

# Town of Melbourne Beach

## PUBLIC NOTICE

### AGENDA

#### PLANNING & ZONING BOARD MEETING TUESDAY, June 6, 2023 @ 6:30 pm COMMUNITY CENTER – 509 OCEAN AVENUE

**Board Members:**

Chairman David Campbell  
Vice-Chairman Kurt Belsten  
Member April Evans  
Member Douglas Hilmes  
Member Daniel Gonzalez

**Alternate Board Members**

Alternate Dan Harper  
Alternate Gabor Kishegyi

**Staff Members:**

Town Manager Elizabeth Mascaro  
Town Clerk Amber Brown  
Town Attorney Clifford Repperger  
Building Official Robert Bitgood

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.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
  - A. May 2, 2023 minutes
- 4. NEW BUSINESS**
  - A. Site plan approval for 504 Fourth Ave – accessory structure
  - B. Site plan approval for 306 Avenue B – new home
- 5. PUBLIC HEARINGS**
- 6. OLD BUSINESS**
- 7. PUBLIC COMMENT**

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

# Town of Melbourne Beach

## MINUTES

### PLANNING & ZONING BOARD MEETING TUESDAY, MAY 2, 2023 @ 6:30 pm COMMUNITY CENTER – 509 OCEAN AVENUE

#### **Board Members:**

Chairman David Campbell  
Vice-Chairman Kurt Belsten  
Member April Evans  
Member Douglas Hilmes  
Member Daniel Gonzalez  
Alternate Dan Harper  
Alternate Gabor Kishegyi

#### **Staff Members:**

Town Manager Elizabeth Mascaro  
Town Attorney Clifford Repperger  
Building Official Robert Bitgood  
Town Clerk Amber Brown

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

Town Clerk Amber Brown conducted the roll call

**Present:**

Chairman David Campbell  
Vice-Chairman Kurt Belsten  
Member Douglas Hilmes  
Alternate Dan Harper  
Alternate Gabor Kishegyi

**Staff Present:**

Building Official Robert Bitgood  
Building Admin Asst. Kim Kotsifas  
Town Clerk Amber Brown

**Absent:**

Member April Evans  
Member Daniel Gonzalez

**3. APPROVAL OF MINUTES**

A. March 7, 2023 minutes

**Vice Chairman Kurt Belsten made a motion to approve the March 7, 2023 minutes; Member Douglas Hilmes seconded; Motion carried 5-0.**

**4. NEW BUSINESS**

A. Site plan approval for 415 Sixth Ave – new home

Member Dan Harper asked why the utility right of way is not included in the permeable calculation. Is there any way to mitigate some of the swales to prevent the major craters from going on. Who came up with the 24 hour/8 inch rule.

Building Official Robert Bitgood spoke about that area is not owner by the homeowner, so it cannot be included. That area could be taken away for different reasons. The lot is never going to change, but the right-of-way can change.

Chairman David Campbell spoke about the 24 hour/ 8 inch rule came from the County and the State. The size of the swale is based on the type of soil to make sure they keep the water on the lot and out of the lagoon.

Member Douglas Hilmes spoke about some swales in Town are more like craters.

Vice Chairman Kurt Belstin spoke about people building houses and the rain

needs to go somewhere so it either stays on your lot or it goes on your neighbors. It wouldn't be fair to put the water on your neighbors property.

Building Official Robert Bitgood spoke about newer houses are at a higher elevation, but they have to keep more water on their property.

**Vice Chairman Kurt Belsten moved to approve the site plan for 415 Sixth Ave; Member Douglas Hilmes seconded; Motion carried 5-0.**

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

**Vice Chairman Kurt Belsten moved to adjourn; Member Douglas Hilmes seconded; Motion carried 5-0.**

The meeting adjourned at 6:42 p.m.

ATTEST:

\_\_\_\_\_  
David Campbell, Chairman

\_\_\_\_\_  
Amber Brown, Town Clerk



# TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

## Site Plan Review

### Applicable Codes

Town of Melbourne Beach Land Development Code  
Current Florida Building Code

Date: 5-8-2023

Owner: Kevin Moore

Owner Address: 504 Fourth Ave. Melbourne Bch. FL. 32951

Site Address Same

Parcel ID: 28-38-07-02-20-5

Zoning: Zoning District 1RS

Project: Accessory Structure for storage

Reference: Town of Melbourne Beach Code of Ordinances: 7A-31.

Request: Approval by the Planning and Zoning Board and the Town  
Commission for: Accessory Structure

### Staff Review:

- 1). The project is: An Accessory structure for storage.
- 2). The Building Lot Zoning District requirements of min. lot area, width and depth.
 

Lot area is 39,800	sq. ft. (min. 12,000 sq. ft.)
Lot width is 265'	(min. 100 ft.)
Lot depth is 156'	(min. 120 ft.)
- 3). Lot coverage has a maximum of 30% for principle structure.
 

Lot coverage per plan is: 13,589	
Footprint of Primary Structure is 3,915	sq. ft.
Max allowed for Primary Structure is 11,940	sq. ft. for Lot Area of
sq. ft. 39,800	
Minimum pervious area per lot is 30%. Pervious area is	70.8 %
- 4). Structure maximum height for zoning district is 28 ft.  
The proposed height provided is 17.6 from FFE, Main Structure is 18'  
Flood Zone  X

**5). Zoning District Setback requirements**

<b>Proposed Accessory Structure Rear Setback</b>	<b>15'2"</b>	<b>(min. 25 ft.)</b>
<b>Proposed Accessory Structure Front Setback is</b>	<b>120'</b>	<b>(min. 25 ft.)</b>
<b>Proposed Accessory Structure West Side Setback</b>	<b>254'</b>	<b>(min. 15 ft.)</b>
<b>Proposed Accessory Structure East Side Setback</b>	<b>27'2"</b>	<b>(min. 15 ft.)</b>

- 6). Sediment and erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach's Code of Ordinances, Chapter 27 Stormwater and the current Florida Building Code.**
- 7). On-site stormwater retention control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach's Code of Ordinances, Chapter 27 Stormwater and the current Florida Building Code.**
- 8). Town Engineer will submit a review of the drainage plan per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued. This applies to new home construction and construction values greater than 50% of the existing structure. Minimum landscaping standards will be met.**

**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.**

**Robert Bitgood  
Building Official**

**504 Fourth Ave.**

<b>IMPERVIOUS</b>		<b>PERVIOUS</b>	
Primary Structure	3,915	Shed space	
Pool	430	Open areas	
Decks	1,294	Other	
Driveway	3,022		
Accessory Bldg	1,410		
Concrete areas		<b>TOTAL PERVIOUS</b>	<b>26,211</b>
Pavers areas			
Other			
<b>TOTAL IMPERVIOUS</b>	<b>29.20%</b>	<b>Lot Total Sq Footage</b>	<b>39,800</b>
		<b>TOTAL % PERVIOUS</b>	<b>71%</b>





### TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

**I. SUBMITTAL REQUIREMENTS:**

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

**II. REQUEST:**

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

**III. PROPERTY INFORMATION:**

General Location: PINE : 4th AVE

Address: 504 4th AVE MELBOURNE Bch FL 32951

Parcel Number(s): \_\_\_\_\_

Area (in acreage): -914 Area (in square feet): 39,800

Current Zoning: 1RS Proposed Zoning: \_\_\_\_\_

Current Future Land Use: \_\_\_\_\_ Proposed Future Land Use: \_\_\_\_\_

Brief Description of Application: DETACHED ACCESSORY STRUCTURE

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

IV. APPLICANT INFORMATION:

Property Owner

Name: Kevin Moore

Phone: 856-313-6829

Address: 504 4th Ave

Fax: \_\_\_\_\_

Melbourne Beach, FL  
32951

Email: Kevin4moore@verizon.net

Applicant (if other than property owner)

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

V. OWNER AUTHORIZATION:\*

The undersigned hereby affirms the following:

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

Signature: [Handwritten Signature]

Date: 5/8/2023

Print Name: Kevin Moore

Title: \_\_\_\_\_

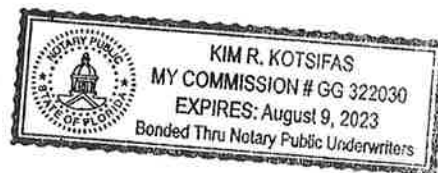
\*Must sign in front of notary.

State of Florida  
County of Brevard.

The foregoing application is acknowledged before me this 8th day of May, 2023 by Kevin Moore who is/are personally known to me, or who has/have produced A FL. Dr. License as identification.

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

NOTARY SEAL



**VI. APPLICANT CERTIFICATION:\***

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

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

Signature: [Handwritten Signature] Date: \_\_\_\_\_

Print Name: Kevin Moore Title: \_\_\_\_\_

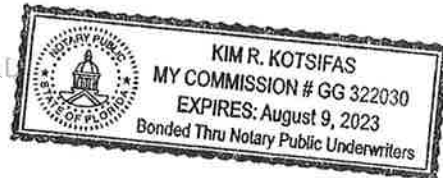
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State of Florida  
County of Brevard.

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

NOTARY SEAL



**VII. PROJECT DESCRIPTION:**

Describe Application: Accessory Structure

\_\_\_\_\_

Provide attachment if more space is needed.

Describe Existing Conditions: \_\_\_\_\_

\_\_\_\_\_

Provide attachment if more space is needed.

# ACCESSORY STRUCTURE FOR Moore Residence



ENTRY ELEVATION



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

JOB NO.	22-050
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	5.4.23

REVISIONS	BY	DATE
	AAM	XX.XX.XX

CUSTOM DESIGN FOR  
**MOORE RESIDENCE**  
 ACCESSORY STRUCTURE  
 ADDRESS:  
 504 4TH AVE,  
 MELBOURNE BEACH, FL, 32951

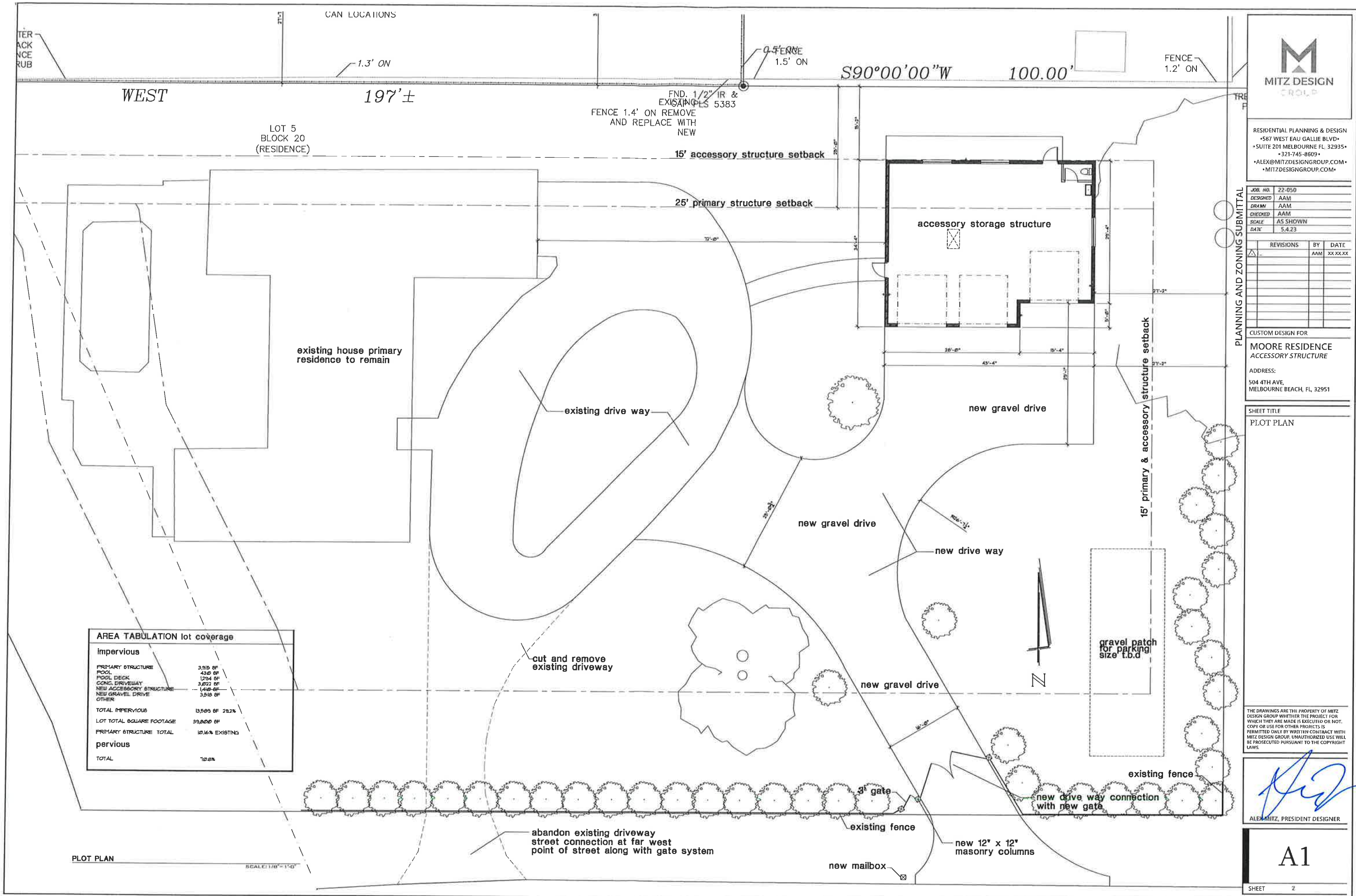
SHEET TITLE  
 COVER SHEET

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*Alex Mitz*  
 ALEX MITZ, PRESIDENT DESIGNER

**C1**  
 SHEET 1

PROJECT SUMMARY	
PROJECT NAME :	MOORE RESIDENCE
PROJECT ADDRESS :	504 4TH AVE MELBOURNE BEACH, FL, 32951
PROPOSED USE :	SINGLE FAMILY RESIDENTIAL ACCESSORY STRUCTURE
CONTRACTOR:	T.B.D.
APPLICABLE CODES:	
FLORIDA BUILDING CODE:	FBC 17TH EDITION (2020)
MECHANICAL CODE :	2020
PLUMBING CODE :	2020
ELECTRICAL CODE :	NEC 2017
FIRE CODE :	FLORIDA FIRE PREVENTION CODE 2020
AUTHORITY / JURISDICTION :	TOWN OF MELBOURNE BEACH
SCHEDULE OF DRAWINGS	
SHEET	DESCRIPTION
C1	COVER SHEET
A1	PLOT PLAN
A2	FLOOR PLAN, ROOF PLAN, ELECTRICAL PLAN, GATE DETAIL
A3	EXTERIOR ELEVATIONS
AREA TABULATION	
ACCESSORY STORAGE STRUCTURE	1,410 BF
AREA TABULATION lot coverage	
impervious	
PRIMARY STRUCTURE	3,915 BF
POOL	430 BF
POOL DECK	1294 BF
CONC. DRIVEWAY	3,922 BF
NEW ACCESSORY STRUCTURE	1,410 BF
NEW GRAVEL DRIVE	3,518 BF
OTHER	
TOTAL IMPERVIOUS	13,589 BF 28.2%
LOT TOTAL SQUARE FOOTAGE	39,800 BF
PRIMARY STRUCTURE TOTAL	10.16% EXISTING
pervious	
TOTAL	70.8%



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JOB NO.	22-050
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	5.4.23

