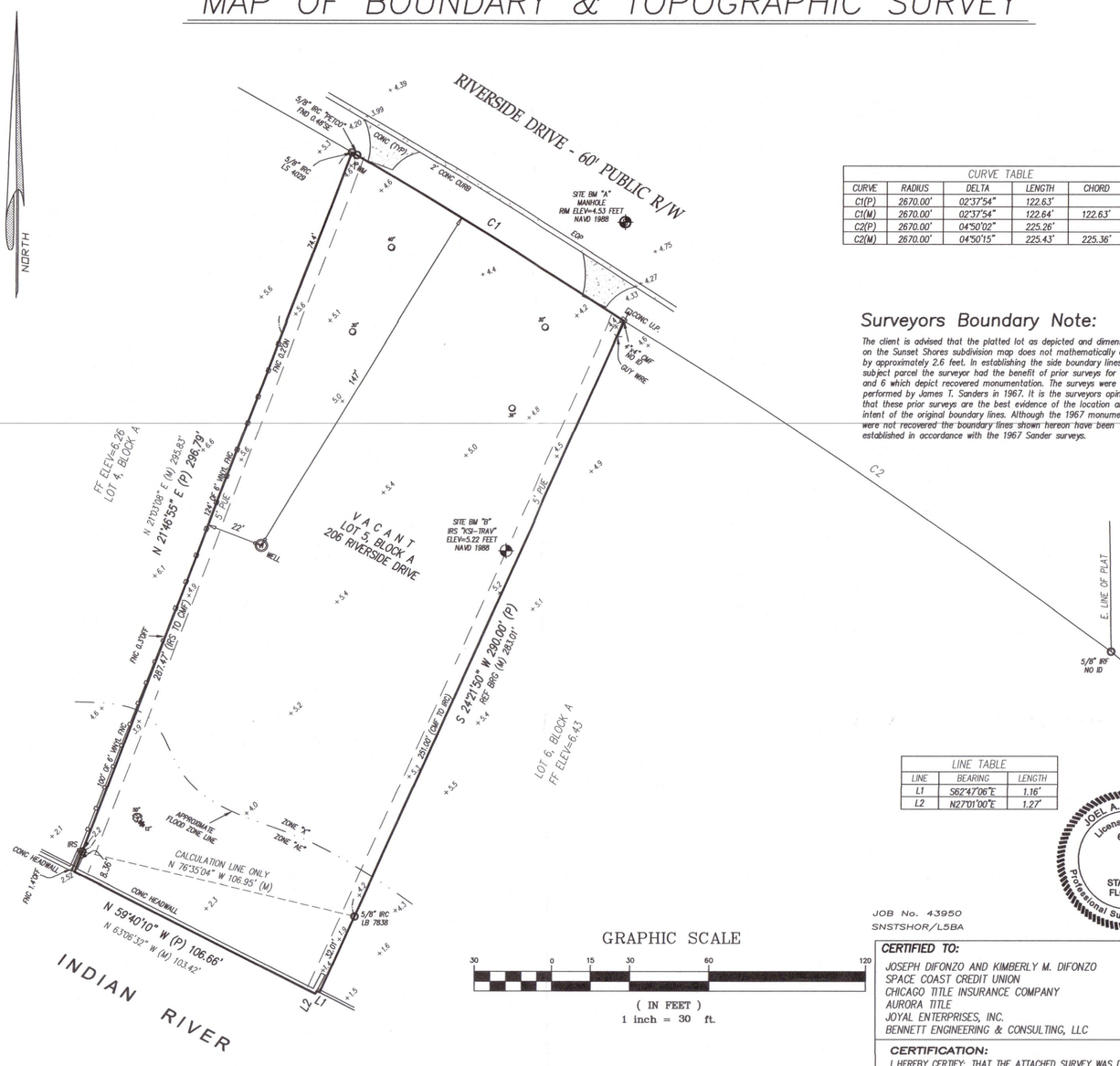


TOP VIEW

NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	TREE PROTECTION DETAIL	DRAWING NO.: L–08
	APPROVED: JG		

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



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

Surveyors Boundary Note:

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°47'06"E	1.16'
L2	N27°01'00"E	1.27'

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

JOB No. 43950
SNSTSHOR/L5BA

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION:

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

CERTIFIED TO:

JOSEPH DIFONZO AND KIMBERLY M. DIFONZO
SPACE COAST CREDIT UNION
CHICAGO TITLE INSURANCE COMPANY
AURORA TITLE
JOYAL ENTERPRISES, INC.
BENNETT ENGINEERING & CONSULTING, LLC

CERTIFICATION:

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

Joel A Seymour Digitally signed by Joel A Seymour Date: 2025.11.20 09:19:59 -05'00'

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

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

LEGEND

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

INDICATES PALM WITH DIAMETER (TYP)
INDICATES OAK TREE WITH DIAMETER (TYP)
INDICATES PINE WITH DIAMETER (TYP)
EXISTING GRADE ELEV +00.0

NOTES:

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

NOTE: THE COMMITMENT CONTAINED NO PLOTTABLE EASEMENTS.

BOUNDARY & TOPOGRAPHIC	DATE: 1/6/25
TITLE COMMITMENT REF ADDED	DATE: 1/6/25
WELL LOCATION	DATE: 3/4/25
TREE LOCATION & ADDITIONAL ELEV	DATE: 3/17/25
REVISED CERTIFICATIONS	DATE: 9/18/25
REVISED 2 TREE TYPES	DATE: 11/12/25
HOUSE/DRIVE REMOVED ADDED OVERLAP ELEV'S	DATE: 11/17/25

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

SURFACE WATER MANAGEMENT REPORT

TO

TOWN OF MELBOURNE BEACH

FOR

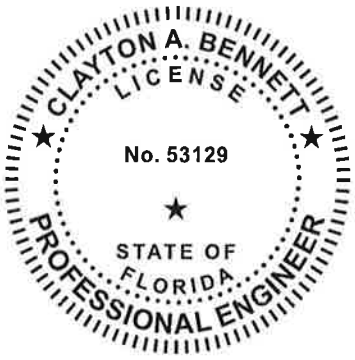
206 RIVERSIDE DRIVE
MELBOURNE BEACH, FL 32951

OWNERS:

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

PREPARED BY:

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



BEC No. 24.600

Digitally signed by Clayton A Bennett
Date: 2025.11.20 10:34:19 -05'00'

September 12, 2025
Rev. Nov. 20, 2025

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

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

206 Riverside Drive
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		5-13
C.	Soils Report prepared by NRCS *(Provided for information only and not included in the Engineer's certification of this report)*		14-31

ENGINEER'S CERTIFICATION

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

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

Date: _____

I. PROJECT OVERVIEW

A. Existing Conditions

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

B. Proposed Conditions

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

II. SOILS INFORMATION

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

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

III. STORMWATER MANAGEMENT PLAN

A. Existing Conditions

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

B. Proposed Conditions

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

1. Area information

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

2. Stormwater Attenuation

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

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

IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

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

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

APPENDIX A

STORMWATER MANAGEMENT PLAN

AREA OF ALTERATION = 0.75 ACRES

TYPE "B" LOT DRAINAGE (SPLIT LOT DRAINAGE)

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

811 DIAL 811 OR 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. BEFORE YOU DIG

MINIMUM FINISHED FLOOR ELEVATION:

TOWN: TYPE "B" SPLIT LOT DRAINAGE
MIN. 18" ABOVE CROWN OF ROAD
4.75' + 1.5' = 8.75'

FEMA:
FLOOD ZONE "AE(4)".

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

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

AREA TABULATIONS:

IMPERVIOUS AREA:

BUILDING:	8,735 SF (20.7 %) < 30%
EQUIP PADS:	2,846 SF
POOL & DECK:	294 SF
DRIVEWAY:	3,581 SF
TOTAL:	13,456 SF (41.3 %)

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

TABULATION:

ITEM	REQUIRED/ALLOWED	PROVIDED
SITE AREA	1,200 SF	±32,577 SF
SITE WIDTH	100 FT. MIN.	±122 FT
SITE DEPTH	120 FT. MIN.	±263 FT
MIN. LIVING AREA	1,800 SF	6,735 SF
STRUCTURAL HEIGHT	28 FT. MAX.	27.5 FT
SET BACKS: PRINCIPLE STRUCTURE		
FRONT	25 FT.	58.66 FT
SIDE	15 FT.	15.00 FT
REAR	25 FT.	94.43 FT

GRADING NOTES

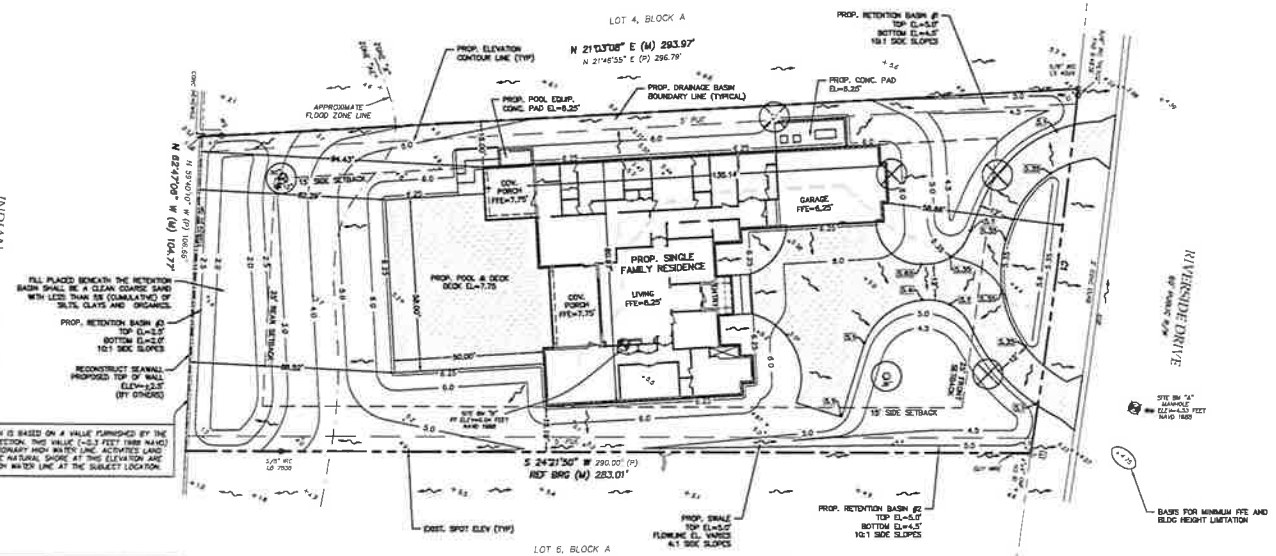
1. IMPERVIOUS PAVEMENT ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2% FOR THE FIRST 10 FEET.
2. THE FINISHED PAVEMENT GRADE ADJACENT TO THE GARAGE DOOR(S) SHALL BE SET ½" BELOW THE ADJACENT GARAGE SLAB ELEVATION AND BE SLOPED AWAY FROM THE GARAGE AT A MINIMUM OF A 2% SLOPE FOR 10 FEET.
3. FINISHED EARTH GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 6" BELOW THE FINISHED FLOOR ELEVATION AND THE GRADE SHALL FALL AWAY FROM THE BUILDING A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET.

EROSION NOTES:

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

TOWNSHIP 28S, RANGE 38E, SECTION 6

VICINITY MAP
NTS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1(P)	122.83'	2870.00'	02°37'54"		
C1(M)	122.84'	2870.00'	02°37'54"	122.83'	N56°13'31"W
C2(P)	225.26'	2870.00'	04°30'02"		
C2(M)	225.43'	2870.00'	04°50'15"	225.36'	N52°46'53"W

TREE TABULATIONS:

EXISTING TREES TO REMAIN:
- 36" OAK
- 30" FICUS
- 12" PALM

EXISTING TREES TO BE REMOVED:
- 30" OAK
- 30" OAK
- 40" OAK
- 30" FICUS

LEGEND:

- INDICATES FICUS WITH DIAMETER (TYP)
- INDICATES OAK TREE WITH DIAMETER (TYP)
- INDICATES PALM TREE WITH DIAMETER (TYP)
- INDICATES EXISTING TREE TO REMAIN (TYP)
- INDICATES EXISTING TREE TO BE REMOVED (TYP)
- 9.3' EXISTING GRADE ELEV
- 4.5 PROPOSED ELEVATION CONTOUR LINE
- PROPOSED FLOW DIRECTION
- APPROXIMATE DRAINAGE BASIN BOUNDARY

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC & FLOOD PLAIN INFORMATION WAS PROVIDED BY KANE SURVEYING, INC., JOB NO. 43930, DATED 1/13/25.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. CONTOURS ARE APPROXIMATE ONLY.
5. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.

GENERAL STATEMENT:

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

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

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

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

SITE ADDRESS:
206 RIVERSIDE DR
MELBOURNE BEACH, FL 32951

PARCEL ID: 28-38-08-50-A-5

ACCOUNT NO: 2846974

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

ZONING: I-RS

LEGAL DESCRIPTION: (BY SURVEYOR)
LOT 5, BLOCK A, SUNSET SHORES SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE INFORMATION:
(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0804H
FIRM INDEX DATE: JANUARY 29, 2021
FLOOD ZONES: "X & AE"

SHEET INDEX:
C-1 LOT DRAINAGE PLAN

NORTH

SCALE: 1"=20'

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

DIFONZO RESIDENCE
206 RIVERSIDE DR

NO.	DATE	REVISION
1	10/3/25	ADD AREA TABULATIONS
2	11/3/25	ADD TREE DATA
3	11/20/25	REV PER TOWN ENG
4		
5		
6		
7		

Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622-4482
FAX (321) 622-4482
CA# 29236
CLAYTON A. BENNETT, P.E. NO. 53139
DATE

© 2025 BENNETT ENGINEERING & CONSULTING, LLC.

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

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

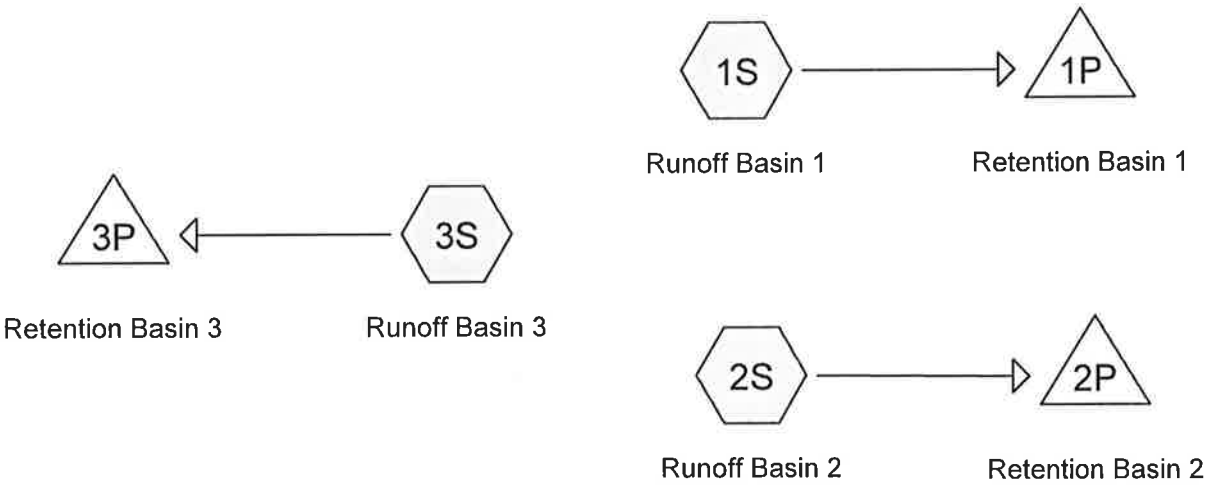
LOT DRAINAGE PLAN

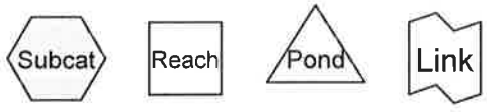
C-1

SHEET 1 OF 1

APPENDIX B

POST DEVELOPMENT STORMWATER CALCULATIONS





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

Rainfall Events Listing

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

Summary for Subcatchment 1S: Runoff Basin 1

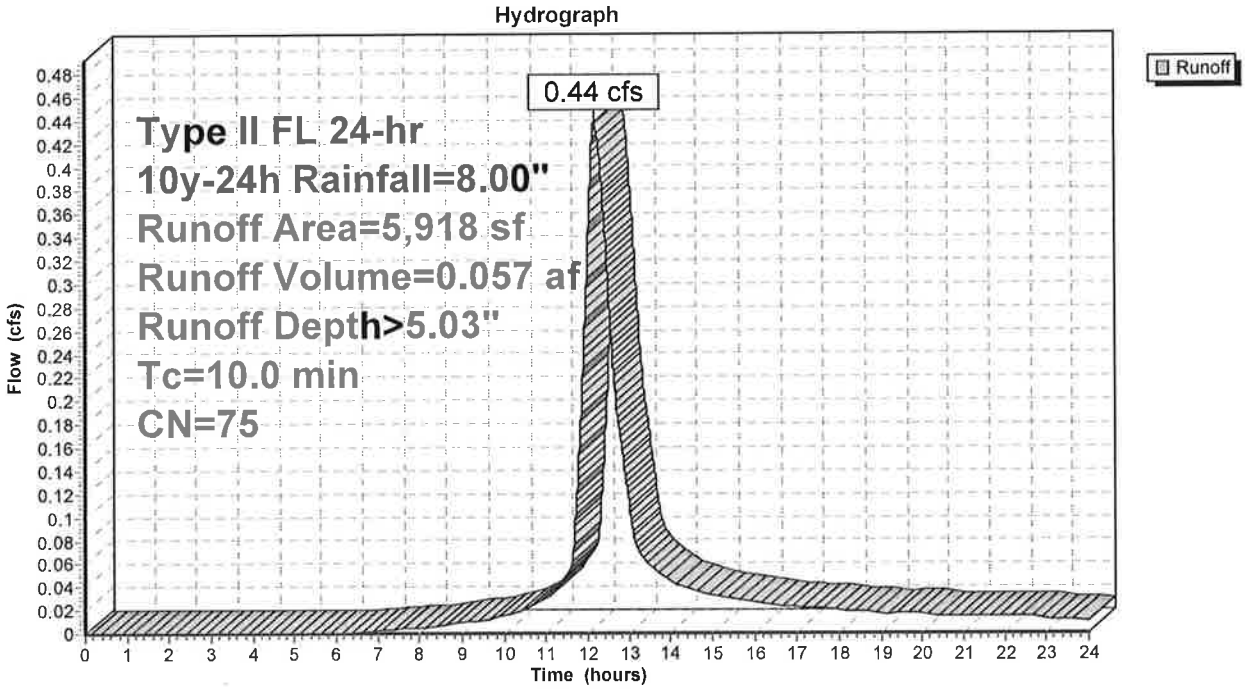
Runoff = 0.44 cfs @ 12.19 hrs, Volume= 0.057 af, Depth> 5.03"

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

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

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

Subcatchment 1S: Runoff Basin 1



Summary for Subcatchment 2S: Runoff Basin 2

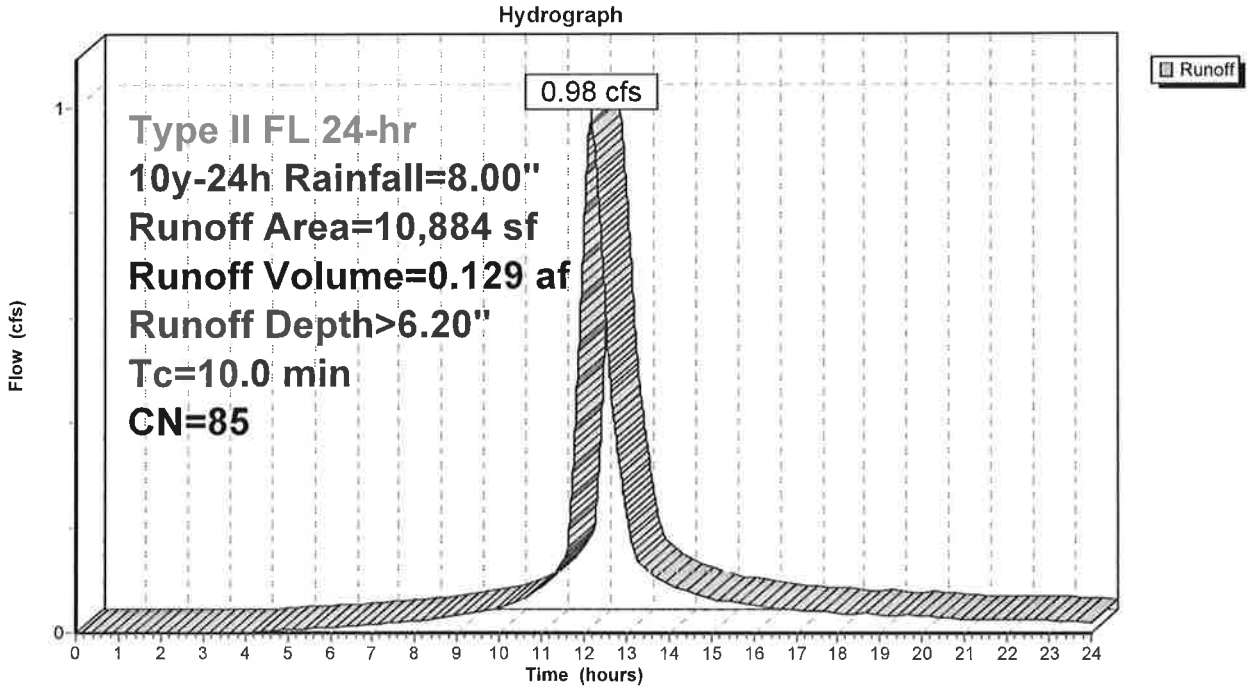
Runoff = 0.98 cfs @ 12.17 hrs, Volume= 0.129 af, Depth> 6.20"

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

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

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

Subcatchment 2S: Runoff Basin 2



Summary for Subcatchment 3S: Runoff Basin 3

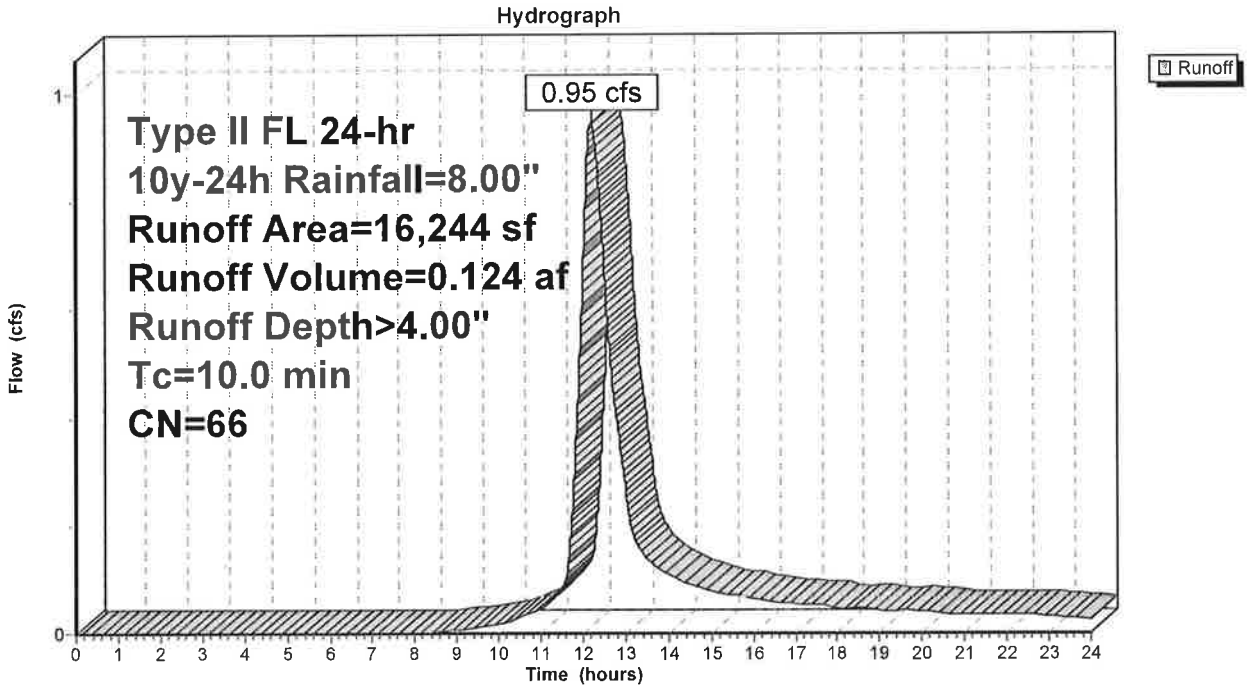
Runoff = 0.95 cfs @ 12.21 hrs, Volume= 0.124 af, Depth> 4.00"

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

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

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

Subcatchment 3S: Runoff Basin 3



Summary for Pond 1P: Retention Basin 1

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

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

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

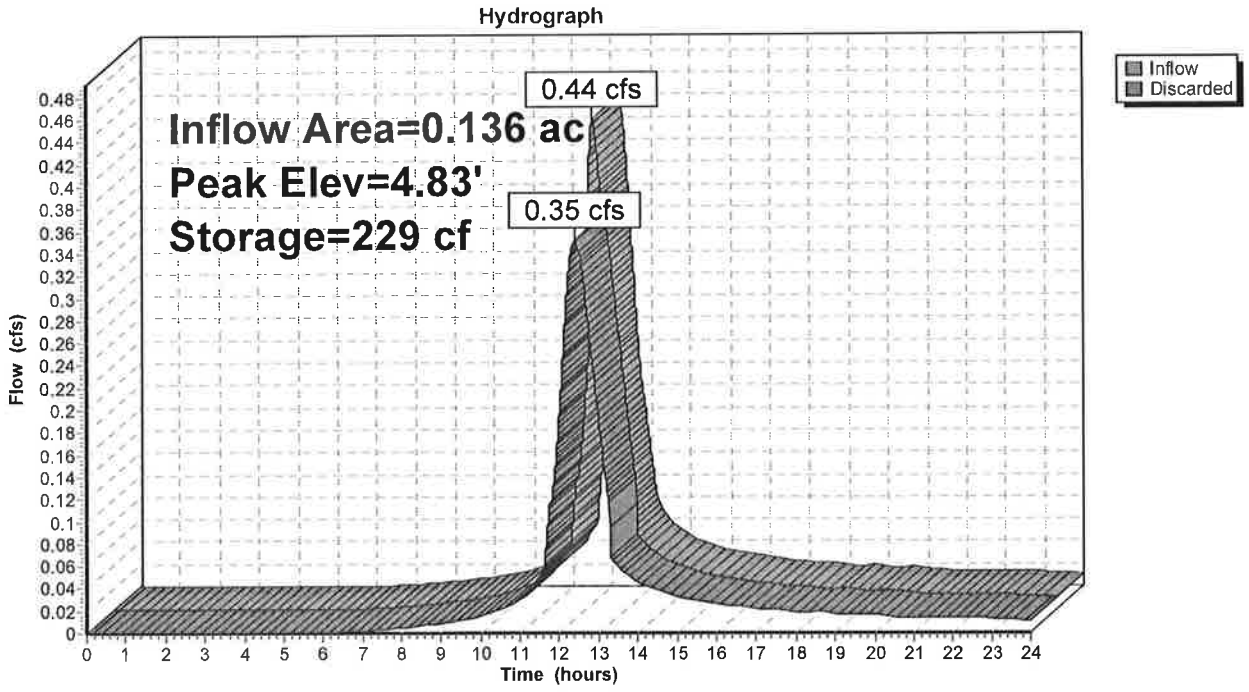
Volume	Invert	Avail.Storage	Storage Description
#1	4.50'	417 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

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

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

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

Pond 1P: Retention Basin 1



Summary for Pond 2P: Retention Basin 2

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

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

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

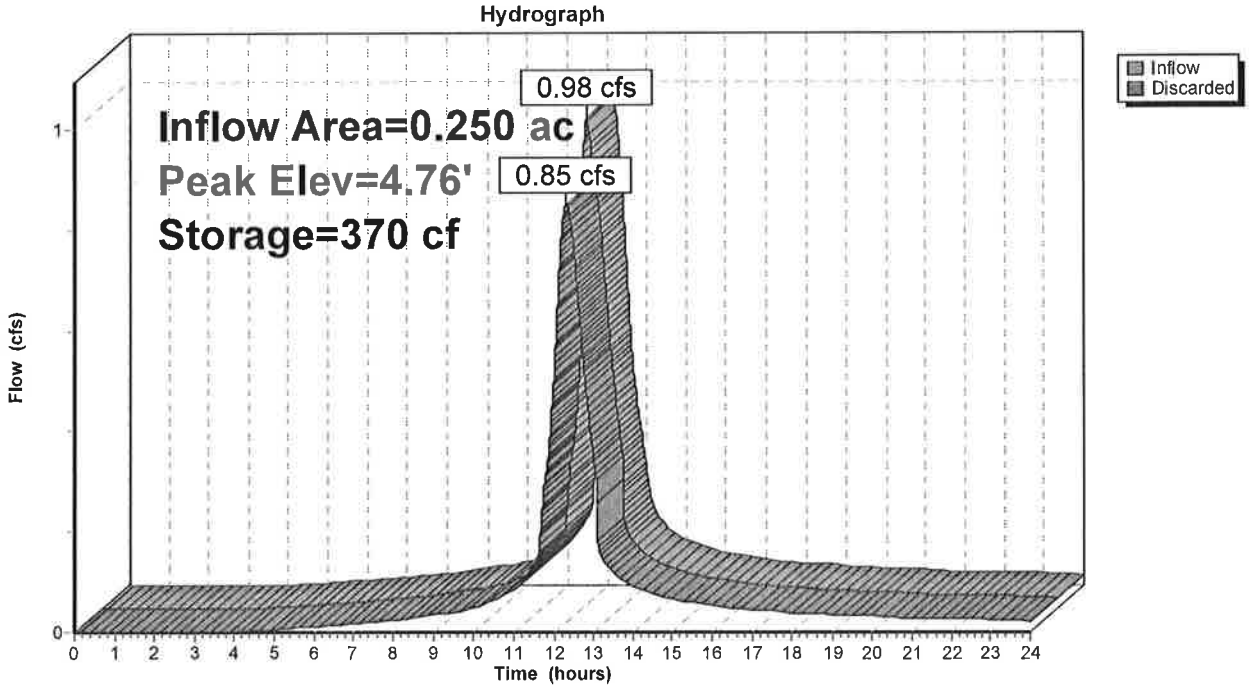
Volume	Invert	Avail.Storage	Storage Description
#1	4.50'	840 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

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

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

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

Pond 2P: Retention Basin 2



Summary for Pond 3P: Retention Basin 3

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

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

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

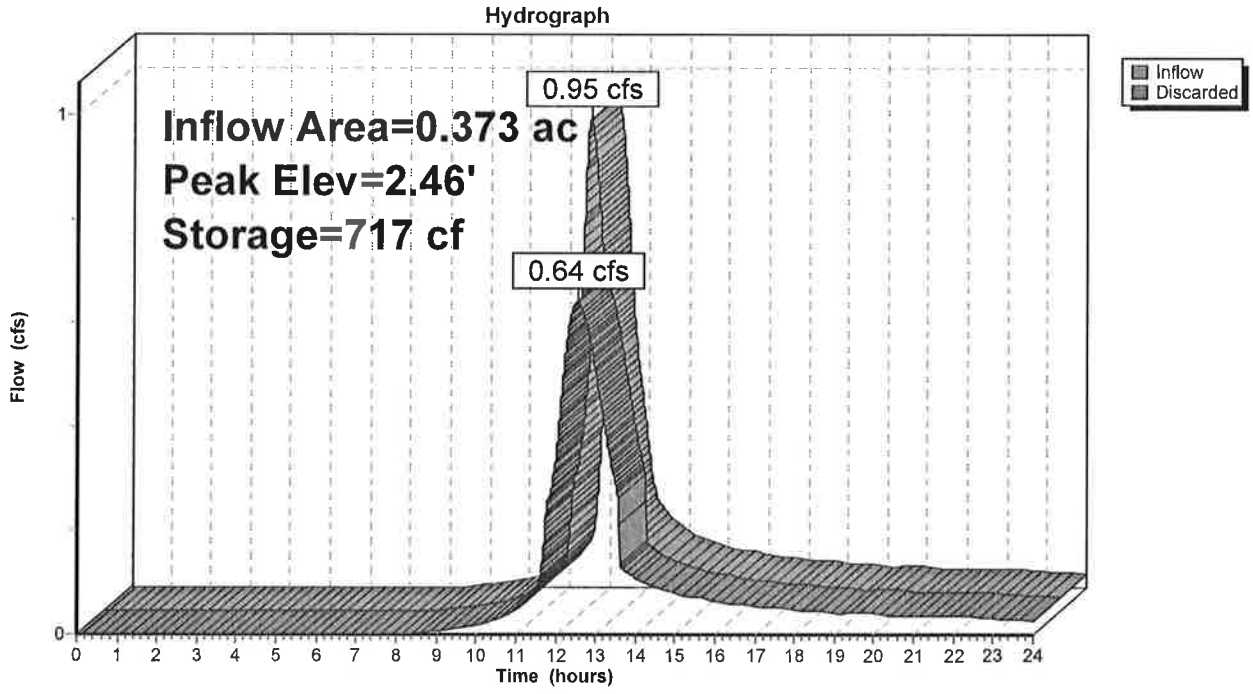
Volume	Invert	Avail.Storage	Storage Description
#1	2.00'	809 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

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

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

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

Pond 3P: Retention Basin 3



APPENDIX C

Soils Report

Prepared by: NRCS

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

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Brevard County, Florida

206 Riverside Drive, Melbourne Beach

Preface

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

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

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

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

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

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

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

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

Contents

Preface 2
How Soil Surveys Are Made 5
Soil Map 8
Soil Map 9
Legend 10
Map Unit Legend 11
Map Unit Descriptions 11
Brevard County, Florida 13
25—Canaveral-Palm Beach-Urban land complex 13
References 16

How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report
Soil Map

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

Brevard County, Florida

25—Canaveral-Palm Beach-Urban land complex

Map Unit Setting

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

Map Unit Composition

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

Description of Canaveral

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

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

Description of Palm Beach

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Description of Urban Land

Setting

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

Interpretive groups

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

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

Minor Components

Paola

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

Welaka

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

Pomello

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

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

KSM ENGINEERING AND TESTING

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

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

Attention: Mr. Clayton Bennett, P.E.