REVISIONS	BY	DATE

CUSTOM DESIGN FOR  
**MOORE RESIDENCE**  
 ACCESSORY STRUCTURE  
 ADDRESS:  
 504 4TH AVE,  
 MELBOURNE BEACH, FL, 32951

SHEET TITLE  
 PLOT PLAN

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*[Signature]*  
 ALEX MITZ, PRESIDENT DESIGNER

**A1**  
 SHEET 2

**AREA TABULATION lot coverage**

impervious	
PRIMARY STRUCTURE	3,315 SF
POOL	430 SF
POOL DECK	1,254 SF
CONC. DRIVEWAY	3,072 SF
NEW ACCESSORY STRUCTURE	1,440 SF
NEW GRAVEL DRIVE	3,510 SF
OTHER	
<b>TOTAL IMPERVIOUS</b>	<b>13,509 SF 28.2%</b>
<b>LOT TOTAL SQUARE FOOTAGE</b>	<b>93,820 SF</b>
<b>PRIMARY STRUCTURE TOTAL</b>	<b>10.16% EXISTING</b>
pervious	
<b>TOTAL</b>	<b>70.8%</b>

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



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CHECKED	AAM
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DATE	5.4.23

REVISIONS	BY	DATE
	AAM	XX.XX.XX

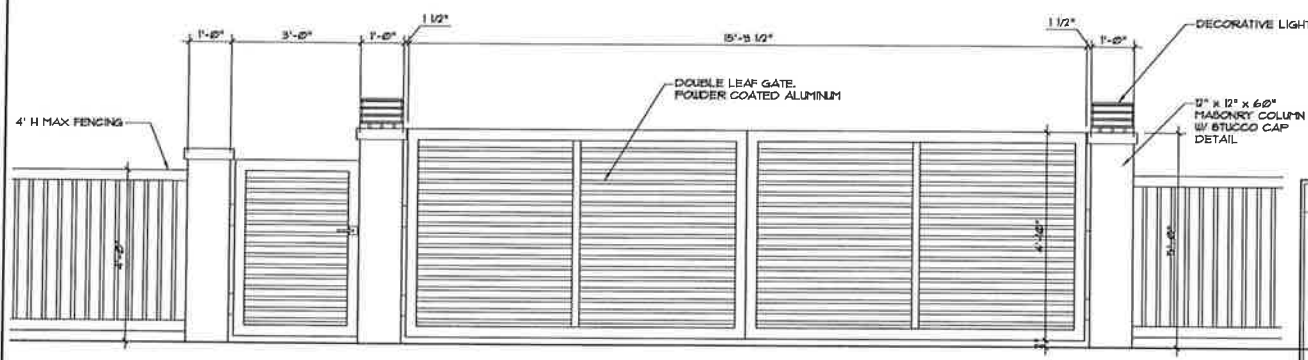
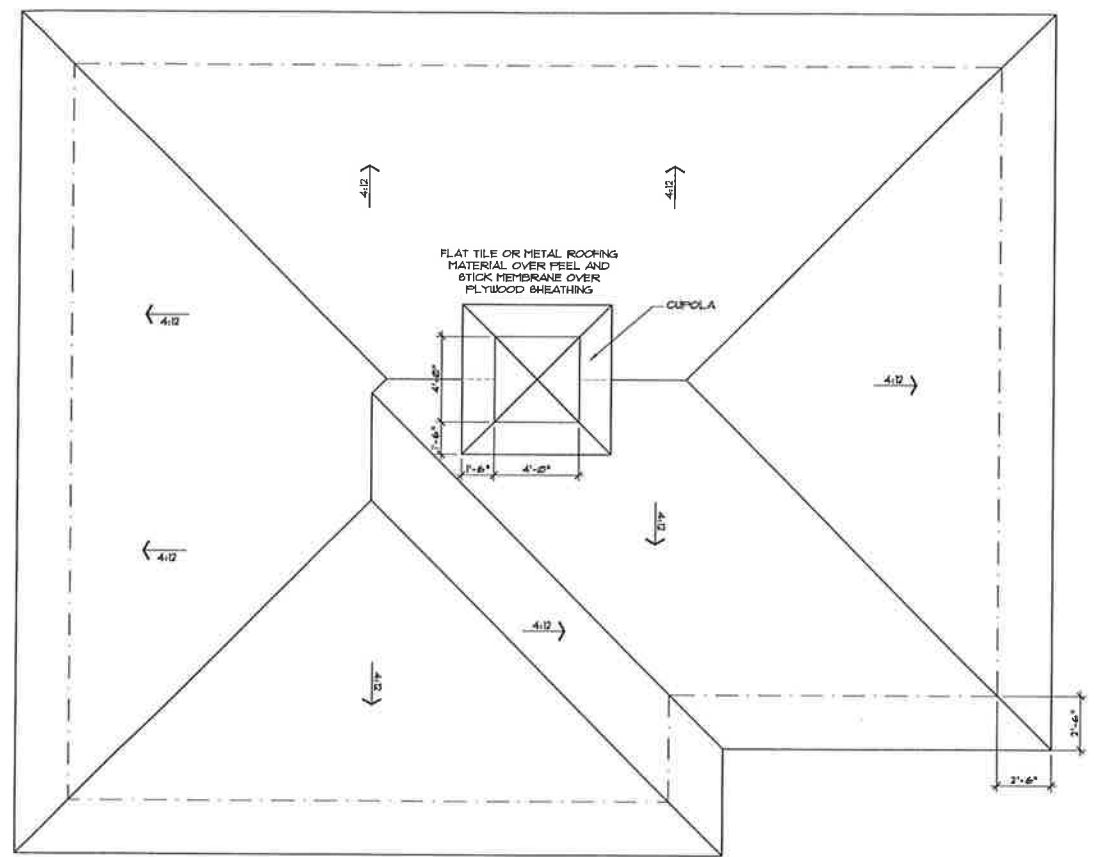
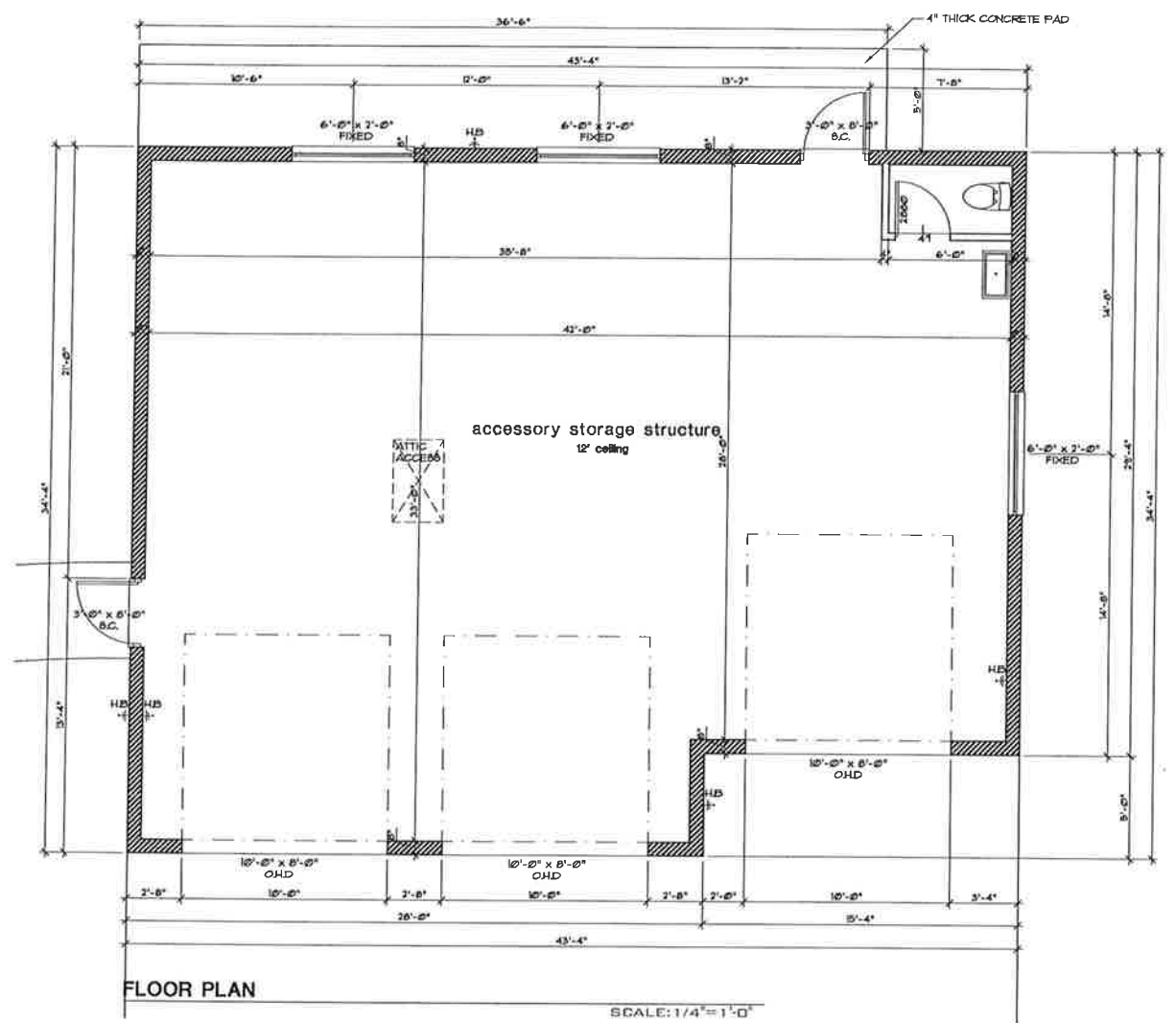
CUSTOM DESIGN FOR  
**MOORE RESIDENCE  
ACCESSORY STRUCTURE**  
ADDRESS:  
504 4TH AVE,  
MELBOURNE BEACH, FL, 32951

SHEET TITLE  
FLOOR PLAN  
ROOF PLAN  
ELECTRICAL PLAN  
GATE DETAIL

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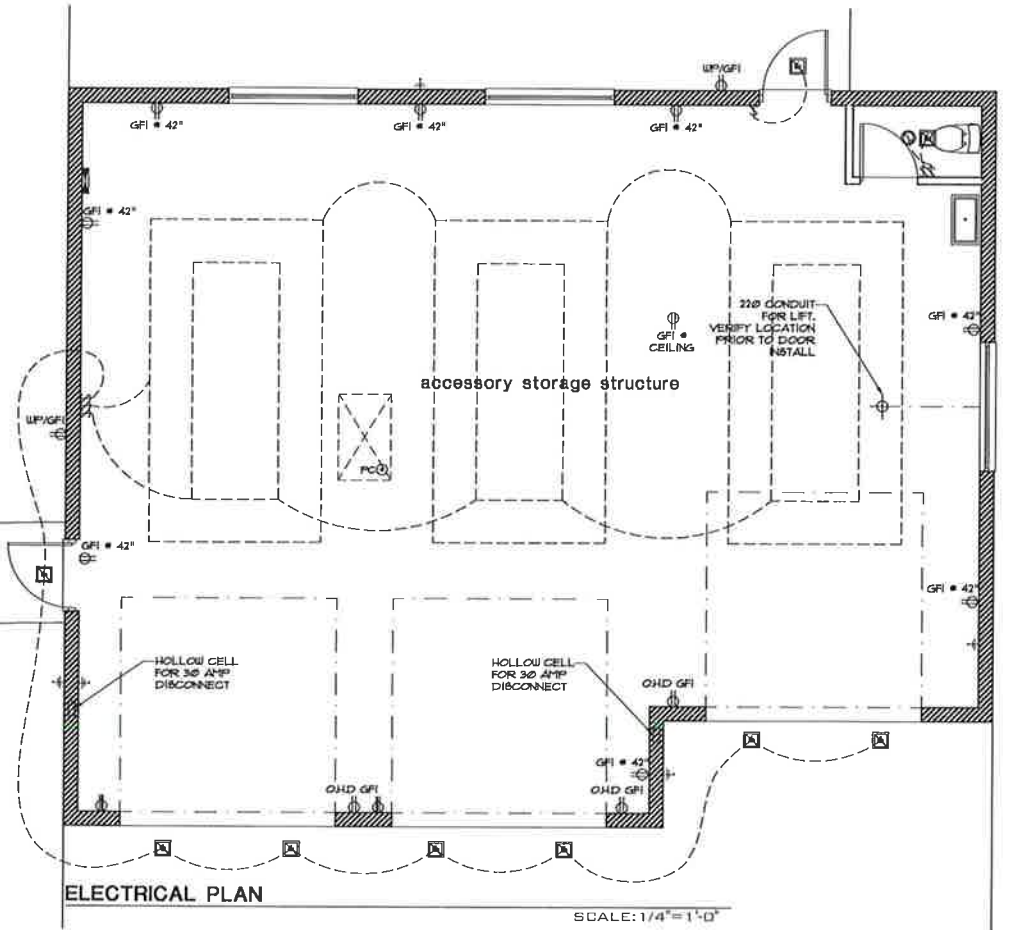
*Alex Mitz*  
ALEX MITZ, PRESIDENT DESIGNER

**A2**  
SHEET 3



**ELECTRICAL SYMBOL LEGEND**

⊞ SINGLE POLE SWITCH	⊙ LIGHT FIXTURE
⊞ THREE POLE SWITCH	⊙ RECESS LED 6"
⊞ FOUR POLE SWITCH	⊙ WALL MOUNT FIXTURE
⊞ DIMMER SWITCH	⊙ 6" SQUARE LED RECESS
⊞ SINGLE OUTLET	⊙ 4" SQUARE LED RECESS
⊞ DUPLEX OUTLET	⊙ PENDANT FIXTURE
⊞ SWITCHED DUPLEX	⊙ RECESS EYEBALL FIXTURE
⊞ 220 OUTLET	⊙ MINI RECESS CABINET LIGHT
⊞ QUAD OUTLET	⊙ UCL UNDER CABINET LIGHT
⊞ TELEPHONE	⊙ TANKLESS WATER HEATER
⊞ TELEVISION	PCO PULL CHAIN
⊞ EXHAUST FAN	▽ TRACK LIGHTING LENGTH AS INDICATED
⊞ THERMOSTAT	⊙ FLOOD LIGHTS
⊞ INTERCOM	⊙ STEP LIGHTS W/OPTIC SENSOR
⊞ DOOR BELL BUTTON	⊙ LED LENGTH AS INDICATED
⊞ DISCONNECT	⊙ W/P/ALT WIRE FOR FAN WITH LIGHT
⊞ ELECTRICAL METER	⊙ W/P WIRE FOR FAN
⊞ INDICATES WATER-PROOF	⊞ ELECTRICAL PANEL
⊞ INDICATES GROUND FULLY INTERRUPT	
⊞ INDICATES LIGHT ABOVE FLOOR	
⊞ SMOKE DETECTOR/ CARBON MONOXIDE DETECTION DEVICE	