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

Mr. Bennett:

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

Scope of Work and Professional Service Agreement:

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

Site Location and Description:

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

Project Description:

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

We have not been provided with any specific structural loads or construction plans for this project; however, we expect that the proposed structure will have a combination of load-bearing masonry walls and isolated columns. For construction of this type, we anticipate maximum wall loads on the order of 3 to 4 kips per lineal foot and maximum column loads of about 75 kips. We have also assumed that up to 3 feet of fill will be required to raise the building areas to final elevation(s).

If actual structural loads, fill heights or construction plans differ from our assumptions, we should be notified immediately to allow for re-evaluation of the recommendations in this report.

Scope of Services Performed:

1. Reviewed the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey to determine the predominant surficial soil type within the subject area.

2. Performed soil borings at accessible locations in the general vicinity of the proposed construction areas.

3. Performed a Usual Open-Hole Test to estimate the hydraulic conductivity of the shallow soils at a location in the general vicinity of the anticipated northwestern stormwater area.

4. Measured the depth to the groundwater level encountered, collected soil samples during the performance of the borings, and maintained a field log for each boring.

5. Reviewed the field logs and visually classified the soil samples in our soils laboratory, and performed laboratory tests on select soil samples.

6. Evaluated the subsurface soil conditions encountered, and prepared this report to present our findings and summarize our conclusions and recommendations.

Review of USDA Soil Survey:

Based on our review of the USDA Web Soil Survey for Brevard County, the predominant surficial soil type within the subject site includes the following:

25: Canaveral-Palm Beach-Urban land complex – The typical profile of this soil type consists of layers of sand in the upper 12 inches, underlain by sand and coarse sand to a depth of about 80 inches. The seasonal high groundwater level is typically between 12 to 36 inches below the natural ground surface.

The general location of the subject area is shown on a reproduction of an aerial photograph which was obtained from the USDA Web Soil Survey, and is presented as the attached USDA Soils Survey Map.

Subsurface Investigation:

Field Exploration Program – Our site exploration program during this phase of the project consisted of preforming the following borings and test:

- Two (2) Standard Penetration Test (SPT) borings, which were terminated at an approximate depth of 20 feet below the existing ground surface at accessible locations in the general vicinity of the proposed new residence.

- One (1) SPT boring, denoted as PB-1, which was terminated at an approximate depth of 15 feet below the existing ground surface within the general vicinity of the anticipated northwestern stormwater area. In addition, one (1) Usual Open-Hole Test, denoted as P-1, was performed at an approximate depth of 5 feet adjacent to SPT boring PB-1.

The groundwater level at each of the boring locations was measured on the date drilled. The boreholes were then backfilled with accumulated soil cuttings.

The approximate locations of the borings and test are schematically illustrated on a reproduction of the provided Preliminary Lot Drainage Plan, and is presented as the attached Boring Location Plan. These locations were determined in the field by estimating distances from existing site features and other points of reference and should be considered accurate only to the degree implied by the method of measurement used. If more accurate boring locations are required, we recommend that the locations be surveyed by a licensed surveyor.

Soil Boring Sampling and Testing Methods – The Standard Penetration Test (SPT) is a widely accepted method of in-situ testing of foundation soils. In brief, a standard split barrel sampler is driven into the ground by successive blows of a hammer freely dropping on the drill rod. The number of hammer blows needed to advance the sampler for each 6-inch increment is recorded. The total number of hammer blows required to advance the sampler during the second and third 6-inch increments constitutes the N-value (blows per foot) at that depth. After driving the sampler, it is extracted from the borehole and is opened to allow visual description of the retained soil sample in the field, which is also documented on the field soil boring logs for the depth sampled.

The SPT N-value has been empirically correlated with various soil properties, allowing for an estimate of the behavior of soils under a load. The table below relates N-values to a qualitive description of soil density for cohesionless soils.

SPT N-Value Descriptions for Cohesionless Soils	
Relative Density	**N-Value (Automatic Hammer)**
Very Loose	0 – 3
Loose	3 – 8
Medium Dense	8 – 24
Dense	24 – 40
Very Dense	40+

Laboratory Testing Program:

Upon completion of our field exploration activities, the field soil boring logs and recovered soil samples were transported to our soils laboratory from the project site for further review. Each soil sample was then observed under the supervision of a geotechnical engineer to determine its engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS (ASTM D 2487), and all our laboratory tests were performed in general accordance with the applicable ASTM standards. The soil classifications and other pertinent data obtained from our field explorations and laboratory observations are reported on the attached soil boring profiles.

Observed Subsurface Conditions:

General Soil Profile – The results of the field exploration and laboratory programs are graphically summarized on the attached soil boring profiles. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types; the actual transitions may be more gradual than implied.

As shown on the soil boring profiles, the SPT borings typically encountered loose, orangish-brown to gray fine sand (Unified Soil Classification SP), slightly silty fine sand (SP-SM) and clayey fine sand (SC) in the upper 6 feet. Below this, the borings typically encountered medium dense fine sand (SP) to an approximate depth of 13 feet. These soils were underlain by dense fine sand (SP) with varying amounts of shell fragments to the maximum SPT boring termination depth of 20 feet.

Measured Groundwater Level – The groundwater level was measured in the boreholes on the day drilled, after stabilization of the downhole water level. As shown on the attached soil boring profiles, groundwater was encountered at approximate depths that ranged from 2.5 to 3.8 feet on the date indicated.

Fluctuations in groundwater levels should be anticipated throughout the year due to a variety of factors, including tidal fluctuations due to the proximity of the site to the Indian River, as well as due to seasonal variations in the amount of rainfall, elevated tidal events, and other factors not evident at the time the borings were performed. In addition, groundwater may "perch" atop the shallow clayey soils during or immediately following periods of heavy or prolonged rainfall. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the soil boring profiles.

Engineering Evaluation and Conclusions:

Based on the information obtained from our site investigation, our evaluation of the subsurface conditions, and judgment based on our experiences with similar projects, we are pleased to offer the following evaluations:

Foundation System Evaluation – It is our professional opinion that the proposed residence can be supported on conventional shallow foundations, provided the site is prepared, the soils are compacted, and the foundations are designed in accordance with recommendations presented below.

Stormwater Areas – Based on the results of our exploration and laboratory tests, the fine sand (SP) and slightly silty fine sand (SP-SM) soils encountered are considered to be relatively permeable. The clayey fine sand (SC) soils encountered are significantly less permeable and should be considered aquitards with lower permeabilities for stormwater pond analysis.

The following sections present our recommendations for overall site preparation and foundation support which we feel are best suited for the proposed construction and existing soil conditions. KSM should be retained to provide observation and testing services during the construction phases of this project.

Site Preparation:

Ground Vibrations – KSM recommends using caution with heavy vibratory equipment on this site, due to the proximity and age of the neighboring structures and the potential that ground vibrations created by the heavy vibratory equipment might cause damage to the nearby structures. In the event that the operations are found to transmit such harmful vibrations, KSM recommends that non-vibratory compaction methods be substituted to execute the recommended earthwork procedures presented herein.

Site Subgrade Preparation – We recommend that all existing foundations and paved areas within the proposed construction areas are removed in their entirety, and the building site subgrade is prepared for construction of the foundations and slab-on-grade floors by improving the density of the soils that will support the structure. The following earthwork procedures are recommended.

1. **Clearing and Grubbing** – The proposed construction areas, plus a minimum margin of five feet beyond the proposed limits of construction, should be prepared by removing all remnants of former construction, construction debris, abandoned underground utilities, and organic materials including roots and surface vegetation. The roots of trees should be removed in their entirety. Stump grinding as a means of removing the root systems is not recommended. The actual depth(s) of clearing and grubbing must be determined by visual observation and judgment during the earthwork operations.

   All existing pipes or any collapsible or leak prone utilities shall be removed or completely filled with grout or concrete, as they might serve as conduits for subsurface erosion. Over-excavated areas resulting from the removal of underground structures and unsuitable materials should be backfilled in accordance with this report.

2. **Building Pad Subgrade Compaction** – The exposed surface created in the step above should be graded level, moisture conditioned, then proof-rolled and compacted. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density to a minimum depth of 1 foot below the exposed surface. Testing should be done to confirm that the specified level of compaction has been achieved. Any areas that continue to deflect or yield during proof-rolling operations should be delineated and reviewed by the Geotechnical Engineer or their representative. In addition, any excessively wet or dry material should either be removed, remediated, or moisture conditioned and recompacted.

3. **Grading** – Upon completion of the subgrade compaction operations, the exposed surface should be filled to produce the desired grades. Structural fill containing less than 10 percent material that passes through the U.S. Standard No. 200 Sieve that is free of debris and organic material should be placed in level lifts not more than 12-inches in loose thickness, moisture conditioned, and compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density.

   Each lift of compacted fill should be tested, evaluated, and reworked, as necessary, until approved by a KSM Geotechnical Engineer, or their representative, prior to placement of additional lifts.

4. **Footing Excavations and Subgrade Compaction** – At the footing locations, excavate the compacted subgrade soils to the proposed design elevations. The exposed footing subgrade soils should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density to a minimum depth of 1 foot below the bottom of the footing. Testing should be done to confirm that the specified level of compaction has been achieved.

5. **Utilities, Foundations, and Slab on Grade** – Upon completion of the previous steps, the foundation forms and steel reinforcement can be installed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations and in utility trench excavations within the building pad should be compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density. Testing should be done to confirm that the specified level of compaction has been achieved.

Compaction Testing – It is our recommendation that compaction tests in the footing excavations and utility trenches are conducted prior to placement of any backfill, steel, or concrete. The in-place density tests should be conducted at every column footing and at a frequency of one test for every 100 linear feet in the footing and utility trench excavations. The subgrade and each lift (12-inch maximum loose thickness) of fill should be tested for compaction at a frequency of no less than one test per 2,500 square feet of building area, per lift, with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the Geotechnical Engineer of Record. The in-place density testing of the compacted soil should be measured using an ASTM approved method.

The earthwork efforts should be monitored under the direction of a KSM Geotechnical Engineer or their representative.

Temporary Dewatering – Given the recorded depths to the groundwater levels encountered, together with the expected scope of earthwork operations, temporary dewatering may be a necessary part of the earthwork operations. In the event that the construction of the new structure requires that compaction operations are performed within 2 feet of the prevailing groundwater levels, temporary dewatering may become necessary. The actual method of dewatering should be determined by the contractor. We recommend drawing down the groundwater to a level that is not less than 2 feet below the exposed bottom of excavations to avoid compaction related issues.

Excavation Stability and Protection of Structures – It is recommended that the contractor design and execute excavations to be in compliance with OSHA standards. If required, lateral excavation support and/or underpinning the foundations of structures should be performed to protect the structures from damage. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

Shallow Foundations:

The adoption of the recommended design parameters provided in the table below is predicated on the execution of the site preparation recommendations given above, and on KSM's experience with similarly loaded structures, as stated in the "Project Description" section of this report. If the size of the designed foundations, based on the parameters provided, exceed the recommended maximum dimensions, the structural engineer should notify KSM so that we can review the design foundation and loading conditions, and provide additional site preparation recommendations, foundation recommendations, and settlement calculations, as needed.

Shallow Foundation Design Parameters		
Description	**Isolated Footing**	**Continuous Footing**
Estimated Allowable Bearing Pressure	2,500 psf	2,500 psf
Minimum Embedment Below Finished Grade	16 inches	16 inches
Minimum Width	24 inches	18 inches
Maximum Width	66 inches	30 inches
Approximate Total Settlement	< 1 inch	< 1 inch
Approximate Differential Settlement	< ½ of an inch between similarly loaded columns	< ½ of an inch over 40 feet

Based on the expected response of the discovered subsurface conditions to applied foundation loads, KSM expects that the majority of the settlement will occur as the weight of the structure's components are applied to the foundations during construction.

We recommend isolating the ground floor slabs from the wall foundations. If a "monolithic" slab foundation system is nevertheless desired, we would recommend additional tamping of the foundation excavation bottoms, and if possible, centering the walls over the thickened slab edge. Note that if the walls are placed along the edges, they would produce an eccentric loading that might induce minor settlements along the edge of the footing. Such minor settlements would create tension stresses and possibly a minor crack in the thin section of the slab in a direction parallel to the wall. We note that tension cracks can result from shrinkage of the concrete slab as it cures, and this type of cracking is unrelated to slab settlement. Shrinkage cracking can be minimized by using control joints. Care must be exercised in installing control joints shortly after placing the concrete, and in placing and maintaining the steel reinforcement at its designated elevation within the floor slab.

Floor Slabs:

A conventional slab-on-grade floor can be used in the "at grade" portion of the structure. We recommend the disturbed subgrade below the floor slab is re-compacted to meet or exceed 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density prior to placement of the steel and concrete. We recommend that control joints are installed in the slabs at frequent intervals to reduce the potential for the development of shrinkage cracks at unintended locations in the finished floor surfaces.

The installation of a moisture barrier is recommended between the floor slabs and the soils, to prevent moisture migration from the underlying soils, which could lead to dampness of the slabs and the potential poor performance of floor finishes (i.e., carpet, tile, etc.).

Stormwater and Aquifer Parameters:

Based on the results of our exploration and laboratory tests, the fine sand (SP) and slightly silty fine sand (SP-SM) soils encountered are considered to be relatively permeable. The clayey fine sand (SC) soils encountered are significantly less permeable and should be considered aquitards with lower permeabilities for stormwater pond analysis.

Factor of Safety – We note that a factor of safety has not been applied to the stormwater and aquifer parameters presented below. An appropriate factor of safety should be applied to these parameters for use in the stormwater design.

Field Test Results – At the requested test location, a Usual Open-Hole Test was performed in general conformance with the South Florida Water Management District procedures for the 'Usual Open-Hole Test' method. The results of this test are presented in the table below.

Field Test Results – Estimated Soil Parameters			
Test Location (See Location Plan)	**Approximate Test Depth (ft)**	**Hydraulic Conductivity (CFS/SF-Ft Head)**	**Hydraulic Permeability (ft/day)**
P-1	5	4.2×10^{-4}	12.1

Laboratory Test Results – Selected samples obtained from the upper 5 feet at the location of SPT boring PB-1 were tested in our laboratory in general accordance with ASTM D-2434. The results of these tests are presented in the table below.

Laboratory Test Results – Estimated Soil Permeability Parameters			
Test Location (See Location Plan)	**Stratum Depth Range (ft)**	**Measured Horizontal Flow Rate (in/hr)**	**Estimated Vertical Flow Rate (in/hr)**
PB – 1	1 – 3	27.1	18.1
PB – 1	3 – 5	29.8	19.9

Vertical Flow Rates - We consider the measured permeability rate to be indicative of a saturated horizontal permeability. Our experience and published references have indicated that unsaturated vertical permeability, as used in some locally available groundwater models, is typically between 1/2 to 2/3 of the saturated horizontal value.

Hydrologic Soil Group (HSG) Classification and Estimated Fillable Porosity – The HSG classification was estimated based on our interpretation of the estimated stormwater and aquifer parameters at the time of our exploration, and on guidance provided by the USDA National Engineering Handbook. The table below presents our estimated fillable porosity values of the soils above the estimated seasonal high groundwater level.

HSG and Estimated Fillable Porosity		
Location	**HSG**	**Fillable Porosity**
P – 1	A	30%

Closure:

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement in reviewing design plans and performing/monitoring construction testing services. Any design professional utilizing the information within this report are responsible for confirming the accuracy of the project information and assumptions stated in our report and that the soil parameters presented are adequate for the design of the proposed project. If additional parameters are required, KSM is to be notified so that our recommendations can be amended as required.

This report has been prepared in accordance with generally accepted soil and engineering practices for the exclusive use of Bennett Engineering & Consulting, LLC, and is based on our evaluation of our geotechnical investigation and our stated understanding and assumptions of the proposed project. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No other warranties, either expressed or implied, are made. This report does not reflect any variations which may occur between or away from the borings. If variations appear evident during the course of construction, it will be necessary for KSM to re-evaluate the recommendations of this project.

This report does not include any evaluations of environmental conditions, wetland delineation, karst activity, water quality or municipal requirements of the site and subsurface.

KSM Engineering and Testing should be retained to perform and/or monitor Construction Testing services. If Client elects to not have KSM provide Construction Testing services, the Client shall indemnify and hold KSM and its consultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties.

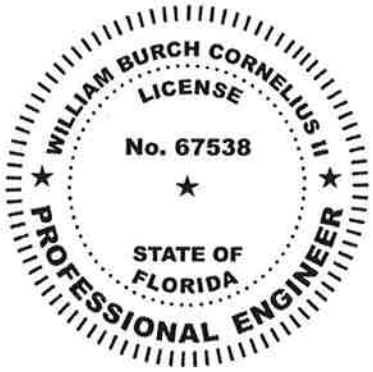
We are pleased to be of assistance to you on this phase of your project. Please contact us when we may be of further service to you, or should you have any questions.

Respectfully,
KSM Engineering and Testing

This item has been digitally signed and sealed by Will B. Cornelius II, P.E. on the date adjacent to the seal using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by William B Cornelius
Date: 2025.09.22 09:41:36 -04'00'



Will B. Cornelius II, P.E.
Principal Engineer
Florida Registration No. 67538

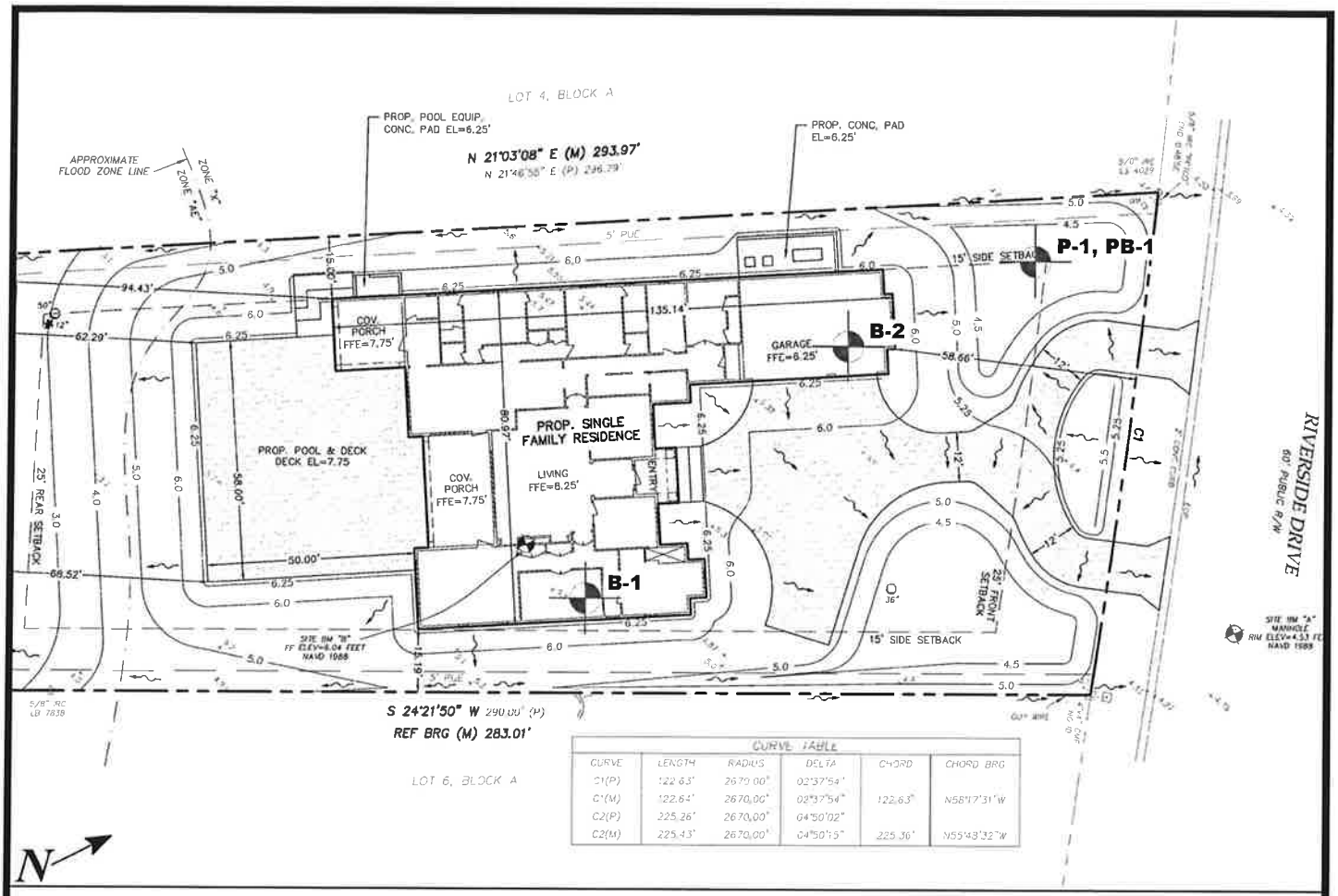
Attachments: USDA Soil Survey Map
Boring Location Plan
Soil Boring Profiles

Email to:
Mr. Clayton Bennett, P.E., Bennett Engineering & Consulting, LLC, claytonabennett@gmail.com

USDA SOILS SURVEY

25—Canaveral-Palm Beach-Urban land complex

PROJECT: 206 Riverside Drive, Melbourne Beach, Florida		
SHEET 1 OF 1 PERMIT #: N/A PROJECT #: 2506343-soils	KSM ENGINEERING AND TESTING	DRAWN BY: C.V. DATE: 20250919 SCALE: NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1(P)	122.63'	2670.00'	02°37'54"		
C1(M)	122.64'	2670.00'	02°37'54"	122.63'	N58°17'31"W
C2(P)	225.26'	2670.00'	04°50'02"		
C2(M)	225.43'	2670.00'	04°50'15"	225.36'	N55°43'32"W

APPROXIMATE LOCATION OF SOIL TESTING

PROJECT: 206 Riverside Drive, Melbourne Beach, Florida

SHEET 1 OF 1
PERMIT #: N/A
PROJECT #: 2506343-b&p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DATE: 20250919
SCALE: NOT TO SCALE

KSM

BORING NUMBER B-1

PAGE 1 OF 1

CLIENT Bennett Engineering & Consulting, LLC
PROJECT NAME 206 Riverside Drive
PROJECT NUMBER 2506343-b&p
PROJECT LOCATION Melbourne Beach, Florida
DATE STARTED 9/17/25 **COMPLETED** 9/17/25
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Automatic Hammer
▽ **AT TIME OF DRILLING** 3.8 ft
LOGGED BY MC/JP
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Gray Slightly Silty Fine Sand with Trace Shell	1-1-3 (4)								
		Orangish-Brown Fine Sand	2-2-2 (4)								
5		▽	2-4-5 (9)								
			6-9-9 (18)								
10			10-10-10 (20)								
		Light Gray Fine Sand with Shell	8-11-12 (23)								
15											
			19-18-18 (36)								
20		Bottom of borehole at 20.0 feet.									

COPY NEW LOGS 2024 -1 - DATA TEMPLATE FOR TESTING.GDT - 9/19/25 10:12 - K:\KSM FILES\25 DOCS (KSM-SERVER)\2506343\SOIL INVESTIGATION\2506343-B&P.GPJ

KSM

BORING NUMBER B-2

PAGE 1 OF 1

CLIENT Bennett Engineering & Consulting, LLC
PROJECT NAME 206 Riverside Drive
PROJECT NUMBER 2506343-b&p
PROJECT LOCATION Melbourne Beach, Florida
DATE STARTED 9/17/25 **COMPLETED** 9/17/25
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Automatic Hammer
▽ **AT TIME OF DRILLING** 2.5 ft
LOGGED BY MC/JP
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Gray Slightly Silty Fine Sand with Trace Shell	1-2-3 (5)								
		▽ Orangish-Brown Fine Sand	2-2-3 (5)								
5			3-3-4 (7)								
			7-10-10 (20)								
10			10-12-12 (24)								
		Light Gray Fine Sand with Shell	15-15-15 (30)								
15											
			12-14-14 (28)								
20		Bottom of borehole at 20.0 feet.									

COPY NEW LOGS 2024 -1 - DATA TEMPLATE FOR TESTING.GDT - 9/19/25 10:12 - K:\KSM FILES\25 DOCS (KSM-SERVER)\2506343\SOIL INVESTIGATION\2506343-B&P.GPJ

KSM

BORING NUMBER PB-1

PAGE 1 OF 1

CLIENT Bennett Engineering & Consulting, LLC
PROJECT NAME 206 Riverside Drive
PROJECT NUMBER 2506343-b&p
PROJECT LOCATION Melbourne Beach, Florida
DATE STARTED 9/17/25 **COMPLETED** 9/17/25
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Automatic Hammer
▽ **AT TIME OF DRILLING** 2.7 ft
LOGGED BY MC/JP
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Gray Clayey Fine Sand	3-3-4 (7)								
		▽ Orangish-Brown Fine Sand	3-2-2 (4)								
5			2-2-2 (4)								
			6-8-10 (18)								
			10-9-9 (18)								
10											
		Light Gray Fine Sand with Shell	10-14-14 (28)								
			13-13-13 (26)								
15		Bottom of borehole at 15.0 feet.									

COPY NEW LOGS 2024-1 - DATA TEMPLATE FOR TESTING.GDT - 9/19/25 10:12 - K:\KSM FILES\25 DOCS (KSM-SERVER)\2506343\SOIL INVESTIGATION\2506343-B&P.GPJ

TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

Site Plan Review

Applicable Codes
Town of Melbourne Beach Land Development Code
2014 Florida Building Code

Date: October 23, 2025

Owner:	**Joseph and Kimberly DiFonzo**
Owner Address:	**11508 Waterston Loop Dr Windermere, FL 34786**
Site Address:	**206 Riverside Drive, Melbourne Beach, FL 32951**
Parcel ID:	**28-38-06-50-A-5**
Zoning:	**1-RS**
Proposed Project:	**Construction of New Single-Family Home**
References:	**Town of Melbourne Beach Code of Ordinances: 7A-31. 1-RS Single-Family Residential District 7A-51.1 Site Plan Approval for Single-Family Residential**
Request:	**Permission by Planning and Zoning Board, Town Commission for construction of a new single-family residence, swimming pool and other associated site improvements**
Staff Review:	**The property lies in the 1-RS Zoning District**

1). Project is a single-family residence as the principal use.

2). The Building Lot Zoning District req. of min. lot area, width and depth
Lot area is 32,577 sq. ft. (Required Minimum: 12,000 sq. ft.)
Lot width is 122 ft. (Required Minimum: 100 ft. at the Front Building Line
Lot depth is 283 ft. (Required Minimum 120 ft.)

3). Lot coverage has a maximum of 30% for principal structure.
Lot coverage per plan is 20.7%. Footprint of Primary Structure is 6,735 sq. ft.
Max allowed for Primary Structure is 30% of Lot Area or 9.773 sq. ft.

4). Structure maximum height for zoning district is 28 ft.
The proposed height provided is 27"6" ft.
Reference Elevation FFE – Minimum FFE 5' NAVD FEMA / 6.75' for 18" above crown of road
Finish Floor 8.25' NAVD
Flood Zone: AE-4

5). Zoning District Setback requirements

Proposed Front setback: 58.66 ft. (Required minimum 25 ft.)
Proposed Side setback: 15 ft. (Required minimum 15 ft.)
Proposed Rear setback: 94.43 ft. (Required minimum 25 ft.)

6). Sediment and Erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances and Florida Building Codes.

7). On-site Storm water Retention Control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach Code of Ordinances and the Florida Building Codes. Topographic maps may be required.

Based on the above review, I find the proposed site plan for the referenced property is in compliance with The Town of Melbourne Beach Code of Ordinances.

Town Planner

Town Commission Meeting

Section:	**Consent Agenda**
Meeting Date:	**December 17, 2025**
From:	**Town Clerk Amber Brown**
RE:	**Approval of the Parks Board Volunteer Application for Kathy Ivers-Osthus**

Town of Melbourne Beach

Town Board Volunteer Application

PLEASE NOTE: Members of the Board of Adjustment, Police Pension Board and the Planning & Zoning Board have the authority to commit Town funds and resources and/or to make decisions/recommendations that affect zoning, building and land use applications and legal standing. To ensure that members of these Boards provide the most informed and consistent information and resultant recommendations to the Commission, the Commission would like to meet with potential candidates at a Town Commission meeting prior to appointment.
Persons appointed to certain Town boards must file a financial disclosure form with the Florida Commission on Ethics. If you have any questions, please call the Town Clerk's office at 321-724-5860.

Name: Kathy Ivers-Osthus Home Phone: 321-794-9486

Home Address: 304 Surf Road Melbourne Beach

Mobile Phone: 321-794-9486 Email Address: kiversosthus5@gmail.com

Business Name: _____ Business Phone: _____

Resume or Education & Experience (attach additional pages if necessary):

I have a B.S. in public recreation and a masters degree in Education. I taught in Brevard schools for 33 years. I was a member of the charter review committee for Melbourne Beach.

Date of Birth: 12-28-1960 (optional; to verify voter registration)

Are you a registered voter of the town? ☑ YES ☐ NO

Are you a resident of the town? ☑ YES ☐ NO

Do you reside in the town for at least ten (10) months of each calendar year? ☑ YES ☐ NO

Do you hold a public office? ☐ YES ☑ NO

Do you currently serve on a Town board? ☐ YES ☑ NO

If yes, which board? _____

Please check the board(s) on which you are interested in serving: ** no financial disclosure required

- ☐ **Board of Adjustment**
- ☐ **Technology Advisory Board ****
- ☐ **Planning and Zoning Board**
- ☐ **Police Pension Fund Board of Trustees**
- ☐ **Environmental Advisory Board ****
- ☐ **History Center Board ****
- ☐ **Ryckman House Historical Preservation and Awareness Board ****
- ☑ **Parks Board ****
- ☐ **Other** _____

Why do you think you are qualified to serve on this board? I have workedk for a park department, I have been on several committees at work, plus I enjoy our park yoga and tai chi.

Would you consider serving on another board other than the one(s) you have selected above? ☐ YES ☑ NO

Signature: _____ Date: 12-3-2025

This application may be submitted in person or by mail to Town Hall at 507 Ocean Avenue, or may be emailed to the Town Clerk's office: townclerk@melbournebeachfl.org

Updated 07/18/2025

Town Commission Meeting

Section New Business

Meeting: Date Dec 17, 2025

From: Commissioner Quarrie

RE: Grant writing discussion

The paid parking funds have been an excellent source of nontaxpayer funds, but the Town needs to also find funds through grants for improvements and equipment. This is a brief outline for discussion that I propose as a guideline for effective grant research to find and take advantage of money that may be available. This would be for items like parks, water ways, open spaces, infrastructure improvements. Any aspect of improvements that would enhance the community.