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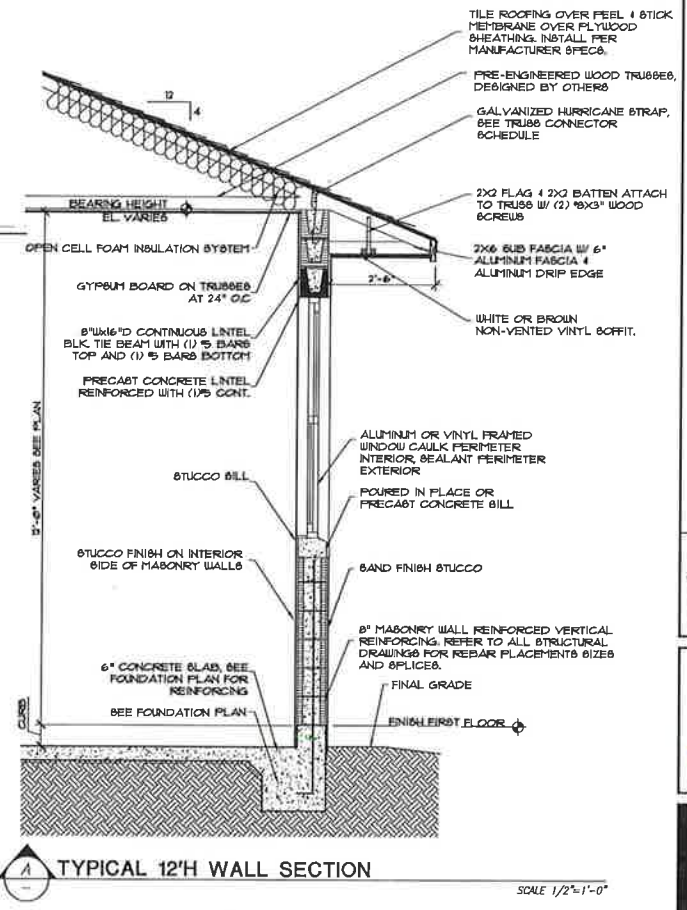
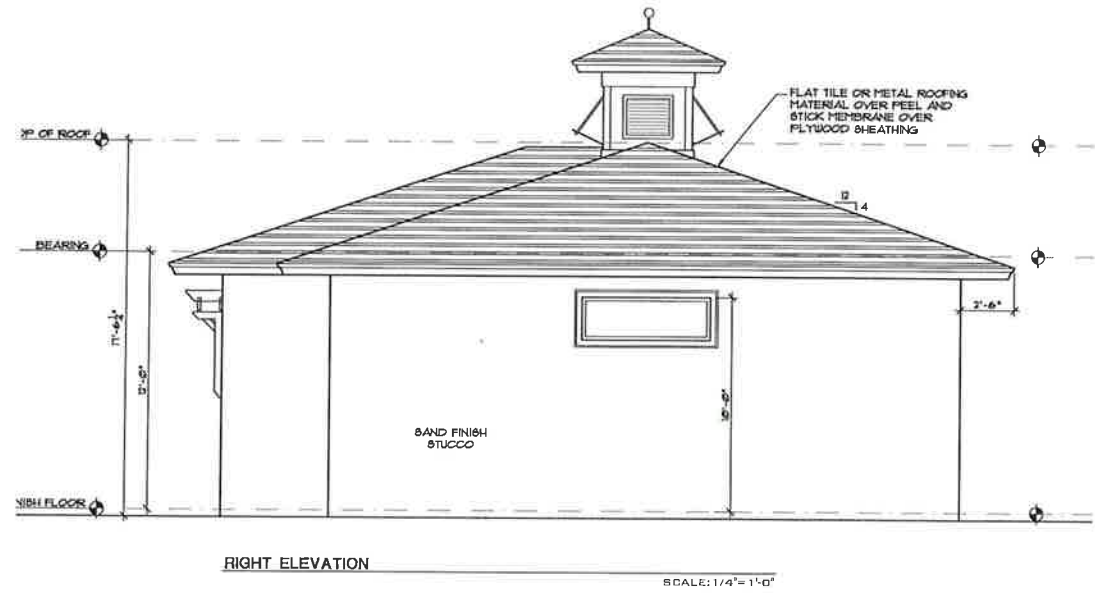
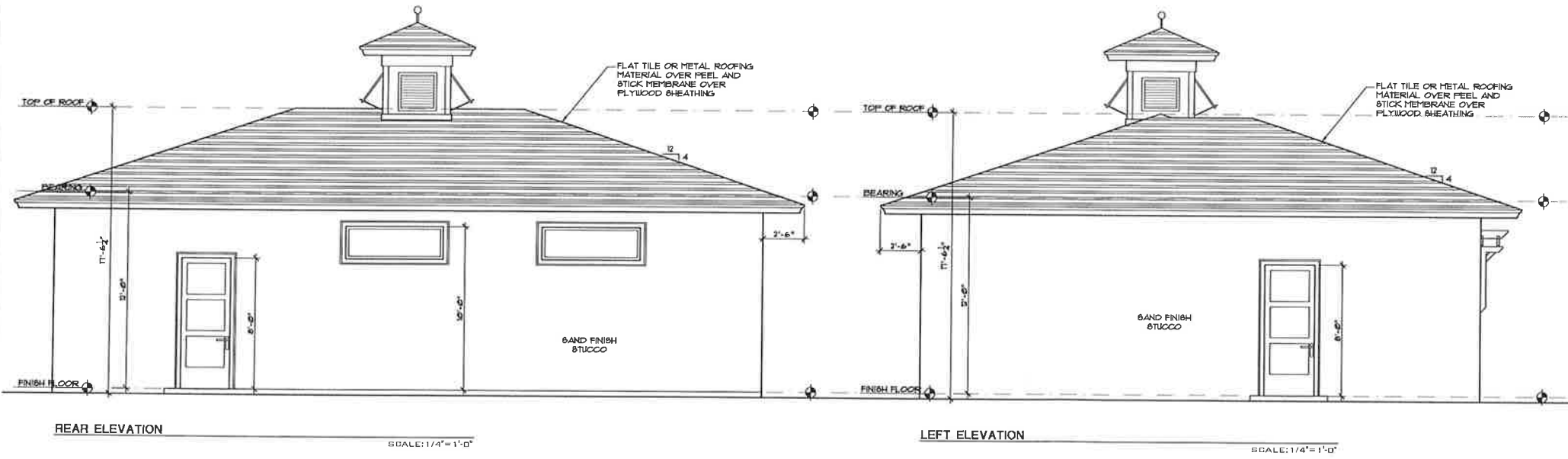
PLANNING AND ZONING SUBMITTAL

JOB NO.	22-050
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	5.4.23

REVISIONS	BY	DATE
	AAM	XX.XX.XX

CUSTOM DESIGN FOR  
**MOORE RESIDENCE**  
 ACCESSORY STRUCTURE  
 ADDRESS:  
 504 4TH AVE,  
 MELBOURNE BEACH, FL 32951

SHEET TITLE  
**EXTERIOR ELEVATIONS AND WALL SECTION**

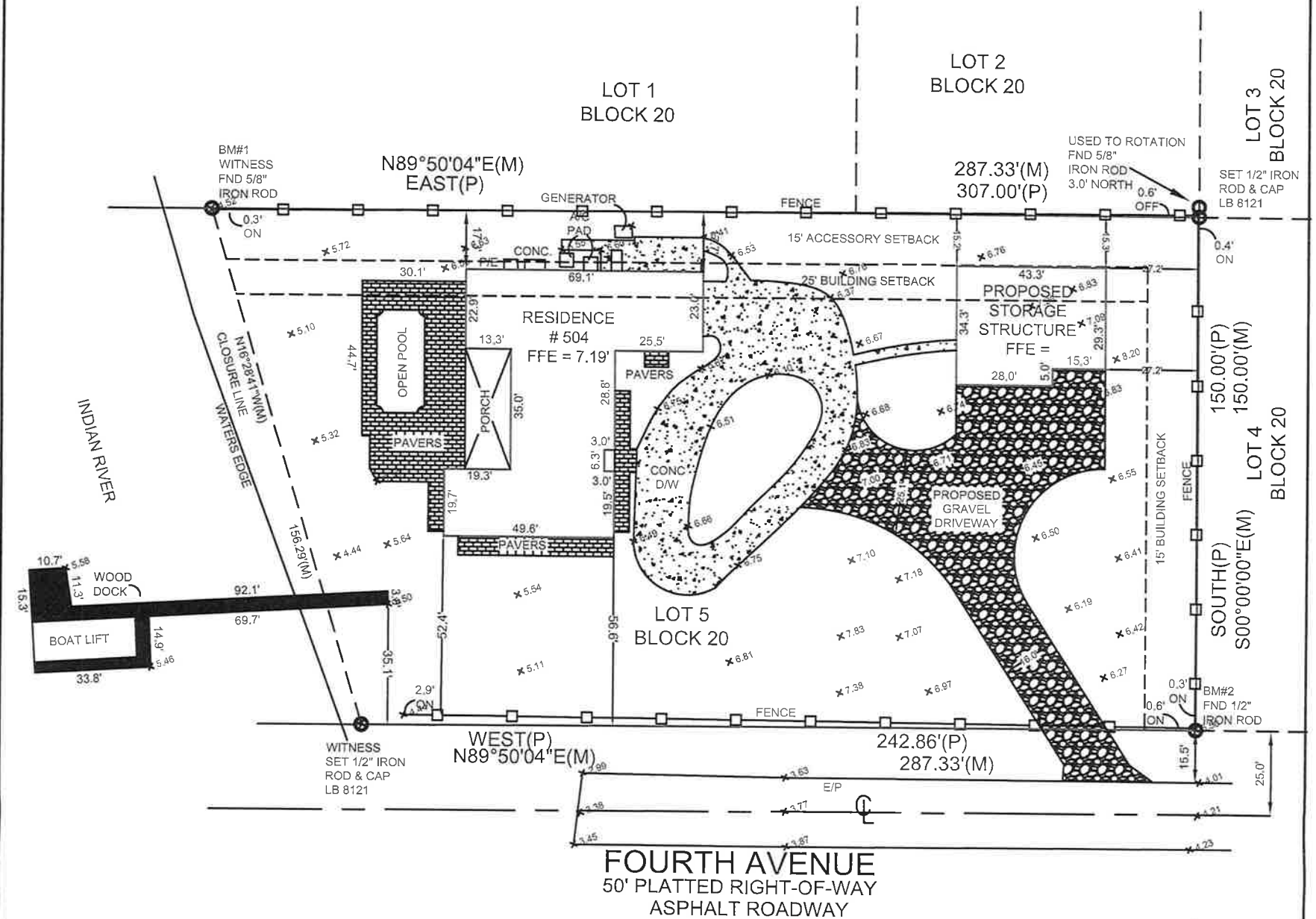


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 ALEX MITZ, PRESIDENT DESIGNER

**A3**  
 SHEET 4

Plot Plan



**FOURTH AVENUE**  
50' PLATTED RIGHT-OF-WAY  
ASPHALT ROADWAY



ADDRESS  
504 FOURTH AVE.  
MELBOURNE BEACH, FLORIDA 33951

LEGAL DESCRIPTION: (AS FURNISHED)  
LOT 5, BLOCK 20, RE-SUBDIVISION OF BLOCKS 11,20,21,30 & 31, OF WILCOX PLAT OF MELBOURNE BEACH,  
ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 10, PAGE(S) 51 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LOT 5, BLOCK 20, BEING SOUTH, ASSUMED

LIST OF POSSIBLE ENCROACHMENTS: NONE

DLS #: 23-02-0118  
CLIENT #:  
FIELD DATE: 04/04/23  
DRAFTER: JRH  
APPROVED: BHH

LEGEND	
A/C	- Air Conditioner
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
CONC	- Concrete
COV	- Covered
D	- Description
DE	- Drainage Easement
DUE	- Drainage & Utility Esmt
D/W	- Driveway
ESMT	- Easement
FFE	- Finished Floor Elevation
FND	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
NR	- Non-Racial
OHU	- Overhead Utility Line
ORB	- Official Records Book
P	- Plat
PB	- Plat Book
PC	- Point of Curvature
PI	- Point of Intersection
POB	- Point of Beginning
POC	- Point of Commencement
PP	- Power Pole
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
R	- Radius
RAD	- Radial
R&C	- Rebar & Cap
RFD	- Roofed
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-B-	- Wood/PVC Fence
-O-	- Chain Link Fence
EPE	- Electric Power Easement
PUE	- Public & Utility Esmt
E/P	- Edge of Pavement

**FLOOD ZONE INFORMATION**  
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, AND FLOOD ZONE AE, AREA WITHIN OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12009C 0604H  
LAST REVISION DATE 01/29/21

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION FJ-17.062.2 AND FJ-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 04/05/2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4636, ON THIS DATE 04/05/2023  
SURVEYOR'S NAME: BILL H. HYATT LS 4636



**NOTES**

1. Abutting properties have not been researched for gaps, overlaps, and/or hiatus.
2. In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper.
3. Fence ownership is not determined.
4. No underground improvements or structures were located by this survey, unless otherwise noted.
5. This survey should not be used for construction purposes.
6. Any septic tank or drainfield locations (if found) are approximate.
7. Property lines and/or improvements shown were physically located by field survey.
8. Monuments found or set are shown.
9. Calculated lines and information are noted by (C).
10. Computations of lines and/or data not found are shown as (C).
11. Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'.
12. Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable.
13. If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



FOR ALL INQUIRIES CONTACT:  
Deal Land Surveying, LLC  
804 S. French Avenue  
Sanford, FL 32771  
407-878-3796  
INFO@deallandsurveying.com

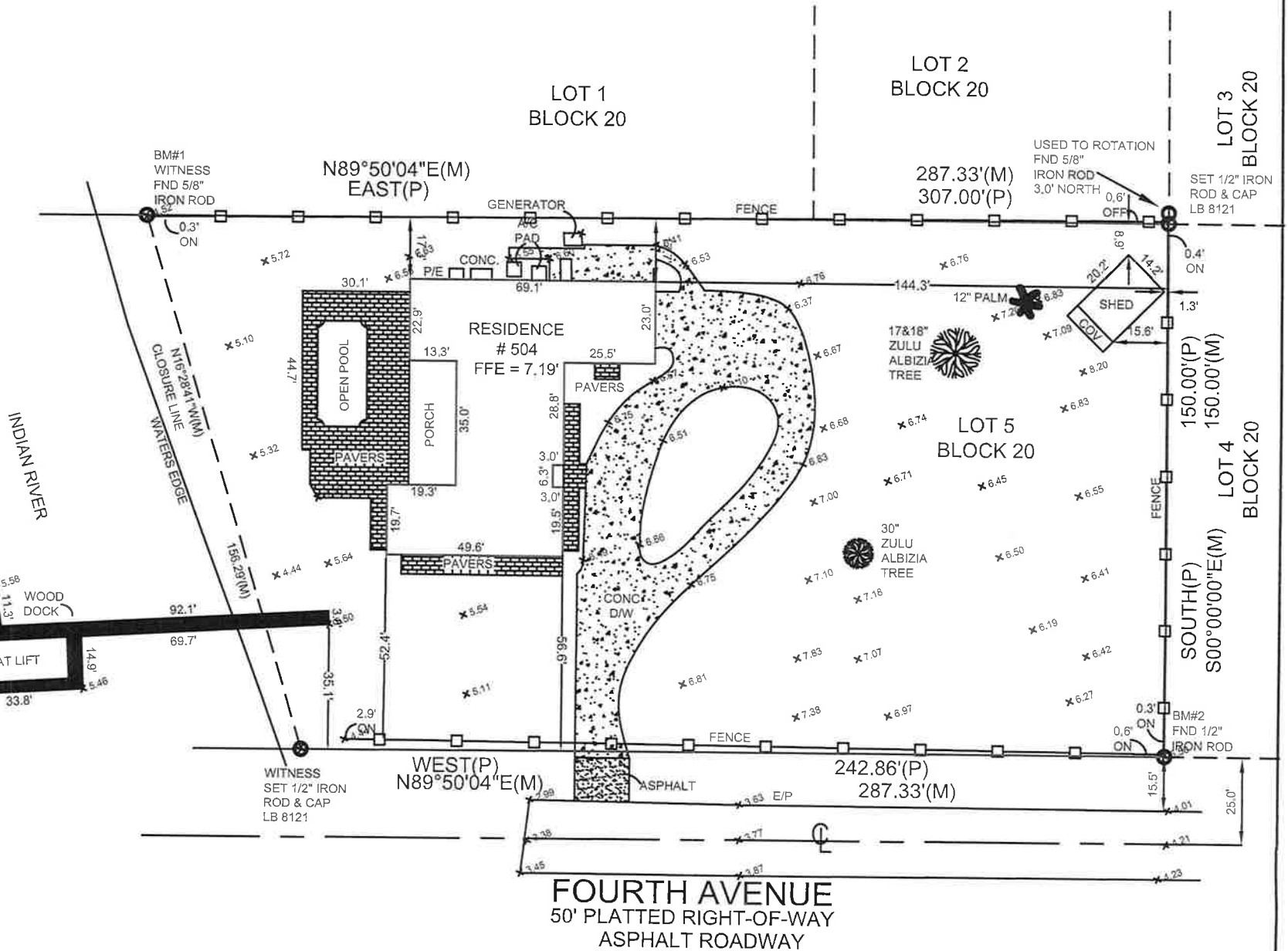
DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION
4/12/23	ADD PLOT PLAN		



Boundary Survey



FOURTH AVENUE  
50' PLATTED RIGHT-OF-WAY  
ASPHALT ROADWAY

ADDRESS  
504 FOURTH AVE.  
MELBOURNE BEACH, FLORIDA 33951

LEGAL DESCRIPTION: (AS FURNISHED)  
LOT 5, BLOCK 20, RE-SUBDIVISION OF BLOCKS 11,20,21,30 & 31, OF WILCOX PLAT OF MELBOURNE BEACH,  
ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 10, PAGE(S) 51 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LOT 5, BLOCK 20, BEING SOUTH, ASSUMED

LIST OF POSSIBLE ENCROACHMENTS: NONE

DLS #: 23-02-0118  
CLIENT #:  
FIELD DATE: 04/04/23  
DRAFTER: SDS  
APPROVED: BHH

CERTIFIED TO: (AS FURNISHED)  
KEVIN MOORE

NOTES

1. Abutting properties have not been researched for gaps, overlaps, and/or hiatus
2. In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
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LEGEND

- |      |                            |     |                                |
|------|----------------------------|-----|--------------------------------|
| A/C  | - Air Conditioner          | P   | - Plat                         |
| C    | - Calculated               | PB  | - Plat Book                    |
| CL   | - Centerline               | PC  | - Point of Curvature           |
| CB   | - Concrete Block           | PI  | - Point of Intersection        |
| CM   | - Concrete Monument        | POB | - Point of Beginning           |
| CONC | - Concrete                 | POC | - Point of Commencement        |
| COV  | - Covered                  | PP  | - Power Pole                   |
| D    | - Description              | PRC | - Point of Reverse Curvature   |
| DE   | - Drainage Easement        | PRM | - Permanent Reference Monument |
| DUE  | - Drainage & Utility Esmt  | R   | - Radius                       |
| D/W  | - Driveway                 | RAD | - Radial                       |
| ESMT | - Easement                 | R&C | - Rebar & Cap                  |
| FFE  | - Finished Floor Elevation | RFD | - Roofed                       |
| FND  | - Found                    | UE  | - Utility Easement             |
| IP   | - Iron Pipe                | WM  | - Water Meter                  |
| L    | - Length (Arc)             | WM  | - Delta (Central Angle)        |
| M    | - Measured                 | W   | - Wood/PVC Fence               |
| N&D  | - Nail & Disk              | -O- | - Chain Link Fence             |
| NR   | - Non-Radial               | EPE | - Electric Power Easement      |
| OHU  | - Overhead Utility Line    | PUE | - Public & Utility Esmt        |
| ORB  | - Official Records Book    | E/P | - Edge of Pavement             |



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FLOOD ZONE INFORMATION

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, AND FLOOD ZONE AE, AREA WITHIN OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12009C 0604H  
LAST REVISION DATE 01/29/21

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION FJ-17.062.2 AND FJ-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 04/05/2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4636, ON THIS DATE 04/05/2023

SURVEYOR'S NAME: BILL H. HYATT LS 4636  
DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION





# TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

## Site Plan Review

### Applicable Codes

Town of Melbourne Beach Land Development Code  
Current Florida Building Code

Date: 5-8-2023

Owner: Angela Heuchan

Owner Address: 3607 W. Empedrado St. Tampa Fl. 33629

Site Address 306 Ave. B Melbourne Beach Fl. 32951

Parcel ID: 28-38-08-FW-B-3

Zoning: Zoning District 3RS

Project: New Residential single family Home

Reference: Town of Melbourne Beach Code of Ordinances: 7A-33.

Request: Approval by the Planning and Zoning Board and the Town Commission for

### Staff Review:

1). The project is A new single family residence.

2). The Building Lot Zoning District requirements of min. lot area, width and depth.

Lot area is - 18,035 sq. ft. (min. 10,000 sq. ft.)

Lot width is- 120 (min. 90 ft.)

Lot depth is- 150 (min. 100 ft.)

3). Lot coverage has a maximum of 30% for principle structure.

Lot coverage per plan is: 47.8%

Footprint of Primary Structure is 29.83% sq. ft. with the addition.

Max allowed for Primary Structure is 5,410 sq. ft. for Lot Area of 18,035 sq. ft.

Minimum pervious area per lot is 30%. Pervious area is 52.2 %

4). Structure maximum height for zoning district is 28 ft.

The proposed height provided is 28' from FFE.

Flood Zone:   X

**5). Zoning District Setback requirements**

<b>Proposed Primary Structure Rear Setback</b>	<b>25'</b>	<b>(min. 25 ft.)</b>
<b>Proposed Primary Structure Front Setback is</b>	<b>25'</b>	<b>(min. 25 ft.)</b>
<b>Proposed Primary Structure South Side Setback</b>	<b>15'9"</b>	<b>(min. 15 ft.)</b>
<b>Proposed Primary Structure North Side Setback</b>	<b>15'</b>	<b>(min. 15 ft.)</b>

- 6). Sediment and erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach's Code of Ordinances, Chapter 27 Stormwater and the current Florida Building Code.**
- 7). On-site stormwater retention control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach's Code of Ordinances, Chapter 27 Stormwater and the current Florida Building Code.**
- 8). Town Engineer will submit a review of the drainage plan per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued. This applies to new home construction and construction values greater than 50% of the existing structure. Minimum landscaping standards will be met.**

**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.**

**Robert Bitgood  
Building Official**

**306 Ave. "B"**

<b>IMPERVIOUS</b>		<b>PERVIOUS</b>	
Primary Structure	5,380	Shed space	
Pool	200	Open areas	
Decks	332	Other	
Driveway	1,490		
Accessory Bldg	0		
Concrete areas	800	<b>TOTAL PERVIOUS</b>	<b>9,427</b>
Paver areas	406		
Other			
<b>TOTAL IMPERVIOUS</b>	<b>47.80%</b>	<b>Lot Total Sq Footage</b>	<b>18,035</b>
		<b>TOTAL % PERVIOUS</b>	<b>52%</b>



**TOWN OF MELBOURNE BEACH  
DEVELOPMENT APPLICATION**

**I. SUBMITTAL REQUIREMENTS:**

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

**II. REQUEST:**

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

**III. PROPERTY INFORMATION:**

General Location: AVE B. : ATLANTIC

Address: 306 AVENUE B MELBOURNE BEACH FL. 32951

Parcel Number(s): 28-38-08-FW-B-3

Area (in acreage): .41 Area (in square feet): 18,035 S.F.

Current Zoning: 3RS Proposed Zoning: 3RS

Current Future Land Use: SINGLE FAMILY Proposed Future Land Use: SINGLE FAMILY

Brief Description of Application: DEMOLITION OF EXISTING SINGLE FAMILY HOME AND CONSTRUCTION OF NEW SINGLE FAMILY HOME

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

**IV. APPLICANT INFORMATION:**

Property Owner

Name: Angela Heuchan

Phone: 813-340-7260

Address: 3607 W Empedrado St

Fax: \_\_\_\_\_

Tampa, FL 33629

Email: angheuchan@gmail.com

Applicant (if other than property owner)

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

**V. OWNER AUTHORIZATION:\***

The undersigned hereby affirms the following:

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

Signature: [Signature]

Date: 4/21/23

Print Name: Angela Heuchan

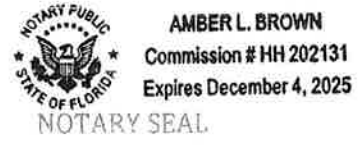
Title: owner

\*Must sign in front of notary.

State of Florida  
County of Brevard.

The foregoing application is acknowledged before me this 21 day of April, 2023, by Angela Hartley Heuchan who is/are personally known to me, or who has/have produced FLDL as identification.

[Signature]  
Signature of Notary Public, State of Florida





**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.

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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.

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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.

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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.**



**Rezoning\***

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

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Provide attachment if more space is needed.

Effect – Provide a written narrative on the effect of the change, if any, on the particular property and on surrounding properties.

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Provide attachment if more space is needed.

Undeveloped land – provide information on the amount of undeveloped land in the town having the same classification as that being requested.

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Purpose and Intent – Provide a written description of the proposed change in relationship to the purpose and intent of the present zoning and zoning requested.

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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.**

**Amendment to the Land Development Code\***

General Description of the proposed amendment to the Land Development Code – Provide a written description of the proposed change and explain why the amendment is necessary or appropriate.

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Provide attachment if more space is needed.

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

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Provide attachment if more space is needed.

Consistency with the Comprehensive Plan – Provide a written summary of how the proposed amendment to the Land Development Code is consistent with the Comprehensive Plan.

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Provide attachment if more space is needed.

Impact of Public Facilities – the applicant must provide information on the impact of the proposed amendment to the Land Development Code on the Town’s ability to provide adequate public facilities including, but not limited to parks and open space, traffic, public utilities, police and fire and maintain the existing level of service as identified in the Comprehensive Pan, if the amendment is grated.

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Provide attachment if more space is needed.

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

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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.

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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

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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

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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.

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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.

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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;

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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

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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.

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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.**



### Site Plan for Single Family Development

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

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

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

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

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



**B.S.E. CONSULTANTS, INC.**  
 Consulting ~ Engineering ~ Land Surveying

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

Hassan Kamal, P.E.  
 Vice President

April 19, 2023

*Via E-mail*

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

**Re: *Site Plan Review – 306 Avenue B, Melbourne Beach***  
***B.S.E. File #11440.100.26***

Dear Robert:

We have reviewed the Lot Drainage Plan and Stormwater Report (prepared by Bennett Engineering & Consulting, LLC) and the Survey (prepared by AAL Land Surveying) for the above referenced project. We offer the following comments:

1. The Surface Water Management Reports that the site is vacant- The survey shows that it is not. Please correct.
2. The Soils Report and hydraulic calculations meet Towns Code. We recommend approval.

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.

SMG/js/kd  
 11440.100.26.town.corr.23-s5518.apr

# SURFACE WATER MANAGEMENT REPORT

TO

**TOWN OF MELBOURNE BEACH**

FOR

**306 Avenue B  
MELBOURNE BEACH, FL 32951**

OWNERS:

**Joshua & Angela Heuchan**

3607 W Empedrado St  
Tampa, FL 33629

PREPARED BY:

**Bennett Engineering & Consulting, LLC.**

4940 Ranchland Road  
Melbourne, Florida 32934  
Tel/Fax (321) 622-4462  
CA # 28236

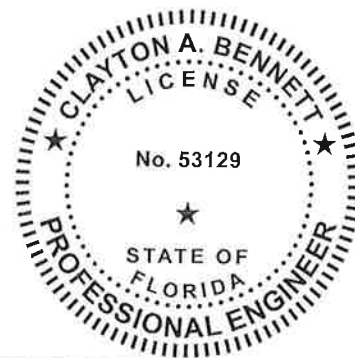
BEC No. 23.040

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.

April 17, 2023

Digitally signed by Clayton A Bennett  
Date: 2023.04.17 17:44:51 -04'00'



## 306 Avenue B Melbourne Beach, FL

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#### ENGINEER'S CERTIFICATION

The following drainage calculations for 306 Avenue B, 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 306 Avenue B in the Town of Melbourne Beach, Florida. The overall site boundary contains  $\pm 0.4$  acres, more or less. The site is currently vacant.

### B. Proposed Conditions

The proposed project consists of the construction of a single-family residence and associated site 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

KSM Engineering and Testing prepared a soils report (KSM Project No. 2300805-p) for the subject site. A copy of the said report has been included in Appendix C for informational purposes only.

The said soils report provided the horizontal and vertical permeability rate at a single boring location to a depth of 6 feet. The vertical permeability rate ranged from 10.3 to 24.9 in/hr and the horizontal permeability ranged from 11.3 to 27.6 in/hr. The design permeability was set using the lower of 1.) applying a factor of safety of 2 to the average vertical permeability or 2.) applying a factor of safety of 1.5 to the lowest vertical permeability rate.

The average vertical soil permeability for the site was computed as  $(10.3 + 24.9 + 11.7)/3 = 15.3$  in/hr. Applying a factory of safety of 2 to the average resulted in a maximum soil permeability rate of 7.82 in/hr. While applying a factory of safety of 1.5 to the lowest vertical permeability layer resulted a rate of  $(10.3 \text{ in/hr} / 1.5) = 6.87$  in/hr. Therefore, the proposed design utilized a design permeability rate of 6.87 in/hr.

The KSM soils report noted that the seasonal high groundwater was estimated to be approximately 7.1 feet below existing grade. The existing grade at the boring site was estimated at elevation 16.1-feet and the estimated seasonal high-water table was set at elevation 9'.

## 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 along the rear property line 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: Total Drainage Basin Area = 18,035 sf

### 2. Stormwater Attenuation

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

<u>Basin</u>	<u>Peak Stage</u>	<u>Top of Swale El.</u>	<u>Pre-Dev. Discharge</u>	<u>Post Dev. Discharge</u>
Basin 1	14.44 ft	14.5 ft	N/A	0.0

## IV. STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

The stormwater management system for this project consists of a normally dry retention basin and storm water conveyance pipes. 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  
= 0.4 ACRES

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



**MINIMUM FINISHED FLOOR ELEVATION:**  
FOOT:  
THE LOWEST FLOOR ELEVATION MUST BE AT LEAST 18 INCHES ABOVE THE  
CROWN ELEVATION OF THE STREET OR WHICH THE PROPERTY ADJUT.

REQUIRED MINIMUM FFE  
15.34' + 1.5' = 16.84' (PROPOSED FFE = 16.00')

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

**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 ALONG THE PERIMETER OF  
THE DEVELOPMENT AREA TO MINIMIZE  
SEDIMENTATION FROM LEAVING THE SITE.

**GENERAL NOTES**

1. PROPOSED BUILDINGS OUTLINE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY & TOPOGRAPHIC INFORMATION WAS PROVIDED BY AAL LAND SURVEYING SERVICES, INC. JOB NO. 41404. LATEST REVISION DATED 02/09/2023.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. CONTIGUOUS 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 (1-800-433-4778) 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 THIS ENGINEER/DESIGNER 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.

**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 6" BELOW THE ADJACENT GARAGE SLAB ELEVATION AND BE SLOPED AWAY FROM THE GARAGE AT A MINIMUM OF 4% TO THE SLOPE TOP TO FEET.
3. UNLESS OTHERWISE NOTED, THE 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.