Points of discussion:

- Person that represents the Town and the Town voting member with Florida League of Cities should be contact point to take advantage of the grant writing instruction and other grant information Florida League of Cities (FLofC) offers.
- Point person is in charge of finding and analyzing grants with Town Manager.
- Town Manager would be the point person in making sure the Finance Manager has verified finances are available for any matching fund requirements.
- Town Manager and FLofC voting member should provide written bullet point report every 3 months of grant progress. This could be in the format of the task reports.

Department Heads need to be able to apply for grants to reduce costs for any approved items or expense already in the departments budget. They do not need to wait for commission approvals to apply.

Recommendation: Launch this immediately since grants become available starting Jan 2026.

More Funding. Less Guesswork.

Your membership with the **Florida League of Cities** gives you a powerful advantage in pursuing grant dollars. The FLC Grants Assistance Program, delivered in partnership with **Euna Solutions**, provides expert guidance, valuable tools, and meaningful cost savings to help secure funding for local priorities with confidence. Provided at no additional cost to FLC members, this high-value resource will help you maximize every opportunity.

Through the FLC Grants Assistance Program, our members have access to:

Over 10,000 Grants

Search the nation's largest database of professionally curated and municipal-focused grants from federal, state, and foundation sources. The database includes:

- Customizable search tools with staff alerts for new or updated grants
- A library of previously awarded grant applications to use as templates
- Pre-award support including compliance tracking, deadlines, and task reminders

Training and Readiness Workshops

Stay grant-ready by participating in quarterly webinars and workshops with our Grant Coordinator, designed to help your city apply, manage, and report on grants more effectively.

Dedicated Grant Coordinator

Get personalized guidance to help your city identify the best opportunities and strengthen applications.

- One-on-one office hours and tailored grant research
- Support for grant policies, readiness, and strategic planning
- Practical feedback throughout the application process

Discounted Post-Award Suite Services

If your city needs help managing awarded grants, you can access Euna Solutions' post-award management suite including reporting, collaboration, and tracking tools at a vastly discounted rate.

Get Started

Register your city for the FLC Grants Assistance Program at *flcities.com/grants*.

Questions?

Program questions:
grants@flcities.com

System support training or grant research:
flcgrants@eunasolutions.com

Schedule a consultation with FLC's Grant Coordinator:
mindycollier.youcanbook.me

EUNA® solutions

FLC FLORIDA LEAGUE OF CITIES

PARTNER SUPPORT

Photo Credit: R. Pastor

The IRLNEP supports our community partners by providing both technical and support services. Staff serve on a number of boards and committees to provide expertise and support for the work of agencies,

local governments, academic institutions and NGOs working to restore water and habitat quality in the lagoon.

We offer grant writing support to local governments, academic institutions and community groups working on lagoon-focused research, restoration and education efforts. This support is offered at no cost to the requesting organization and is provided on a first come, first served basis.

We help our stakeholders build capacities for their organizations and for lagoon restoration.

Most recently, the IRLNEP funded a five-partner seagrass nursery network working to maximize its capacity to grow seagrasses for both restoration and research. The network is providing jobs, educational and volunteer opportunities for the public.

Photo Credit: S. VanMeter

Town Commission Meeting

Section: New Business

Meeting Date: Dec.17, 2025

From: Commissioner Sherri Quarrie

RE: Finance Department

Background Information: The previous commission terminated employment of the finance clerk in an effort to redistribute funds during the budget process. I believe this was not in the right solution. The finance department operations have been scrutinized by our auditors and is also participating in a JLAC review. This additional reporting necessitates the return of a clerk in the finance department to keep 2026 reporting accurate and timely.

The Finance Manager is also HR department head and is back up code enforcement officer due to her years of code enforcement experience. It would be more cost effective to hire a finance clerk than a HR department head or a person with code enforcement background to ensure proper case findings and paperwork are in order for magistrate hearings.

Recommendation: Allow the Town Manager to hire for the position of finance clerk.

Town of Melbourne Beach

POSITION: **FINANCE CLERK**

JOB SUMMARY: Full Time Position. This position requires a highly organized, detail oriented, self-starter with knowledge of general government accounting principles. Must have the ability to develop detailed spreadsheets, provide data entry for accounts payable and accounts receivable, analyze monthly expense and revenue accounts for financial reporting, prepare complex and detailed monthly reports for Federal and State of Florida agencies. Must be able to work independently and under pressure to meet strict reporting deadlines. Position reports directly to the Finance Manager.

ESSENTIAL JOB FUNCTIONS:

- Assist the Finance Department including but not limited to:
  - Processing accounts payable.
  - Processing accounts receivable.
  - Perform monthly bank reconciliations and make bank deposits.
  - Manage and reconcile petty cash.
  - Prepare monthly, quarterly and annual reports.
  - Assists in dealing with employee benefits and pension issues.
  - Process payroll and all related functions of payroll.
  - Makes journal entries in general ledger.
  - Assist Finance Manager in the preparation of annual Town financial audit.
- Answers the telephone and provides excellent customer service to the public.
- Provide information to the public about Town Hall and the Town of Melbourne Beach.
- Understands how each department operates in Town Hall.
- Prepare and send emails and correspondence as required.
- All other duties as assigned.

(*These essential job functions are not to be construed as a complete statement of all duties performed. Employees will be required to perform other job related marginal duties as required.)*

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of general bookkeeping procedures.
- Ability to learn and understand government accounting codes.
- Must be able to work under pressure and meet required deadlines.
- Ability to produce detailed spreadsheets.
- Ability to work independently.
- Must be organized and provide attention to details.
- Ability to learn and use other software programs related to finance.
- Computer proficiency with Microsoft Word, Excel, and Outlook.
- Ability to communicate effectively orally and in writing.

- Ability to learn and understand Town policies, procedures and Ordinances.
- Knowledge of general office procedures.
- Ability to maintain effective, cordial, working relationships with other employees and the general public.
- Ability to work evenings and weekends as required.

SUPERVISORY CONTROLS: The Finance Manager will assign work in terms of general instructions. The Finance Manager will assign daily work directly related to the Finance Department. The Finance Manager and will review work for completion and accuracy. This position shall be employed and terminated at the discretion of the Town Manager.

PHYSICAL DEMANDS: The work is typically performed with the employee sitting, standing, or walking. The employee must occasionally lift objects up to 50 pounds.

WORK ENVIRONMENT: The work is performed in an office.

SUPERVISORY AND MANAGEMENT RESPONSIBILITIES: None.

MINIMUM QUALIFICATIONS:

- Accounting Degree preferred. Some college accepted.
- Previous experience in similar position required.
- Must be able to read, write and speak fluent English.
- Ability to work in the United States.

Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

Meeting Date: December 17, 2025

Finance Clerk – Supporting Information

Department 13 - Increase to budget by approximately $98,280 for Salary and Related Payroll Expenses including: salary of $47,840.00, FICA taxes of $3,659.73, FRS of $6,711.95, a minimum of $40,000 for health insurance, and $68 for life insurance.

Town Commission Meeting

Section: New Business

Meeting Date: December 17, 2025

From: Anna Butler

RE: Code Enforcement Staffing

Background Information:

It was voted upon by the previous Commission to convert the one full-time Code Enforcement Officer position to two part-time positions. This was a decision that was not in the best interest of the Town, and has left the town's Code Enforcement in a deficit.

Recommendation:

Vote to hire one full-time Code Enforcement Officer

Town of Melbourne Beach

POSITION: **CODE COMPLIANCE OFFICER**

JOB SUMMARY: Full Time Position. Under general supervisions, ensures compliance with City codes pertaining to building permits, land use, land development, overgrowth, signs, solid waste, tree removal, and zoning through field inspections, notice of violations, and notice of hearing; and performs related duties as assigned.

ESSENTIAL JOB FUNCTIONS:

- Initiates, investigates and follows up on complaints of building permits, land use, land development, overgrowth, signs, solid waste, tree removal, and zoning issues.
- Inspects development sites for compliance with approved site plans.
- Determines and recommends resolution of the issues involved.
- Investigates, prepares and presents cases to code enforcement board
- Researches legal descriptions of properties; submits notice of violations to property owners.
- Meets with property owners and residents and explains code compliance requirements
- Performs re-inspections before and after code board hearings to ascertain compliance
- Maintains accurate and detailed records of code enforcement activity and prepares periodic reports.

(*These essential job functions are not to be construed as a complete statement of all duties performed. Employees will be required to perform other job related marginal duties as required.)*

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of applicable planning and zoning, codes, and regulations
- Knowledge of standard office practices and procedures including the proper use of computers and standard office equipment
- Ability to read and interpret development plans, site plans and plan specifications
- Ability to identify deviations from the approved plans and City regulations through a site inspection
- Ability to enforce the City Code firmly, tactfully and impartially
- Ability to keep detailed case records and reports in connection with Code Enforcement activities
- Ability to present code violation cases to the Code Enforcement Board
- Ability to establish and maintain effective working relationships with supervisors, co-workers, architects, engineers, land planners, landscape architects, realtors, developers, engineers and others involved in land development and the general public
- Ability to communicate effectively, both orally and in writing

SUPERVISORY CONTROLS: The Town Manager will assign work in terms of general instructions. The work is reviewed in progress and upon completion for accuracy and the nature and propriety of the final results. This position shall be employed and terminated at the discretion of the Town Manager.

GUIDELINES: Include Town Charter and Town ordinances, departmental policies and procedures and supervisory instructions. These guidelines are clear and specific but may require some interpretation in application.

PHYSICAL DEMANDS: The work is typically performed with the employee sitting, standing, or walking. The employee must occasionally lift objects up to 50 pounds.

WORK ENVIRONMENT: Work is often performed in an outdoor setting with exposure to extreme weather conditions and potential physical harm.

SUPERVISORY AND MANAGEMENT RESPONSIBILITIES: None.

MINIMUM QUALIFICATIONS:

Education and Experience

- High School diploma or equivalent and (1) year related experience involving inspections and public contact; or an equivalent combination of training and experience.

Licenses, Certifications or Registrations

- Possession of a valid Florida Driver's License.

Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

Meeting Date: December 17, 2025

Code Enforcement Officer – Supporting Information

Department 29 – A change to the budget from two (2) part-time Code Officer positions ($49,677) to one (1) full time position would consist of adding health insurance and life insurance at a minimum cost of $20,000 for health insurance and $68.00 for life insurance.

Town Commission Meeting

Section: **New Business**

Meeting Date: **Dec 17, 2025 RTC Meeting**

From: **Commissioner Tim Reed**

Re: **Proposal to establish a Budget & Financial Advisory Board**

Background Information:

It's not uncommon for municipalities to utilize a citizen advisory board in association with budgetary & other financial matters before them, and several local municipalities do just that.

Recommendation:

Propose that the commission take advantage of resident's professional experience, knowledge & expertise in Budget & Finance areas, and move forward to establish a voluntary Budget & Financial Advisory Board.

The primary purpose would be to serve as a voluntary advisory board tasked with assisting the Commission & Staff regarding budgetary & other financial matters before the commission, and to provide recommendations and/or options.

Proposed outline of board would be the same as was recently implemented for the Technology Advisory Board (per Resolution 2025-05):
i.e. voluntary membership, registered electors, 5 members, 2 alternates, 2-year term

Skillsets & Experience Desired:

GASB Accounting, Budgeting, Financing, Banking, Financial Management, Debt, Bonds, Taxes, etc.

Additionally, when not working on a given budget & finance task, the board could review/propose opportunities the commission may want to consider in the future.

Attachments:

none

Town Commission Meeting

Section: New Business

Meeting Date: December 17, 2025

From: Anna Butler

RE: Proposal to include a moment of silent prayer at all Town Commission Meetings.

Background Information:

Multiple residents have requested that the Commission institute a moment of Prayer our Town Commission Meetings. Prayer at Municipal Meetings in the state of Florida is constitutionally permissible, however this is a decision the Commission will be required to vote upon. This will be a silent prayer in order to eliminate any possibility of discomfort within the Commission as well as the staff and residents.

Recommendation:

Vote to institute a moment of silent prayer immediately after the Pledge of Allegiance.

Town Commission Meeting

Section: New Business

Meeting Date: December 17, 2025

From: Town Manager

RE: Town of Melbourne Beach – 410 Riverview Lane Storm Repair

Background Information:

Notice for the issuance of an Invitation to Bid (ITB) (**EXHIBIT A**) for the subject project was made available on October 9, 2025. Sealed bids were received on November 13, 2025, opened and publicly read aloud on November 14, 2024.

The scope of work consists of storm sewer replacement, limited removal of asphalt, limited laying new asphalt and base course, subbase, flowable fill, maintenance of traffic, excavation, grading, sodding/seeding and associated work. In order to protect the street asphalt, no metal track machines will be allowed - rubber tired or rubber track machines only. The contractor is to coordinate all work with Town personnel and provide a minimum of 1 week's notice to all residents in the work area.

The Town received one bid for this project which consists of a failing stormwater pipe lateral resulting in a hole in the road. The bid was from Jobear Contracting Inc. for a total cost of $127,460.00. (**EXHIBIT B**)

TM requested a proposal for work from Atlantic Development of Cocoa, Inc., the contractor performing Basin 1 Infrastructure Improvements. The resulting proposal is attached as **EXHIBIT C** for a total cost of $60,969.24.

All bidders have been determined to be responsive in accordance with bid specifications. Both contractors' references, financials, licensing and similar work experience is on file with the Town. A comparison of the bids revealed two major differences:

	JoBear	*Atlantic*
Time	*two weeks*	*5 days*
Costs	*$127,460*	*$60,969.24*

Jobear appears to have based the bid on the Engineers Quantities and engineered drawings which are provided for convenience.

Atlantic confirmed that they have based the bid on the engineered drawings, site investigation and their own quantities.

Funding was not budgeted for this expense and will require budget modification. In accordance with Chapter 15, Article II. Purchasing, Town options are to accept, decline or review other bid options.

Recommendation:

TM recommends decline bid from Jobear Contracting Inc. due to the proposed time and costs.

TM recommends acceptance of Atlantic Development of Cocoa, Inc. bid for the proposed time and costs. A modification of the existing construction contract for Basin 1 will meet procurement standards, capitalizing on time and materials from this existing project.

Recommendation to amend the FY2026 budget by transferring funds from the operating bank account to Fund 341.

Attachments:

Exhibit A – Invitation to Bid (ITB) - full document available on Town website under Agendas & Minutes page

Exhibit B – Jobear Contracting Inc. response to bid

Exhibit C – Atlantic Development of Cocoa, Inc. response to bid

INVITATION TO BID

TOWN OF MELBOURNE BEACH - BREVARD COUNTY FLORIDA
410 RIVERVIEW LANE STORM REPAIR

NOTICE IS HEREBY GIVEN that sealed bids will be accepted by the Owner, Town of Melbourne Beach for the furnishing of all labor and materials for the completion of the cross drain at 410 Riverview Lane. Complete bid packages will be available at 9:00 am, local time, on **October 9, 2025**, by emailing request "**410 Riverview Lane Storm Repair Bid Package"** to:

Town of Melbourne Beach
Town Manager
507 Ocean Avenue
Melbourne Beach, FL 32951
321-724-5860 Telephone
Email: townmanager@melbournebeachfl.org

Sealed bids will be received by the Town of Melbourne Beach until **3:30 p.m.** on **November 13, 2025**. One (1) bound ORIGINAL hard copy, one (1) bound copy, one (1) electronic copy on thumb drive all in sealed envelope with project name "Town of Melbourne Beach – 410 Riverview Storm & Roadway Repair" along with name and email address of bidder. Please refer to "Instructions to Bidders" for more details. *No faxed bids will be accepted.* Bids will be opened and publicly read aloud at **4:00 p.m., November 14, 2025**. All bids received after **3:30 p.m. on November13, 2025** will be returned unopened.

Scope of work shall include all labor and materials required to complete the project in accordance with the project plans and specifications.

Bid security in the amount of five percent (5%) of the Total Bid must accompany the Bid in accordance with the Instructions to Bidders.

The successful bidder may be required to furnish a performance and payment bond in an amount at least equal to the contract price as security for the faithful performance of the agreement, and for the payment of all persons performing labor and/or furnishing material in connection with the agreement and for the payment of all persons performing labor and/or furnishing material in connection with the agreement. **The Town reserves the right to delete this agreement.**

The successful bidder will be required to fully complete all work within the stipulated time frame from and including the date to start work established in a written Notice to Proceed from the Owner.

The Town reserves the right to reject all Proposals or any Proposal, and to waive technical errors and informalities.
Earliest publish date _____

Bill to: Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951

EXHIBIT B

JOBEAR CONTRACTING, INC.

Melbourne Beach

410 Riverview Lane Storm Repair

Contract # 11440.30

Jobear Contracting Inc. Submittal

CONTACT PERSON:
JOHN G. HUY
TREY@JOBEARINC.COM
(321) 723-3571
1950 Danr Dr. NE, Palm Bay, Florida, 32905

November 13, 2025

AGREEMENT FOR PROFESSIONAL SERVICES

TOWN OF MELBOURNE BEACH – 410 Riverview Lane Storm Repair

(BSE #11440.30)

Pursuant to Section 287.135 (3) (b), Florida Statutes, this contract allows for the termination at the option of the Town of Melbourne Beach, if Jobear Contracting is found to have been placed on the Scrutinized Companies List that Boycott Israel or is engaged in a boycott of Israel.

Jobear Contracting Inc complies with the provisions of Section 287.135, and certifies that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and it does not have business operations in Cuba or Syria.

Dated on: November 13, 2025

Certified By:

Name: John G. Huy

Title: President

Company: Jobear Contracting Inc

On this 13th day of November, 2025, I attest that the preceding document is a true, exact, complete, and unaltered photocopy made by me of the AGREEMENT FOR PROFESSIONAL SERVICES presented to me by the document's custodian, and, to the best of my knowledge, that the photocopied document is neither a public record nor a publicly recordable document, certified copies of which are not available from an official source other than a notary public.

Julie H. Smith

NOTARY PUBLIC AT LARGE

JULIE H. SMITH NOTARY PUBLIC MY COMMISSION EXPIRES 10-7-2026 STATE OF FLORIDA COMMISSION NUMBER HH 295940

Seal/Stamp/Commission #

JOBEAR CONTRACTING INC CORPORATE SEAL 2011 FLORIDA

CONTRACTOR'S QUALIFICATION STATEMENT

The undersigned certified under oath that the information provided herein is true and sufficiently complete so as not to be misleading:

Submitted to: City of Melbourne Beach

Address: Melbourne Beach, Florida

Submitted by: Jobear Contracting Inc.

Name: John G. Huy

Address: 1950 Danr Dr. NE, Palm Bay, FL 32905

Principal office: 1950 Danr Dr. NE, Palm Bay, FL 32905

Check one: X Corporation __Partnership __ Individual ___ Joint Venture __Other

Name of Project (if applicable): 410 Riverview Ln Storm Repair

Type of Work (file separate form for each Classification of Work):

__X__ General Construction
_____ Plumbing
_____ Electrical
_____ Other _____

1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor? 51

1.2 How many years has your organization been in business under its present business name? 14

1.2.1 Under what other or former names has your organization operated? Jobear/Warden Construction

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation July 2011

1.3.2 State of incorporation Florida

1.3.3 President's name John G. Huy

1.3.4 Vice President's name

1.3.5 Secretary's name Julie Smith

1.3.6 Treasurer's name

1.4 If your organization is a partnership, answer the following: NA

1.4.1 Date of organization

1.4.2 Type of partnership (if applicable)

1.4.3 Name(s) of general partner(s)

1.5 If your organization is individually owned, answer the following: NA

1.5.1 Date of organization

1.5.2 Name of owner

1.6 If the form of your organization is other than those listed above, describe it and name the principals.

2. LICENSING

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

CGC 152 9144
CUC 122 4678

2.2 List jurisdiction in which your organization's partnership or trade name is filed.

State of Florida

3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

Civil, Site and Underground Utility work. Paving and concrete

3.2 Claims and Suits – If the answer to any of the questions below is yes, please attach details.

3.2.1 Has your organization ever failed to complete any work awarded to it?

NO

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

NO

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

NO

3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

NO

3.4 List major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date. (No more than 5.)

See Work in Process sheet

3.4.1 State total worth or work in progress and under contract.

$387, 688.82

3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

3.5.1 State average annual amount of construction work performed during the past five (5) years:

3.5 Million

Net Fixed Assets; See Appendix A

Other Assets; See Appendix A

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); See Appendix A

Other liabilities (e.g., capital, capital stock, authorized and outstanding shares, par values, earned surplus and retained earnings) See Appendix A

5.1.2 Name and address of firm prepared attached financial statement, and date thereof Leonardo & Company

5.1.3 Is the attached financial statement for the identical organization named on page one? Yes

5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary). NA

5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction? Yes

6. SIGNATURE

6.1 Dated on this 13 day of November, 2025.

Name of Organization: Jobear Contracting Inc.

By: John G. Huy

Title: President

6.2 John G. Huy being
Printed Name

duly sworn deposes and says that the information herein in true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 13th day of NOVEMBER, 2025.

Notary Public: Julie H. Smith

My Commission Expires: 10-07-2026

JULIE H. SMITH NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES 10-7-2026 COMMISSION NUMBER HH 295940

3.6 List the construction experience and present commitments of the key individuals of your organization.

See attached Resumes

4. REFERENCES

4.1 Trade References

Ferguson Waterworks, Fortiline Waterworks, Mack Concrete, Rinker Concrete, Cemex, Stavola Aggregates, Preferred Materials

4.2 Bank References

Cypress Trust

4.3 Surety

4.3.1 Name of bonding company United States Fire Ins. Company

4.3.2 Name and address of agent Florida Surety
620 N. Wymore Rd. Ste 200, Maitland FL 32751

5. FINANCING

5.1 Financial Statement

5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses).

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A305

Contractor's Qualification Statement

1986 EDITION

This form is approved and recommended by The American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by the AIA or AGC.

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: City of Melbourne Beach

ADDRESS: 507 Ocean Avenue
Melbourne Beach, FL 32951

SUBMITTED BY: Jobear Contracting Inc

Corporation X

NAME: John G. Huy

Partnership

ADDRESS: 1950 Danr Dr. NE., Palm Bay, FL 32905

Individual

PRINCIPAL OFFICE: 1950 Danr Dr. NE., Palm Bay, FL 32905

Joint Venture

Other

NAME OF PROJECT (if applicable): 410 Riverview Ln Storm Repair

TYPE OF WORK (file separate form for each Classification of Work):

X General Construction ____ HVAC

____ Plumbing ____ Electrical

____ Other_____
(please specify)

Copyright 1964, 1969, 1979, ©1986 by The American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006. Reproduction of the material herein or substantial quotation of its provisions without written permission of the AIA violates the copyright laws of the United States and will be subject to legal prosecution.

1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor?

51

1.2 How many years has your organization been in business under its present business name?

14

1.2.1. Under what other or former names has your organization operated?

Jobear/Warden Construction

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation: July, 2011

1.3.2 State of incorporation: Florida

1.3.3 President's name: John G. Huy

1.3.4 Vice President's name(s):

1.3.5 Secretary's name: Julie Smith

1.3.6 Treasurer's name:

1.4 If your organization is a partnership, answer the following: NA

1.4.1 Date of organization:

1.4.2 Type of partnership (if applicable):

1.4.3 Name(s) of general partner(s):

1.5 If your organization is individually owned, answer the following: NA

1.5.1 Date of organization:

1.5.2 Name of owner:

1.6 If the form of your organization is other than those listed above, describe it and name the principals:

2. LICENSING

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Licensed General and Underground Contractor in the state of Florida
CGC 152 9144
CUC 122 4678

2.2 List jurisdictions in which your organization's partnership or trade name if filed.

NA

3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

Civil, Site and Underground construction and utilities. Storm, Sewer, Water, Paving and Concrete work

3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it?

NO

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

NO

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

NO

3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

NO

3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

3.4.1 State total worth of work in progress and under contract:

See Work in Process sheet (Appendix B)

3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces. See Projects 1/24 - 11/25 (Appendix C)

3.5.1 State average annual amount of construction work performed during the past five years:

$3.5 Million

3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

4. REFERENCES

4.1 Trade References:

Ferguson Waterworks
Mack Concrete Products
Rinker Concrete Products
Fortiline Waterworks
Cemex
Preferred Materials

4.2 Bank References: Cypress Trust

4.3 Surety:

4.3.1 Name of bonding company: United States Fire Insurance Company

4.3.2 Name and address of agent: Florida Surety Company
620 Wymore Rd. Ste 200
Maitland, FL 32751

5. FINANCING

5.1 Financial Statement.

5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items: See Appendix A

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses):

Net Fixed Assets: See Appendix A

Other Assets: See Appendix A

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); See Appendix A

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings). See Appendix A

5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Leonardo & Company

5.1.3 Is the attached financial statement for the identical organization named on page one?

YES

5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary). NA

5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

YES

6. **SIGNATURE**

6.1 Dated at Jobear Contracting this 13th day of November

Name of Organization: Jobear Contracting Inc

By: John G. Huy

Title: President

6.2

M I, John G. Huy, President being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 13th day of NOVEMBER, 2025

Notary Public: Julie H. Smith

My Commission Expires: 10-07-2026

JULIE H. SMITH NOTARY PUBLIC MY COMMISSION EXPIRES 10-7-2026 STATE OF FLORIDA COMMISSION NUMBER HH 295940

PROPOSAL

TOWN OF MELBOURNE BEACH – 410 RIVERVIEW LANE STORM REPAIR

Full Name of Bidder: Jobear Contracting Inc

Main Business Address: 1950 Danr Dr. NE, Palm Bay, FL 32905

Place of Business: 1950 Danr Dr. NE, Palm Bay, FL 32905

State Contractor's License: GCG 152 9144 CUC 122 4678

TO: **Town of Melbourne Beach** (hereinafter called the **Owner**)

The undersigned, as Bidder, declares that the only person or parties interested in this Proposal as principals are those named herein, that this Proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the location of the proposed work, the proposed forms of Agreement and Bonds, and the Contract Drawings and Specifications, including Addenda issued thereto and acknowledges receipt below:

Addendum Number	Date Issued	Contractor's Initials
None Posted	As of 11/13/2025 @ 1500	JGH

He proposes, and agrees if this Proposal is accepted, that he will contract with the Town of Melbourne Beach in the form of the copy of the Agreement included in these Contract Documents, to provide all necessary machinery, tools, apparatus and other means of construction, including utility and transportation services necessary to do all the Work, and furnish all the materials and equipment specified or referred to in the Contract Documents in the manner and time herein prescribed, and according to the requirements of the Owner as therein set forth, furnish the Contractor's Bonds and Insurance specified in the General Conditions of the Contract, and to do all other things required of the Contractor by the Contract Documents, and that he will take full payment the sums set forth in the following bid schedule.

Upon receipt or written notice of the conditional acceptance of this bid, bidder will execute the formal Contract attached and deliver the insurance within 15 days as required by the Contract Documents.

If awarded a contract under this Proposal, the Undersigned proposes to start work at the site within 14 calendar days after the receipt from the Owner of a written Notice to Proceed. The Undersigned further agrees to fully complete all work covered per the following schedule. All dates shown represent consecutive calendar days from and including the date of receipt from the Owner of a written Notice to Proceed.

Contract Time Substantial Completion	**Final Completion**
74 days	104 days

Bid Security

Accompanying this Bid is a Certified or a Cashier's Check or a Bid Bond in the amount of $___5%_____, made payable to the Owner which may be forfeited as liquidated damages if, in the event this proposal is accepted, the undersigned fails to execute the Agreement, provide insurance certificate(s) and furnish and pay for the required performance and payment bonds for the Owner within fifteen (15) days after acceptance of the Bid; otherwise said Certified or Cashier's Check or Bid Bond will be returned to the undersigned.

Award of Bid

Bidder acknowledges that Owner may not award the Contract immediately. Bidder acknowledges that all prices quoted within the proposal are valid for a period of ninety (90) days after bid opening. If the Contract is not awarded within ninety (90) days, Bidder may adjust the unit prices proposed; however, Owner retains the right to reject all bids and rebid the project.

(b) Co-Partnership

The Bidder is a co-partnership consisting of individual partners whose full names are as follows:

NA

The co-partnership does business under the legal name of: _____.

(c) Individual

The bidder is an individual whose full name is, NA, and if operating under a trade name, said trade name is _____.

Dated _____, 2025.

Jobear Contracting Inc

Legal Entity

(Seal - If Corporation)

(Sign Here)

By: John G. Huy

Telephone No. 321-723-3571

Subscribed and sworn to before me this 13th day of November, 2025.

JULIE H. SMITH NOTARY PUBLIC MY COMMISSION EXPIRES 10-7-2026 STATE OF FLORIDA COMMISSION NUMBER HH 295940

Julie H. Smith

Notary Public

My Commission Expires:

10-07-2026

Respectfully Submitted:

State of Florida

County of Brevard

I, John G. Huy, being first duly sworn on oath deposes and says that the Bidder on the above Proposal is organized as indicated below and that all statements herein made are made on behalf of such Bidder and that this deponent is authorized to make them.

I, John G. Huy, also deposes and says that he has examined and carefully prepared his Bid Proposal from the Contract Drawings and Specifications and has checked the same in detail before submitting this Bid; that the statements contained herein are true and correct.

(a) Corporation

The bidder is a corporation organized and existing under the laws of the State of Florida, which operates under the legal name of Jobear Contracting Inc., and the full names of its officers are as follows:

President John G. Huy

Secretary Julie Smith

Treasurer _____

Manager _____

and it (does) ~~or (does not)~~ xxxxxxxxx have a corporate seal. The President is authorized to sign construction proposals and contracts for the company by action of its Board of Directors taken July, 2011, a certified copy of which is hereto attached (Strike out this last sentence if not applicable).

LIST OF SUBCONTRACTORS/SUPPLIERS

TOWN OF MELBOURNE BEACH – 410 RIVERVIEW LANE STORM REPAIR

The Undersigned states that the following is a full and complete list of the proposed subcontractors and suppliers on this Project and the class of work to be performed by each, and that such list will not be added to nor altered without written consent of the Owner through the Engineer.

Subcontractor and Address	**Class of Work to be performed or Type of Material to be Supplied**
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	

*Attach additional sheets as necessary.

November 13, 2025
DATE

Jobear Contracting Inc.
BIDDER

SIGNATURE

TRENCH SAFETY AFFIDAVIT - UNIT PRICE

410 RIVERVIEW LANE STORM REPAIR

Trench excavations on this Project are expected to be in excess of 5 feet deep. The Occupational Safety and Health Administration excavation safety standards, 29 CFR 1926.650 Subpart P trench safety standards will be in effect during the period of construction of the project.

Bidder acknowledges that included in the various items of the Bid and in the Total Bid Price are costs for complying with the Florida Trench Safety Act (90-96, Laws of FL) effective October 1, 1990, and hereby gives assurance that, if awarded the Contract, the Contractor or Subcontractor performing trench excavation work on the Project will comply with the applicable trench safety standards. The Bidder further identifies the costs as follows:

Trench Safety Item (Description)	Unit Quantity	Units of Measure (LF, SY)	Unit Cost	Extended Cost
BASED BID ITEMS				
A. Trench Box	1	30 feet	$150/ft	$4500.00
B.				
C.				
D.				
E.				
F.				
TOTAL				$4500.00

FAILURE TO COMPLETE THE ABOVE SHALL RESULT IN THE BID BEING DECLARED NON-RESPONSIVE.

Jobear Contracting Inc.
Company Name

November 13, 2025
Date

Signature

BID FORM

PROJECT IDENTIFICATION: Town of Melbourne Beach – 410 Riverview Lane Storm Repair

CONTRACT IDENTIFICATION AND NUMBER: B.S.E. #11440.30

THIS BID IS SUBMITTED TO:

Town Manager
Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951
(321) 724-5860 Telephone
Email: townmanager@melbournebeachfl.org

1. The undersigned **BIDDER** proposes and agrees, if the **BID** is accepted, to enter into an Agreement with **OWNER** in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

2. **BIDDER** accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. This Bid will remain open for ninety (90) calendar days after the day of Bid opening. **BIDDER** will sign the Agreement and submit the Contract Security and other documents required by the Contract Documents within fifteen calendar days after the date of **OWNER**'s Notice of Award.