**LEGAL DESCRIPTION:** (BY SURVEY)  
LOT 3 AND LOT 4 EXCEPT THE NORTH 25 FEET OF SAID LOTS, BLOCK B, GRADES PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT BOOK, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**NATIONAL FLOOD INSURANCE INFORMATION:**  
(AS PROVIDED ON THE SURVEY)  
MAP NO. 120000000H  
FIRM ISSUE DATE: JANUARY 26, 2021  
FLOOD ZONE: "X"



HEUCHAN RESIDENCE  
306 AVENUE B, MELBOURNE BEACH

HEUCHAN JORJAN  
HEUCHAN ANGELO  
3607 W SUPERDRAO ST  
TAMPA, FL 33629

SCALE: 1"=20'

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

**OWNER:**  
HEUCHAN JORJAN  
HEUCHAN ANGELO  
3607 W SUPERDRAO ST  
TAMPA, FL 33629

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

**SURVEYOR:**  
AAL LAND SURVEYING, INC.  
3075 WINTON ROAD,  
WEST MELBOURNE, FL 32904  
(321) 768-8110

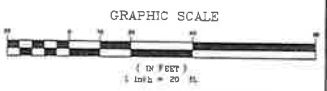
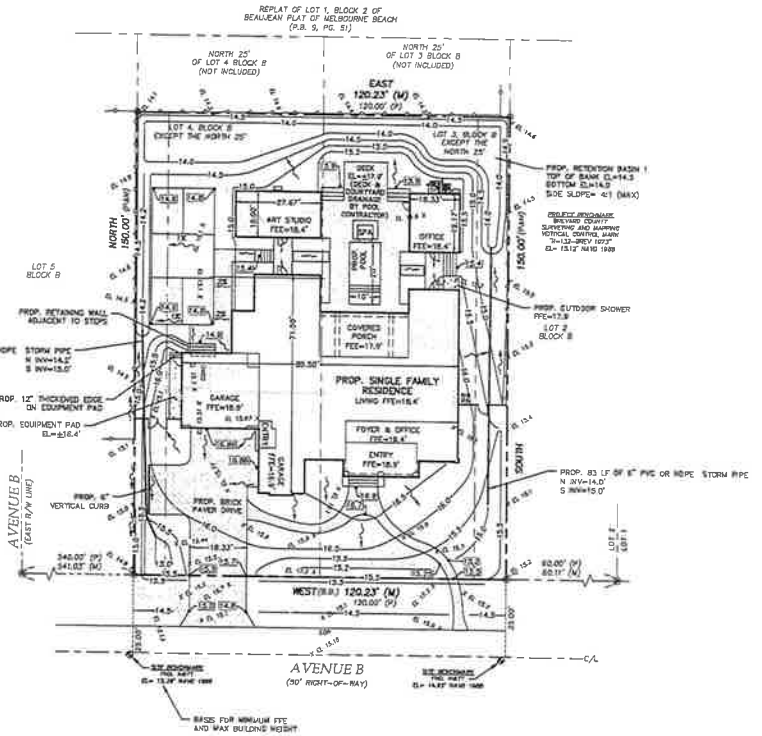
**SITE ADDRESS:**  
306 AVENUE B  
MELBOURNE BEACH FL 32951

**PARCEL ID:** 28-38-08-PW-B-3

**ACCOUNT NO.:** 2847733

**SITE AREA:** SITE AREA = 30.41 AC (218,035 SF)

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		



**BEC Bennett Engineering & Consulting**

1610 RANDLAND ROAD  
MELBOURNE, FL 32934  
(321) 622-4462  
P.O. BOX 23129  
TAMPA, FL 33629

DATE: \_\_\_\_\_

© 2023 BENNETT ENGINEERING & CONSULTING, LLC

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIALLY NOTED.

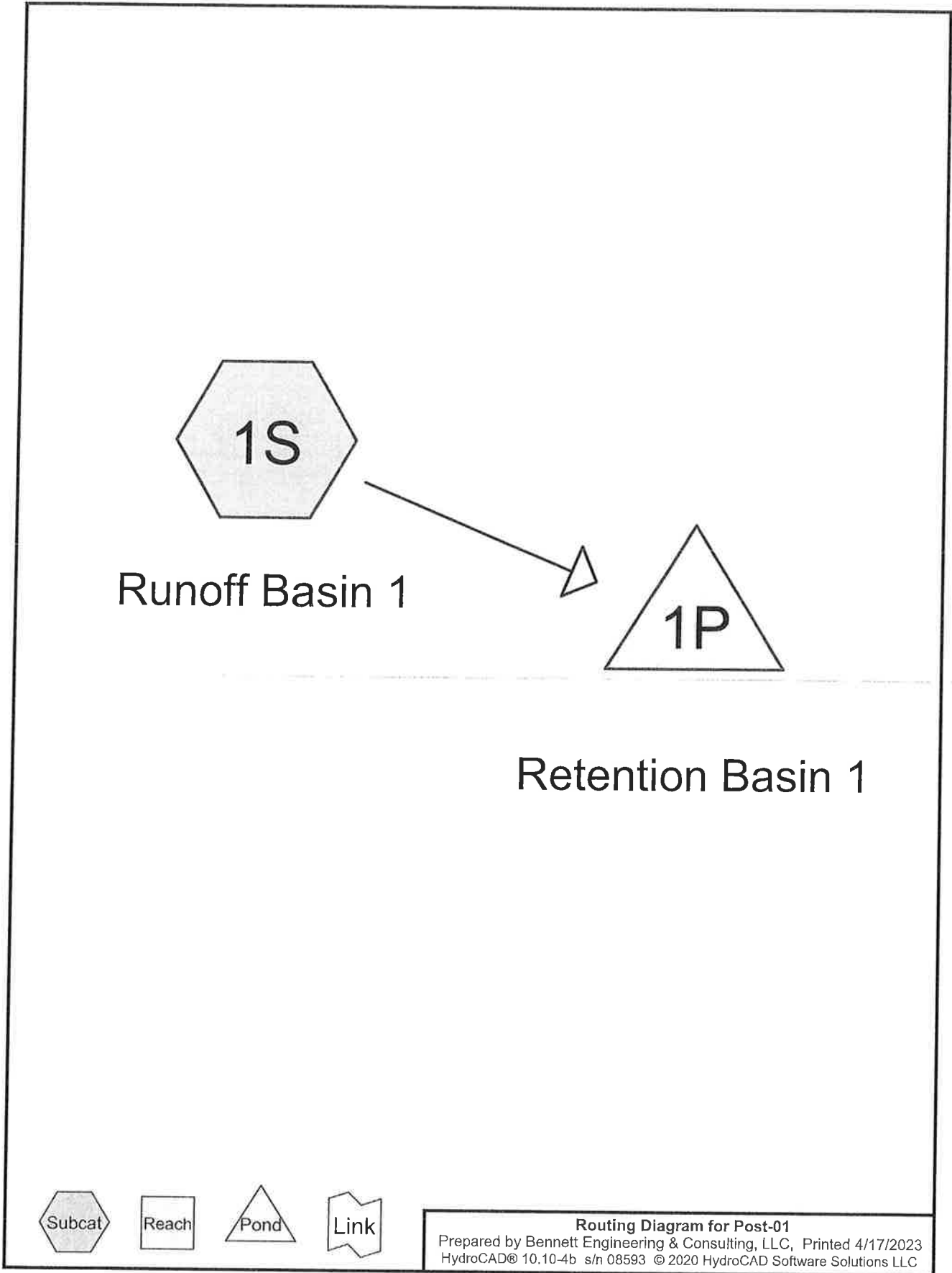
DESIGNED: CAB 4/4/2023  
DRAWN BY: CAB 4/4/2023  
CHECKED:  
APPROVED:

ACAD CODE: Z3040M1.DWG  
PROJECT NO: 23.040

LDT DRAINAGE PLAN  
C-1 LOT DRAINAGE PLAN  
SHEET 1 OF 1

# **APPENDIX B**

## **POST DEVELOPMENT STORMWATER CALCULATIONS**



**Post-01**

Prepared by Bennett Engineering & Consulting, LLC  
HydroCAD® 10.10-4b s/n 08593 © 2020 HydroCAD Software Solutions LLC

Printed 4/17/2023

Page 2

**Rainfall Events Listing (selected events)**

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

**Post-01**

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

Prepared by Bennett Engineering & Consulting, LLC

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Page 3

**Summary for Subcatchment 1S: Runoff Basin 1**

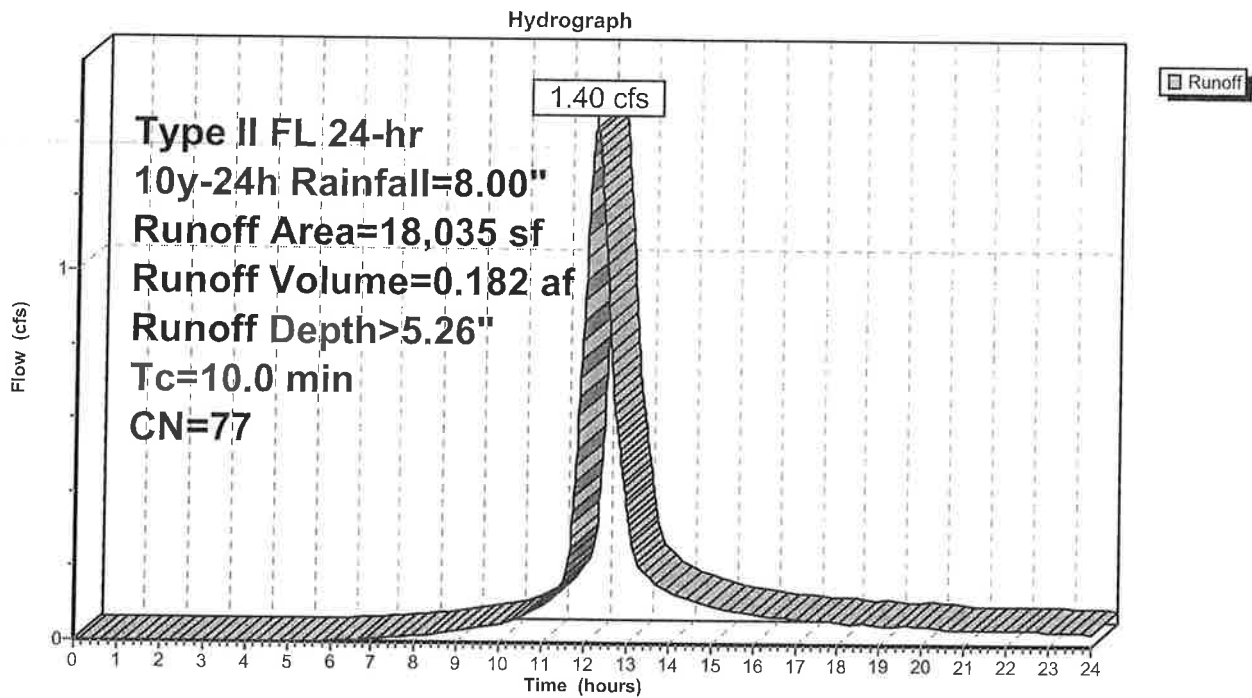
Runoff = 1.40 cfs @ 12.18 hrs, Volume= 0.182 af, Depth> 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs  
Type II FL 24-hr 10y-24h Rainfall=8.00"

Area (sf)	CN	Description
* 2,053	100	Retention Swale
* 9,520	98	Roof, Paved parking, HSG A
6,462	39	>75% Grass cover, Good, HSG A
18,035	77	Weighted Average
6,462		35.83% Pervious Area
11,573		64.17% Impervious Area

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

**Subcatchment 1S: Runoff Basin 1**



**Post-01**

Prepared by Bennett Engineering & Consulting, LLC  
 HydroCAD® 10.10-4b s/n 08593 © 2020 HydroCAD Software Solutions LLC

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

Printed 4/17/2023

Page 4

**Summary for Pond 1P: Retention Basin 1**

Inflow Area = 0.414 ac, 64.17% Impervious, Inflow Depth > 5.26" for 10y-24h event  
 Inflow = 1.40 cfs @ 12.18 hrs, Volume= 0.182 af  
 Outflow = 1.21 cfs @ 12.36 hrs, Volume= 0.182 af, Atten= 14%, Lag= 10.7 min  
 Discarded = 1.21 cfs @ 12.36 hrs, Volume= 0.182 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs  
 Peak Elev= 14.44' @ 12.36 hrs Surf.Area= 1,932 sf Storage= 666 cf

Plug-Flow detention time= 4.6 min calculated for 0.181 af (100% of inflow)  
 Center-of-Mass det. time= 4.5 min ( 830.6 - 826.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	14.00'	779 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)

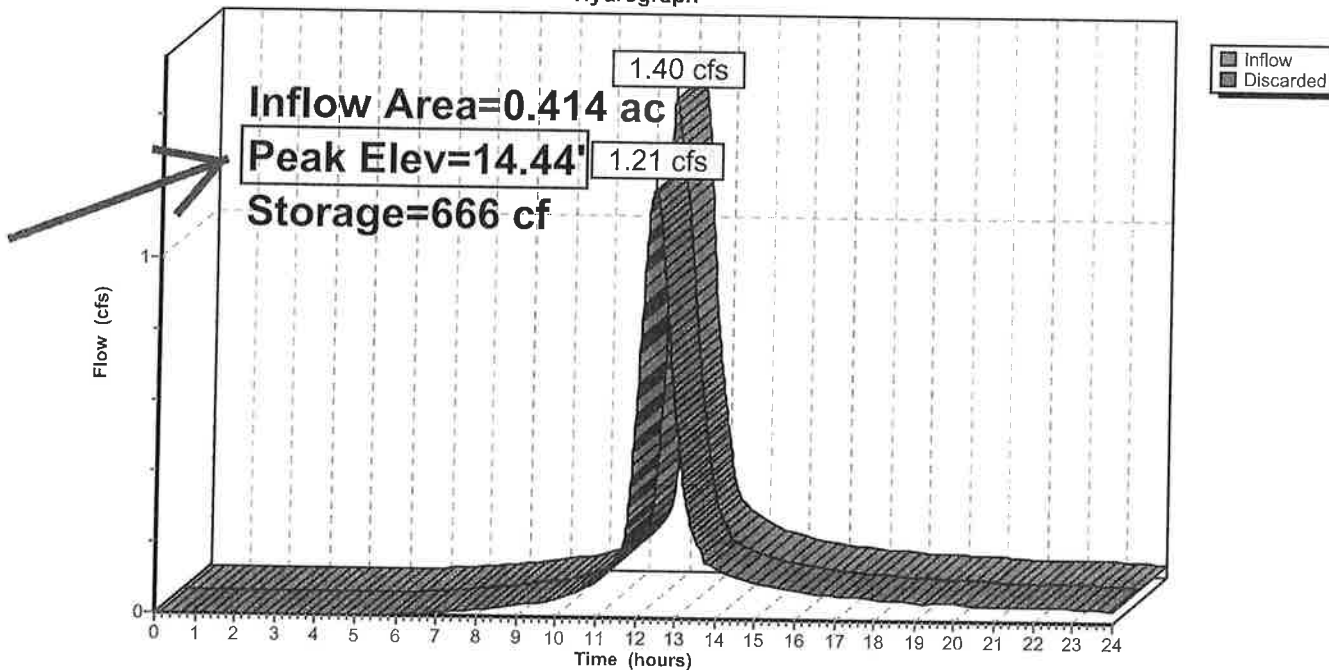
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
14.00	1,111	309.0	0	0	1,111
14.50	2,053	429.0	779	779	8,161

Device	Routing	Invert	Outlet Devices
#1	Discarded	14.00'	<b>6.860 in/hr Exfiltration over Wetted area</b> Conductivity to Groundwater Elevation = 9.00'

Discarded OutFlow Max=1.21 cfs @ 12.36 hrs HW=14.44' (Free Discharge)  
 1=Exfiltration ( Controls 1.21 cfs)

**Pond 1P: Retention Basin 1**

Hydrograph





# APPENDIX C

## Soils Report

Prepared by KSM Engineering and Testing  
KSM #: 2300805-P  
Dated March 28, 2023

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

Josh Heuchan  
3607 W Empedrado Street  
Tampa, FL 33629

March 28, 2023

**Re: 306 Avenue B  
Melbourne Beach, Florida  
KSM Project #: 2300805-p**

Dear Mr. Heuchan:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. The intent of our investigation was to estimate aquifer parameters at a specific test location. KSM performed an investigation for the proposed building on this site, please refer to our report dated February 20, 2023 for additional information. Presentation of the data gathered during the investigation is included in this report.

#### Site Description:

Location & Physiography – The project site was located in Melbourne Beach, Florida. At the time of drilling, the site was found to be fairly flat with an existing structure and pool. Surface elevation data available via Google Earth indicates that the land surface was approximately 15 to 16 feet NGVD across the site. Vegetation on the site consisted mostly of light surface ground cover vegetation, mature landscaping, and a few trees.

The scope of our study consisted of the following tasks:

1. Performed soil borings within the approximate location indicated by the client.
2. Measured the depth to the surface of the groundwater body at each boring.
3. Performed in-field “Usual Open Hole Test” procedures at the aforementioned boring location.
4. Collected soil samples necessary to estimate aquifer parameters.
5. Reviewed the soil samples and field soil boring logs (by a geotechnical engineer) in our laboratory.
6. Reviewed the publicly available USDA Soil Survey information for the site.
7. Evaluated the discovered subsurface conditions with respect to the proposed project and prepared estimated aquifer parameters for the tested location.
8. Prepared this report to document our findings.

## Site Investigation:

Subsurface Testing – KSM's site investigation program consisted of performing the following exploration operations and field tests:

- One (1) Hand Auger (HA) boring, which was terminated at an approximate depth of 6 feet below the existing ground surface. The boring was performed in the location indicated by the client.

HA Borings – The HA borings were performed using a bucket auger tool to advance the borehole and to return disturbed samples of the soils. The drilling was performed in general accordance with the procedures delineated in ASTM D1452.

Soil Classification – The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed by a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current United Soil Classification System (ASTM D 2487).

General Subsurface Soil Classification Summary – The following table outlines the general subsurface conditions that were encountered during our investigation. Refer to the boring logs and location map for specific information regarding our interpretation of the field boring logs.

Generalized Soil Profile	
Approximate Depth Below Grade (Feet)	Discovered Subsurface Conditions
0 to 15	Loose to medium-dense fine sand, fine sand with traces of roots, and fine sand with traces of shell fragments

The records of the soils encountered, the penetration resistances, and groundwater levels are documented on the attached boring logs.

## Estimated Aquifer Parameters:

Factor of Safety – KSM has not applied a factor of safety to the estimated aquifer parameters delineated within this report. The Engineer of Record is responsible for applying the appropriate factor(s) of safety to the estimated aquifer parameters contained within this report for use in their design. Furthermore, for any stratum where the estimated flow rate exceeds 20 feet per day (10 inches per hour), we recommend that a design flow rate equal to 20 feet per day (10 inches per hour) be used.

In-Field Testing – At the test location, a Usual Condition Test was performed in general conformance with the South Florida Water Management District described procedures for the 'Usual Open-Hole Test' method.

In-Field Testing – Estimated Aquifer Parameters		
Test Location (See Location Plan)	Approximate Test Depth (ft)	Hydraulic Conductivity (CFS/SF- Ft Head)
P-1	5'	$4.9 \times 10^{-4}$

Laboratory Testing and Professional Judgement – Selected samples obtained from our site investigation were tested in our laboratory in general accordance with ASTM D2434.

Laboratory Testing – Estimated Aquifer Parameters			
Test Location (See Location Plan)	Stratum Depth Range (ft)	Horizontal Flow Rate (in/hr)	Vertical Flow Rate (in/hr)
P-1	0 – 1.7	11.3	10.3
	1.7 – 3.3	27.6	24.9
	3.3 – 6	--	11.7

Flow Restrictive Stratum – Based on the results of our soil borings and laboratory testing, KSM did not encounter a stratum that exhibited restrictive flow rates relative to the overlying stratum and is thus assumed to be located at the boring terminus at the tested locations.

NRCS Surficial Soil Information – Mapping of this area of Florida, performed by the USDA, Natural Resources Conservation Service (NRCS), indicates that the following USDA soil mapping units were identified:

- 25–Canaveral-Palm Beach-Urban land complex

Seasonal Groundwater Fluctuation – The following table delineates the observed groundwater surface depths, together with the estimated normal wet season and normal dry season water table depths (below existing grade) for the test location. This estimate is based upon our interpretation of existing site conditions and a review of the USDA, NRCS Soil Survey.

Water Table Observations			
Test Location (See Location Plan)	Depth (feet) Below Existing Grade		
	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
B-1*	12.1' Below Grade	7.1' Below Grade	12.1' Below Grade

\* Data was taken from the original report for this site, dated February 20, 2023, and our knowledge of the subsurface conditions in this area.

Hydrologic Soil Group Classification – The hydrologic soil group classification was estimated based on our interpretation of the estimated aquifer parameters and guidance provided by the USDA National Engineering Handbook.

Hydrologic Soil Group Classification	
Test Location (See Location Plan)	Hydrologic Soil Group
P-1	A

Fillable Porosity – KSM estimates a fillable porosity of approximately 30%, at an approximate depth of 5 feet below existing grade, can be used for the test location.

Closure:

Recommendations and Opinions – The Designated Engineer of Record should attach this report to the Final Report that is part of the Permit.

The estimated aquifer parameters are based, in part, on our understanding of published peer reviewed resources and our interpretations and evaluations of the discoveries of our site investigation and lab results. If additional geotechnical parameters or recommendations are desired, please contact our office. Upon request KSM will provide a scope and fee for any requested additional services.

Standard of Care - This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

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

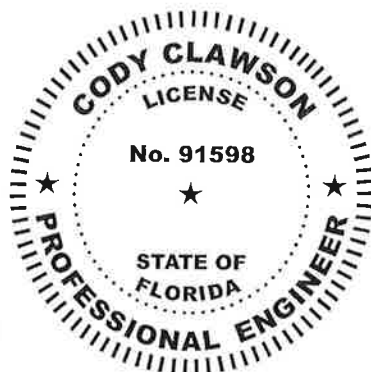
We are pleased to have been of assistance to you in this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,

signed for

*Robert T. Maxwell*

Robert T. Maxwell, E.I.  
Geotechnical Engineer  
Florida E.I. No. 1100024249



Cody C. Clawson, P.E.  
Geotechnical Engineer  
Florida Lic. No. 91598

CCC/cv/RTM  
Email to: [joshheuchan@gmail.com](mailto:joshheuchan@gmail.com)



Google Earth

 **LOCATION OF SOIL TESTING**

**PROJECT:** 306 Avenue B, Melbourne Beach, Florida

SHEET 1 OF 2  
 PERMIT #: Bennett Engineering & Consulting, C  
 PROJECT #: 2300805p. 23.040

**KSM ENGINEERING AND TESTING**

DRAWN BY: C.V.  
 DESIGNED BY: C.C.C.  
 DATE: 20230324  
 SCALE: NOT TO SCALE



Google Earth

Avenue B



**USDA SOILS SURVEY**  
**25--Canaveral-Palm Beach-Urban land complex**

PROJECT: 306 Avenue B, Melbourne Beach, Florida

SHEET 2 OF 2

PERMIT #:

PROJECT #: 2300805-soils  
 Bennett Engineering & Consulting, LLC  
 BEC No. 231040

**KSM ENGINEERING AND TESTING**

DRAWN BY: C.V.

DESIGNED BY: C.C.C.

DATE: Report 20230324

SCALE: NOT TO SCALE

Page 16 of 18



KSM Engineering & Testing  
 P.O. Box 78-1377  
 Sebastian, FL 32978  
 Tel: (772)-589-0712  
 Fax: (772)-589-6469

**BORING NUMBER PB-1**

PAGE 1 OF 1

CLIENT Josh Heuchan PROJECT NAME 306 Avenue B  
 PROJECT NUMBER 2300805-p PROJECT LOCATION Melbourne Beach, Florida  
 DATE STARTED 3/23/23 COMPLETED 3/23/23 GROUND ELEVATION \_\_\_\_\_ HOLE SIZE \_\_\_\_\_ inches  
 DRILLING CONTRACTOR \_\_\_\_\_ GROUND WATER LEVELS:  
 DRILLING METHOD \_\_\_\_\_ AT TIME OF DRILLING --- 6.0 ft +  
 LOGGED BY DP CHECKED BY CCC AT END OF DRILLING ---  
 NOTES See Attached Location Plan AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
0		Brown Sand with Traces of Roots				34					
		Yellowish Brown Sand				36					
		Light Brown Sand with Traces of Shell Fragments				41					
5						43					
						45					
						47					

Bottom of borehole at 6.0 feet.

G:\GEO TECH BH PLOTS - GINT STD US LAB.GDT - 3/28/23 14:25 - K:\KSM FILES\23 DOCS (KSM-SERVER)\2300805\SOIL INVESTIGATION\2300805-B.GPJ





KSM Engineering & Testing  
 P.O. Box 78-1377  
 Sebastian, FL 32978  
 Tel: (772)-589-0712  
 Fax: (772)-589-6469

**BORING NUMBER B-1**

PAGE 1 OF 1

CLIENT Josh Heuchan PROJECT NAME 306 Avenue B  
 PROJECT NUMBER 2300805-b PROJECT LOCATION Melbourne Beach, Florida  
 DATE STARTED 2/15/23 COMPLETED 2/15/23 GROUND ELEVATION \_\_\_\_\_ HOLE SIZE \_\_\_\_\_ inches  
 DRILLING CONTRACTOR \_\_\_\_\_ GROUND WATER LEVELS:  
 DRILLING METHOD Split Spoon Sample  AT TIME OF DRILLING 12.1 ft  
 LOGGED BY SF/RC CHECKED BY CCC AT END OF DRILLING ---  
 NOTES See Attached Location Plan AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	
								PL	MC LL
								20 40 60 80	20 40 60 80
0		Brown Sand	X SS		1-1-2 (3)				
		Light Brown Sand with Traces of Shell Fragments	X SS		2-2-2 (4)				
			X SS		3-3-3 (6)				
			X SS		6-7-7 (14)				
			X SS		8-8-9 (17)				
15				X SS		6-7-5 (12)			

Bottom of borehole at 15.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 2/16/23 17:19 - K:\KSM FILES\23 DOCS (KSM-SERVER)\2300805\SOIL INVESTIGATION\2300805-B.GPJ

AREA OF ALTERATION = 0.4 ACRES

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



**MINIMUM FINISHED FLOOR ELEVATION:**

TOWN: THE LOWEST FLOOR ELEVATION MUST BE AT LEAST 18 INCHES ABOVE THE CROWN ELEVATION OF THE STREET ON WHICH THE PROPERTY ABUTS.

REQUIRED MINIMUM FFE 15.38' + 1.5' = 16.88' (PROPOSED FFE = 16.90)

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

**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 INFORMATION WAS PROVIDED BY AAL LAND SURVEYING SERVICES, INC. JOB NO. 41404, LATEST REVISION DATED 02/08/2023.
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.

**GRADING NOTES:**

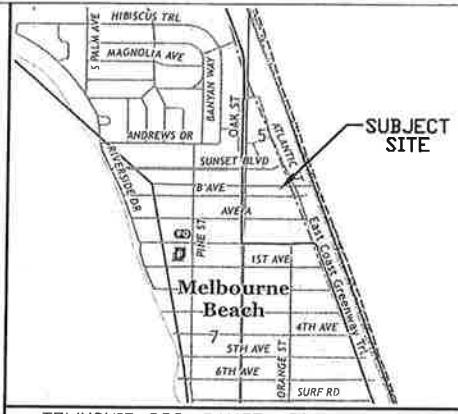
1. IMPERVIOUS PAVEMENT ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2% FOR THE FIRST 10 FEET.
2. THE FINISHED PAVEMENT GRADE ADJACENT TO THE GARAGE DOOR(S) SHALL BE SET 1/2" BELOW THE ADJACENT GARAGE SLAB ELEVATION AND BE SLOPED AWAY FROM THE GARAGE AT A MINIMUM OF A 2% SLOPE FOR 10 FEET.
3. UNLESS OTHERWISE NOTED, THE 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.

**LEGAL DESCRIPTION:** (BY SURVEYOR)

LOT 3 AND LOT 4 EXCEPT THE NORTH 25 FEET OF SAID LOTS, BLOCK B, GRAVES PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**NATIONAL FLOOD INSURANCE INFORMATION:**

(AS PROVIDED ON THE SURVEY) MAP NO. 12090C0808H FIRM INDEX DATE: JANUARY 29, 2021 FLOOD ZONES: "X"



TOWNSHIP 28S, RANGE 38E, SECTION 08  
**VICINITY MAP**  
NTS

**GENERAL STATEMENT:**

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

**OWNER:**

HEUCHAN, JOSHUA; HEUCHAN, ANGELA  
3607 W EMPEDRAO ST  
TAMPA, FL 33629

**ENGINEER:**

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

**SURVEYOR:**

AAL LAND SURVEYING, INC.  
3970 MINTON ROAD,  
WEST MELBOURNE, FL 32904  
(321) 768-8110

**SITE ADDRESS:**

306 AVENUE B,  
MELBOURNE BEACH FL 32951

**PARCEL ID:**

28-38-08-FB-B-3

**ACCOUNT NO.:**

2847733

**SITE AREA:**

SITE AREA = ±0.41 AC (±18,035 SF)



SCALE: 1"=20'

HEUCHAN, JOSHUA  
HEUCHAN, ANGELA  
3607 W EMPEDRAO ST  
TAMPA, FL 33629

HEUCHAN RESIDENCE  
306 AVENUE B, MELBOURNE BEACH

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

**Bennett Engineering & Consulting**  
4840 RANGLAND ROAD  
MELBOURNE, FL 32934  
(321) 622-4462  
FAX (321) 622-4462  
CA# 28236

CLAYTON A. BENNETT  
P.E. NO. 53129

DATE: \_\_\_\_\_

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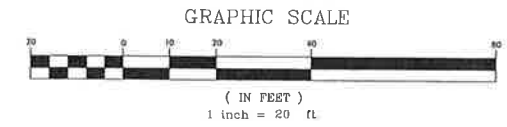
Digitally signed by Clayton A Bennett  
Date: 2023.04.17 17:46:27 -04'00'

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.