3. In submitting this Bid, **BIDDER** represents, as more fully set forth in the Agreement, that:

   (a) **BIDDER** has examined copies of all the Contract Documents and of the following addenda:

Date	Number
11/13/2025	No Addenda Posted

(receipt of all of which is hereby acknowledged) and also copies of the Invitation to Bid and the Instruction to Bidders;

(b) **BIDDER** has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations), including disposal of cleared material and the conditions affecting cost, progress or performance for the Work and has made such independent investigations as **BIDDER** deems necessary;

(c) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; **BIDDER** has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; **BIDDER** has not sought by collusion to obtain for himself any advantage over any other Bidder or over **OWNER**; and

4. **BIDDER** will complete the Work for the following Lump Sum price(s):

CONTRACT PRICE: $127,460.00 **DOLLARS,**
($ 127,460.00 **). (Inclusive of a performance and payment bond which may be subsequently waived by the Town.**

The cost of the Contract is based on the estimated quantities shown on the Bid Schedule which is $ 127,460.00 .

5. **BIDDER** acknowledges that a separate Notice to Proceed will be issued and the possible impacts of such have been considered within the Bid.

6. **BIDDER** agrees that the individual stages of the Work will be substantially completed per the following schedule, such days reflecting the time after the date when the Contract Time commences to run.

Substantial Completion	**Full Completion**
74 Days	104 Days

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work on time.

7. The following document is attached to and made a condition of this Bid:

(a) A tabulation of Subcontractors and other persons and organizations required to be identified in this Bid.

(b) Exhibit A — Estimated Quantity Forms

8. The attached estimated quantities are included only for the assistance of the Bidder and for establishing unit prices for individual items.

9. Communications concerning this Bid shall be addressed to:

Mr. Scott M. Glaubitz, P.E., P.L.S.
B.S.E. Consultants, Inc.
312 South Harbor City Blvd., Suite 4
Melbourne, FL 32901
(321) 725-3674 Telephone
Email: BSE-Info@lja.com

10. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as a part of the Contract Documents have the meanings assigned to them in the General Conditions.

SUBMITTED ON November 13, **. 2025 .**

Name of Firm: Jobear Contracting Inc.

Signature: _____ Title: President

(Seal)

Attest: _____

Business Address: 1950 Danr Dr. NE, Palm Bay, FL 32905

_____

Phone No.: 321-723-3571

IMPORTANT:

Note: If the Contractor is a corporation, the legal name of the corporation shall be set forth above together with a signature of the officer or officers authorized to sign Contracts on behalf of the Corporation; if Contractor is a co-partnership, the true name of the firm shall be set forth above together with the signatures of all the partners; and if Contractor is an individual, his signature shall be placed above. If signature is by an agent other than an officer of a corporation or a member of a partnership, a power-of-attorney must be attached hereto. Signature of Contractor shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgment.

TOWN OF MELBOURNE BEACH
410 RIVERVIEW LANE STORM REPAIR
BSE #11440.30
BID FORM

Note: Bids shall include sales tax and other applicable taxes and fees

ITEM	UNIT	ENGINEER'S QUANTITIES	CONTRACTOR'S QUANTITIES	UNIT PRICE	TOTAL PRICE
PART 1 - EARTHWORK, PAVING AND DRAINAGE					
ASPHALT, BASE, SUBBASE REMOVAL	SY YD	81	81	$425.00	$ 34,425.00
15" RCP REMOVAL	LF	32	32	$650.00	$ 20,800.00
NEW 15" RCP	LF	32	32	$731.00	$ 23,392.00
FLOWABLE FILL	CY	2.5	15.0	$975.00	14,625.00
ASPHALT SP 9.5	SY	81	83	$240.00	$ 19,920.00
BASE 12"	SY	63	63	$96.00	$ 6,048.00
SUBTOTAL PART 1					$ 119,210.00
PART 2 - MISCELLANEOUS					
PERFORMANCE BOND & PAYMENT	LS	1	1		$ 8,250.00
SUBTOTAL PART 2					$ 8,250.00
TOTAL					$ 127,460.00

NOTES:

1. Bids shall include sales tax and other applicable taxes and fees.
2. The Engineer's Estimated Quantities are provided for your convenience. Contractor should bid their own quantities. If there is a large discrepancy, please contact Engineer.
3. The award timeframe for Phase 2 related work is unknown at this time.

JOBEAR CONTRACTING, INC.
FINANCIAL STATEMENTS
WITH SUPPLEMENTARY INFORMATION

For the Year Ended December 31, 2024

Appendix A

JOBEAR CONTRACTING, INC.
FINANCIAL STATEMENTS
WITH SUPPLEMENTARY INFORMATION

For The Year Ended December 31, 2024

CONTENTS

Independent Accountant's Review Report.....1

Financial Statements:

Balance Sheet.....2

Statement of Income and Retained Earnings.....3

Statement of Cash Flows.....4

Notes to Financial Statements.....5-8

Supplementary Information:

Schedule I - Construction Costs.....9

Schedule II - General and Administrative Expenses..... 10

Schedule III - Contracts Completed 11

Schedule IV - Contracts in Progress 12

LEONARDO & COMPANY
Phone: (561)205-CPAs
Audit | Tax | Advisors
www.financialauditcpa.com
950 Peninsula Corporate Circle, Suite 2020 Boca Raton, FL 33487

To the Stockholder
Jobear Contracting, Inc.
Palm Bay, Florida

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

We have reviewed the accompanying financial statements of Jobear Contracting, Inc. (a Corporation), which comprise the balance sheet as of December 31, 2024, and the related statements of income and retained earnings and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Jobear Contracting, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The supplementary information included in Schedules I, II, III and IV is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on such information.

Leonardo & Company

Leonardo & Company
Certified Public Accountants
Boca Raton, Florida
January 31, 2025

JOBEAR CONTRACTING, INC.
BALANCE SHEET
DECEMBER 31, 2024

ASSETS		
Current assets:		
Cash and cash equivalents	$	346,695
Contract receivables		966,280
Due from related parties		2,500
Costs and estimated earnings in excess of billings on uncompleted contracts		54,262
Total current assets		1,369,737
Property and equipment, net of accumulated depreciation of $110,361		133,650
Total Assets	$	1,503,387
LIABILITIES AND STOCKHOLDER'S EQUITY		
Current liabilities:		
Accounts payable and accrued expenses	$	187,664
Due to stockholder		17,225
Current portion of long-term debt		20,109
Billings in excess of costs and estimated earnings on uncompleted contracts		397,936
Total current liabilities		622,934
Long-term liabilities		
Notes payable		107,414
Total liabilities		730,348
Stockholder's equity:		
Common stock - par value $1 per share; 10,000 shares authorized, 200 shares, issued and outstanding		200
Paid in capital		399,900
Retained earnings		372,939
Total stockholder's equity		773,039
Total Liabilities and Stockholder's Equity	$	1,503,387

See accompanying notes and independent accountant's review report.

JOBEAR CONTRACTING, INC.
STATEMENT OF INCOME AND RETAINED EARNINGS
FOR THE YEAR ENDED DECEMBER 31, 2024

Contract revenues earned	$ 3,215,402
Construction costs	2,098,137
Gross profit	1,117,265
General and administrative expenses	688,452
Income from operations	428,813
Net income	428,813
Retained earnings (deficit), beginning of year	(55,874)
Retained earnings, end of year	$ 372,939

See accompanying notes and independent accountant's review report.

JOBEAR CONTRACTING, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024

Cash flows from operating activities:		
Net income	$	428,813
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation		25,349
Change in operating assets and liabilities:		
Contract receivables		(622,048)
Net costs and estimated earnings in excess of billings on uncompleted contracts		(22,373)
Due to stockholder		(30,000)
Net billings in excess of costs and estimated earnings on uncompleted contracts		359,141
Accounts payable and accrued expenses		160,203
Net cash provided by operating activities		299,085
Cash flows from investing activities:		
Purchase of vehicles		(156,368)
Net cash (used in) financing activities		(156,368)
Cash flows from financing activities:		
Payments on notes payable		(12,620)
Proceeds on notes payable		137,512
Net cash provided by financing activities		124,892
Net increase in cash and cash equivalents		267,609
Cash and cash equivalents: Beginning of year		79,086
End of year	$	346,695
Supplemental Disclosure of Cash Flow Information:		
Interest paid	$	15,257

See accompanying notes and independent accountant's review report.

JOBEAR CONTRACTING, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Nature of Business

Jobear Contracting, Inc. (the "Company") was incorporated on June 3, 2011 and operates as a construction general contractor with projects throughout Central Florida. Contracts and services performed by the Company are primarily for road and underground utility contracts. The work is performed primarily under cost-plus-fee contracts and fixed-price contracts. The length of the Company's contracts will vary, but will typically be less than a year. Therefore, assets and liabilities will be classified as current and non-current because the contract-related items in the balance sheet have realization and liquidation periods ending within one year. The receivables are protected under the Florida state lien laws. Management believes that its contract acceptance, billing and collection policies are adequate to minimize potential credit risk.

Revenue and Cost Recognition

Revenues from fixed price construction contracts are recognized under the percentage of completion method, measured by the percentage of cost incurred to date, to estimated total cost for each project. This method is used because management considers total cost to be the best available measure of progress on the contracts.

Contract costs include all direct material and labor costs and those indirect costs related to contract performance, such as indirect labor, supplies, tools, repairs and depreciation costs. General and administrative costs are charged to expense as incurred. Provisions for estimated losses on uncompleted contracts are made in the period in which such losses are determined. Changes in job performance, job conditions, and estimated profitability, including those arising from contract penalty provisions, and final contract settlements may result in revisions to costs and income and are recognized in the period in which the revisions are determined.

The asset, "Costs and estimated earnings in excess of billings on uncompleted contracts," represents revenues recognized in excess of amounts billed. The liability, "Billings in excess of costs and estimated earnings on uncompleted contracts," represents billings in excess of revenues recognized.

Financial Instruments and Concentration of Credit Risk

Financial instruments which potentially subject the Company to concentrations of credit risk are cash and cash equivalents and contract receivables. The Company believes it is not exposed to any significant credit risk on these assets.

Concentration of Credit Risk

The Company maintains its cash balances in one commercial bank. The accounts are insured by the Federal Deposit Insurance Corporation up to $250,000 per depositor. At December 31, 2024, the Company did not have uninsured balances. The Company has not incurred losses related to these accounts. The Company believes it is not exposed to any significant credit risk on cash or cash equivalents.

Cash and Cash Equivalents

For purposes of the December 31, 2024, the balance sheet and the statement of cash flows for the year ended December 31, 2024, the Association considers all highly liquid investments purchased with original maturities of three months or less to be cash equivalents.

JOBEAR CONTRACTING, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Income Taxes

The Company, with the consent of its stockholder, elected to be taxed as an "S" Corporation under the Internal Revenue Code. All taxable income or loss flows through to the stockholder. Accordingly, no income tax expense or liability is recorded in the accompanying financial statements. As of December 31, 2024, the Company had no uncertain tax positions that qualify for either recognition or disclosure in the financial statements.

Accounting Estimates

The Management of the Company uses accounting estimates in determining revenues from contracts as accounted for by the percentage of completion method. Estimates are based on subjective as well as objective factors and, as a result, judgment is required to estimate certain amounts at the date of the financial statements.

Property and Equipment

Property and equipment are recorded at cost. Depreciation is provided using the straight-line method over the estimated useful lives of the assets. The lives range from three to seven years. Repairs and maintenance are expensed as incurred. When property and equipment are disposed of, the cost and related accumulated depreciation are removed from the accounts and any related gain or loss is included in the statement of income and retained earnings.

Contract Receivables

Contract receivables are recorded when invoices are issued and are presented in the balance sheet at face amount with no allowance for credit losses. An allowance for credit losses is not considered necessary because substantially all outstanding accounts are expected to be collected in the subsequent year.

NOTE 2 - CONTRACT RECEIVABLES

Contract receivables consisted of the following as of December 31, 2024:

Uncompleted contracts	$ 542,413
Retainage	62,878
Completed contracts	360,989
	$ 966,280

NOTE 3 - PROPERTY AND EQUIPMENT

Property and equipment consisted of the following as of December 31, 2024:

Vehicles	$ 213,221
Equipment	30,790
	244,011
Less: accumulated depreciation	(110,361)
	$ 133,650

Depreciation expense for the year ended December 31, 2024 was $25,349.

JOBEAR CONTRACTING, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 4 - COSTS AND ESTIMATED EARNINGS OF BILLINGS ON UNCOMPLETED CONTRACTS

Costs and estimated earnings of billings on uncompleted contracts as of December 31, 2024 consisted of the following:

Costs incurred on uncompleted contracts	$ 1,098,441
Estimated earnings to date	695,813
	1,794,254
Less billings	(2,137,928)
	$ (343,674)
Included in accompanying balance sheet under the following captions:	
Costs and estimated earnings more than billings on uncompleted contracts	$ 54,262
Billings more than costs and estimated earnings on uncompleted contracts	(397,936)
	$ (343,674)

NOTE 5 - BACKLOG

The following schedule summarizes changes in backlog on contracts during the year ended December 31, 2024. Backlog represents the amount of revenues the Company expects to realize from work to be performed on uncompleted contracts in progress at the end of the period and from signed contractual agreements on which work has not yet begun.

Backlog balance at December 31, 2023	$ 175,835
Net contracts during current period	5,627,230
	5,803,065
Less: contract revenue earned during current period	(3,215,402)
Backlog balance at December 31, 2024	$ 2,587,663

NOTE 6 - COMMITMENTS

Leases - The Company leases its office and shop building from the shareholder. It has a net, net, net lease and pays $1,000 per month for such lease. It also rents equipment on an as needed basis from a related company. The payments on the office rent are on a month to month basis. Rent expense totaled $12,000 for the year ended December 31, 2024

NOTE 7 - EQUITY

All of the stock of the Company is owned by the Director of the Corporation as follows:

John G. Huy	200 shares
Total shares	200 shares

NOTE 8 - RELATED PARTIES

Through the course of business, the Company is owed monies from related parties which will be paid back currently. The amount owed to the Company as of December 31, 2024 is $2,500.

The Company borrowed $71,225 from the Stockholder during the year ended December 31, 2022. As of December 31, 2024, the Company has paid back $54,000. The remaining money owed of $17,225 will be repaid through the course of business.

NOTE 9 - NOTES PAYABLE

During March 2024, the Company obtained a note to purchase equipment for $58,615. This note is payable in monthly principal and 9.42% per annum interest payments of $1,219 over 60 months. The principal amount owed at December 31, 2024 is $51,476. The note is collateralized by the equipment.

During February 2024, the Company obtained a note to purchase a vehicle for $46,112. This note is payable in monthly principal and 14.29% per annum interest payments of $939 over 72 months. The principal amount owed at December 31, 2024 is $43,589. The note is collateralized by the vehicle.

During December 2024, the Company obtained a note to purchase a vehicle for $32,785. This note is payable in monthly principal and 10.67% per annum interest payments of $619 over 72 months. The principal amount owed at December 31, 2024 is $32,458. The note is collateralized by the vehicle.

The five-year and thereafter payout for the notes payable is as follows:

2025	$ 20,109
2026	22,047
2027	25,028
2028	28,467
2029	19,905
2030 and thereafter	11,967
	$ 127,523

Interest expense totaled $15,257 for the year ended December 31, 2024.

NOTE 10 - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Company has evaluated events and transactions for potential recognition or disclosure through January 31, 2025, the date that the financial statements were available to be issued.

NOTE 11 - CONTINGENCY AND LITIGATION

At the report date, the Company has no unrecorded contingencies or pending or threatening litigation.

SUPPLEMENTARY INFORMATION

JOBEAR CONTRACTING, INC.
SCHEDULE I - CONSTRUCTION COSTS
FOR THE YEAR ENDED DECEMBER 31, 2024

Direct labor	$	418,252
Officers direct labor		52,000
Subcontractors		1,006,065
Equipment rental		298,165
Other		60,862
Materials		162,577
Allocation of overhead		100,216
	$	2,098,137

See independent accountant's review report.

JOBEAR CONTRACTING, INC.
SCHEDULE II - GENERAL AND ADMINISTRATIVE EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2024

Salaries	$	143,699
Salaries - officers		28,204
Accounting and legal		15,498
Consulting		3,575
Contribution		2,500
Depreciation		25,349
Dues and subscriptions		11,056
Gas and oil		62,762
Insurance		249,263
Interest		15,257
Licenses and fees		2,179
Office expenses		11,425
Payroll taxes		50,496
Plans and specs		1,138
Rent		12,000
Repairs and maintenance - building and equipment		117,888
Taxes - other		7,689
Telephone and utilities		16,328
Travel and entertainment		12,362
Less allocation of overhead		(100,216)
	$	688,452

See independent accountant's review report.

JOBEAR CONTRACTING, INC.
SCHEDULE III - CONTRACTS COMPLETED
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2024

	Before January 1, 2024			During the Year Ended December 31, 2024			Total		
CONTRACT	REVENUES EARNED	COST OF REVENUES	GROSS PROFIT (LOSS) ON JOBS	REVENUES EARNED	COST OF REVENUES	GROSS PROFIT (LOSS) ON JOBS	CONTRACT AMOUNT	COST OF REVENUES	GROSS PROFIT (LOSS) ON JOBS
Graves	$ 251,681	$ 158,640	$ 93,041	$ 4,706	$ 2,971	$ 1,735	$ 256,387	$ 161,611	$ 94,776
Veterans Memorial Park	168,565	103,769	64,796	380,539	214,131	166,408	549,104	317,900	231,204
Hallstrom Parking	811,977	649,508	162,469	91,852	2,945	88,907	903,829	652,453	251,376
Other Completed Contracts	-	-	-	944,051	779,649	164,402	944,051	779,649	164,402
	$ 1,232,223	$ 911,917	$ 320,306	$ 1,421,148	$ 999,696	$ 421,452	$ 2,653,371	$ 1,911,613	$ 741,758

See independent accountant's review report.

JOBEAR CONTRACTING, INC.
SCHEDULE IV - CONTRACTS IN PROGRESS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2024

	CONTRACT TOTALS			BEFORE JANUARY 1, 2024			FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2024				AT DECEMBER 31, 2024		
PROJECT	CONTRACT INCLUDING EXTRAS AND CHANGE ORDERS	ESTIMATED COST OF REVENUES	ESTIMATED GROSS PROFIT	REVENUES EARNED	COSTS OF REVENUES	GROSS PROFIT	REVENUES EARNED	COST OF REVENUES	GROSS PROFIT	BILLINGS TO 12/31/24	COSTS AND ESTIMATED EARNINGS IN EXCESS OF BILLINGS	BILLINGS IN EXCESS OF COSTS AND ESTIMATED EARNINGS	PERCENTAGE COMPLETED
Hosie Schumann	$ 372,801	$ 256,000	$ 116,801	$ -	$ -	$ -	$ 291,310	$ 200,041	$ 91,269	$ 292,895	$ -	$ 1,585	78%
Mile Elementary	1,363,712	800,000	563,712	-	-	-	634,851	372,425	262,426	817,268	-	182,417	47%
Gifford Customer Service	290,877	212,000	78,877	-	-	-	134,502	98,029	36,473	96,959	37,543	-	46%
University and Grant	1,082,200	623,000	459,200	-	-	-	453,953	261,331	192,622	589,356	-	115,403	42%
Gleason Park Recreation	190,600	152,000	38,600	-	-	-	35,159	28,039	7,120	113,690	-	78,531	18%
City Hall Seawall	353,411	200,321	153,090	-	-	-	244,479	138,576	105,903	227,760	16,719	-	69%
Roadway Resurfacing	1,000,565	851,000	149,565	-	-	-	-	-	-	-	-	-	0%
	$ 4,654,166	$ 3,094,321	$ 1,559,845	$ -	$ -	$ -	$ 1,794,254	$ 1,098,441	$ 695,813	$ 2,137,928	$ 54,262	$ 377,936	

See independent accountant's review report.

NOV 11,2025
12:53PM

Jobear Contracting Inc.
Work in Process
for Jobs "306" to "317", Open
Period ending NOV 2025

Job Number / Cost-to-Date	Job Description / New Budget	Cost to Comp	Start Date / Actual Rev	Est Complete / Budget Rev	Earned Bill / Remain Budget	Bill Excess / Net Equity	Cost Excess / Exp Profit	% Comp
306	MILA ELEMENTARY SCHOOL		01/25/24	06/30/25	1,432,626.34-	23,422.06	0.00	
659,956.84	659,956.84	0.00	1,456,048.40-	1,432,626.34-	23,422.06	796,091.56-	772,669.50	100
311	ROADWAY RESURFACING		01/06/25	04/14/25	1,342,957.85-	0.00	10,859.84	
791,372.25	791,372.25	0.00	1,332,098.01-	1,342,957.85-	10,859.84-	540,725.76-	551,585.60	100
312	DAIRY RD DISCOVERY CENTER		04/01/25	12/31/25	361,307.75-	0.00	43,809.72	
262,984.90	262,984.90	0.00	317,498.03-	361,307.75-	43,809.72-	54,513.13-	98,322.85	100
313	WESTSIDE CLASS ADDITION		09/15/25	08/31/26	299,105.82-	0.00	255,353.57	
24,737.09	24,737.09	0.00	43,752.25-	299,105.82-	255,353.57-	19,015.16-	274,368.73	15
314	Haverhill Drain		10/01/25	12/06/25	106,983.00-	0.00	40,459.70	
11,663.92	11,663.92	0.00	66,523.30-	106,983.00-	40,459.70-	54,859.38-	95,319.08	62
315	COPB TEMP FD		10/01/25	11/28/25	39,794.88-	0.00	39,794.88	
3,076.45	3,076.45	0.00	0.00	39,794.88-	39,794.88-	3,076.45	36,718.43	0
316	ELEY FD CANOPY		10/01/25	11/30/25	25,522.49-	0.00	25,522.49	
10,181.74	10,181.74	0.00	0.00	25,522.49-	25,522.49-	10,181.74	15,340.75	0
317	COPB TURKEY CR RR		10/01/25	11/28/25	29,634.63	0.00	29,634.63	
0.00	0.00	0.00	0.00	29,634.63	29,634.63	0.00	29,634.63-	0

Report Totals

Cost-to-Date	1,763,973.19	Actual Rev	3,215,919.99-	Earned Bill	3,578,663.50-	Net Equity	1,451,946.80-
New Budget	1,763,973.19	Budget Rev	3,578,663.50-	Bill Excess	23,422.06	Exp Profit	1,814,690.31
Cost to Comp	0.00	Remain Budget	362,743.51-	Cost Excess	445,434.83		

NOV 12,2025
9:06AM

Jobear Contracting Inc.
Projects 1/24 - 11/25
for Jobs "271" to "317", Open, Closed
Period ending NOV 2025

Job Number / Cost-to-Date	Job Description / New Budget	Cost to Comp	Start Date / Actual Rev	Est Complete / Budget Rev	Earned Bill / Remain Budget	Bill Excess / Net Equity	Cost Excess / Exp Profit	% Comp
271	HARPER RD		06/17/19	06/20/20	0.00	207,618.52	0.00	
189,346.62	189,346.62	0.00	207,618.52-	0.00	207,618.52	18,271.90-	189,346.62-	100
272	OARS & PADDLES PARK		09/16/19	01/31/20	0.00	196,442.35	0.00	
127,223.21	127,223.21	0.00	196,442.35-	0.00	196,442.35	69,219.14-	127,223.21-	100
273	HABC GARDEN APTS		10/28/19	03/31/20	0.00	436,807.32	0.00	
365,801.54	365,801.54	0.00	436,807.32-	0.00	436,807.32	71,005.78-	365,801.54-	100
274	L3-HARRIS		01/20/20	06/30/20	0.00	641,116.25	0.00	
411,336.03	411,336.03	0.00	641,116.25-	0.00	641,116.25	229,780.22-	411,336.03-	100
275	CENTRAL MIDDLE SCHOOL CEF		06/08/20	11/01/20	0.00	54,169.25	0.00	
24,282.55	24,282.55	0.00	54,169.25-	0.00	54,169.25	29,886.70-	24,282.55-	100
276	MISC. HARRIS JOBS		06/29/20	07/27/20	0.00	17,614.90	0.00	
22,064.67	22,064.67	0.00	17,614.90-	0.00	17,614.90	4,449.77	22,064.67-	100
277	PARKER RESIDENCE		07/13/20	10/13/20	0.00	19,332.00	0.00	
7,547.00	7,547.00	0.00	19,332.00-	0.00	19,332.00	11,785.00-	7,547.00-	100
278	MIDWEST DENTAL/GOODSON		08/17/20	12/31/20	0.00	145,552.00	0.00	
173,928.98	173,928.98	0.00	145,552.00-	0.00	145,552.00	28,376.98	173,928.98-	100
279	HARBOR ISLE		09/21/20	11/01/20	0.00	272,482.08	0.00	
142,932.95	142,932.95	0.00	272,482.08-	0.00	272,482.08	129,549.13-	142,932.95-	100
280	NuTERRA		10/30/20	01/30/21	0.00	297,583.92	0.00	
260,804.94	260,804.94	0.00	297,583.92-	0.00	297,583.92	36,778.98-	260,804.94-	100
281	COUNTRY CLUB SIDEWALKS		12/07/20	04/07/21	0.00	532,684.22	0.00	
528,675.86	528,675.86	0.00	532,684.22-	0.00	532,684.22	4,008.36-	528,675.86-	100
282	JACKSON AND LORI LANE		01/25/21	07/01/21	0.00	792,145.16	0.00	
616,594.08	616,594.08	0.00	792,145.16-	0.00	792,145.16	175,551.08-	616,594.08-	100
283	HARRIS PAVEMENT MILLING &		02/22/21	07/01/21	0.00	510,718.33	0.00	
217,050.62	217,050.62	0.00	510,718.33-	0.00	510,718.33	293,667.71-	217,050.62-	100
284	EDGEWOOD SIDEWALK		07/26/21	09/03/21	0.00	54,088.85	0.00	
41,718.06	41,718.06	0.00	54,088.85-	0.00	54,088.85	12,370.79-	41,718.06-	100
285	TROPICAL HAVEN DRAINAGE R		09/09/21	11/30/21	0.00	130,612.00	0.00	
24,190.99	24,190.99	0.00	130,612.00-	0.00	130,612.00	106,421.01-	24,190.99-	100
286	CYPRESS TRUST BANK		09/09/21	11/30/21	0.00	96,440.18	0.00	
48,348.22	48,348.22	0.00	96,440.18-	0.00	96,440.18	48,091.96-	48,348.22-	100
287	BRP DESIGN INNOVATION		11/22/21	04/22/22	0.00	308,387.30	0.00	
224,726.86	224,726.86	0.00	308,387.30-	0.00	308,387.30	83,660.44-	224,726.86-	100
288	FLORIDA COAST EQUIPMENT		12/03/21	07/31/22	0.00	290,184.09	0.00	
166,358.35	166,358.35	0.00	290,184.09-	0.00	290,184.09	123,825.74-	166,358.35-	100
289	FPL- IR SERVICE CENTER		02/01/22	05/31/22	0.00	157,902.52	0.00	
109,842.65	109,842.65	0.00	157,902.52-	0.00	157,902.52	48,059.87-	109,842.65-	100

Job Number / Cost-to-Date	Job Description / New Budget / Cost to Comp	Start Date / Actual Rev	Est Complete / Budget Rev	Earned Bill / Remain Budget	Bill Excess / Net Equity	Cost Excess / Exp Profit	% Comp
290	IDIAN RIVER SHORES	03/16/22	06/30/22	0.00	414,226.32	0.00	
294,702.85	294,702.85 0.00	414,226.32-	0.00	414,226.32	119,523.47-	294,702.85-	100
291	GRANT PLACE BAFFLE BOX	06/01/22	11/30/22	0.00	577,799.02	0.00	
520,190.29	520,190.29 0.00	577,799.02-	0.00	577,799.02	57,608.73-	520,190.29-	100
292	OCEAN TERRACE TOWNHOMES	06/01/22	11/30/22	0.00	177,608.00	0.00	
218,987.82	218,987.82 0.00	177,608.00-	0.00	177,608.00	41,379.82	218,987.82-	100
293	HALLSTROM PARKING LOT	06/01/22	11/30/22	0.00	903,829.17	0.00	
637,644.40	637,644.40 0.00	903,829.17-	0.00	903,829.17	266,184.77-	637,644.40-	100
294	SEPTIC TANK ELIMINATION	08/15/22	11/15/22	0.00	251,044.95	0.00	
201,468.18	201,468.18 0.00	251,044.95-	0.00	251,044.95	49,576.77-	201,468.18-	100
295	SHORE VIEW DR GRAVITY SEW	09/15/22	02/15/23	0.00	0.00	0.00	
4,281.00	4,281.00 0.00	0.00	0.00	0.00	4,281.00	4,281.00-	100
296	SCCU VIERA	08/30/22	01/31/23	0.00	405,949.94	0.00	
334,122.73	334,122.73 0.00	405,949.94-	0.00	405,949.94	71,827.21-	334,122.73-	100
297	TRAFFIC SIGNAL WORKSHOP	03/06/23	07/01/23	0.00	79,888.00	0.00	
26,232.80	26,232.80 0.00	79,888.00-	0.00	79,888.00	53,655.20-	26,232.80-	100
298	SOUTHLAKE ELEM ROAD BASE	03/20/23	07/20/23	0.00	39,752.00	0.00	
1,502.25	1,502.25 0.00	39,752.00-	0.00	39,752.00	38,249.75-	1,502.25-	100
299	FLEXIBLE PAVEMENT	03/06/23	07/31/23	0.00	0.00	0.00	
31,583.56	31,583.56 0.00	0.00	0.00	0.00	31,583.56	31,583.56-	100
300	PEBBLE BAY	05/22/23	09/30/23	0.00	184,833.74	0.00	
488,526.75	488,526.75 0.00	184,833.74-	0.00	184,833.74	303,693.01	488,526.75-	100
301	GRAVES AOE DRIVEWAYS	07/03/23	12/31/23	0.00	256,386.08	0.00	
153,605.64	153,605.64 0.00	256,386.08-	0.00	256,386.08	102,780.44-	153,605.64-	100
302	KSC FPL UPGRADE	07/17/23	12/31/23	0.00	70,759.85	0.00	
19,069.04	19,069.04 0.00	70,759.85-	0.00	70,759.85	51,690.81-	19,069.04-	100
303	BUTTERFLY NURSSERY	09/20/23	12/31/23	0.00	17,215.00	0.00	
112,969.30	112,969.30 0.00	17,215.00-	0.00	17,215.00	95,754.30	112,969.30-	100
304	HOSIE SCHUMANN PARK	01/02/24	06/30/24	341,550.00-	0.00	34,561.05	
205,282.13	205,282.13 0.00	306,988.95-	341,550.00-	34,561.05-	101,706.82-	136,267.87	100
305	VETERANS MEMORIAL PARK	11/01/23	04/30/24	320,000.00-	108,466.20	0.00	
226,356.34	226,356.34 0.00	428,466.20-	320,000.00-	108,466.20	202,109.86-	93,643.66	100
306	MILA ELEMENTARY SCHOOL	01/25/24	06/30/25	1,432,626.34-	23,422.06	0.00	
659,956.84	659,956.84 0.00	1,456,048.40-	1,432,626.34-	23,422.06	796,091.56-	772,669.50	100
307	GIFFORD CUST. CONVENIENCE	09/12/24	12/31/24	0.00	323,197.00	0.00	
319,761.86	319,761.86 0.00	323,197.00-	0.00	323,197.00	3,435.14-	319,761.86-	100
308	UNIVERSITY & GRANT ST	09/09/24	12/31/24	1,135,228.30-	0.07	0.00	
646,906.79	646,906.79 0.00	1,135,228.37-	1,135,228.30-	0.07	488,321.58-	488,321.51	100

Jobear Contracting Inc.
Work in Process
for Jobs "271" to "317", Open, Closed
Period ending NOV 2025

Job Number / Cost-to-Date	Job Description / New Budget / Cost to Comp	Start Date / Actual Rev	Est Complete / Budget Rev	Earned Bill / Remain Budget	Bill Excess / Net Equity	Cost Excess / Exp Profit	% Comp
309	GLEASON PARK RESTROOM	10/01/24	02/14/25	204,588.84-	20,143.72	0.00	
95,604.96	95,604.96 / 0.00	224,732.56-	204,588.84-	20,143.72	129,127.60-	108,983.88	100
310	CITY HALL SEAWALL IMPROVE	08/19/24	10/18/24	0.00	310,081.43	0.00	
174,671.43	174,671.43 / 0.00	310,081.43-	0.00	310,081.43	135,410.00-	174,671.43-	100
311	ROADWAY RESURFACING	01/06/25	04/14/25	1,342,957.85-	0.00	10,859.84	
791,372.25	791,372.25 / 0.00	1,332,098.01-	1,342,957.85-	10,859.84-	540,725.76-	551,585.60	100
312	DAIRY RD DISCOVERY CENTER	04/01/25	12/31/25	361,307.75-	0.00	43,809.72	
262,984.90	262,984.90 / 0.00	317,498.03-	361,307.75-	43,809.72-	54,513.13-	98,322.85	100
313	WESTSIDE CLASS ADDITION	09/15/25	08/31/26	299,105.82-	0.00	255,353.57	
24,737.09	24,737.09 / 0.00	43,752.25-	299,105.82-	255,353.57-	19,015.16-	274,368.73	15
314	Haverhill Drain	10/01/25	12/06/25	106,983.00-	0.00	40,459.70	
11,663.92	11,663.92 / 0.00	66,523.30-	106,983.00-	40,459.70-	54,859.38-	95,319.08	62
315	COPB TEMP FD	10/01/25	11/28/25	39,794.88-	0.00	39,794.88	
3,076.45	3,076.45 / 0.00	0.00	39,794.88-	39,794.88-	3,076.45	36,718.43	0
316	ELEY FD CANOPY	10/01/25	11/30/25	25,522.49-	0.00	25,522.49	
10,181.74	10,181.74 / 0.00	0.00	25,522.49-	25,522.49-	10,181.74	15,340.75	0
317	COPB TURKEY CR RR	10/01/25	11/28/25	29,634.63	0.00	29,634.63	
0.00	0.00 / 0.00	0.00	29,634.63	29,634.63	0.00	29,634.63-	0

Report Totals

Cost-to-Date	10,180,217.49	Actual Rev	14,485,787.81-	Earned Bill	5,580,030.64-	Net Equity	4,305,570.32-
New Budget	10,180,217.49	Budget Rev	5,580,030.64-	Bill Excess	9,326,483.79	Exp Profit	4,600,186.85-
Cost to Comp	0.00	Remain Budget	8,905,757.17	Cost Excess	479,995.88		

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE UNDERGROUND UTILITY & EXCAVATION CO HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HUY, JOHN GLENN

JOBEAR CONTRACTING, INC.
1950 DANR DR NE
PALM BAY FL 32905

LICENSE NUMBER: CUC1224678

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HUY, JOHN GLENN

JOBEAR CONTRACTING, INC.
1950 DANR DRIVE NORTHEAST
PALM BAY FL 32905

LICENSE NUMBER: CGC1529144

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/15/2025

216

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Erica Livengood	
Closson Insurance Agency, LLC	PHONE (A/C, No, Ext): (407) 898-2211	FAX (A/C, No): (407) 898-1850
1201 S. Orlando Avenue	E-MAIL ADDRESS: ELivengood@clossoninsurance.com	
Suite 200	INSURER(S) AFFORDING COVERAGE	NAIC #
Winter Park FL 32789	INSURER A : American Casualty Insurance Co	20427
INSURED	INSURER B : Continental Insurance Company	35289
JOBEAR CONTRACTING, INC.	INSURER C : FFVA Mutual Insurance Co.	10385
1950 DANR DR NE	INSURER D :	
	INSURER E :	
PALM BAY FL 32905	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 6.26.25 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y		7015195386	06/26/2025	06/26/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y		7015196456	06/26/2025	06/26/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
							PIP-Basic	$ 10,000
B	[X] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			7015196148	06/26/2025	06/26/2026	EACH OCCURRENCE	$ 1,000,000
							AGGREGATE	$ 1,000,000
								$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC840-0807717-2025A	06/26/2025	06/26/2026	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Indian River County is included as Additional Insured regarding the General Liability as required by written contract on a primary and non-contributory basis including products and completed operations per policy forms. Indian River County is included as Additional Insured regarding the Auto Liability per policy forms. A Blanket Waiver of Subrogation applies to the General Liability, Workers Compensation and Auto Liability as required by contract per policy forms. The Umbrella is follow form to the underlying General Liability and Auto Liability and Employers Liability.