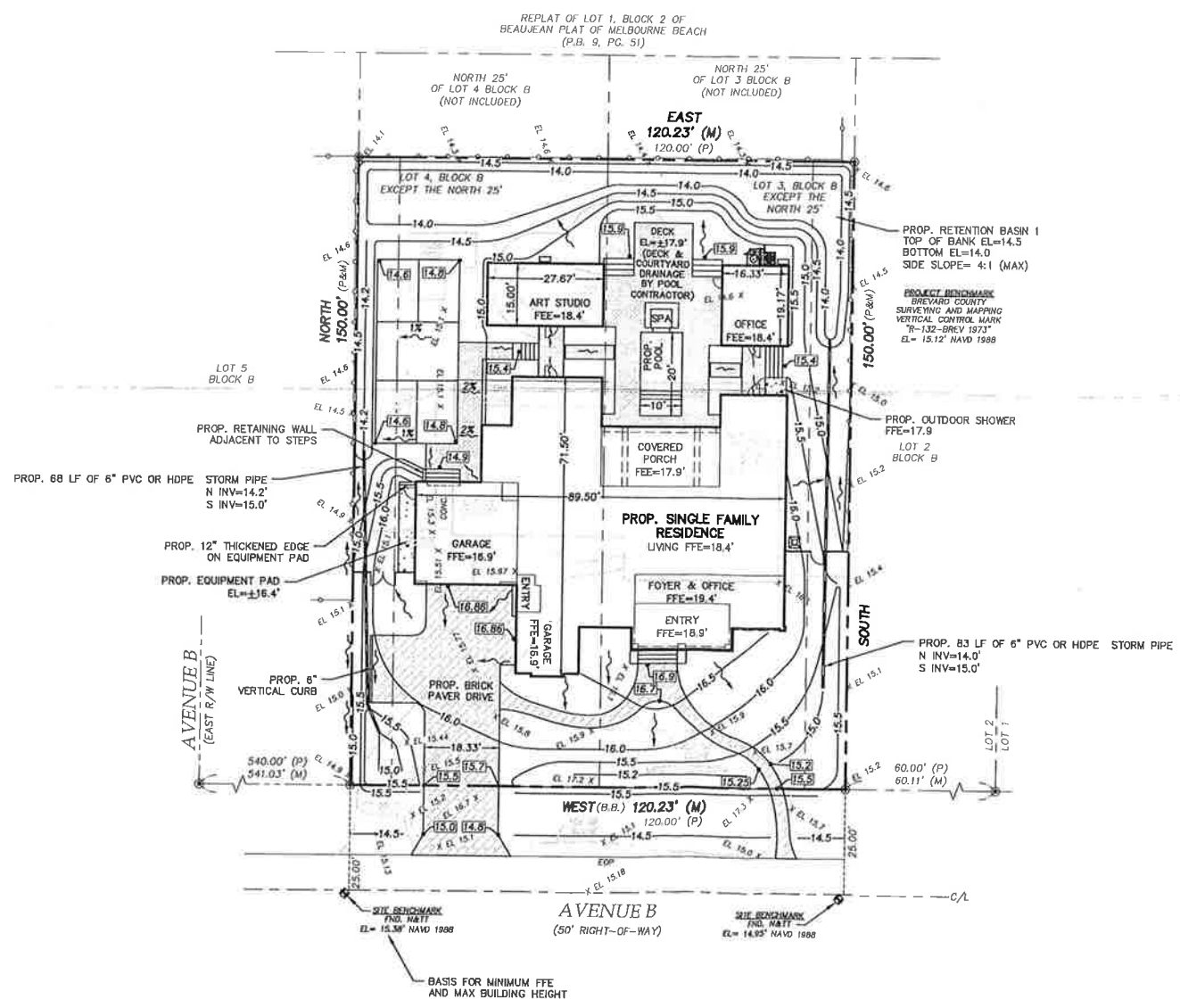
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGNED BY:	CAB	DATE:	4/4/2023
DRAWN BY:	CAB	DATE:	4/4/2023
CHECKED:			
APPROVED:			
ACAD CODE:	23040M01.DWG		
PROJECT NO.:	23.040		

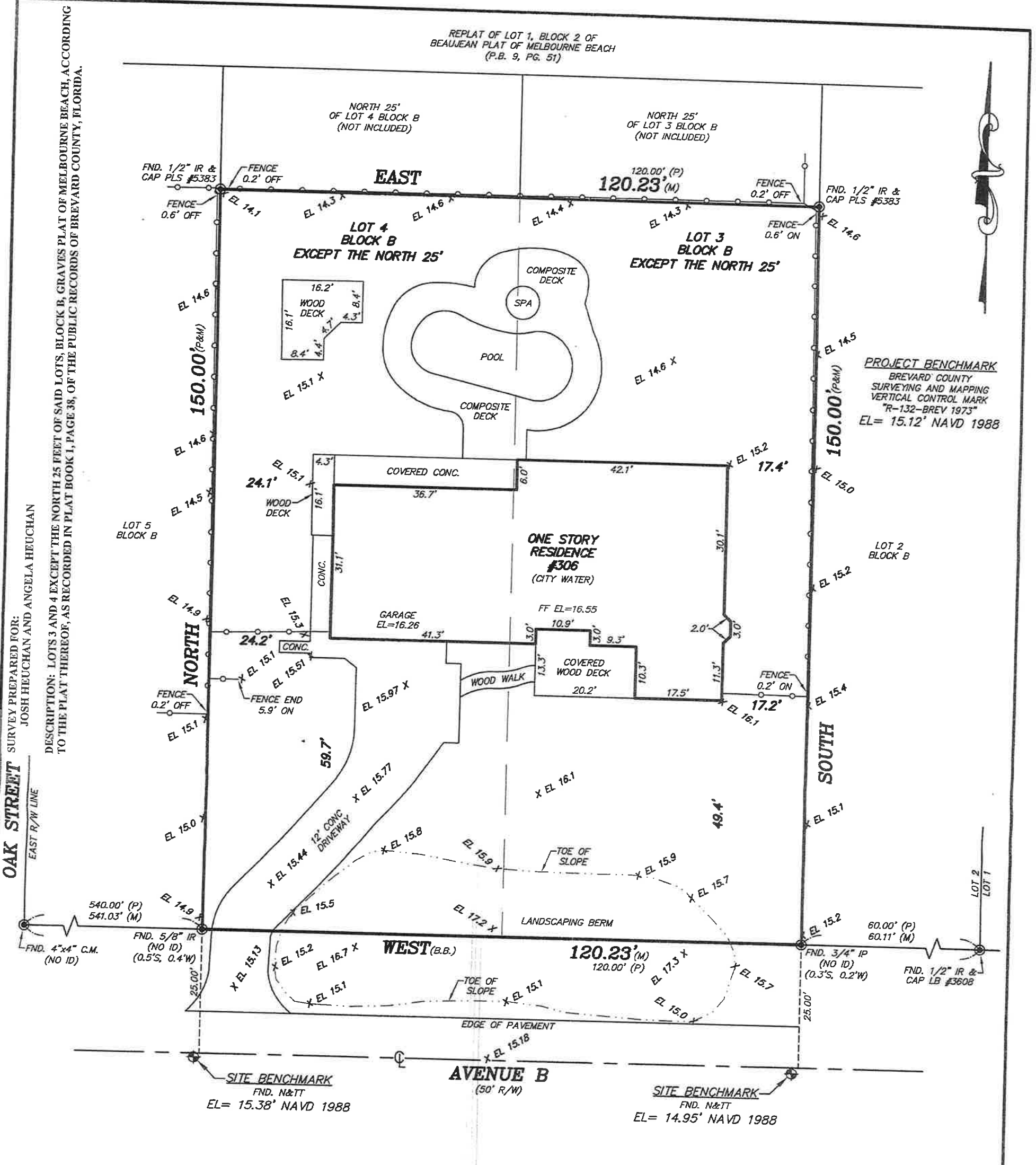


**SHEET INDEX:**  
C-1 LOT DRAINAGE PLAN

LOT DRAINAGE PLAN  
**C-1**  
SHEET 1 OF 1



REPLAT OF LOT 1, BLOCK 2 OF  
BEAUJEAN PLAT OF MELBOURNE BEACH  
(P.B. 9, PG. 51)



SURVEY PREPARED FOR:  
JOSH HEUCHAN AND ANGELA HEUCHAN

DESCRIPTION: LOTS 3 AND 4 EXCEPT THE NORTH 25 FEET OF SAID LOTS, BLOCK B, GRAVES PLAT OF MELBOURNE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**PROJECT BENCHMARK**  
BREVARD COUNTY  
SURVEYING AND MAPPING  
VERTICAL CONTROL MARK  
"R-132-BREV 1973"  
EL= 15.12' NAVD 1988

# AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO FLOOD INSURANCE RATE MAP #12009C 0608 H, DATED JANUARY 29, 2021 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X. (NAVD 88)

TYPE OF SURVEY:  
**BOUNDARY**

SCALE: 1" = 20'

REVISION: \_\_\_\_\_

REVISION: \_\_\_\_\_

REVISION: \_\_\_\_\_

UPDATE & TOPOGRAPHIC REVISION: 02-06-23

FIELD DATE: 06-04-19

SECTION 08,  
TOWNSHIP 28 SOUTH,  
RANGE 38 EAST

**PROJECT #41404**

**GENERAL NOTES:**

1. THIS SURVEY AND DRAWING HAS BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. THIS SURVEY AND DRAWING IS FOR THE SOLE USE AND BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE AS NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON AN ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. "NO WELLS" AND "NO SEPTICS" ARE DEFINITIONS TO SHOW AN ATTEMPT BY THE SURVEYOR TO LOCATE POSSIBLE EXISTING WELLS AND SEPTICS, HOWEVER NONE WERE FOUND USING STANDARD SURVEY LOCATING EQUIPMENT.

**3970 MINTON ROAD, WEST MELBOURNE, FL 32904 L.B. #6623**  
**PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com**

**LEGEND:**

(B.B.)	- BASIS OF BEARING
(M)	- MEASURED PROPOSED GRADES
(P)	- PLAT T.B.D. - TO BE DETERMINED
D	- DEED
IR	- IRON ROD
IP	- IRON PIPE
N&D	- NAIL AND DISC
N&TT	- NAIL AND TIN TAB
C.M.	- CONCRETE MONUMENT
PRM	- PERMANENT REFERENCE MARKER
PBPC	- PALM BAY CONTROL POINT
TBM	- TEMPORARY BENCHMARK
Δ	- DELTA
R	- RADIUS EL. XXXX - EXISTING GRADES
L	- ARC LENGTH
FND.	- FOUND
CH	- CHORD LENGTH
P.O.B.	- POINT OF BEGINNING
PC	- POINT OF CURVATURE
PT	- POINT OF TANGENCY
PI	- POINT OF INTERSECTION
PRC	- POINT OF REVERSE CURVE
R/W	- RIGHT OF WAY
B.S.L.	- BUILDING SETBACK LINE
OHW	- OVERHEAD WIRES
L.F.	- LINEAR FEET
U.E.	- UTILITY EASEMENT
D.E.	- DRAINAGE EASEMENT
EL	- ELEVATION
FF	- FINISHED FLOOR
CONC.	- CONCRETE
R.C.P.	- REINFORCED CONCRETE PIPE
C.M.P.	- CORRUGATED METAL PIPE
CL	- CENTERLINE
LB	- LICENSED BUSINESS
PLS	- PROFESSIONAL LAND SURVEYOR

**ANDREW W. POWSHOK**  
P.L.S. No. 5383

**DANIEL D. GARNER**  
P.L.S. No. 6189





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

JOB NO	22-058
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	04.12.23

REVISIONS	BY	DATE
	AAM	

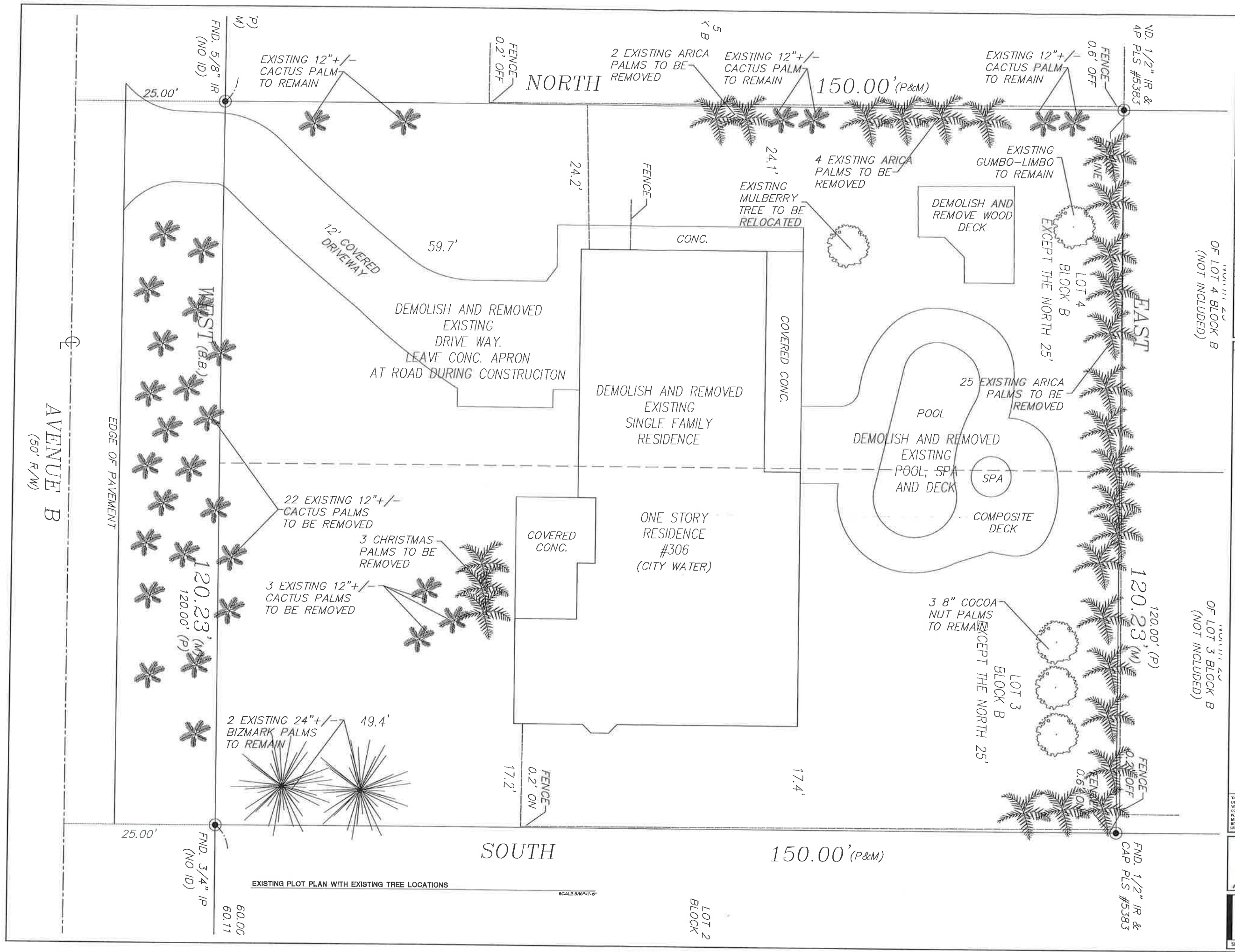
CUSTOMER DESIGN FOR  
**HEUCHAN RESIDENCE**  
 ADDRESS:

SHEET TITLE  
**EXISTING PLOT PLAN AND TREE PLAN**

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*Alex Mitz*  
 ALEX MITZ, PRESIDENT DESIGNER

**A2**  
 SHEET 2



EXISTING PLOT PLAN WITH EXISTING TREE LOCATIONS  
 SCALE: 3/16" = 1'-0"

LOT 2 BLOCK

OF LOT 4 BLOCK B (NOT INCLUDED)