CERTIFICATE HOLDER

[redacted]

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Dennis Smith

dennis@jobearinc.com • P. O. Box 359, Grant Fl. 32949 • 321-543-1586

Personal Information

Date of birth: 3/30/64

Marital Status: Married

Experience

Jobear Inc. |

Job title Start date – End date

Supervisor – 1982 - 1998

Job responsibilities

Supervise site work projects, grading, road builder

Warden Construction |

Job title Start date – End date

Vice President - 1999 – 2011

Jobear Contracting, Inc. |

Job title Start date – End date

Vice President – Field Operation 2011 - Present

Skills

- Critical Thinking
- Organized
- Computer skills
- Project management
- Attention to detail.

John G. Huy

trey@jobearinc.com • 415 Roxy Ave., Melbourne, FL. 32901 • 321-543-2774

Personal Information

Date of birth: 8/22/79

Marital Status: Married

Education

Received B. S. Degree, Florida State University

Experience

Warden Construction |

Job title Start date – End date

Supervisor - 2002 – 2011

Supervision of site work projects, Underground Utilities, Road Construction

Jobear Contracting, Inc. |

Job title Start date – End date

President, COO – 2011 – Present

Holds:

State Excavation and Underground Utilities contractor License CUC 122 4678

State General Contractors License CGC 152 9144

Skills

- Critical Thinking
- Organized
- Computer skills
- Project management
- Attention to detail.
- Problem Solving

Shawn Osborn

shawn@jobearinc.com • 2828 Pennington Pl., Melbourne, FL 32935 • 585-200-1816

Personal Information

Date of Birth: 08/16/1969

Education

ROCHESTER INSTITUTE OF TECHNOLOGY

1993-1995 Mechanical Engineering Technology

SUNY DELHI

1989-1991 AOS Welding Technology

Experience

ROCHESTER WELDING SUPPLY

Inside Sales Representative 1991-1995

Worked with customers to provide accurate solutions

Operations Manager 1995-2001

Ran day to day operations, including managing employee's and deliveries

Managed DOT and FDA training for staff

GETINGE USA INC.

Implementation & Service Specialist 2001-2009

Lead database asset management systems implementations in hospitals

OSBORN LANDSCAPING

Owner/Operator 2010-2024

Design and Build Landscape Construction projects

JOBEAR CONTRACTING INC.

Estimator/Assistant PM 2024-Present

Collaborate and generate estimates for the civil construction industry

Skills

- Attention to detail
- Problem Solving
- Critical Thinking
- Organized
- Computer Hardware and Software

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Jobear Contracting, Inc.
1950 Danr Drive NE
Palm Bay, FL 32905

SURETY:
(Name, legal status and principal place of business)
United States Fire Insurance Company
305 Madison Avenue
Morristown, NJ 07960

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.
Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951

BOND AMOUNT:
5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any) Town of Melbourne Beach – 410 Riverview Storm & Roadway Repair, Brevard County, FL Project Number, if any: BSE #11440.30

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 13th day of November, 2025

(Witness)

Jobear Contracting, Inc.
(Principal) *(Seal)*

By:
(Title) President

(Witness) Kelly Moulton

United States Fire Insurance Company
(Surety) *(Seal)*

By:
(Title) Jeffrey W. Reich, Attorney-in-Fact & FL Licensed Resident Agent
Inquiries: 407-786-7770

By arrangement with the American Institute of Architects, the National Association of Surety Bond Producers (NASBP) (www.nasbp.org) makes this form document available to its members, affiliates, and associates in Microsoft Word format for use in the regular course of surety business. NASBP vouches that the original text of this document conforms exactly to the text in AIA Document A310-2010, Bid Bond. Subsequent modifications may be made to the original text of this document by users, so careful review of its wording and consultation with an attorney are encouraged before its completion, execution or acceptance.

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint: **Jeffrey W. Reich**

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

Surety Bond No.: Bid Bond
Principal: Jobear Contracting, Inc.
Obligee: Town of Melbourne Beach

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 18th day of November, 2024.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 18th day of November, 2024, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/25/2029
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 13th day of November 20 25

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

CONTACT INFORMATION: Bond Verifications: surety@cfins.com / Claims: SuretyClaimsSupport@cfins.com

EXHIBIT C

ATLANTIC DEVELOPMENT OF COCOA, INC.
2185 W. King Street ♦ Cocoa, Florida 32926
Phone: 321-639-8788 ♦ Fax: 321-639-0936
ggrignon@atlanticdevelopmentofcocoa.com

QUOTE

410 RIVERVIEW LANE STORM PIPE REPLACEMENT **11/26/2025**

ADC# 25-093

DESCRIPTION	QTY	UNIT	PRICE/ITEM	TOTAL
MOBILIZATION	1	LS	$1,500.00	$1,500.00
DEWATERING	1	LS	$3,200.00	$3,200.00
MAINTENANCE OF TRAFFIC	1	LS	$3,485.00	$3,485.00
DEMO & HAUL OFF EXISTING PIPE & ROAD BASE	1	LS	$1,124.24	$1,124.24
PROVIDE & INSTALL 15" ADS HP	24	LF	$955.00	$22,920.00
FLOWABLE FILL (20'X5'X2')	8	CY	$655.00	$5,240.00
2" TYPE SP 12.5 ASPHALT ROAD REPAIR	80	SY	$225.00	$18,000.00
CONCRETE CURB REPAIR	1	LS	$5,500.00	$5,500.00
				$0.00
				$0.00
				$0.00
TOTAL				**$ 60,969.24**

EXCLUSIONS

All items affected by cost of petroleum products are subject to any future price escalations of said petroleum products. (including, but not limited to, concrete curb, concrete sidewalk, asphalt, etc.) Unless otherwise noted proposal does not include connection charges, fees, bonds, testing, permits, NPDES Monitoring, construction lay out, as built drawing, relocation of any utility, rock excavation, de-mucking, concrete flat work, sod, seed, mulch or any unforeseen obstructions or obstacles, or the replacement of any unsuitable materials. Earthwork prices are submitted based upon all on-site excavated material being suitable for structural fill. Earthwork prices do not include removal and/or replacement of any organic or hardpan materials underlying the retention area, building pads or roadways. Unless a lump sum price is to be paid for the foregoing work, and is clearly so stated, it is understood and agreed that the quantities referred to above the estimates only and that payment shall be made at the stated unit prices on the actual quantities of work performed by the contractor as determined upon completion of the work and based on field measurements. This proposal expires thirty (30) days from the date here of, but may be accepted at any later date at the sole option of Atlantic Development of Cocoa, Inc. Bids and proposals are not commitment to do a job. All jobs are subject to credit approval and funds availability. Atlantic Development reserves the right to withdraw any bid provided.

Accepted by:

Date:

(Signature)

(Print)

410 Riverview Lane

Storm and Roadway Repair

Photo 1:
Sinkhole and Inlet Opening

Date 4/30/2025
B.S.E. #11440.30

-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, FL
(321) 725-3674

410 Riverview Lane

Storm and Roadway Repair

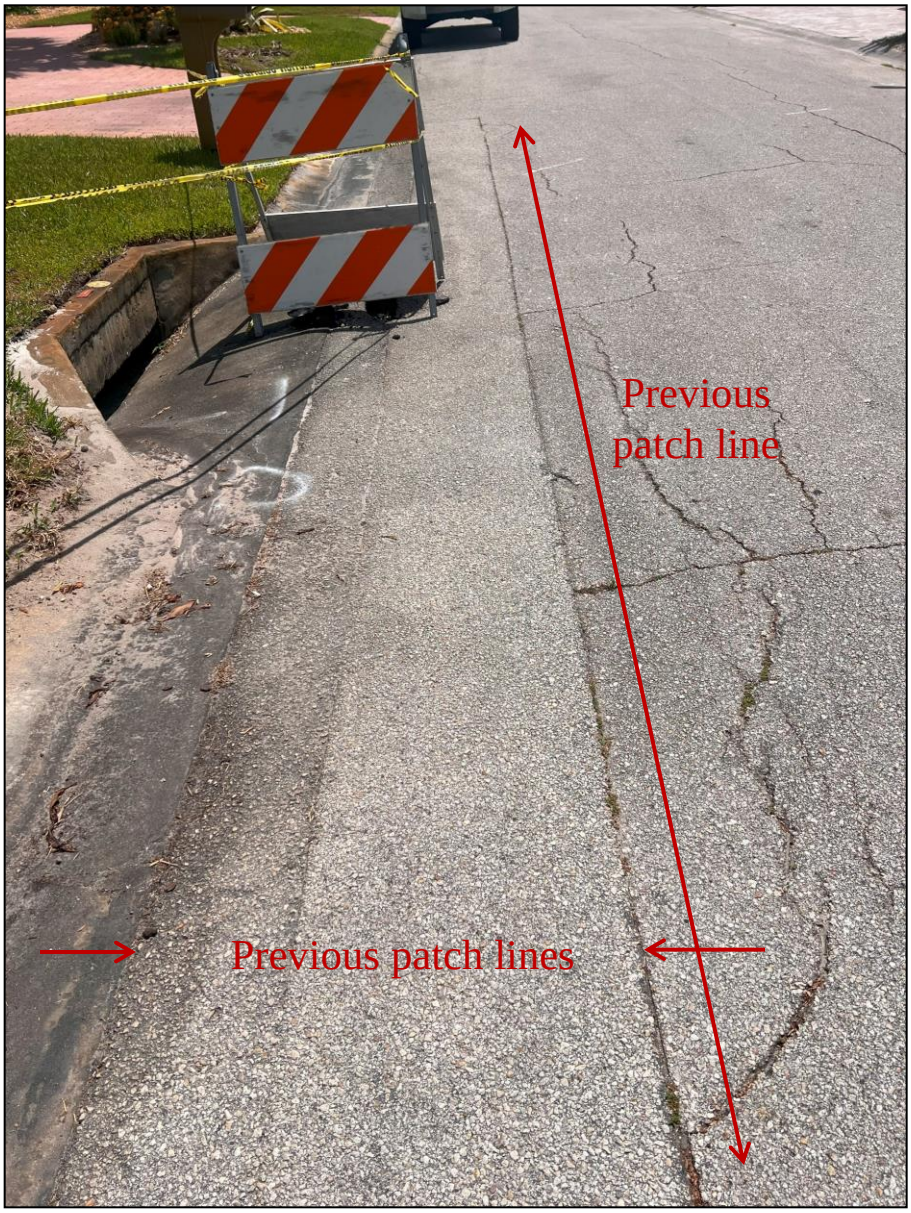


Photo 2:

This area has been patched previously.

-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, FL
(321) 725-3674

410 Riverview Lane

Storm and Roadway Repair

Photo 3:

Previous patch line, plus Street deterioration

-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, FL
(321) 725-3674

410 Riverview Lane

Storm and Roadway Repair

Photo 4:

Utilities just west of Inlet

-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, FL
(321) 725-3674

410 Riverview Lane

Storm and Roadway Repair

Photo 5:

Storm Sewer Inlet

-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, FL
(321) 725-3674

410 Riverview Lane

Storm and Roadway Repair

Photo 6:

Interior view of storm sewer. Notice storm sewer segment not aligned.

-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, FL
(321) 725-3674

410 Riverview Lane

Storm and Roadway Repair

Photo 7:

Interior view of storm sewer. Notice storm sewer segment not aligned.

-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, FL
(321) 725-3674

410 Riverview Lane

Storm and Roadway Repair

Photo 8:

Interior view of storm sewer. Notice storm sewer segment not aligned.

-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd. Suite 4, Melbourne, FL
(321) 725-3674

From: Melbourne Beach Town Manager
To: Melbourne Beach Deputy Clerk
Subject: FW: Riverview Drive storm sewer (BSE #11440.30)
Date: Thursday, December 4, 2025 4:38:21 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
11440.30_Storm and Roadway Repair Report_05-01-2025.pdf

Please include with ITB, email and attachment

From: Scott Glaubitz <sglaubitz@lja.com>
Sent: Thursday, May 01, 2025 11:51 AM
To: Melbourne Beach Town Manager <TownManager@melbournebeachfl.org>
Cc: Alicia Mateo <amateo@lja.com>; Ana Saunders <asaunders@lja.com>
Subject: Riverview Drive storm sewer (BSE #11440.30)

Elizabeth:
This storm sewer is failing at a pipe joint and the surface has been patch before. The road will need to be excavated down to the pipe to be repaired and about 1/3 of a lane width should be replaced. I'll ask Brewer to provide pricing for this work. The photos should give them a good idea of the scope. If we wait the storm sewer will cause addition damage to the roadway. I'll suggest we stop work at the nearby west lot line to avoid a water and utility service.

Scott M. Glaubitz, PE, PLS | President
Land Development
O: 321.725.3674 | C: 321.403.1436
312 S. Harbor City Boulevard, Ste. 4, Melbourne, FL 32901
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com | www.bseconsult.com

Top Workplaces USA | 2023

Town Commission Meeting

Section: New Business

Meeting Date: December 17, 2025

From: Town Manager

RE: Town of Melbourne Beach – City Hall & Fire Dept Showers

Background Information:

At the Regular Council Meeting on August 20, 2025, information was shared regarding the leaking **showers on the second floor of Town Hall**. These showers are part of the Fire Departments protocol for decontamination following emergency response. A contractor was hired to repair the leaks which resulted in complete gutting of the three shower stalls (two men/one woman). Two quotes have been obtained (5 companies contacted) providing similar scope and price for the **replacement of the shower stalls** at approximately $15,000.

EXHIBIT A provides a copy of the two proposals listed as follows:

1. Sun Plumbing $15,781.26
2. Accent vantage LLC $14,989.00

Both quotes are similar in proposed construction and materials. One exception from **Sun Plumbing** includes the requirement that the "customer will need to fur out the walls to fit on" the prefabbed showers.
Accent Vantage LLC includes "fur out walls with furring strips to accommodate new shower".

Recommendation:

TM recommends acceptance of Accent Vantage LLC proposal for completion of the City Hall & Fire Dept Showers.

Funding: General Government Services Expenses #19-510.49.98, Contingency.

Attachments:

Exhibit A – Sun Plumbing and Accent Vantage LLC proposals

Sun Plumbing

EXHIBIT A

Contact Us

Hello, this is your estimate

Location: 507 Ocean Avenue, Melbourne Beach, FL, 32951

JOB ID
70536072

Replace shower pan

Your Price
$15,781.26

Est. monthly payment of $189.38/mo for 180 mo

See if you prequalify ›

GreenSky Financing Terms

Accept Estimate

Summary

Replace mens and woman's showers with preferably one piece fiberglass or acrylic showers Sun plumbing will supply.
We in also be replacing shower valves with moen shower valves .
If needed we will drill down through the floors to move shower drain to new location to accommodate the drain location on shower pan .
We will be attaching to cast iron pipe under floor in ceilings off office with pvc.

TRIP CHG

Your Price
$40.00

SERVICE TRIP CHARGE

FCT-280(Qty: 3)

Your Price
$2,643.30

INSTALL MOEN CHATEAU MTL182 SHOWER VALVE METAL LEVER

GENSERV

Your Price
$13,097.96

FURNISH AND INSTALL 3 FIBERGLASS SHOWERS, 2 - 36IN X 48IN AND 1 - 32 X 48IN. CUSTOMER WILL NEED TO FUR OUT THE WALLS TO FIT ON THE 2 SHOWERS THAT ARE LARGER AS SHOWERS ARE NOT IN THAT SIZE. tHIS INCLUDES MOVING THE DRAINS TO THE CENTER LOCATION AND ALL PARTS AND MATERIALS NEED TO INSTALL THE 3 SHOWERS WITH FIBERGLASS WALLS.

View Less

Subtotal	$15,781.26
Tax	$0.00
Total	**$15,781.26**

Accent vantage LLC

1408 Atlantic St, Unit B,
Melbourne
32951
3214176742
seeingopportunity@yahoo.com

ESTIMATE
EST25

DATE
2025-11-16

TOTAL
USD $14,989.00

TO

Melbourne Beach City Hall

507 Ocean Avenue
Melbourne Beach FL
32951
pwsupervisor@melbournebeachfl.org

DESCRIPTION	RATE	QTY	AMOUNT
Melbourne Beach City Hall & Fire Dept Showers Scope of Work: • Showers to be installed in both the men's and women's bathrooms will be three-piece showers with an acrylic fiberglass base and three wall sections, sized 36" x 48". Model undetermined. • Showers will be moved forward to minimize any need to patch in or replace existing floor. • Install three (3) showers total • Remove existing materials • Replace all three (3) shower valves with Moen Chateau valves, model MTL182 • Remove all drywall as needed • Replace or add Insulate were needed	$14,989.00	1	$14,989.00

DESCRIPTION	RATE	QTY	AMOUNT

- Fur out walls with furring strips to accommodate new shower dimensions and flooring considerations
- Core drill concrete floors and reconnect plumbing below
- Set all three (3) new shower pans / bases per manufactures specifications
- Install wall sections.
- Drywall, mud, and texture walls around shower areas
- Paint rooms
- Install one (1) grab bar in each shower on the back 48" wall section.
- Full cleanup and removal of all job-related debris

TOTAL **USD $14,989.00**

Additional Work Timing Notes.
Core drilling will / can be performed during evening hours after City Hall closes to minimize noise disruption. This core drilling is necessary because the existing upstairs drains do not align with the new shower trays being installed; new holes need to be drilled to allow for proper connection and alignment with the existing plumbing located in the ceiling of the floor below.

Plumbing work for the shower valves will / can also be completed after office hours to avoid water supply interruption.

** Please inform as to how the city of Melbourne Beach schedules payments for estimates**.

Thanks for your business!

FINANCING NOW AVAILABLE
Pay for your project over time
PAYMENTS STARTING FROM

$247/month Get Started
Checking options won't impact your credit score

Town of Melbourne Beach
Finance Department

Memo

To: Mayor, Vice Mayor and Commissioners

From: Jennifer Kerr, Finance Manager

Date: December 9, 2025

Re: November Fiscal Year 2026

We are in the second month of our fiscal year 2026**.** The target expenditure rate for November is 16.67%. All departments are doing well keeping their total expenditure budget within the target rate. Some budget lines are fully expended early in the budget year while other lines like salaries and health insurance are paid on a monthly basis. The total General Fund expenditure rate, year to date is 13.82%. The Departmental expenditure rate breakdown is as follows:

Legislative:	11.35%
Executive:	37.32%
Finance:	05.74%
Legal:	00.00%
Planning:	09.58%
General Services:	10.87%
Law Enforcement:	06.38%
Fire:	13.36%
Code:	01.30%
Public Works:	14.89%

Discussion Items:

The Executive Department is at a higher rate due to contracting a firm to hire a new Town Manager.

The Town received Parking Revenue for November FY2026 in the amount of $12,080.23.
Parking revenue for November FY2025 was $8,629.58.

A copy of the Attorney's monthly invoice is provided with the Finance Report.

Operating Account Balance as of 11/28/2025: $2,478,849.05
Reserve Account Balance as of 11/28/2025: $2,487,781.04
Florida Prime Account Balance as of 11/30/2025: $ 537,058.15

FEMA Obligated Funds:

Hurricane IRMA: $586,392.00

Hurricane Milton: $39,106.04

Hurricane Milton: $4,112.50

When the Town receives any obligated FEMA funds the amounts will be deducted from the above amounts. Any new funds that are obligated by FEMA will be added to the above amounts.

REVENUE AND EXPENDITURE FOR TOWN OF MELBOURNE BEACH
Balance As Of 11/30/2025

Fund: 001 GENERAL FUND	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
Account Category: Revenues						
001-00-311.00.00	AD VALOREM TAXES	3,072,397.00	3,072,397.00	0.00	3,020,362.16	1.69
001-00-312.41.00	LOCAL OPTION COUNTY GAS TAX	99,548.00	99,548.00	0.00	92,841.13	6.74
001-00-314.10.00	UTILITY SERVICES TAX FPL	298,000.00	298,000.00	0.00	298,000.00	0.00
001-00-314.30.00	UTILITY SERVICES TAX WATER	53,260.00	53,260.00	0.00	53,260.00	0.00
001-00-314.40.00	UTILITY SERVICES TAX GAS	845.00	845.00	0.00	845.00	0.00
001-00-314.40.10	UTILTIY GAS TAX AMERIGAS	8,000.00	8,000.00	0.00	8,000.00	0.00
001-00-314.40.20	UTILITY GAS TAX SUBURBAN	1,500.00	1,500.00	0.00	1,441.11	3.93
001-00-314.40.30	UTILTIY GAS TAX FERRELL	4,200.00	4,200.00	0.00	3,940.48	6.18
001-00-314.40.40	UTILITY GAS TAX SAM'S GAS	925.00	925.00	0.00	875.04	5.40
001-00-315.00.00	COMMUNICATIONS SERVICE TAX	145,000.00	145,000.00	0.00	130,495.99	10.00
001-00-316.00.00	OCCP. LIC	13,000.00	13,000.00	0.00	7,844.44	39.66
001-00-323.10.00	FRANCHISE FEES FPL	215,000.00	215,000.00	0.00	215,000.00	0.00
001-00-323.70.00	FRANCHISE FEES SOLID WASTE	78,000.00	78,000.00	0.00	59,738.78	23.41
001-00-323.70.10	SOLID WASTE COMMERCIAL	22,000.00	22,000.00	0.00	20,022.44	8.99
001-00-329.20.00	BONFIRE PERMIT	1,600.00	1,600.00	0.00	1,150.00	28.13
001-00-329.50.00	LOW SPEED VEHICLE REGISTRATION	1,500.00	1,500.00	0.00	1,200.00	20.00
001-00-329.50.10	LOW SPEED VEHICLE PERMIT FEE	1,500.00	1,500.00	0.00	1,350.00	10.00
001-00-334.40.00	FMIT SAFETY GRANT	5,000.00	5,000.00	0.00	5,000.00	0.00
001-00-335.12.00	STATE REVENUE SHARING PROCEEDS	103,000.00	103,000.00	0.00	84,893.46	17.58
001-00-335.15.00	ALCOHOLIC BEVERAGE LICENSES	4,400.00	4,400.00	0.00	4,400.00	0.00
001-00-335.18.00	HALF CENT SALES TAX LOCAL GOV	227,000.00	227,000.00	0.00	209,664.48	7.64
001-00-342.20.00	SAFETY INSPECT FEE VAC RENTAL	1,800.00	1,800.00	0.00	1,800.00	0.00
001-00-342.20.10	SAFETY RENEWAL-VAC RENTALS	4,700.00	4,700.00	0.00	3,100.00	34.04
001-00-345.10.00	VAC RENTAL APP FEE-INITITAL	8,600.00	8,600.00	0.00	8,600.00	0.00
001-00-345.10.10	VAC RENEWAL FEE - RENTALS	12,000.00	12,000.00	0.00	7,800.00	35.00
001-00-349.00.29	LIEN SEARCH REQUEST	2,800.00	2,800.00	0.00	1,750.00	37.50
001-00-361.10.00	INTEREST ON INVESTMENTS	40,000.00	40,000.00	0.00	23,638.90	40.90

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
001-00-369.00.00	MISCELLANEOUS REVENUE	3,200.00	3,200.00	0.00	3,100.01	3.12
001-00-369.00.49	INSURANCE RECOVERY	100.00	100.00	0.00	100.00	0.00
001-00-381.00.00	TRANSFERS IN	353,195.00	353,195.00	0.00	353,195.00	0.00
						3.32
Department: 15 PLANNING						
001-15-337.90.01	OTHER GRANTS	5,000.00	5,000.00	0.00	5,000.00	0.00
						0.00
Department: 21 LAW ENFORCEMENT						
001-21-312.52.00	INSURANCE PREMIUM TAX	50,000.00	50,000.00	0.00	50,000.00	0.00
001-21-337.20.00	SCHOOL RESOURCE OFFICER	74,500.00	74,500.00	0.00	74,500.00	0.00
001-21-347.90.01	SPECIAL EVENTS	1,000.00	1,000.00	0.00	1,000.00	0.00
001-21-351.00.00	FINES - LAW ENFORCEMENT	11,000.00	11,000.00	0.00	10,615.87	3.49
001-21-351.13.00	PARKING TICKETS	500.00	500.00	0.00	(175.00)	135.00
001-21-351.13.10	ACCIDENT REPORT	200.00	200.00	0.00	120.00	40.00
001-21-369.00.00	MISCELLANEOUS REVENUE	0.00	0.00	0.00	(4.00)	100.00
						0.83
Department: 22 FIRE CONTROL						
001-22-322.30.00	FIRE PROTECTIVE SERVICES	4,500.00	4,500.00	0.00	4,415.00	1.89
001-22-364.10.00	DISPOSAL OF ASSETS - VEHICLES	125,000.00	125,000.00	0.00	125,000.00	0.00
						0.07
Department: 29 CODE ENFORCEMEI						
001-29-359.00.00	OTHER FINES AND FORFEITURES	300.00	300.00	0.00	300.00	0.00
						0.00
Overall Revenue Rate:						**3.16**
Account Category: Expenditures						
Department: 11 LEGISLATIVE						
001-11-500.11.00	EXECUTIVE SALARIES	9,000.00	9,000.00	0.00	7,708.35	14.35
001-11-500.12.00	REGULAR SALARIES	113,099.00	113,099.00	0.00	97,944.50	13.40
001-11-500.21.00	FICA TAXES - EMPLOYER PORTION	9,340.60	9,340.60	0.00	8,162.26	12.62
001-11-500.22.20	RETIREMENT TOWN EMPLOYEES	15,867.79	15,867.79	0.00	13,741.64	13.40

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
001-11-500.23.01	HEALTH INSURANCE	20,926.62	20,926.62	0.00	16,176.27	22.70
001-11-500.23.02	LIFE INSURANCE	70.00	70.00	0.00	47.48	32.17
001-11-500.25.00	UNEMPLOYMENT COMPENSATION	146.52	146.52	0.00	131.37	10.34
001-11-510.31.00	PROFESSIONAL SERVICES	1,120.00	1,120.00	0.00	1,120.00	0.00
001-11-510.40.00	TRAVEL & MEETINGS	5,190.00	5,190.00	0.00	5,190.00	0.00
001-11-510.40.10	TRAVEL & MEETINGS - STAFF	3,350.00	3,350.00	0.00	2,781.40	16.97
001-11-510.47.00	PRINTING	7,588.00	7,588.00	0.00	7,588.00	0.00
001-11-510.48.00	PROMOTIONAL ACTIVITIES	400.00	400.00	0.00	400.00	0.00
001-11-510.48.40	LEGAL NOTICES	5,322.00	5,322.00	0.00	4,996.99	6.11
001-11-510.49.50	ELECTION EXPENSE	18,634.00	18,634.00	0.00	18,634.00	0.00
001-11-510.54.00	DUES & SUBSCRIPTIONS	855.00	855.00	0.00	825.00	3.51
001-11-510.54.10	TRAINING & SCHOOLS	3,360.00	3,360.00	0.00	1,978.00	41.13
001-11-543.00.00	LICENSES & FEES	54,629.00	54,629.00	0.00	50,011.73	8.45
001-11-581.00.00	TRANSFER OUT	8,257.00	8,257.00	0.00	8,257.00	0.00
						11.35
Department: 12 EXECUTIVE						
001-12-500.12.00	REGULAR SALARIES	158,563.00	158,563.00	0.00	136,280.87	14.05
001-12-500.12.05	SEVERANCE PAYMENT	33,481.00	33,481.00	0.00	0.85	100.00
001-12-500.21.00	FICA TAXES - EMPLOYER PORTION	12,130.00	12,130.00	0.00	7,426.91	38.77
001-12-500.22.01	RETIREMENT - ICMA	16,836.00	16,836.00	0.00	9,648.52	42.69
001-12-500.22.20	RETIREMENT TOWN EMPLOYEES	4,697.00	4,697.00	0.00	3,989.90	15.05
001-12-500.23.01	HEALTH INSURANCE	29,759.00	29,759.00	0.00	18,760.77	36.96
001-12-500.23.02	LIFE INSURANCE	916.00	916.00	0.00	774.85	15.41
001-12-500.25.00	UNEMPLOYMENT COMPENSATION	90.00	90.00	0.00	34.13	62.08
001-12-510.31.00	PROFESSIONAL SERVICES	0.00	0.00	18,000.00	(18,000.00)	0.00
001-12-510.40.00	TRAVEL & MEETINGS	2,260.00	2,260.00	0.00	2,260.00	0.00
001-12-510.49.99	MISCELLANEOUS	400.00	400.00	0.00	400.00	0.00
001-12-510.52.50	GAS & OIL	0.00	0.00	0.00	(100.00)	100.00
001-12-510.54.00	DUES & SUBSCRIPTIONS	3,430.00	3,430.00	0.00	2,718.46	20.74
001-12-510.54.10	TRAINING & SCHOOLS	1,000.00	1,000.00	0.00	1,000.00	0.00
						37.32

Department: 13 FINANCE	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
001-13-500.12.00	REGULAR SALARIES	75,530.00	75,530.00	0.00	63,195.28	16.33
001-13-500.21.00	FICA TAXES - EMPLOYER PORTION	5,778.05	5,778.05	0.00	4,838.49	16.26
001-13-500.22.20	RETIREMENT TOWN EMPLOYEES	10,596.86	10,596.86	0.00	8,866.31	16.33
001-13-500.23.01	HEALTH INSURANCE	13,727.00	13,727.00	0.00	10,295.42	25.00
001-13-500.23.02	LIFE INSURANCE	136.00	136.00	0.00	119.11	12.42
001-13-500.25.00	UNEMPLOYMENT COMPENSATION	155.00	155.00	0.00	142.65	7.97
001-13-510.32.00	AUDITING SERVICES	38,900.00	38,900.00	0.00	33,900.00	12.85
001-13-510.32.90	BANKING FEES	14,740.00	14,740.00	0.00	13,663.06	7.31
001-13-510.40.00	TRAVEL & MEETINGS	600.00	600.00	0.00	600.00	0.00
001-13-510.47.00	PRINTING	50.00	50.00	0.00	50.00	0.00
001-13-510.54.00	DUES & SUBSCRIPTIONS	60.00	60.00	0.00	60.00	0.00
001-13-510.54.10	TRAINING & SCHOOLS	1,002.00	1,002.00	0.00	1,002.00	0.00
001-13-543.00.00	LICENSES & FEES	15,342.00	15,342.00	0.00	15,342.00	0.00
001-13-581.00.00	TRANSFER OUT	89,242.00	89,242.00	0.00	89,242.00	0.00
						9.23
Department: 14 LEGAL COUNSEL						
001-14-510.31.00	PROFESSIONAL SERVICES	127,200.00	127,200.00	0.00	117,211.40	7.85
001-14-510.31.01	CODE ENFORCEMENT ATTORNEY	8,640.00	8,640.00	0.00	8,640.00	0.00
001-14-510.31.03	MAGISTRATE	14,400.00	14,400.00	0.00	14,400.00	0.00
						6.65
Department: 15 PLANNING						
001-15-510.31.00	PROFESSIONAL SERVICES	9,000.00	9,000.00	0.00	7,462.50	17.08
						17.08
Department: 19 GENERAL SERVICES						
001-19-500.24.00	WORKERS COMPENSATION	400.00	400.00	0.00	400.00	0.00
001-19-510.31.00	PROFESSIONAL SERVICES	3,920.00	3,920.00	0.00	3,267.50	16.65
001-19-510.31.11	SECURITY	411.00	411.00	0.00	411.00	0.00
001-19-510.34.10	JANITORIAL SERVICES	16,428.00	16,428.00	0.00	13,690.00	16.67
001-19-510.35.00	PRE-EMPLOYMENT EXP	0.00	0.00	0.00	(28.00)	100.00
001-19-510.41.00	TELEPHONE	25,332.00	25,332.00	0.00	24,813.95	2.05
001-19-510.41.10	COMMUNICATION SERVICES	75,590.00	75,590.00	0.00	66,389.66	12.17

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
001-19-510.43.00	STREET LIGHTS	54,900.00	54,900.00	0.00	50,585.01	7.86
001-19-510.43.10	ELECTRICITY	28,000.00	28,000.00	0.00	25,033.52	10.59
001-19-510.43.20	WATER & SEWER	4,000.00	4,000.00	0.00	3,687.78	7.81
001-19-510.43.50	WASTE TAX SERVICE	3,722.00	3,722.00	0.00	(59.16)	101.59
001-19-510.45.00	GENERAL LIABILITY INSURANCE	97,850.00	97,850.00	0.00	80,451.75	17.78
001-19-510.45.01	FLOOD INSURANCE	6,655.00	6,655.00	0.00	6,655.00	0.00
001-19-510.45.02	PROPERTY INSURANCE	121,763.00	121,763.00	0.00	82,611.00	32.15
001-19-510.45.03	AUTO INSURANCE	13,362.00	13,362.00	0.00	10,021.50	25.00
001-19-510.46.10	OFFICE EQUIPMENT MAINTENANCE	4,300.00	4,300.00	0.00	3,451.59	19.73
001-19-510.46.15	EQUIPMENT MAINTENANCE	14,024.00	14,024.00	0.00	8,264.00	41.07
001-19-510.46.30	HEALTHY ENVIRONMENT BLDG MAINTE	3,720.00	3,720.00	0.00	3,435.01	7.66
001-19-510.46.36	PEST CONTROL	3,722.00	3,722.00	0.00	3,052.00	18.00
001-19-510.49.98	CONTINGENCY	30,000.00	30,000.00	0.00	30,000.00	0.00
001-19-510.51.00	OFFICE SUPPLIES	6,000.00	6,000.00	0.00	5,102.23	14.96
001-19-510.51.10	POSTAGE	1,500.00	1,500.00	0.00	1,493.92	0.41
001-19-510.52.10	JANITORIAL SUPPLIES	3,800.00	3,800.00	0.00	3,256.85	14.29
001-19-510.54.00	DUES & SUBSCRIPTIONS	400.00	400.00	0.00	400.00	0.00
001-19-510.64.01	CAPITAL OUTLAY	16,000.00	16,000.00	0.00	16,000.00	0.00
001-19-543.00.00	LICENSES & FEES	11,491.00	11,491.00	0.00	10,519.70	8.45
001-19-581.00.00	TRANSFER OUT	182,000.00	182,000.00	0.00	182,000.00	0.00
						12.94
Department: 21 LAW ENFORCEMENT						
001-21-500.12.00	REGULAR SALARIES	863,842.00	863,842.00	0.00	755,242.92	12.57
001-21-500.12.50	HOLIDAY PAY	35,308.00	35,308.00	0.00	32,491.71	7.98
001-21-500.14.00	SALARIES OVERTIME	31,020.00	31,020.00	0.00	26,441.80	14.76
001-21-500.14.16	HURRICANE PAY	32,328.00	32,328.00	0.00	32,328.00	0.00
001-21-500.15.00	EDUCATION INCENTIVE PAY	7,800.00	7,800.00	0.00	6,540.00	16.15
001-21-500.15.01	FIRST RESPONDER	6,500.00	6,500.00	0.00	5,450.00	16.15
001-21-500.21.00	FICA TAXES - EMPLOYER PORTION	74,725.00	74,725.00	0.00	65,997.46	11.68
001-21-500.22.02	POLICE PENSION	227,000.00	227,000.00	0.00	227,000.00	0.00
001-21-500.22.20	RETIREMENT TOWN EMPLOYEES	6,237.00	6,237.00	0.00	5,819.69	6.69

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
001-21-500.23.01	HEALTH INSURANCE	139,973.00	139,973.00	0.00	106,486.68	23.92
001-21-500.23.02	LIFE INSURANCE	2,766.00	2,766.00	0.00	2,293.48	17.08
001-21-500.23.10	STATUTORY AD&D	1,163.00	1,163.00	0.00	1,163.00	0.00
001-21-500.24.00	WORKERS COMPENSATION	14,966.00	14,966.00	0.00	14,966.00	0.00
001-21-500.25.00	UNEMPLOYMENT COMPENSATION	1,042.00	1,042.00	0.00	923.70	11.35
001-21-520.31.00	PROFESSIONAL SERVICES	125.00	125.00	0.00	125.00	0.00
001-21-520.34.40	DISPATCHING SERVICES	19,510.00	19,510.00	0.00	(990.00)	105.07
001-21-520.35.00	PRE-EMPLOYMENT EXPENSE	1,200.00	1,200.00	0.00	1,200.00	0.00
001-21-520.40.00	TRAVEL & MEETINGS	1,892.00	1,892.00	0.00	1,892.00	0.00
001-21-520.41.10	COMMUNICATION SERVICES	11,786.00	11,786.00	0.00	11,024.01	6.47
001-21-520.46.10	OFFICE EQUIPMENT MAINTENANCE	200.00	200.00	0.00	200.00	0.00
001-21-520.46.15	EQUIPMENT	11,260.00	11,260.00	0.00	10,828.00	3.84
001-21-520.46.16	RADAR CALIBRATION	800.00	800.00	0.00	800.00	0.00
001-21-520.46.20	VEHICLE MAINTENANCE	20,000.00	20,000.00	0.00	19,317.34	3.41
001-21-520.48.00	PROMOTIONAL ACTIVITIES	1,800.00	1,800.00	0.00	1,265.49	29.70
001-21-520.52.00	UNIFORMS	8,500.00	8,500.00	0.00	7,688.43	9.55
001-21-520.52.05	PROTECTIVE GEAR	13,934.00	13,934.00	0.00	13,922.32	0.08
001-21-520.52.50	GAS & OIL	20,000.00	20,000.00	0.00	17,977.55	10.11
001-21-520.52.70	MEDICAL	10,000.00	10,000.00	0.00	9,966.08	0.34
001-21-520.52.90	OPERATING SUPPLIES	3,000.00	3,000.00	0.00	2,733.25	8.89
001-21-520.54.00	DUES & SUBSCRIPTIONS	710.00	710.00	0.00	710.00	0.00
001-21-520.54.10	TRAINING & SCHOOLS	3,400.00	3,400.00	0.00	2,591.00	23.79
001-21-520.64.01	Capital Outlay	4,900.00	4,900.00	0.00	4,900.00	0.00
001-21-543.00.00	LICENSES & FEES	25,130.00	25,130.00	0.00	13,239.95	47.31
001-21-581.00.00	TRANSFER OUT	80,000.00	80,000.00	0.00	80,000.00	0.00
						11.90
Department: 22 FIRE CONTROL						
001-22-500.12.00	REGULAR SALARIES	248,599.00	248,599.00	0.00	235,362.63	5.32
001-22-500.12.50	HOLIDAY PAY	8,043.00	8,043.00	0.00	8,043.00	0.00
001-22-500.14.00	SALARIES OVERTIME	27,417.00	27,417.00	0.00	27,417.00	0.00
001-22-500.14.16	HURRICANE PAY	58,804.00	58,804.00	0.00	58,804.00	0.00

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
001-22-500.14.50	STIPEND PAYROLL	40,000.00	40,000.00	0.00	40,000.00	0.00
001-22-500.21.00	FICA TAXES - EMPLOYER PORTION	25,464.00	25,464.00	0.00	24,352.54	4.36
001-22-500.22.01	RETIREMENT - ICMA	10,641.00	10,641.00	0.00	9,178.13	13.75
001-22-500.22.20	RETIREMENT TOWN EMPLOYEES	41,089.00	41,089.00	0.00	41,089.00	0.00
001-22-500.23.01	HEALTH INSURANCE	42,509.00	42,509.00	0.00	40,777.72	4.07
001-22-500.23.02	LIFE INSURANCE	960.00	960.00	0.00	948.74	1.17
001-22-500.23.10	STATUTORY AD&D	380.00	380.00	0.00	380.00	0.00
001-22-500.24.00	WORKERS COMPENSATION	9,000.00	9,000.00	0.00	9,000.00	0.00
001-22-500.25.00	UNEMPLOYMENT COMPENSATION	241.00	241.00	0.00	230.84	4.22
001-22-520.31.00	PROFESSIONAL SERVICES	1,582.00	1,582.00	0.00	1,582.00	0.00
001-22-520.34.40	DISPATCHING SERVICES	6,160.00	6,160.00	0.00	6,160.00	0.00
001-22-520.35.00	PRE-EMPLOYMENT EXPENSE	744.00	744.00	0.00	544.00	26.88
001-22-520.36.00	ANNUAL PHYSICALS	2,500.00	2,500.00	0.00	2,500.00	0.00
001-22-520.40.00	TRAVEL & MEETINGS	1,000.00	1,000.00	0.00	940.00	6.00
001-22-520.41.10	COMMUNICATION SERVICES	3,562.00	3,562.00	0.00	3,218.56	9.64
001-22-520.46.15	EQUIPMENT	10,000.00	10,000.00	0.00	9,932.02	0.68
001-22-520.46.20	VEHICLE MAINTENANCE	25,000.00	25,000.00	0.00	24,956.37	0.17
001-22-520.46.30	BUILDING MAINTENANCE	2,500.00	2,500.00	0.00	2,404.66	3.81
001-22-520.51.00	OFFICE SUPPLIES	600.00	600.00	0.00	527.57	12.07
001-22-520.52.00	UNIFORMS	5,000.00	5,000.00	0.00	5,000.00	0.00
001-22-520.52.02	S.C.B.A.	4,000.00	4,000.00	0.00	1,659.60	58.51
001-22-520.52.05	PROTECTIVE GEAR	3,200.00	3,200.00	0.00	3,200.00	0.00
001-22-520.52.10	JANITORIAL SUPPLIES	1,000.00	1,000.00	0.00	874.27	12.57
001-22-520.52.20	TOOLS & HARDWARE	7,000.00	7,000.00	0.00	6,954.95	0.64
001-22-520.52.50	GAS & OIL	3,200.00	3,200.00	0.00	2,989.48	6.58
001-22-520.52.70	MEDICAL	1,400.00	1,400.00	0.00	1,400.00	0.00
001-22-520.54.00	DUES & SUBSCRIPTIONS	700.00	700.00	0.00	685.00	2.14
001-22-520.54.10	TRAINING & SCHOOLS	5,525.00	5,525.00	0.00	5,205.00	5.79
001-22-520.54.12	TRAINING MATERIALS	2,500.00	2,500.00	0.00	2,500.00	0.00
001-22-520.64.01	Capital Outlay	79,460.00	79,460.00	0.00	1.00	100.00
001-22-543.00.00	LICENSES & FEES	19,958.00	19,958.00	0.00	9,907.71	50.36

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
001-22-581.00.00	TRANSFER OUT	35,000.00	35,000.00	0.00	35,000.00	0.00
						15.11
Department: 29 CODE ENFORCEMEI						
001-29-500.12.00	REGULAR SALARIES	39,520.00	39,520.00	0.00	37,781.50	4.40
001-29-500.21.00	FICA TAXES - EMPLOYER PORTION	3,023.00	3,023.00	0.00	2,890.01	4.40
001-29-500.22.20	RETIREMENT TOWN EMPLOYEES	5,545.00	5,545.00	0.00	5,301.08	4.40
001-29-500.23.10	STATUTORY AD&D	42.00	42.00	0.00	42.00	0.00
001-29-500.24.00	WORKERS COMPENSATION	1,247.00	1,247.00	0.00	1,247.00	0.00
001-29-500.25.00	UNEMPLOYMENT COMPENSATION	300.00	300.00	0.00	298.26	0.58
001-29-520.40.00	TRAVEL & MEETINGS	125.00	125.00	0.00	125.00	0.00
001-29-520.48.55	FIRE PREVENTION	4,900.00	4,900.00	0.00	4,900.00	0.00
001-29-520.51.00	OFFICE SUPPLIES	400.00	400.00	0.00	400.00	0.00
001-29-520.51.10	POSTAGE	850.00	850.00	0.00	850.00	0.00
001-29-520.51.20	RECORDING COSTS	250.00	250.00	0.00	250.00	0.00
001-29-520.52.00	UNIFORMS	300.00	300.00	0.00	300.00	0.00
001-29-520.54.00	DUES & SUBSCRIPTIONS	150.00	150.00	0.00	150.00	0.00
001-29-520.54.10	TRAINING & SCHOOLS	300.00	300.00	0.00	300.00	0.00
001-29-543.00.00	LICENSES & FEES	14,500.00	14,500.00	0.00	14,500.00	0.00
						2.96
Department: 41 PUBLIC WORKS						
001-41-500.12.00	REGULAR SALARIES	240,187.00	240,187.00	0.00	207,703.83	13.52
001-41-500.14.00	SALARIES OVERTIME	1,500.00	1,500.00	0.00	1,353.87	9.74
001-41-500.14.16	HURRICANE PAY	2,000.00	2,000.00	0.00	2,000.00	0.00
001-41-500.21.00	FICA TAXES - EMPLOYER PORTION	0.00	0.00	0.00	(2,533.96)	100.00
001-41-500.22.20	RETIREMENT TOWN EMPLOYEES	33,698.24	33,698.24	0.00	29,085.46	13.69
001-41-500.23.01	HEALTH INSURANCE	43,628.05	43,628.05	0.00	32,721.04	25.00
001-41-500.23.02	LIFE INSURANCE	534.00	534.00	0.00	485.02	9.17
001-41-500.23.10	STATUTORY AD&D	83.00	83.00	0.00	83.00	0.00
001-41-500.24.00	WORKERS COMPENSATION	24,994.00	24,994.00	0.00	12,497.00	50.00
001-41-500.25.00	UNEMPLOYMENT COMPENSATION	288.22	288.22	0.00	255.02	11.52
001-41-530.34.91	LANDSCAPING	5,000.00	5,000.00	0.00	4,874.27	2.51

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
001-41-530.43.15	ELECTRICAL WORK	5,000.00	5,000.00	0.00	4,725.00	5.50
001-41-530.43.50	DUMP SERVICE	160.00	160.00	0.00	160.00	0.00
001-41-530.46.12	MAINTENANCE SUPPLIES	1,500.00	1,500.00	0.00	501.42	66.57
001-41-530.46.15	EQUIPMENT MAINTENANCE	5,000.00	5,000.00	0.00	4,819.47	3.61
001-41-530.46.20	VEHICLE MAINTENANCE	15,000.00	15,000.00	0.00	13,975.10	6.83
001-41-530.46.30	BUILDING MAINTENANCE	10,000.00	10,000.00	0.00	6,521.61	34.78
001-41-530.46.31	MAINTENANCE OLD TOWN HALL	3,000.00	3,000.00	0.00	3,000.00	0.00
001-41-530.46.32	RYCKMAN HOUSE	1,000.00	1,000.00	0.00	1,000.00	0.00
001-41-530.46.33	OLD POST OFFICE REPAIRS	1,400.00	1,400.00	0.00	1,400.00	0.00
001-41-530.46.35	PIER MAINTENANCE	1,500.00	1,500.00	0.00	1,500.00	0.00
001-41-530.46.40	GROUNDS MAINTENANCE	18,500.00	18,500.00	0.00	18,291.90	1.12
001-41-530.46.43	TREE EXPENSE	1,200.00	1,200.00	0.00	1,200.00	0.00
001-41-530.52.00	UNIFORMS	1,875.00	1,875.00	0.00	1,303.40	30.49
001-41-530.52.05	PROTECTIVE GEAR	1,250.00	1,250.00	0.00	1,128.51	9.72
001-41-530.52.20	TOOLS & HARDWARE	7,200.00	7,200.00	0.00	6,879.08	4.46
001-41-530.52.25	TOOL RENTALS	1,000.00	1,000.00	0.00	1,000.00	0.00
001-41-530.52.50	GAS & OIL	6,300.00	6,300.00	0.00	5,952.65	5.51
001-41-530.53.10	STREET REPAIR	7,500.00	7,500.00	0.00	7,500.00	0.00
001-41-530.53.20	STREET SIGNS	4,200.00	4,200.00	0.00	3,164.02	24.67
001-41-530.54.10	TRAINING & SCHOOLS	1,000.00	1,000.00	0.00	1,000.00	0.00
001-41-530.64.01	CAPITAL OUTLAY	18,500.00	18,500.00	0.00	18,500.00	0.00
001-41-581.00.00	TRANSFER OUT	19,222.00	19,222.00	0.00	19,222.00	0.00
						14.89

Overall Expenditure Rate: **13.82**

Fund: 104 ENVIRONMENTAL ADVISO

Account Category: Revenues

Department: 00

104-00-381.00.00	TRANSFERS IN	500.00	500.00	0.00	500.00	0.00
						0.00

Account Category: Expenditures	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
Department: 72 PARKS & RECREATIC						
104-72-570.46.40	GROUNDS MAINTENANCE	400.00	400.00	0.00	400.00	0.00
104-72-570.49.90	ADOPT AN AREA	50.00	50.00	0.00	50.00	0.00
104-72-570.51.00	OFFICE SUPPLIES	100.00	100.00	0.00	100.00	0.00
104-72-570.83.01	SUNSHINE JIM	1,400.00	1,400.00	0.00	1,400.00	0.00
104-72-570.90.01	SPECIAL EVENTS	700.00	700.00	0.00	700.00	0.00
						0.00
Fund: 107 PARKS BOARD						
Account Category: Revenues						
Department: 00						
107-00-366.19.00	KID'S BUSINESS FAIR DONATIONS	5,500.00	5,500.00	0.00	5,500.00	0.00
107-00-366.19.20	VETERANS DONATIONS	500.00	500.00	0.00	100.00	80.00
107-00-381.00.00	TRANSFERS IN	14,500.00	14,500.00	0.00	14,500.00	0.00
						1.95
Account Category: Expenditures						
Department: 72 PARKS & RECREATIC						
107-72-570.48.60	EASTER EGG HUNT	1,000.00	1,000.00	0.00	1,000.00	0.00
107-72-570.48.90	RECREATION PROGRAMS	4,500.00	4,500.00	0.00	4,477.01	0.51
107-72-570.48.91	KID'S BUSINESS FAIR	4,500.00	4,500.00	0.00	4,500.00	0.00
107-72-570.48.95	VETERANS BRICKS & BANNERS	1,500.00	1,500.00	0.00	1,500.00	0.00
107-72-570.64.01	CAPITAL OUTLAY	10,000.00	10,000.00	0.00	10,000.00	0.00
						0.11
Fund: 125 BUILDING DEPT						
Account Category: Revenues						
Department: 24 PROTECTIVE INSPEC						
125-24-322.00.00	BUILDING PERMITS	200,000.00	200,000.00	0.00	185,616.19	7.19
125-24-322.10.00	ZONING PLAN REVIEW	450.00	450.00	0.00	400.00	11.11
125-24-322.10.10	SITE PLAN REVIEW P&Z	3,500.00	3,500.00	0.00	2,815.00	19.57
125-24-322.20.00	BUILDING PLAN REVIEW	1,200.00	1,200.00	0.00	1,200.00	0.00

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
125-24-322.31.00	BOA ADVERTISING COSTS	650.00	650.00	0.00	650.00	0.00
125-24-329.00.00	OTHER LICENSES, FEES & PERMITS	16,500.00	16,500.00	0.00	16,325.00	1.06
125-24-329.00.10	BOA VARIANCE FEES	1,650.00	1,650.00	0.00	1,650.00	0.00
125-24-353.00.00	POLLUTION CONTROL	500.00	500.00	0.00	500.00	0.00
125-24-354.00.00	LOCAL ORDINANCE VIOLATION	15,000.00	15,000.00	0.00	15,000.00	0.00
						6.39
Account Category: Expenditures						
125-24-500.12.00	REGULAR SALARIES	159,052.39	159,052.39	0.00	151,987.81	4.44
125-24-500.14.16	HURRICANE PAY	1,500.00	1,500.00	0.00	1,500.00	0.00
125-24-500.21.00	FICA TAXES - EMPLOYER PORTION	12,167.51	12,167.51	0.00	11,631.75	4.40
125-24-500.22.20	RETIREMENT TOWN EMPLOYEES	22,315.05	22,315.05	0.00	21,323.89	4.44
125-24-500.23.01	HEALTH INSURANCE	18,465.84	18,465.84	0.00	16,927.02	8.33
125-24-500.23.02	LIFE INSURANCE	112.00	112.00	0.00	101.02	9.80
125-24-500.23.10	STATUTORY AD&D	42.00	42.00	0.00	42.00	0.00
125-24-500.25.00	UNEMPLOYMENT COMPENSATION	190.86	190.86	0.00	183.79	3.70
125-24-520.31.00	PROFESSIONAL SERVICES	8,048.00	8,048.00	0.00	8,048.00	0.00
125-24-520.40.00	TRAVEL & MEETINGS	1,500.00	1,500.00	0.00	1,500.00	0.00
125-24-520.41.10	COMMUNICATION SERVICES	1,431.00	1,431.00	0.00	1,431.00	0.00
125-24-520.46.20	VEHICLE MAINTENANCE	500.00	500.00	0.00	500.00	0.00
125-24-520.51.00	OFFICE SUPPLIES	150.00	150.00	0.00	150.00	0.00
125-24-520.51.10	POSTAGE	25.00	25.00	0.00	25.00	0.00
125-24-520.52.00	UNIFORMS	150.00	150.00	0.00	150.00	0.00
125-24-520.52.50	GAS & OIL	600.00	600.00	0.00	600.00	0.00
125-24-520.54.00	DUES & SUBSCRIPTIONS	85.00	85.00	0.00	85.00	0.00
125-24-520.54.10	TRAINING & SCHOOLS	2,640.00	2,640.00	0.00	2,640.00	0.00
125-24-543.00.00	LICENSES & FEES	4,229.00	4,229.00	0.00	4,229.00	0.00
						4.35

Fund: 172 OCEAN PARK PARKING FU	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
Account Category: Revenues						
Department: 75 TOWN PARKS						
172-75-342.10.00	PARKING TICKET REVENUE	5,600.00	5,600.00	0.00	2,025.00	63.84
172-75-344.50.00	PARKING METER REVENUE	118,000.00	118,000.00	0.00	109,934.89	6.83
						9.42
Account Category: Expenditures						
172-75-543.00.00	LICENSES & FEES	300.00	300.00	0.00	300.00	0.00
172-75-575.31.02	LIFEGUARD CONTRACT	23,272.00	23,272.00	0.00	23,272.00	0.00
172-75-575.32.90	BANKING FEES	4,800.00	4,800.00	0.00	4,081.98	14.96
172-75-575.34.10	JANITORIAL CLEANING	3,120.00	3,120.00	0.00	2,600.00	16.67
172-75-575.34.91	LANDSCAPING	500.00	500.00	0.00	500.00	0.00
172-75-575.41.10	COMMUNICATIONS FEE	7,500.00	7,500.00	0.00	7,500.00	0.00
172-75-575.43.10	ELECTRICITY	2,800.00	2,800.00	0.00	2,584.25	7.71
172-75-575.43.20	WATER & SEWER	1,600.00	1,600.00	0.00	1,476.44	7.72
172-75-575.46.12	MAINTENANCE SUPPLIES	2,379.00	2,379.00	0.00	1,957.81	17.70
172-75-575.46.31	BUILDING MAINT RESTROOMS	500.00	500.00	0.00	239.80	52.04
172-75-575.46.40	GROUNDS MAINTENANCE	2,200.00	2,200.00	0.00	2,187.97	0.55
172-75-575.52.10	JANITORIAL SUPPLIES	800.00	800.00	0.00	800.00	0.00
172-75-575.52.25	TOOL RENTAL	300.00	300.00	0.00	300.00	0.00
172-75-575.53.15	PARKING LOT REPAIRS	300.00	300.00	0.00	300.00	0.00
172-75-575.53.20	SIGNS	200.00	200.00	0.00	200.00	0.00
172-75-575.63.03	VOLLEYBALL COURT	600.00	600.00	0.00	600.00	0.00
172-75-575.63.05	BOCCE BALL COURT	150.00	150.00	0.00	150.00	0.00
172-75-581.00.00	TRANSFER OUT	130,934.00	130,934.00	0.00	130,934.00	0.00
						1.25
Fund: 175 RYCKMAN CROSSOVER P/						
Account Category: Revenues						
175-75-342.10.00	PARKING TICKET REVENUE	5,000.00	5,000.00	0.00	4,400.00	12.00
175-75-344.50.00	PARKING METER REVENUE	90,000.00	90,000.00	0.00	75,841.66	15.73
175-75-344.50.10	PARK PASS REVENUE	3,200.00	3,200.00	0.00	3,000.00	6.25

	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
175-75-347.41.00	FOUNDER'S DAY	7,000.00	7,000.00	0.00	7,000.00	0.00
175-75-347.50.00	FACILITY RENTALS	10,000.00	10,000.00	0.00	9,497.50	5.03
175-75-347.90.01	SPECIAL EVENTS	0.00	0.00	0.00	(80.00)	100.00
						13.49
Account Category: Expenditures						
Department: 00						
175-00-581.00.00	TRANSFER OUT	79,000.00	79,000.00	0.00	79,000.00	0.00
						0.00
Department: 75 TOWN PARKS						
175-75-575.32.90	BANKING FEES	2,800.00	2,800.00	0.00	2,321.31	17.10
175-75-575.32.95	IPS BANKING FEE	4,400.00	4,400.00	0.00	4,400.00	0.00
175-75-575.47.00	PRINTING	0.00	0.00	0.00	(1,078.50)	100.00
175-75-575.48.10	FOUNDERS DAY	8,000.00	8,000.00	0.00	8,000.00	0.00
175-75-575.48.50	MOVIES IN THE PARK	1,350.00	1,350.00	0.00	1,329.31	1.53
175-75-575.48.51	FOURTH OF JULY	500.00	500.00	0.00	500.00	0.00
175-75-575.48.52	FALL FESTIVAL	2,500.00	2,500.00	0.00	395.73	84.17
175-75-575.48.53	CHRISTMAS DECORATIONS	4,500.00	4,500.00	0.00	3,232.21	28.17
175-75-575.50.00	RECREATION PROGRAMS	10,320.00	10,320.00	0.00	9,350.00	9.40
175-75-575.53.20	SIGNS	1,100.00	1,100.00	0.00	1,068.53	2.86
175-75-575.63.01	TENNIS COURT	350.00	350.00	0.00	350.00	0.00
175-75-575.63.02	BASKETBALL COURT	200.00	200.00	0.00	200.00	0.00
175-75-575.73.00	CULTURAL SERVICES	250.00	250.00	0.00	250.00	0.00
175-75-581.00.00	TRANSFER OUT	104,000.00	104,000.00	0.00	104,000.00	0.00
						4.24
Fund: 351 LAND & ROAD IMPROVEM						
Account Category: Revenues						
Department: 00						
351-00-381.00.00	TRANSFERS IN	156,000.00	156,000.00	0.00	156,000.00	0.00
						0.00

Account Category: Expenditures	Description	ORIGINAL BUDGET	Amended	Encumbrance	Available	% Used
Department: 41 PUBLIC WORKS						
351-41-570.64.01	CAPITAL OUTLAY	134,000.00	134,000.00	0.00	134,000.00	0.00
						0.00

Parking Revenue FY Comparison

FY25	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	TOTAL
Ocean	5,743.63	2,900.74	2,869.44	3,091.02	7,803.67	16,387.80	16,124.74	13,865.65	16,475.07	120,775.08
Ryckman	2,097.48	5,728.84	5,775.62	4,575.43	5,134.66	6,425.29	5,687.30	4,593.15	5,476.05	65,637.86
Total	7,841.11	8,629.58	8,645.06	7,666.45	12,938.33	22,813.09	21,812.04	18,458.80	21,951.12	186,412.94

FY26	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	TOTAL
Ocean	3,012.26	5,052.85								8,065.11
Ryckman	7,130.96	7,027.38								14,158.34
Total	10,143.22	12,080.23								22,223.45

SHEPARD SMITH HAND & BRACKINS

INVOICE

Shepard, Smith, Hand & Brackins, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, FL 32751

Invoice #: 26292
Date: 11-30-2025

Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951

Matter Number:240013 - Town of Melbourne Beach - General
Matter Name:General

Services

Date	Atty	Description	Quantity	Rate	Total
11-03-25	RGK	Email Correspondence: Email from Bryan Fick RE: Laserfiche Cost	0.10	200.00	$20.00
11-04-25	RGK	Email Correspondence: Email to Kristin Ottinger RE: Melbourne Beach Special Magistrate - Code Enforcement	0.10	200.00	$20.00
11-04-25	RGK	Email Correspondence: Emails with Mayor Dennington and Amber Brown RE: WKMG Records Request - PRR-2025-159	0.20	200.00	$40.00
11-05-25	RGK	Phone conference with Jim Dinneen Re update and review of applicants public hearing	0.30	200.00	$60.00
11-05-25	RGK	Review proposed revisions and question to agreement with Atlantic Development of Cocoa, Inc.	1.10	200.00	$220.00
11-05-25	RGK	Email Correspondence: Emails with Lisa Frasier RE: Basin 1 Contract possible changes	0.80	200.00	$160.00
11-05-25	RGK	Email Correspondence: Email to Lisa Frazier Re Atlantic Agreement	0.10	200.00	$20.00
11-05-25	RGK	Email Correspondence: Email from Glenn Grignon RE: Town of Melbourne Beach/Atlantic Development Agreement - Basin 1 Improvements	0.10	200.00	$20.00
11-05-25	RGK	Email Correspondence: Email from Kristin Ottinger RE: Melbourne Beach Special Magistrate - Code Enforcement	0.10	200.00	$20.00

11-05-25	RGK	Email Correspondence: Email from Dennis Johnson FW: Town of Melbourne Beach/Atlantic Development Agreement - Basin 1 Improvements	0.10	200.00	$20.00
11-05-25	RGK	Email Correspondence: Email from Lisa Frazier FW: Survey; review attachments and results	0.30	200.00	$60.00
11-06-25	RGK	Email Correspondence: Email from Lisa Frazier Re FY26-003 Final Executed Basin 1	0.10	200.00	$20.00
11-07-25	RGK	Email Correspondence: Emails with Kristin Ottinger RE: Melbourne Beach Special Magistrate - Code Enforcement	0.20	200.00	$40.00
11-07-25	RGK	Email Correspondence: Email to Amber Brown Re Agenda Item - Resolution	0.10	200.00	$20.00
11-07-25	RGK	Draft Amended Resolution 2025-03 incorporating bi-monthly regular Commission meetings	0.40	200.00	$80.00
11-10-25	RGK	Phone conference with Jim Dinneen Re Close of applications for Town Manager and process going forward	0.50	200.00	$100.00
11-10-25	RGK	Email Correspondence: Email to Mayor and Commissioners Re Town Manager Search Update	0.30	200.00	$60.00
11-10-25	RGK	Email Correspondence: Email to Mayor and Commissioners RE: Town Manager Search Update	0.10	200.00	$20.00
11-10-25	RGK	Phone conference with Giselle Girones Re PRR-2025-159	0.20	200.00	$40.00
11-10-25	RGK	Email Correspondence: Emails with Amber Brown RE: WKMG Records Request - PRR-2025-159	0.10	200.00	$20.00
11-10-25	RGK	Email Correspondence: Emails with Mayor Dennington FW: WKMG Records Request - PRR-2025-159	0.20	200.00	$40.00
11-10-25	RGK	Email Correspondence: Emails from Giselle Girones RE: WKMG Records Request - PRR-2025-159	0.20	200.00	$40.00
11-10-25	RGK	Email Correspondence: Email with Giselle Girones RE: WKMG Records Request - PRR-2025-159	0.20	200.00	$40.00
11-11-25	RGK	Email Correspondence: Email to Sherrie Quarrie FW: Town Manager Search Update	0.10	200.00	$20.00
11-11-25	RGK	Email Correspondence: Email to Terry Cronin FW: Town Manager Search Update	0.10	200.00	$20.00
11-11-25	RGK	Email Correspondence: Emails with Kristin Ottinger RE: Melbourne Beach Special Magistrate - Code Enforcement	0.20	200.00	$40.00
11-11-25	RGK	Email Correspondence: Emails with Kristin Ottinger RE: November Code Enforcement Hearings	0.10	200.00	$20.00

11-12-25	RGK	Email Correspondence: Emails with Mayor Dennington RE: WKMG Records Request - PRR-2025-159	0.30	200.00	$60.00
11-12-25	RGK	Email Correspondence: Email from Mayor Dennington Re PRR 2025-159	0.10	200.00	$20.00
11-12-25	RGK	Email Correspondence: Emails with Kristin Ottinger and Amber Brown RE: Melbourne Beach Special Magistrate - Code Enforcement	0.10	200.00	$20.00
11-12-25	RGK	Email Correspondence: Email from Giselle Girones RE: WKMG Records Request - PRR-2025-159	0.10	200.00	$20.00
11-12-25	RGK	Phone conference with Commissioner-Elect Cronin Re Town Manager search update	0.50	200.00	$100.00
11-13-25	RGK	Phone conference with Jim Dinneen Re Town Manager submissions	0.30	200.00	$60.00
11-14-25	RGK	Email Correspondence: Review Board of Adjustment Agenda Packet in preparation for 11/20 meeting	0.40	200.00	$80.00
11-14-25	RGK	Phone conference with Jim Dinneen Re candidate submission packet for Commissioners	0.20	200.00	$40.00
11-14-25	RGK	Email Correspondence: Email to Commissioners Re Town Manager Recruitment Portfolio	0.20	200.00	$40.00
11-14-25	RGK	Email Correspondence: Email to Sherrie Quarrie Re Town Manager Recruitment Portfolio	0.10	200.00	$20.00
11-14-25	RGK	Email Correspondence: Email to Terry Cronin Re Town Manager Recruitment Portfolio	0.10	200.00	$20.00
11-17-25	RGK	Email Correspondence: Emails from Lisa Frazier and Chief Zander RE: Speed bump inquiry	0.20	200.00	$40.00
11-17-25	RGK	Phone conference with Jim Dinneen Re Scheduling of Town Manager selection process	0.40	200.00	$80.00
11-17-25	RGK	Email Correspondence: Email to Mayor and Commissioners RE: Town Manager Recruitment Portfolio	0.20	200.00	$40.00
11-17-25	RGK	Phone conference with Jim Dinneen Re scheduling of candidate interviews	0.30	200.00	$60.00
11-18-25	RGK	Phone conference with Bob Schaefer RE 206 Fourth Avenue	0.20	200.00	$40.00
11-18-25	RGK	Email Correspondence: Email from Lisa Frazier FW: JLAC; Audit of the Town of Melbourne Beach; Review of Staff Analysis report	0.50	200.00	$100.00
11-18-25	RGK	Email Correspondence: Email to all Commissioners Re Agenda Item - Resolution 2025-19	0.10	200.00	$20.00
11-19-25	RGK	Phone conference with Jim Dinneen Re public meeting for interviews	0.20	200.00	$40.00

11-19-25	RGK	Email Correspondence: Email to Jennifer Kerr and Lisa Frazier RE: Survey	0.10	200.00	$20.00
11-19-25	RGK	Email Correspondence: Emails with Jennifer Kerr RE: Survey	0.10	200.00	$20.00
11-19-25	RGK	Meet with staff and attendance regular Commission meeting	5.10	200.00	$1,020.00
11-20-25	RGK	Email Correspondence: Emails with Amber Brown RE: Meeting Tomorrow	0.20	200.00	$40.00
11-20-25	RGK	Email Correspondence: Email to Commissioners Re Special Meeting Tomorrow at 2:00 p.m.	0.10	200.00	$20.00
11-20-25	RGK	Phone conference with Jim Dinneen Re benefits package and term of employment for Town Manager candidates	0.20	200.00	$40.00
11-20-25	RGK	Email Correspondence: Email to Kristin Ottinger RE: Melbourne Beach Special Magistrate - Code Enforcement Agreement	0.10	200.00	$20.00
11-21-25	RGK	Meet with staff and Jim Dinneen; attend Commission special meeting	3.50	200.00	$700.00
11-22-25	RGK	Phone conference with Jim Dinneen Re candidate availability for interviews	0.10	200.00	$20.00
11-24-25	RGK	Email Correspondence: Email from Kristin Ottinger RE: Melbourne Beach Special Magistrate - Code Enforcement	0.10	200.00	$20.00
11-24-25	RGK	Email Correspondence: Email to Commissioners Re Town Manager Interviews - December 22nd Availability	0.10	200.00	$20.00
11-24-25	RGK	Email Correspondence: Email from Kristin Ottinger RE: Melbourne Beach Special Magistrate - Code Enforcement	0.10	200.00	$20.00
11-24-25	RGK	Email Correspondence: Email to Commissioners RE: Town Manager Interviews - December 22nd Availability	0.10	200.00	$20.00
11-25-25	RGK	Email Correspondence: Emails with Anna Butler RE: Appreciation for the Opportunity to interview for Town Manager	0.20	200.00	$40.00
11-25-25	RGK	Email Correspondence: Emails with Commissioner Reed RE: Appreciation for the Opportunity to interview for Town Manager	0.10	200.00	$20.00
11-25-25	RGK	Email Correspondence: Email to Jim Dinneen FW: Appreciation for the Opportunity to interview for Town Manager	0.10	200.00	$20.00
11-25-25	RGK	Phone conference with Jim Dinneen Re rescheduling candidate interviews	0.10	200.00	$20.00
11-25-25	RGK	Email Correspondence: Email to Commissioners RE: Town Manager Interviews - January 2026 Availability	0.20	200.00	$40.00

Services Subtotal: $4,300.00

Expenses

11-10-25	ER	RGK Travel Mileage; Melbourne Bch 11/5/25	1.00	116.20	$116.20

Expenses Subtotal: $116.20

Subtotal	$4,416.20
Total	$4,416.20
Payment	$0.00
Balance Owing	$4,416.20

Trust Account Balance $0.00

Operating Retainer Account Balance $0.00

Total Matter Balance $4,416.20

Tax ID #32-0242557
Payable upon receipt. Please remit payment to: Shepard, Smith, Hand & Brackins, P.A.. To pay by credit card, debit card or eCheck please use the link below.

https://secure.lawpay.com/pages/shepardfirm/operating

SHEPARD SMITH HAND & BRACKINS

INVOICE

Shepard, Smith, Hand & Brackins, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, FL 32751

Invoice #: 26306
Date: 11-30-2025

Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951

Matter Number:240209 - Town of Melbourne Beach - Elected Officials
Matter Name:Elected Officials

Services

Date	Atty	Description	Quantity	Rate	Total
11-03-25	RGK	Phone conference with Ana Butler Re upcoming agenda items for discussion and interim manager search	0.40	200.00	$80.00
11-07-25	RGK	Phone conference with Commissioner Butler Re upcoming agenda items	0.30	200.00	$60.00
11-11-25	RGK	Email Correspondence: Emails with Commissioner Reed RE: Town Manager Search Update	0.10	200.00	$20.00
11-11-25	RGK	Phone conference with Commissioner-Elect Sherri Quarrie Re update on schedule and procedures for Town Manager search	0.40	200.00	$80.00
11-12-25	RGK	Email Correspondence: Emails with Commissioner-Elect Cronin RE: Town Manager Search Update	0.20	200.00	$40.00
11-14-25	RGK	Email Correspondence: Emails with Commissioner Butler RE: Town Manager Search Update	0.10	200.00	$20.00
11-17-25	RGK	Phone conference with Commissioner Cronin Re 11/19 agenda items	0.40	200.00	$80.00
11-17-25	RGK	Email Correspondence: Emails with Commissioner-Elect Quarrie RE: RE: Town Manager Recruitment Portfolio	0.20	200.00	$40.00
11-18-25	RGK	Email Correspondence: Email from Mayor Dennington Fwd: C2527266 Town Of Melbourne Beach records request additional record Fire Department/ FEMA OIG etc	0.10	200.00	$20.00

11-18-25	RGK	Email Correspondence: Emails with Commissioner Reed RE: Town Manager Recruitment Portfolio	0.10	200.00	$20.00
11-18-25	RGK	Email Correspondence: Emails with Sherrie Quarrie RE: Resolution 2025-19	0.20	200.00	$40.00
11-18-25	RGK	Email Correspondence: Emails with Commissioner Quarrie RE: Resolution 2025-19 revisions	0.20	200.00	$40.00
11-18-25	RGK	Email Correspondence: Email to Sherrie Quarrie RE: Resolution 2025-19	0.10	200.00	$20.00
11-19-25	RGK	Phone conference with Mayor Dennington Re meeting agenda items	0.20	200.00	$40.00
11-19-25	RGK	Phone conference with Mayor Dennington Re agenda back up documents	0.10	200.00	$20.00
11-19-25	RGK	Phone conference with Commissioner Reed Re 11/21 special meeting	0.10	200.00	$20.00
11-19-25	RGK	Phone conference with Commissioner Cronin Re 11/21 special meeting	0.10	200.00	$20.00
11-19-25	RGK	Email Correspondence: Emails with Anna Butler RE: Agenda Item - Resolution 2025-19	0.10	200.00	$20.00
11-20-25	RGK	Email Correspondence: Email from Commissioner Butler Fwd: Formal Request for Ethics Complaint Regarding Mayor Dennington	0.10	200.00	$20.00
11-21-25	RGK	Phone conference with Mayor Dennington Re public record request	0.30	200.00	$60.00
11-21-25	RGK	Phone conference with Mayor Dennington Re 11/21 special meeting	0.20	200.00	$40.00
11-24-25	RGK	Phone conference with Commissioner Quarrie Re candidate interview questions	0.10	200.00	$20.00
11-24-25	RGK	Phone conference with Terry Cronin Re 12/22 availability	0.10	200.00	$20.00

Services Subtotal: $840.00

Subtotal	$840.00
Total	$840.00
Payment	$0.00
Balance Owing	$840.00

Trust Account Balance $0.00

Operating Retainer Account Balance $0.00

Total Matter Balance $840.00

Tax ID #32-0242557
Payable upon receipt. Please remit payment to: Shepard, Smith, Hand & Brackins, P.A.. To pay by credit card, debit card or eCheck please use the link below.

https://secure.lawpay.com/pages/shepardfirm/operating

SHEPARD SMITH HAND & BRACKINS

INVOICE

Shepard, Smith, Hand & Brackins, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, FL 32751

Invoice #: 26307
Date: 11-30-2025

Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951

Matter Number:240212 - Town of Melbourne Beach - Police
Matter Name:Police

Services

Date	Atty	Description	Quantity	Rate	Total
11-07-25	AOL	Review PAB revisions to open carry memo; further revise per PAB directions and transmit revised memo to PAB	0.10	200.00	$20.00

Services Subtotal: $20.00

Subtotal	$20.00
Total	$20.00
Payment	$0.00
Balance Owing	$20.00

Trust Account Balance $0.00

Operating Retainer Account Balance $0.00

Total Matter Balance $20.00

Tax ID #32-0242557
Payable upon receipt. Please remit payment to: Shepard, Smith, Hand & Brackins, P.A.. To pay by credit card, debit card or eCheck please use the link below.

https://secure.lawpay.com/pages/shepardfirm/operating

SHEPARD SMITH HAND & BRACKINS

INVOICE

Shepard, Smith, Hand & Brackins, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, FL 32751

Invoice #: 26308
Date: 11-30-2025

Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951

Matter Number:240214 - Town of Melbourne Beach - Town Clerk
Matter Name:Town Clerk

Services

Date	Atty	Description	Quantity	Rate	Total
11-04-25	RGK	Email Correspondence: Emails with Amber Brown Re: WKMG Records Request - PRR-2025-159	0.20	200.00	$40.00
11-07-25	RGK	Email Correspondence: Email to Amber Brown Re Resolution No. 2025-03	0.10	200.00	$20.00
11-10-25	RGK	Email Correspondence: Emails with Amber Brown RE: WKMG Records Request - PRR-2025-159	0.20	200.00	$40.00
11-12-25	RGK	Email Correspondence: Email from Amber Brown FW: WKMG Records Request - PRR-2025-159	0.10	200.00	$20.00
11-17-25	RGK	Phone conference with Amber Brown Re Town Manager search dates for public meeting	0.30	200.00	$60.00
11-17-25	RGK	Email Correspondence: Email from Cyd Cardwell FWD: Town of Melbourne Beach - Public Records Request PRR-2025-159: Fee Issued	0.10	200.00	$20.00
11-17-25	RGK	Email Correspondence: Emails with Amber Brown RE: WKMG PRR-2025-159	0.10	200.00	$20.00
11-19-25	RGK	Phone conferences with Amber Brown Re 11/21 special meeting	0.20	200.00	$40.00
11-19-25	RGK	Email Correspondence: Emails with Amber Brown and Bryan Frick RE: Laserfiche Cost	0.10	200.00	$20.00

11-19-25	RGK	Email Correspondence: Emails with Amber Brown RE: Agenda Item - Resolution 2025-19	0.10	200.00	$20.00
11-19-25	RGK	Email Correspondence: Email from Cyd Cardwell FWD: Town of Melbourne Beach - Public Records Request PRR-2025-159: Fee Issued	0.10	200.00	$20.00
11-20-25	RGK	Phone conference with Amber Brown Re 11/21 agenda packet	0.20	200.00	$40.00
11-21-25	RGK	Email Correspondence: Emails with Amber Brown RE: FEMA Email	0.20	200.00	$40.00
11-24-25	RGK	Email Correspondence: Emails with Amber Brown and Lisa Frazier RE: Town Commission Meeting on December 3rd?	0.10	200.00	$20.00
11-25-25	RGK	Phone conference with Amber Brown Re 12/19 meeting	0.10	200.00	$20.00

Services Subtotal: $440.00

Subtotal	$440.00
Total	$440.00
Payment	$0.00
Balance Owing	$440.00

Trust Account Balance $0.00

Operating Retainer Account Balance $0.00

Total Matter Balance $440.00

Tax ID #32-0242557
Payable upon receipt. Please remit payment to: Shepard, Smith, Hand & Brackins, P.A.. To pay by credit card, debit card or eCheck please use the link below.

https://secure.lawpay.com/pages/shepardfirm/operating

INVOICE

Shepard, Smith, Hand & Brackins, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, FL 32751

Invoice #: 26309
Date: 11-30-2025

Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951

Matter Number:240215 - Town of Melbourne Beach - Town Manager
Matter Name:Town Manager

Services

Date	Atty	Description	Quantity	Rate	Total
11-04-25	RGK	Email Correspondence: Emails with Lisa Frazier RE: Melbourne Beach Special Magistrate - Code Enforcement	0.10	200.00	$20.00
11-05-25	RGK	Phone conference with Lisa Frazier Re Atlantic Agreement	0.30	200.00	$60.00
11-07-25	RGK	Phone conference with Lisa Frazier Re upcoming agenda items and Basin 1 status	0.70	200.00	$140.00
11-10-25	RGK	Email Correspondence: Emails with Lisa Frazier RE: Melbourne Beach Special Magistrate - Code Enforcement	0.10	200.00	$20.00
11-10-25	RGK	Email Correspondence: Emails with Lisa Frazier RE: Melbourne Beach Special Magistrate - Code Enforcement	0.10	200.00	$20.00
11-10-25	RGK	Phone conferences with Lisa Frazier Re code enforcement agreement and agenda items	0.40	200.00	$80.00
11-12-25	RGK	Email Correspondence: Email with Lisa Frazier RE: FY26-003 Final Executed Basin 1	0.10	200.00	$20.00
11-17-25	RGK	Phone conference with Lisa Frazier Re 11/19 agenda items	0.40	200.00	$80.00
11-19-25	RGK	Phone conference with Lisa Frazier Re meeting agenda items	0.20	200.00	$40.00

11-19-25	RGK	Email Correspondence: Email from Lisa Frazier Re Program Project Strategic Plan Draft Nov 2025	0.10	200.00	$20.00
11-20-25	RGK	Email Correspondence: Emails with Lisa Frazier RE: Formal Request for Ethics Complaint Regarding Mayor Dennington	0.20	200.00	$40.00
11-25-25	RGK	Phone conference with Lisa Frazier Re Town volunteering, RFP, and upcoming meeting agendas	0.30	200.00	$60.00
11-25-25	RGK	Email Correspondence: Email from Lisa Frazier Re: Town Commission Meeting on December 3rd	0.10	200.00	$20.00
11-25-25	RGK	Email Correspondence: Emails with Lisa Frazier RE: Volunteer	0.20	200.00	$40.00
11-25-25	RGK	Email Correspondence: Emails with Lisa Frazier RE: Excerpt from the minutes re: Town Planner from September 17th RTCM	0.20	200.00	$40.00

Services Subtotal: $700.00

Subtotal	$700.00
Total	$700.00
Payment	$0.00
Balance Owing	$700.00

Trust Account Balance $0.00

Operating Retainer Account Balance $0.00

Total Matter Balance $700.00

Tax ID #32-0242557
Payable upon receipt. Please remit payment to: Shepard, Smith, Hand & Brackins, P.A.. To pay by credit card, debit card or eCheck please use the link below.

https://secure.lawpay.com/pages/shepardfirm/operating

Town Commission Meeting

Section: New Business

Meeting Date: December 17, 2025

From: Technology Advisory Board

Subject: December 2025 - Technology Advisory Board Report

I. Technology Advisory Board Portfolio Summary

This quarterly update from the Technology Advisory Board (TAB) summarizes the status of active and planned technology initiatives across the Town of Melbourne Beach, including project scope, timelines, expected outputs, and upcoming decision points. The Town is managing a coordinated suite of technology modernization and compliance efforts that cover cybersecurity, public safety, digital services, infrastructure, and enterprise systems to strengthen operations, enhance transparency, and support informed oversight by the Town Commission and Town Manager.

A primary goal of all current TAB projects is to provide an independent, objective assessment of technology solutions supporting Town operations. This helps the Commission make informed decisions about whether to pursue additional investment, cut or eliminate systems to save costs, improve utilization for greater efficiency, or meet compliance requirements. It also ensures alignment with best practices and incorporates lessons learned to enhance future integration and deployment efforts.

To advance these projects, the TAB needs targeted support and active engagement from Town staff. If staff are unable to collaborate with TAB project leads during this phase, we won't be able to develop timely recommendations for the Commission, which are essential for guiding decisions in the FY27 budget cycle. The rest of December 2025 and January 2026 will be crucial months for dedicated staff involvement. We ask that time be scheduled with the relevant staff members so the TAB can finish the work and provide actionable recommendations within the established timeframe.

Active Projects

1. Cybersecurity Modernization Project - Town Alignment with NIST Framework for Improving Critical Infrastructure Cybersecurity
2. Public Safety Technology Modernization Project - Technology Supporting Fire, EMS, and Law Enforcement Interoperability

3. Digital Services Modernization Project - Review and assessment of the Town website replatforming and user experience redesign
4. Digital Records & Transparency Project - Town Document Digitization & Records Modernization
5. Code Compliance Technology Modernization Project - Assessment of Technology Supporting Vacation Rental Monitoring and Enforcement
6. Enterprise Systems Assessment Project - Evaluation of Town Enterprise Resource Planning & Customer Resource Management Suites (BS&A Software Platform)
7. Government Facilities Technology Enhancement Assessment - Technology Support Options for Audio-Visual and Connectivity Upgrades at Town Meeting Hall, Ryckman House, and Adjacent Campus Structures

Inactive / Deferred Projects

1. Assessment of Opportunities to Improve Town Operations Using Artificial Intelligence (AI). This project has been postponed until the ongoing projects are more advanced, to better understand our Enterprise systems and how they are used. It will explore how AI technologies such as document automation, record classification, customer service improvement, operational forecasting, and internal workflow support can be safely integrated into town operations to create value.

II. Project Portfolio Detail

1. Cybersecurity Modernization Project – Corine Rodrigo, Project Lead

Project Scope

This initiative evaluates the Town's current compliance with the F.S. 282.3185 mandate for implementing the NIST Framework for Improving Critical Infrastructure Cybersecurity across the domains of Identify, Protect, Detect, Respond, and Recover. It includes reviewing policies, vendor systems, network controls, data management, user access, and incident-response capabilities.

Expected Outputs

- Assess Town Enterprise posture relative to NIST Cybersecurity Frameworks
- Develop a phased actionable roadmap for compliance and long-term cybersecurity maturity with budgetary recommendations

Timeline

- Q4 2025 – Assessment & inventory
- January-February 2026 – Gap analysis, policy drafting, review options to enhance current cybersecurity posture
- Q1 2026 – Recommendations and Roadmap report to the Commission

Key Hurdles & Decision Gates

- Enterprise system inventory – need to catalog the systems, versions, and high-level configurations – initial checklist submitted to staff for action
- Limited central documentation of cybersecurity controls
- Assess options to harmonize vendor practices with Town policies
- Commission decision on acceptable risk and investment levels

Resource Requirements

- IT vendor support, potential cybersecurity specialists

Next Steps

- Analyze information from the initial systems checklist
- Assess alignment with NIST Framework – identify gaps
- Review Policies and Procedures – recommend updates if required
- Develop roadmap and investment recommendations

2. Public Safety Technology Modernization Project – Bruce Larson, Project Lead

Project Scope

This project covers Fire, Police, and Emergency Management technology systems and services, integration with Brevard County systems, incident reporting, dispatch workflows, training, and equipment maintenance systems.

Expected Outputs

- Technology platform mapping to staff use-cases and workflows
- Interoperability mapping with County dispatch and reporting
- Modernization plan for public safety technology
- Risk-ranked list of critical deficiencies

Timeline

- Q4 2025 – Fire/EMS evaluation completed (interim findings)

- Q1 2026 – Police Department technology review
- Q2 2026 – Unified roadmap

Work Completed To Date

- Interim report on Fire Department emergency management software migration – submitted in October 2025

Key Hurdles & Decision Gates

- Legacy solutions and upstream technology mandates from the County and State
- Resource Requirements
- MBVFD, Police Department, and County coordination possibly needed (coordinated through Fire Department/Police Department)

Next Steps

- Begin Police Department evaluation, integrate findings, and prepare the February report

3. Digital Services Modernization – Jennifer Lervold, Project Lead

Project Scope

Review efforts to transition the Town's website to the new vendor or host to enhance user navigation, mobile compatibility, cost efficiency, transparency, and integration with digital forms, payments, and automated publishing workflows.

Expected Outputs

- Assess new content architecture and user interface design
- Public-facing tools (forms, service requests, dashboards)
- Website governance and publishing practices

Timeline

- Q4 2025 – Review of platform and contract details
- Q1 2026 – Assessment of technology implementation and effectiveness of solutions to meet Town goals
- Q2 2026 – Recommendations to the Commission for next steps or investments

Work Completed To Date

- To date, the TAB has completed a contract review of all website and scanning-related agreements.
- During an October meeting, the TAB lead discussed with the Clerk the request for a test endpoint for document uploads and considered using unusable past paid services to offset future costs to the Town.
- The website project is now complete as a standalone effort. The deputy clerk of the town understands how to work with the website and can make modifications and load new data as it becomes available. Several new pages have been added throughout the fall.
- The TAB is currently working with town POCs to address limitations with the current website subscription functionality. The deputy clerk has also submitted a ticket with the website vendor to resolve this issue.

Key Hurdles & Decision Gates

- High volume of outdated content needing restructuring
- Commission decision: scope of digital services expansion

Resource Requirements

- Vendor, Town Clerk, staff content owners, TAB oversight

Next Steps

- Finalize platform, complete content inventory.
- TAB requested time with the Clerk and Deputy Clerk to discuss and see the product back ends.
- If a test sandbox is approved, we will assist with the use of this endpoint and the processing to production.
- The current goal is to get all images (documents) migrated to the new website as soon as possible and to optimize the way subscriptions work on the site.

4. Digital Records & Transparency – Jennifer Lervold, Project Lead

Project Scope

Review the Town project for Town Document Digitization & Records Management Modernization, including the use of technology to implement metadata standards, automate retention processes, integrate with the new website, and reduce the operational load of public records requests.

Expected Outputs

- Validate the technology and process for staff to confirm an accurate digitized, indexed document repository
- Validate Metadata taxonomy and retention rules
- Validate the current process and function of the public records portal
- Reduced administrative burden

Timeline

- Q1–Q2 2026 – Full scanning and indexing
- Q3 2026 – Portal launch report recommendations to the Commission

Work Completed To Date

- There has been progress in working through the 40 boxes of documents to redo their imaging.
- As of late November, 22 boxes have been reprocessed, with 8 additional underway.
- 10 boxes still require review, but once this is validated, documents can be uploaded to the production endpoint and made available.

Key Hurdles & Decision Gates

- Large backlog of legacy paper records
- Staff time to support TAB efforts

Resource Requirements

- Scanning vendor, Town Clerk staff time

Next Steps

- Validate metadata rules (indexes), finish batch digitization, and design retention workflows.
- Once it is complete, the TAB can set goals with the clerk and deputy clerk for the FY27 and/or if there are any further expenses required for the project.

5. Code Compliance Technology Modernization – Marc Lower, Project Lead

Project Scope

Evaluate Technology Supporting Vacation Rental Monitoring & Enforcement to enable proactive Short-term Rental (STR) monitoring, automated property identification,

enforcement documentation, noise/occupancy tracking, and coordinated response workflows.

Expected Outputs

- STR property registry
- Compliance and enforcement dashboard
- Automated workflows for violations
- GIS-integrated monitoring tools through vendor portal

Timeline

- Q4 2025 – Town processes and vendor briefings
- Q1 2026 – Evaluation of Rentalscape implementation to Town Processes
- Q2 2026 – Gap analysis and report recommendations to the Commission

Key Hurdles & Decision Gates

- Current effort on hold because the Code Enforcement position is vacant and resources are unavailable to support this effort
- Use-case and workflow documentation to begin when a new Code Enforcement Officer is hired
- Possible ordinance revision required to enable optimal automation

Resource Requirements

- Code Enforcement, Town Manager, Vendor Support as required (inquiries)

Next Steps

- Develop a GIS-aligned registry: the town needs to provide the geographic zones shapefile to the Rentalscape vendor for upload and ensure the platform configuration meets the town’s compliance requirements.
- Code Enforcement to review the Rentalscape compliance/violation list that the software searches for and consider adding other compliance criteria that may be unique to Melbourne Beach, as detailed in our Vacation Ordinance.
- The Deckard Client Relationship Manager will send Rentalscape's violation auto-email letters to the Town for review and editing.
- Code Enforcement Officer to review Facebook and Craigslist to see if any additional STR postings aren't captured by Rentalscape.
- Create a value assessment of the technology solution/s

6. Enterprise Software Systems Assessment – Bruce Larson, Project Lead

Project Scope

Review of Town Enterprise Resource Planning (ERP) and Customer Relationship Management (CRM) Suites from BS&A, evaluating capabilities including financial reporting, budgeting, permitting, payments, and workflow automation. Map Town use-cases and workflows to high-level system configuration to identify underused modules and modernization opportunities.

Expected Outputs

- ERP/CRM configuration map
- Workflow gap analysis
- Options for optimization or expansion
- Cost–benefit comparison for long-term planning

Timeline

- December 2025 – BS&A platform overview
- January 2026 – Module inventory and interviews
- February 2026 – Workflow and reporting analysis
- February 2026 – Develop modernization roadmap – final report to Commission

Key Hurdles & Decision Gates

- Manual workarounds can take extra time to assess
- All efforts requiring staff input and support will need to be scheduled

Resource Requirements

- Finance Director, Clerk, Town Manager, BS&A support, other users of BS&A (Building, Public Works, etc.)

7. Town Facilities Technology Enhancement – Steven Rodrigo, Project Lead

Project Scope

Assessment of Technology Supporting the Town Hall Meeting Hall venue and adjacent campus facilities. Evaluate A/V, network infrastructure, conferencing systems, and digital support for meetings, events, and community programming.

Expected Outputs

- A/V and network asset inventory and needs assessment
- Campus Wi-Fi and cabling plan
- Phased modernization and budgetary recommendations

Timeline

- Q1 2026 – Requirements and vendor solutions
- Q2 2026 – Procurement recommendations

Key Hurdles & Decision Gates

- Inconsistent infrastructure and meeting broadcast quality
- Commission decisions on hybrid technology objectives supporting meetings

Resource Requirements

- Clerk's office, Facilities staff, A/V integrators, TAB support

Next Steps

- Complete testing, draft facility-specific requirements, and prepare procurement scenarios

Town of Melbourne Beach

Building Department Report
November 2025

- Permit issued - 30
- Permit construction value - $358,118.45
- Permit fees collected - $7,576.32
- Plans reviewed – 30
- Site plan review for P&Z – 2
- Stop work order – 0

Public Works Director Monthly Report Month: November 2025

1. Executive Summary: The month of November opens a busy time of the year for PW. The retrieving of the Christmas decorations is a large task. They were tested, repaired or replaced and installed. While it is laborious the Team get a great deal of satisfaction in doing this then to see the huge turn out of our residents. Along with this task our normal repairs and maintenance of course continued.

2. Department Operations

- Streets & Roads – several smaller potholes were filled. One reoccurring pothole is near 2nd Avenue and Oak Street. We will be cutting the area and placing road base fill in to prevent it expanding.
- Parks & Grounds – This time of the year the growth of the grass slows down and allows our grounds keeper to address weeds in the plant areas. Additionally, we add ground cover like mulch. This is also a good time to trim shrubs.
- Buildings & Facilities – Timers on sign lights have been addressed. Two damaged soap dispenser were replaced in the public restrooms. Problems with the urinal at OP restroom repaired. Graffiti removal is an ongoing problem at Ryckman Park restrooms.
- Fleet Maintenance – Routine service conducted on vehicles. The 23-year-old John Deere tractor required service to replace a failing part.

3. Stormwater – The stormwater inlets are checked multiple times each week and any debris removed. Outfalls are checked periodically. Multiple areas of concern are being reviewed. Cherry and Cedar area in particular. We may be requesting a complete study of Basin 10 (Cherry).

4. Citizen Requests – Some additional speed limit and children at play signs were installed.

5. Personnel – My team continued the daily routines. In addition they began the Christmas Tree lighting preparation and tested and constructed all the decorations.

6. Equipment & Inventory – Our equipment inventory remains static. No new additions of deletions.

7. Financial Snapshot – Reduction of our budget for rebuilding of the beach crossovers we will not be able to proceed with that project. Our funds for funds for the restoration of the Old Post Office remained so I am costing out that project to proceed with that. With the reduced budget for this year we have reduced the amount of mulch order this year to one time for the playground area.

8. Projects & Capital Improvements – Considerable time was spent working with our Interim Manager planning an coordinating the upcoming Basin 1 project. Additionally I am researching and recovering various stormwater related documents. These recovery efforts will provide us material to construct a more organized historical source of information when evaluating our future stormwater plans.

9. Safety & Compliance – With the increased use of our bucket truck this time of year we discuss the need to continue use of all safety equipment. Harnesses, hard hats and gloves as needed. Also discuss any hazards to be aware of such as power lines. Always have a “ground man” safety observer on the ground when the bucket is in use.

10. Looking Ahead – We will be conducting our normal routine. We are replacing the back porch overhang at Old town Hall and continue finalization of the upstairs showers.

CODE ENFORCEMENT REPORT

Dec-25

DATE RECEIVED	TYPE OF POSSIBLE VIOLATION	ADDRESS	DATE REVIEWED/RESOLVED
Dec-25	ck on drive permit	Riverview	Need to pick up
	Jet ski in drive	Sandy Key	Left door tag
	Cut down tree	Sixth	Permit issued
	Boat in Drive	Sandy Key	Boat removed
	Home overgrown needs mowing	Ave B	Left door tag talked to owner
	Boat in drive	Rosewood	left door tag, Boat removed
	Motor home in drive	4th	M/H moved OK
	Trailer in drive	4th	Talked to owner, moved OK
	Work trailer in street	Birch	Talked to owner will move
	Boat in Drive	Surf	Talked to owner boat moved
	Boat in Drive	Surf	Talk to owner, boat moved
	Trailer in drive	Riverview	Talked to owner, will move

Town of Melbourne Beach

Fire Department

MONTHLY REPORT – December 2025

Incident Response

From November 8th through December 3rd, the Melbourne Beach Volunteer Fire Department responded to 16 calls for service. The average number of responding volunteer personnel per paged out call for the time period listed above was 8.

Breakdown:

- 9 Fire/Rescue 911 Calls (paged out)
  - Incident #'s: 137, 138, 139, 140, 144, 145, 146, 148, 151
- 2 Public Service – Assist with resident with fire prevention regulations # 143
  - 1 Resident fire prevention code education – Incident #: 143
  - 1 Out of area vehicle accident – Stopped to provide aid - Incident #: 147
- 5 Fire & Life Safety Inspections
  - Incident #'s: 141, 142, 143, 149, 150, 152

Notable Incidents

- ***11/09/2025 (4:45pm) – Mutual Aid Water Rescue in Indian River (Palm Bay)***
  - MBVFD's Marine-58 boat responded mutual aid to assist Palm Bay Police Department with rescuing 9 young adults stranded on one of the islands in the Indian River. No injuries were reported and all stranded individuals were returned to shore safely.

Aid Given or Received

- 11/09/2025 – Aid Given (Water Rescue)
- 11/10/2025 – Aid Received (Smoke Detector Activation)
- 11/15/2025 – Aid Received (Smoke Detector Activation)

Department Membership

- 36 Total Members
    - Paid Staff:
        - 1 Fire Chief *(Full-Time)*
        - 2 Maintenance Technicians *(Per-diem)*
    - Volunteer Staff:
        - 18 Certified Volunteer Firefighters
        - 9 Support Services Volunteers
        - 4 Probationary Volunteer Members
        - 4 Administrative Volunteers
            - 1 Safety Officer
            - 2 Logistics Staff
            - 1 Volunteer Fire Chaplain

Volunteer Recruitment

The Melbourne Beach Volunteer Fire Department is continuously recruiting local men and women who have a desire to serve their community. No experience is needed and all training will be provided. For more information, visit MakeMeAFirefighter.org or stop by the Melbourne Beach Fire Station (507 Ocean Avenue).

Recruitment efforts this month included: Participation in the Make Me A Firefighter Campaign and recruitment banners around town.

Notable Events & Updates

New Fire Engine Acquisition (Ongoing Update)

- The Town's new fire engine (Engine-58) will officially be placed in service on December 13th, with its first assignment being leading the 61st Melbourne Beach Children's Christmas Parade.
- The old 2004 Pierce Enforcer fire engine has been listed on 1 national vendors site for sale, and the Department is working with 2 additional vendors to get the truck listed for sale. Chief Brown will have more updates at the Town Commission Meeting.

New Recruit Orientation Class (Ongoing Update)

- The Department is planning on hosting an additional 30-day orientation program in early January to bring in an additional group of new recruits.

New Fire Engine Orientation Class ***New***

- In November, Department volunteers participated in a full-day orientation program on the new fire engines operations taught by Ten-8 Fire & Safety. Additionally, multiple volunteers have successfully completed the required driver training course to qualify on driving the new fire engine.

Gemini 2nd Grade Field Trip to Town of Melbourne Beach ***New***

- Department volunteers, along with Chief Brown, hosted the Gemini 2nd Grade class for a tour of the Fire Station and a brief presentation about what firefighters do and the types of equipment our station has available to serve our residents.

Indian Harbour Beach Fire After Action Review ***New***

- Chief Brown participated in a multi-agency after action review of the structure fire that occurred last month in Indian Harbour Beach.

Grants Update (Ongoing Update)

- There have been no notifications or status updates regarding the FEMA SAFER grant our Department submitted in July.

Emergency Networking & Transition to NERIS reporting (Ongoing Update)

- The Department is continuing the implementation process with Emergency Networking and is in the process of data migration and building out customization in the new software. The Department will start reporting to NERIS on January 1st, 2026.

Recreational Beach Fire Program (Ongoing Update)

- The Town of Melbourne Beach's Recreational Beach Fire Program started back up on November 1st and runs through February 28th. 6 recreational beach fires were held during the reporting period listed above.

Beach Wheelchair Rental Program (Ongoing Update)

- The Fire Department manages the Town's beach wheelchair rental program. The chair is rented out free of charge to those with mobility issues and was rented 1 time during the reporting period listed above.

National Weather Service Storm Ready Program (Ongoing Update)

- Chief Brown is working with Public Works Director Davis and the National Weather Service to obtain the Town's Story Ready Designation. The goal is to have the program implemented by January 2026.

Beach Ambassador Program (Ongoing Update)

- Department volunteers continue working on development of a Town Beach Ambassador program to allow residents to assist with keeping our beaches safe. The newly designed program is targeted to roll out in March 2026.

Meetings & Conferences (Ongoing Update)

- Chief Brown attended the following meetings:
    - Town Department Head Meeting with Town Manager.
    - Multiple meetings with potential volunteer applicants.
    - Brevard County Emergency Management Coordinators Meeting with Town Manager
    - Space Coast Fire Chiefs Association General Membership Meeting
    - Be-On implementation meeting with Brevard County Emergency Management
    - Fire Chief & Chaplain Monthly Meeting
    - TextMyGov Demonstration

Melbourne Beach VFD

288

Melbourne Beach, FL

This report was generated on 12/11/2025 6:27:56 PM

Personnel Count per Incident for Date Range

Start Date: 11/08/2025 | End Date: 12/03/2025

INCIDENT				NUMBER OF PEOPLE		
NUMBER	DATE	INCIDENT TYPE	FDID	ON APPARATUS	NOT ON APPARATUS	TOTAL
** 2025-137	11/8/2025 13:12:01	324 - Motor vehicle accident with no injuries.	19112	8	8	16
** 2025-138 ***	11/9/2025 16:45:25	361 - Swimming/recreational water areas rescue	19112	6	2	8
** 2025-139 ****	11/10/2025 08:24:37	733 - Smoke detector activation due to malfunction	19112	2	4	6
** 2025-140	11/11/2025 08:33:19	733 - Smoke detector activation due to malfunction	19112	4	2	6
2025-141	11/11/2025 13:18:38	900 - Special type of incident, other	19112	1	0	1
2025-142	11/12/2025 10:20:20	900 - Special type of incident, other	19112	1	0	1
2025-143	11/13/2025 13:23:13	553 - Public service	19112	1	0	1
** 2025-144	11/13/2025 13:06:06	550 - Public service assistance, other	19112	4	2	6
** 2025-145	11/13/2025 14:19:04	733 - Smoke detector activation due to malfunction	19112	6	0	6
** 2025-146 ****	11/15/2025 13:09:17	743 - Smoke detector activation, no fire - unintentional	19112	7	0	7
2025-147	11/15/2025 13:25:55	324 - Motor vehicle accident with no injuries.	19112	1	0	1
** 2025-148	11/16/2025 01:57:32	671 - HazMat release investigation w/no HazMat	19112	7	0	7
2025-149	11/17/2025 13:36:14	900 - Special type of incident, other	19112	1	0	1
2025-150	11/20/2025 10:21:27	900 - Special type of incident, other	19112	1	0	1
** 2025-151	11/24/2025 08:35:25	321 - EMS call, excluding vehicle accident with injury	19112	4	2	6
2025-152	12/2/2025 10:34:45	900 - Special type of incident, other	19112	1	0	1
TOTAL # OF INCIDENTS: 16		**AVERAGES:**		**3.4**	**1.3**	**4.7**
		** Without EMS Assist or Service Calls: (Paged out calls only)		5.3	2.2	7.6

Total # of incidents paged out for volunteer response: 9

Only REVIEWED incidents included

Note: Items highlighted in green are fire prevention activities (Fire Inspections, Presentations, Fire Drills, etc.)

*** Mutual Aid Provided **** Mutual Aid Received

Melbourne Beach VFD

289

Melbourne Beach, FL

This report was generated on 12/11/2025 6:27:07 PM

Incident Address and Type for Date Range (Landscape)

Incident Status(s): All Incident Statuses | Start Date: 11/08/2025 | End Date: 12/03/2025

INCIDENT #	DATE	LOCATION TYPE	ADDRESS	INCIDENT TYPE	ALARM	CLEARED SCENE
2025-137	11/08/2025		201 Ocean AVE , Melbourne Beach, FL, 32951	Motor vehicle accident with no injuries.	11/08/2025 13:12	11/08/2025 13:27
2025-138	11/09/2025		Highway 1 , Malabar, FL, 32950	Swimming/recreational water areas rescue	11/09/2025 16:45	11/09/2025 18:43
2025-139	11/10/2025		1805 1805 Oak Street , Melbourne Beach, FL, 32951	Smoke detector activation due to malfunction	11/10/2025 08:24	11/10/2025 08:46
2025-140	11/11/2025		703 Atlantic ST , Melbourne Beach, FL, 32951	Smoke detector activation due to malfunction	11/11/2025 08:33	11/11/2025 08:54
2025-141	11/11/2025		401 2nd AVE , Melbourne Beach, FL, 32951	Special type of incident, other	11/11/2025 13:18	11/11/2025 13:34
2025-142	11/12/2025		315 Avenue B , Melbourne Beach, FL, 32951	Special type of incident, other	11/12/2025 10:20	11/12/2025 11:20
2025-143	11/13/2025		411 Oak ST , Melbourne Beach, FL, 32951	Public service	11/13/2025 13:23	11/13/2025 14:31
2025-144	11/13/2025		415 5th AVE , Melbourne Beach, FL, 32951	Public service assistance, other	11/13/2025 13:06	11/13/2025 13:54
2025-145	11/13/2025		2003 Oak street / Oak, Melbourne Beach, FL, 32951	Smoke detector activation due to malfunction	11/13/2025 14:19	11/13/2025 14:26
2025-146	11/15/2025		707 Hibiscus TRL , Melbourne Beach, FL, 32951	Smoke detector activation, no fire - unintentional	11/15/2025 13:09	11/15/2025 14:06
2025-147	11/15/2025		South Miramar Avenue , Melbourne Beach, FL, 32951	Motor vehicle accident with no injuries.	11/15/2025 13:25	11/15/2025 13:30
2025-148	11/16/2025		312 2nd Avenue AVE , Melbourne Beach, FL, 32951	HazMat release investigation w/no HazMat	11/16/2025 01:57	11/16/2025 02:32
2025-149	11/17/2025		205 Surf RD , Melbourne Beach, FL, 32951	Special type of incident, other	11/17/2025 13:36	11/17/2025 14:15
2025-150	11/20/2025		317 1st AVE , Melbourne Beach, FL, 32951	Special type of incident, other	11/20/2025 10:21	11/20/2025 10:29
2025-151	11/24/2025		805 Atlantic ST , Melbourne Beach, FL, 32951	EMS call, excluding vehicle accident with injury	11/24/2025 08:35	11/24/2025 09:04
2025-152	12/02/2025		217 4th AVE , Melbourne Beach, FL, 32951	Special type of incident, other	12/02/2025 10:34	12/02/2025 12:11

Location Type is only filled in when it is marked Intersection, Directions, or National Grid on Basic Info 3.

Melbourne Beach Police Department
Chief Zander's Monthly Report
Commission Meeting December 17, 2025

This report covers the month of November 2025.

Operations:

Over the past month, the department handled 1,339 calls for service.

Activity:

- 52 Citations/ 148 Written Warnings
- 386 Traffic Stops
- 144 Traffic Enforcement Details
- 0 Traffic Complaint
- 49 Parking Citations
- Speed Compliance percentages over the past month:
    - Atlantic Ave. 79% with 68,842 vehicles recorded
    - Oak St. 92% with 74,880 vehicles recorded
    - Riverside Dr. 91% with 109,082 vehicles recorded

PD News

- Department training: Firearms Qualifications and Training
- Partnered with Wellspring Counseling Services to kick-off our Mental Wellness Program
- Held our second Bagels with the Blue
- Volunteer Dennis Erickson was our Employee Spotlight for month of November
- Celebrated Officer Luis Tejeda's Birthday
- Hosted Gemini's 2nd grade Field Trip to Town Hall/Police Department
- Provided Security at 3 Commission Meetings
- Volunteers are working on speed limit sign inventory
- Working on Townhall/PD/FD/PW key system and security accountability
- The Police Department Volunteers completed:

  142.5 total hours of volunteer service for the month and 910 total hours for the year.
    - Helping out with Front Desk Coverage/Admin and helping with special events, ATV/beach patrol, house checks and business engagement.

- Zero Vacancies

CRIME Update:

- 94 House Checks
- 28 Suspicious incident/Person/vehicles reports investigated
- 8 arrests- Traffic, DUI, Drugs, 1 ICE Detainers
- 1 Baker Act
- 1 Death investigation, appears to be natural, awaiting Medical Examiner, nothing suspicious
- 1 STR complaints for the month.
    - 11/16/2025- 312 Second Ave- Renters smelt chemical odor. FD arrived and nothing was found.
- 14 Assist other Law enforcement agencies.
- 12 Disturbances

Looking Forward:

- Department Training- Firearms Training
- Security at Christmas Tree Lighting Event
- Security/TCP for Holiday Parade
- TCP for Golfcart Christmas Parade North end of Town
- Officer Brittany Brown 1 year anniversary and completing probation
- Cpl. Jim O'Byrne Birthday
- SRO Sullivan Birthday
- Volunteer Dennis, Scott and Peter 1 year anniversary

Town of Melbourne Beach

Town Clerk Monthly Report
December 2025

Public Records Requests – Attached are reports of completed requests in the month of November and open requests at the end of November.

- Received in November – 16
- Received in 2025 – 206
- Completed in November – 20
- Completed in 2025 – 203
- Open/Pending – 12 (These requests are pending response from another department or Commissioner, pending response from the requestor, pending payment, new requests, or large requests that are taking significant time to complete)

*Records requests from Commissioners are not always included in the Public Records Request data.

Records Management Project/ Scanning Project – No update

Audio Visual Equipment – This project has been referred to the Technology Advisory Board for evaluation and recommendations.

Town Meetings –

Prepared agendas, packets, and minutes, and attended the following meetings:

- 3 Town Commission meetings
- 1 Community Workshop on the Vulnerability Assessment
- 1 Planning and Zoning meeting
- 1 Board of Adjustment meeting

Created the agenda and prepared for the following meetings:

- 1 Environmental Advisory Board meeting
- 1 History Center Board meeting
- 1 Parks Board meeting
- 1 Technology Advisory Board meeting

Processed Requests Report 2025-11-01 to 2025-12-01				
Request #	**Name**	**Description**	**Date Of Request**	**Date Complete**
PRR-2025-158	Jan Pence	Please provide ALL email communications, text messages, and any other form of communications between commissioner Tim Reed and Frank La Grassa, Tim Reed and Steve Walters, Tim Reed and Marc Lower, and Tim Reed and Bruce Larson, regarding the Fire Department and any other issues in the Town of Melbourne Beach. Also please provide any and ALL emails, text messages and any form of communications between Al Dennington and Tim Reed. Time frame: January 2025 to present	9/11/2025 10:46 AM	11/21/2025 9:09 AM
PRR-2025-159	Christopher Heath	I am writing to request all emails to/from Mayor Alison Dennington regarding FEMA and/or the SAFER grant between June 1, 2025, and September 11, 2025, pursuant to the Public Records Act, Chapter 119 of the Florida Statutes. This request includes copies of every document related to the matter, regardless of the format in which the information is stored. Update to the request: This is limited to emails.	9/12/2025 3:18 PM	11/24/2025 10:39 AM
PRR-2025-179	Joe Balber	Building permits 9/15/2025-10/24/2025. See attached document for the full details of the request.	10/27/2025 11:15 AM	11/10/2025 10:59 AM
PRR-2025-180	Nick wright	Looking for the latest reroof permit information for 318 Banyan Way, Melbourne Beach, FL 32951.	10/27/2025 8:32 PM	11/6/2025 5:18 PM
PRR-2025-184	Jan Pence	Follow up - please provide me with a copy of the work place survey results that the town out sourced. This may be my second request, I couldn't find my original PRR to the town.	10/29/2025 9:54 AM	11/6/2025 5:05 PM
PRR-2025-186	John Gurecki	A copy of all documentation and Permits from August 2005-May 2006 regarding our house renovation. A copy of all documentation or Permits from his Patio Roof replacement in 2015	10/29/2025 12:34 PM	11/6/2025 5:24 PM
PRR-2025-188	David Stoms	Please submit the information related to permit #PM25-0069	10/30/2025 12:07 PM	11/12/2025 8:55 AM
PRR-2025-189	Steve Walters	Copies of all treasurer reports for period ending 10/31/2025.	10/31/2025 1:29 PM	11/3/2025 10:01 AM
PRR-2025-191	Steve Walters	Treasurer report for Terry Cronin for the period ending 10/31/2025 and amended treasurer report for Terry Cronin.	11/3/2025 3:25 PM	11/3/2025 3:26 PM
PRR-2025-192	Anonymous	Can I have the code enforcement cases (Open and closed) for last month? If you have them in Excel Format I will really appreciate it.	11/3/2025 3:44 PM	11/6/2025 4:57 PM

Report created 2025-12-03 05:34:14 PM (EST)

PRR-2025-193	JACQUELINE GRANADOS	Please be so kind as to provide information on the following. Your help and prompt response is greatly appreciated. The information required is as follows: Folio: 28-38-07-50-*5 Prop: 407 Driftwood Ave Seller: Mark Formica and Robert Formica Legal: ASSESSMENTS: ☐ There are NO municipal or special assessments due for this property ☐ There is/are municipal or special assessments due for this property. Please see the attached for details and payoff. CODE: Please provide information on any active or pending code violations associated with this property. ☐ There are NO active code violations or liens associated with this property. ☐ There are active code violations on this property. Please see attached for details. ☐ There are code enforcement (FINES / FEES / LIENS) against this property. Please see attached for payoff good for 30 days. PERMITS: Please provide information regarding any open and expired permits associated with this property. ☐ There are NO open or expired building permits associated with this property. ☐ There is/are open/expired building permits on this property. Please see attached for details and instructions to close.	11/7/2025 3:10 PM	11/12/2025 8:54 AM
PRR-2025-195	Double Scope Inspections	We are requesting any available roof, plumbing and electrical permits for 5930 Riverside Dr Melbourne Beach, FL 32951	11/12/2025 12:59 PM	11/12/2025 1:03 PM
PRR-2025-196	Erika Houck	Please send pdf copies of any permit info for the property listed above. Specifically, roof, plumbing or electrical.	11/13/2025 1:04 PM	11/18/2025 11:37 AM

PRR-2025-197	SKYLINE title support	response is greatly appreciated. The information required is as follows: FOLIO :28-38-06-80-2-8.A Address:515 HIBISCUS TRL Sellar: GERARDIS, ERIC M Legal :RIVER COLONY NORTHWEST SECTION LOT 8A BLK 2 UTILITIES: Please provide information on any active utility accounts or utility accounts that have past-due balances. Verify Services: ☐ Water ☐ Sewer ☐ Stormwater ☐ Gas/Electric ☐ Solid Waste ☐ Irrigation ☐ Recycling ☐ Master Meter ☐ Well ☐ Septic ☐ Waste is Private Account Name _____ Amount Due _____ Account Active/Closed _____ Provider DOES liens against unpaid utility balances and assessments. Provider DOES NOT lien against unpaid utility balances and assessments. ASSESSMENTS: ☐ There are NO municipal or special assessments due for this property ☐ There is/are municipal or special assessments due for this property. Please see the attached for details and payoff. CODE: Please provide information on any active or pending code violations associated with this property. ☐ There are NO active code violations or liens associated with this property. ☐ There are active code violations on this property. Please see attached for details. ☐ There are code enforcement (FINES / FEES / LIENS) against this property. Please see	11/13/2025 5:13 PM	11/14/2025 9:26 AM
PRR-2025-199	Anonymous	The Public Comment and/or Decorum Policy applicable to official meetings (whether adopted as a policy, ordinance, resolution, administrative rule, or any other governing document).	11/17/2025 9:21 AM	11/17/2025 6:27 PM
PRR-2025-202	Sherri Quarrie	Digital Copy of Resolution No. 2023-10 adoped May 17, 2023	11/18/2025 1:26 PM	11/19/2025 12:17 PM

PRR-2025-203	Tammy @ BC Property Appraiser Office	Requesting a copy of Permit PRB23-0023 Date issues 04/14/2023 for addition and remodel closed date 07/29/2024 Finalized 02/01/2024. Request to review the remodel construction for Property Market Valuation to help owner assessed the correct value of addition.	11/19/2025 1:17 PM	11/24/2025 4:40 PM
PRR-2025-204	Vince Sienes	I am writing to request a copy of the bid tabulation for the above project, and if available, the awarded contractor. I would also like to know the anticipated start dates, if determined.	11/24/2025 11:13 AM	11/24/2025 11:18 AM
PRR-2025-205	Stephen J Andros	i am looking for a copy and info on a reroof permit for 212 Fifth Ave I need application date and building gpermit number and a copy of permit	11/24/2025 4:27 PM	11/24/2025 4:32 PM
PRR-2025-206	Lee Evans	Lien Search Request encompassing: City Letter, Water/Sewer, Solid Waste, Public Works (Special Assessments), and any open permits	11/25/2025 11:49 AM	11/26/2025 9:39 AM

Open Requests as of 12/1/2025

Request #	Name	Description	Status	Date of Request	Invoiced	Paid
PRR-2025-105	Sherri Quarrie	Mayor Dennington posts and replies on the Nextdoor Melbourne Beach Forum on Local Government. Forum described as a place to share and get info on local issues and local government.	Pending Response From A Commissioner	6/24/2025 5:25 PM	0	0
PRR-2025-146	Jan Pence	Please provide ANY and ALL texts, social media or other forms of communications where Mayor Al Dennington has said anything about Fire Chief Gavin Brown. Please be sure to include town FB or posts that she sent to specific people or organizations nationwide and specific emails she sent directly to Chief Brown. Timeframe: 6/15/2025 - current.	Pending Response From A Commissioner	8/20/2025 3:42 PM	0	0
PRR-2025-157	Kari Ross	All social media content (both public and private) including Facebook (Official mayor of Melbourne beach page and any and all private pages,) Nextdoor, Instagram, LinkedIn, Tweets, Retweets, WhatsApp (and any other encrypted messaging platforms) phone, text and and written correspondence for Alison Dennington from election to present, that are subject to Florida Sunshine Law or any other governing requirements for preservation.	Pending Response From A Commissioner	9/10/2025 11:49 AM	0	0
PRR-2025-166	Abbas Khan	Civic IQ is submitting this public records request under Florida Public Records Act (FPRA) for a current directory of all employees and staff. Any editable electronic format is acceptable. Specifically, we request the following information from your record-keeping system: First Name Last Name Position Title Department Direct Phone Number (if unavailable, please provide the main phone number with extension) Business Cell Phone (if provided by the authority) Email Address Office Address (Address, City, State, Zip) We appreciate your assistance and look forward to your response. Please let me know if there is any cost associated with this request prior to records.	Pending Payment	9/18/2025 8:55 AM	21.29	0

Report created 2025-12-03 05:55:24 PM (EST)

PRR-2025-171	Frank Patterson	I am contacting you in regard to a public records/information request. I am looking for an up-to-date list of your current employees, full names, date of birth, age or year of birth, hire date, e-mail address, home address personal Cell/home phone number(s), department/position, and salary, if possible, in digital format (excel preferred). I prefer to receive these documents via e-mail at requests@academyresearchgroup.com I am ONLY seeking public information that is clearly disclosable to me and not confidential by law, or otherwise protected, and exempted from disclosure under state law. I understand there may be a cost associated with retrieving and copying these documents. Please provide me with an estimated list of fees if so	Pending Payment	10/4/2025 8:04 PM	212.85	298 0
PRR-2025-185	Steve Watts	Pursuant to the Florida Public Records Law, Chapter 119, Florida Statutes, I respectfully request a copy of records listing all current employees of your agency, including their full legal names, job titles, official work email addresses, assigned worksites or office locations, and current annual salaries. If this information is available in an existing report or database, please provide the most recent version electronically in Excel (.xlsx) or CSV (.csv) format.	Pending Department Response	10/29/2025 10:30 AM	0	0
PRR-2025-194	Anonymous	Pursuant to the Public Records Act, I respectfully request a copy of Town of Melbourne Beach's current Payment Card Industry Data Security Standard (PCI DSS) Attestation of Compliance (AoC) for each payment method used by or on behalf of Town of Melbourne Beach. The AoC is a standard compliance record showing that an organization accepting or processing payment cards has met the applicable PCI DSS requirements. It does not contain cardholder or other sensitive personal information. In practice, these records are often maintained by: •Finance, Treasury/Revenue •Utilities •Parks & Recreation •Permitting/Licensing •IT Department If more than one AoC applies (e.g., for different departments or payment channels), please provide each applicable record. Rolling or partial production is welcome if some records are more readily available. Thank you for your assistance. Please let me know if you have any questions or need clarification regarding this request.	Pending Department Response	11/12/2025 11:57 AM	0	0

						299
PRR-2025-198	Michael Rost	Please consider this email an open records request for commercial purposes under the applicable laws of your jurisdiction. We are requesting copies of your current property and casualty insurance policies, including premium information, or a summary document that outlines coverage, carrier, limits, deductibles, and premium.	Pending Department Response	11/14/2025 5:22 PM	0	0
PRR-2025-200	Joe Balber	Building permit data for 10/15/2025-11/15/2025. See attached document for the full details.	Pending Department	11/17/2025 6:15 PM	0	0
PRR-2025-79	Kari Ross	Chapter 8 of tomb social media policy states that any commissioner shall be required to preserve all posts, direct messages, etc pertaining to any issue that may come before the commission or referendum. I would like all social media content by Alison Dennington on her “private” Facebook page, her Mayor of Melboune beach Facebook page, Nextdoor page, and any and all other social media pages, whether public or private, not mentioned herein. These include direct messages, private messages, tweets, retweets, etc, from her election as mayor to present. Thank you!	Pending Response From A Commissioner	6/6/2025 10:28 AM	0	0
PRR-2025-94	Alison Dennington	All social media content by Joyce Barton while in office or as a candidate	Department Response	6/12/2025 2:35 PM	0	0

Dec-25

FY 2025-2026 PROJECT/PROGRAM STRATEGIC PLAN

PROGRAMS	Priority	Status	Due date	% Complete	Activity	Budget	Assignment	Scope	Activity Notes
Fire Department Sustainability Plan	High	In Progress	7/2026	25%	Planning	SAFER/$292,863.00	Fire/TM/Outsource	Fire Assessment: $30,000-60,000	Contacted private vendor. ICMA may be a resource. No further word from FEMA/SAFER grant.
Stormwater Fee Ordinance/Assessment	High	Not Started	7/2026	0%	Planning	$34,000+/-	TM/outsource	Revise 2020 SW Assessment resolution.	ICMA or Civil Engineer Consultant
Toxic Workplace Workshop	Normal	In Progress		25%	Initiated		TM/TC	Schedule a facilitated workshop between staff and TC to addresss Toxic Workplace Survey	Contacted FLC Ambassador, reviewed other government facilitator options.
Budget Calendar w/Quarterly Review	High	In Progress	2/2026	25%	Planning		TM/Finance	Insurance/benefits review, Optimize investment, timeline/topics early and often	First Quarter Report Feb 2026
Storm Ready/EOC	Normal	In Progress	6/2026	50%	Initiated		TM/PW/Fire/PD	Complete Emerg Mgt Manual; Vulnerability Assessment, and Safety Manual	Adopt BC HMP by resolution
Policy/Procedures Review	Normal	In Progress		25%	Initiated		TM/Attny/TC	Review existing Policies/Procedures for compliance and compatibility	JLAC process
Evaluation & Appraisal Report (EAR)	Normal	In Progress	12/2026	25%	Initiated		TM/Attny/Planner	Update to Comp Plan	Recommended changes supplied by Planner. TM to contact FDOC
Review of IT Software Programs	Normal	In Progress		25%	Initiated		TM/TAB	Review of existing software modules, costs, support, etc.	Laserfiche, BS&A/Municipal Gvt software, & Audio equip
Code Compliance	Normal	Not Started		0%	Planning	$20K each part time postion	TM/Code	Code Compliance officer enforcing code and utilizing software. Review Code for compliance with LDC and Building Code. Permit review.	Ad for new STR Code officer
Grant Calendar	Low	In Progress		10%	Planning		TM	Calendar of grants/alt funding by type, agency and date	Recommended changes supplied by Planner. TM to contact FDOC

Contract Calendar	Low	In Progress		10%	Planning		TM/Attny	Cost Benefit Analysis Spreadsheet; Terms; Dates	BO, Attny, Waste Pro, Magistrate, Planner, Old Town Hall
Boards/Committees	Low	In Progress		25%	Planning		TM/TC	Review enacting resolutions for Boards/Committees to determine best use/application.	Attendance at all meetings to assess needs and staffing.
Holiday Event Programs	Low	In Progress	5/2026	15%	Planning	$140,240	PW/Boards/Committees	calendar of events, costs, programs, lead agency	
PROJECTS	**Priority**	**Status**	**Due date**	**% Complete**	Activity	**Budget**	**Assignment**	**Scope**	**Activity Notes**
Basin 1 Phase 1 infrastructure improvement	High	In Progress	Jan 2026 construction start date	75%	Initiated	$1,981,210.75 (Alt 1 $256,819)	PW/TM/outsource	Phase 1 Infrastruction construction	Tving and vacumming of pipes complete, MOT plan and shop drawings submitted, require proposal for Alt 1 revisions
Riverview Lane Projects (410)	High	In Progress	ASAP	25%	Planning		PW/TM/outsource	Designed, ITB	410 ITB: one response, $127,460; Additional proposal, $60,969.24
Municipal Building Repairs	High	In Progress	ASAP	25%	Planning	$30,000 contingency	PW/TM/outsource	Building repairs include: Upstair showers, HVAC testing, Roof repair, Drywall repair, mold abatement, elevator certification	3 shower repair/replace: +/- $15,000; Insurance review in progress; contacting GC for quotes
Basin 10 stormwater	High	In Progress	Proposal Jan 2026	25%	Planning	$40,000; Scope for Cherry	PW/TM/outsource	Repeated flooding on Cedar Lane and Cherry/Oak intersection	Haley-Ward assessment summary report complete. Waiting on proposal for Basin 10 SW MP.
FDOT D5 RRR A1A	Normal	In Progress	6/1/2026	75%	Planning	$134,000 Ocean Ave	PW/TM/FDOT	Coordinate closeley with FDOT on planned improvements.	Final Plans Reviewed. Working with Safety team on crosswalks and APS. Not recommended to piggyback Ocean Ave paving project.
6TH Ave Seawall and Boat Ramp	Normal	In Progress	3/1/2026	10%	Planning	$3500 for design; $46,184 for const	PW/TM/outsource	Replace south side seawall and repair/replace boat ramp; ad stability and sw features to R/W	Contact Coastal Eng firms for design and proposals. FIND grant Jan; SOIRL/DEP/SJRWMD WQ grants
Stormwater Master Plan	Low	Deferred		80%	Initiated		PW/TM/outsource	Review existing plan and determine priority/budget	Edmund Jones 2007, Basin Maps, Property Appraisers Plat Maps
Inventory of Assets	Low	In Progress		25%	Intitiated	$52,000 for paving	PW/outsource	Street Paving Inventory, Vulnerability Assett List	Part of Budget Process