OF LOT 3 BLOCK B (NOT INCLUDED)



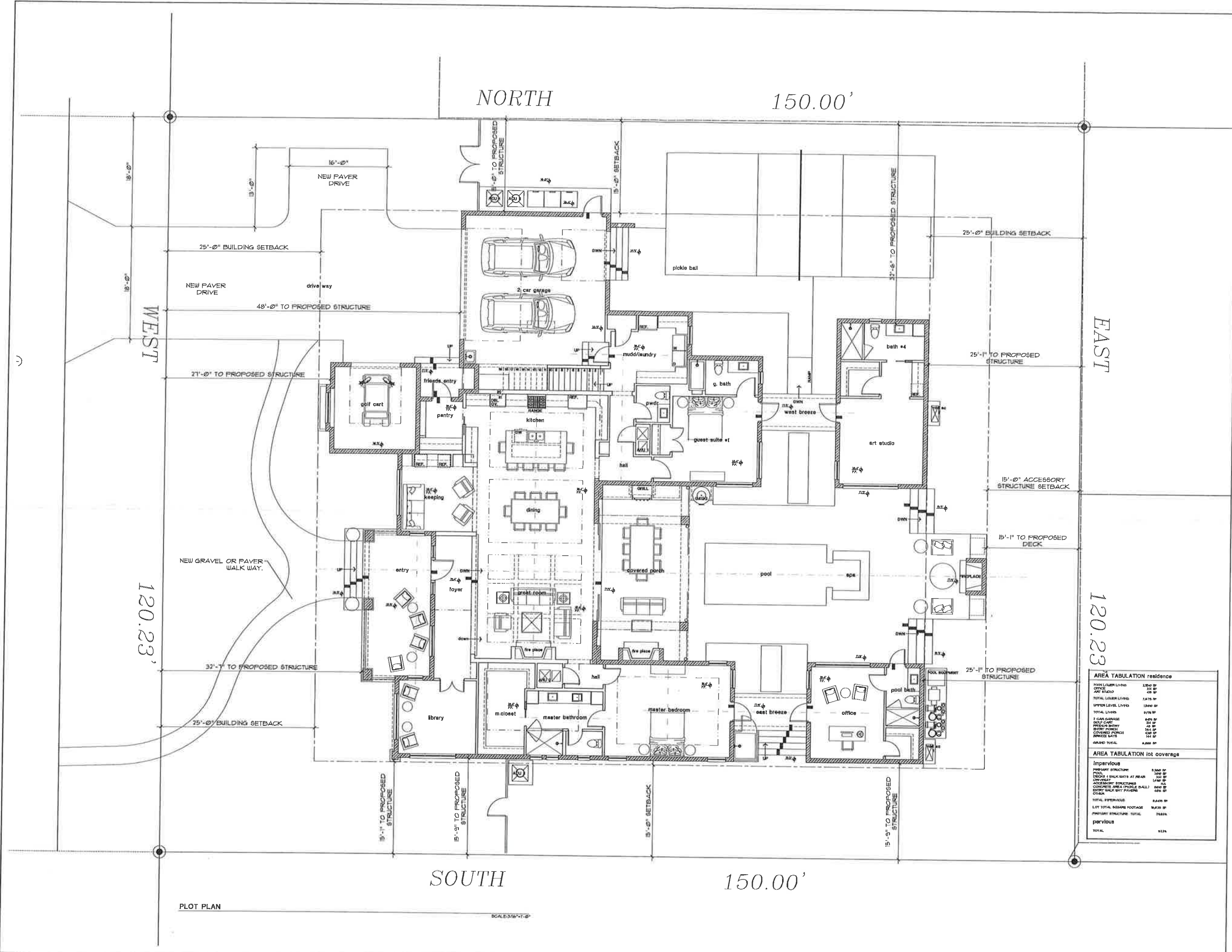
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SCALE	AS SHOWN
CHECKED	AAM
DRAWN	AAM
DESIGNED	AAM
DATE	22-058

REVISIONS	BY	DATE
	AAM	XX.XX.XX

CUSTOM DESIGN FOR:  
**HEUCHAN RESIDENCE**  
ADDRESS:

SHEET TITLE  
**PLOT PLAN**



AREA TABULATION residence	
PLAN LEVEL LIVING	2,800 SF
OFFICE	200 SF
ART STUDIO	400 SF
TOTAL LOWER LEVELS	3,400 SF
UPPER LEVEL LIVING	1,800 SF
TOTAL LIVING	5,200 SF
2 CAR GARAGE	600 SF
GOLF CART	50 SF
SCREENED PORCH	300 SF
COVERED PORCH	100 SF
SCREENED PATIO	100 SF
GRAND TOTAL	6,000 SF

AREA TABULATION lot coverage	
IMPERVIOUS	
PERMANENT STRUCTURE	6,000 SF
POOL	200 SF
DECKS & BALKS AT REAR	300 SF
SCREENED PORCH	100 SF
COVERED PORCH	100 SF
SCREENED PATIO	100 SF
TOTAL IMPERVIOUS	6,800 SF
LOT TOTAL SQUARE FOOTAGE	10,000 SF
IMPERVIOUS STRUCTURE TOTAL	7,600 SF
PERVIOUS	
TOTAL	932%

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ALEX MITZ, PRESIDENT DESIGNER

**A3**  
SHEET 3

PLOT PLAN

SCALE 1/8"=1'-0"



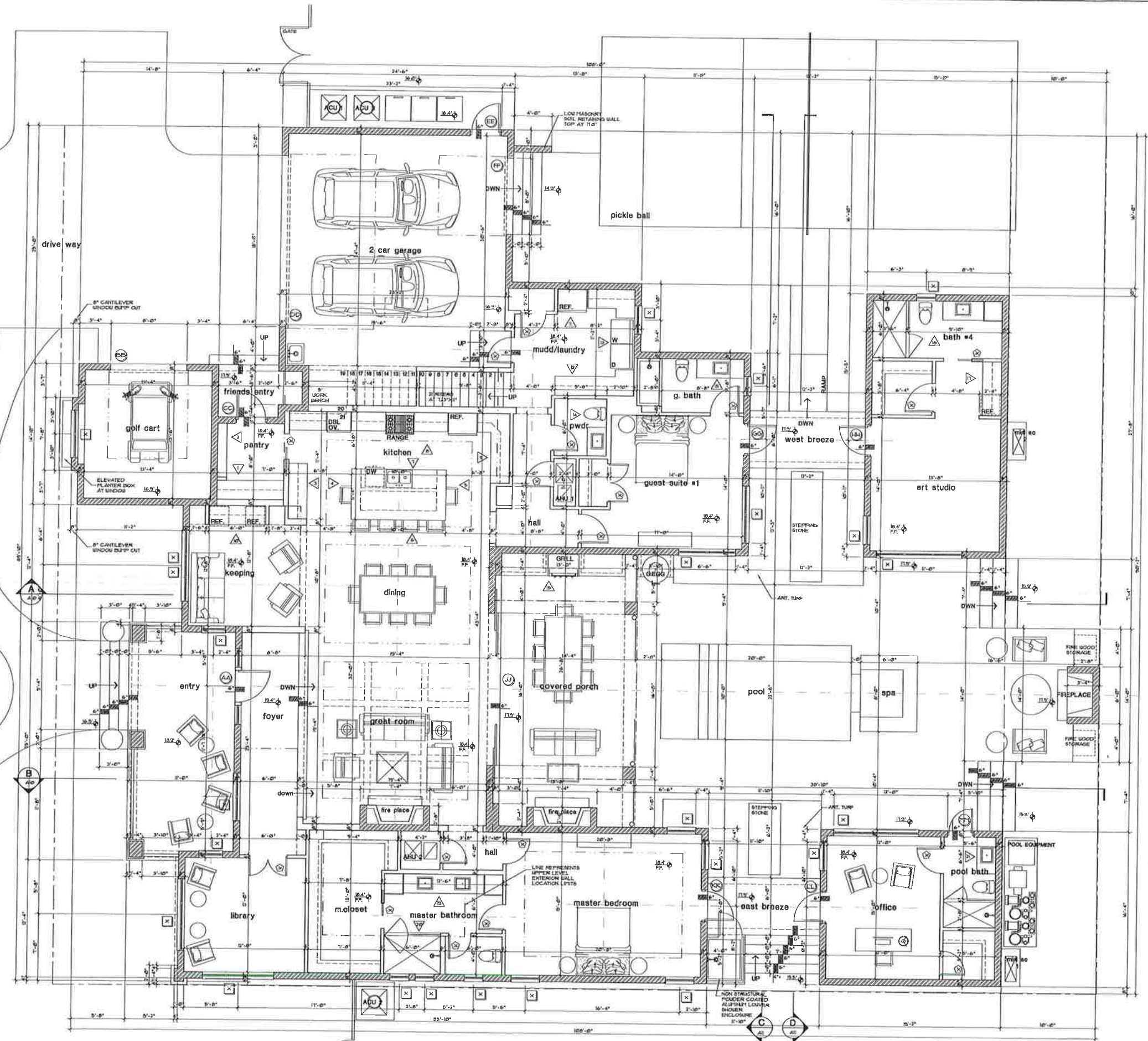
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JOB NO	22-058
DESIGNED	AAAM
DRAWN	AAAM
CHECKED	AAAM
SCALE	AS SHOWN
DATE	04.17.23

REVISIONS	BY	DATE
	AAAM	XXXXXX

CUSTOM DESIGN FOR  
**HEUCHAN RESIDENCE**  
 ADDRESS:

SHEET TITLE  
**FIRST FLOOR PLAN**



**AREA TABULATION residence**

MAIN LOWER LIVING	2,300 SF
OFFICE	314 SF
ART STUDIO	418 SF
<b>TOTAL LOWER LIVING</b>	<b>3,032 SF</b>
UPPER LEVEL LIVING	1,500 SF
<b>TOTAL LIVING</b>	<b>4,532 SF</b>
2 CAR GARAGE	4,409 SF
GOLF CART	314 SF
FRIENDS ENTRY	40 SF
ENTRY PORCH	26.4 SF
COVERED PORCH	430 SF
SHRUBBERY AREA	144 SF
<b>GRAND TOTAL</b>	<b>9,855 SF</b>

**AREA TABULATION lot coverage**

<b>Impervious</b>	
PRIMARY STRUCTURE	5,390 SF
POOL	200 SF
DECKS & WALKWAYS AT REAR	332 SF
DRIVEWAY	1,150 SF
ACCESSORY STRUCTURES	174 SF
CONCRETE AREA (PICKLE BALL)	800 SF
ENTRY WALKWAY PAVING	100 SF
OTHER	
<b>TOTAL IMPERVIOUS</b>	<b>8,646 SF</b>
LOT TOTAL SQUARE FOOTAGE	18,033 SF
<b>PRIMARY STRUCTURE TOTAL</b>	<b>23,834</b>
<b>pervious</b>	
<b>TOTAL</b>	<b>9,224</b>

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

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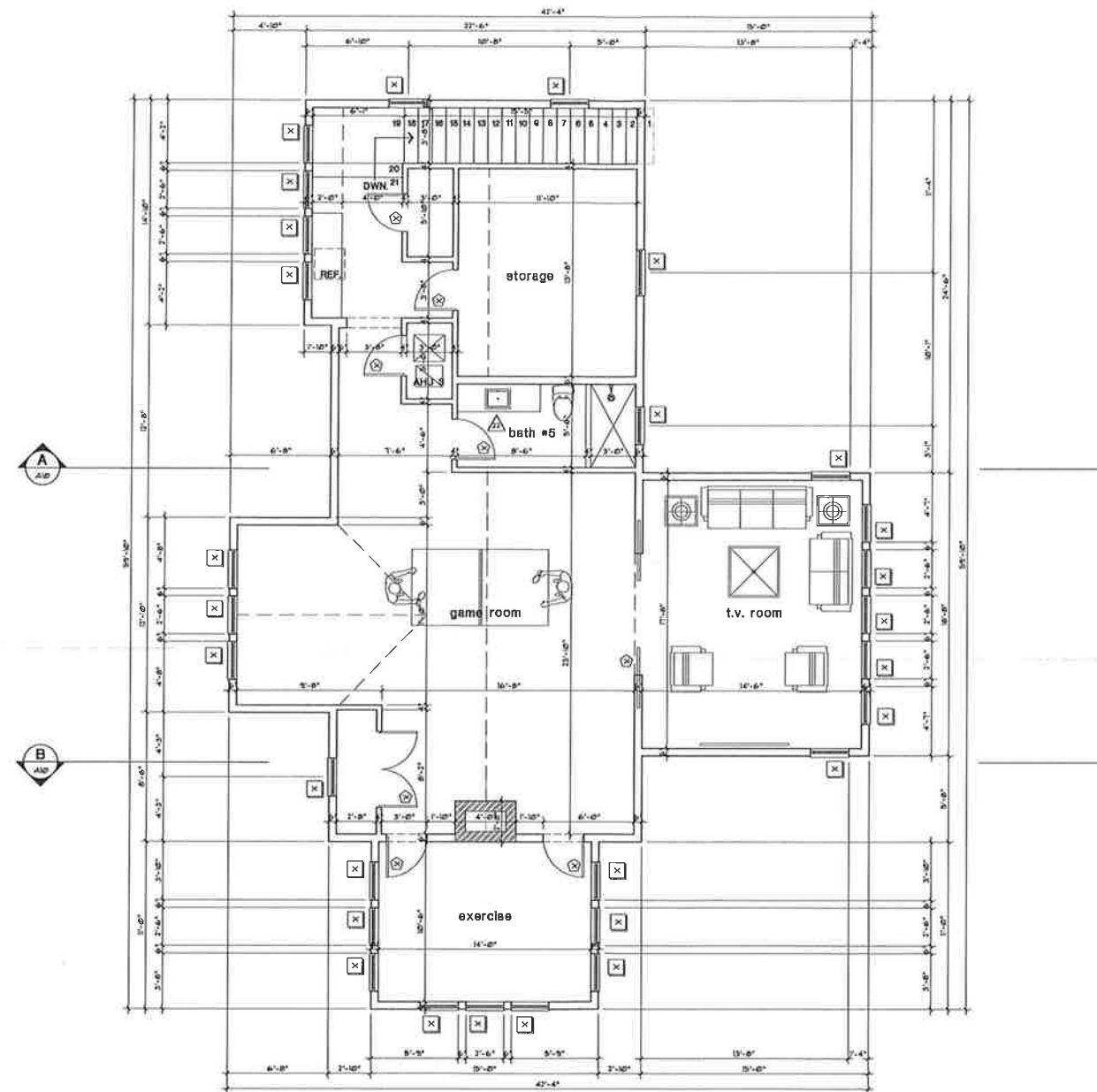
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JOB NO.	22-058
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	04.17.23

REVISIONS	BY	DATE
	AAM	XXXXXX

CUSTOM DESIGN FOR  
**HEUCHAN RESIDENCE**  
 ADDRESS:

SHEET TITLE  
**SECOND FLOOR PLAN**



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

AREA TABULATION residence	
MAIN LOWER LIVING	3,950 SF
OFFICE	314 SF
ART STUDIO	450 SF
TOTAL LOWER LIVING	5,670 SF
UPPER LEVEL LIVING	1,500 SF
TOTAL LIVING	9,170 SF
2 CAR GARAGE	6,070 SF
GOLF CART	214 SF
FRIENDS ENTRY	45 SF
ENTRANCE PORCH	224 SF
COVERED PORCH	450 SF
BREEZE WAY	144 SF
GRAND TOTAL	20,805 SF

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A5  
 SHEET 5





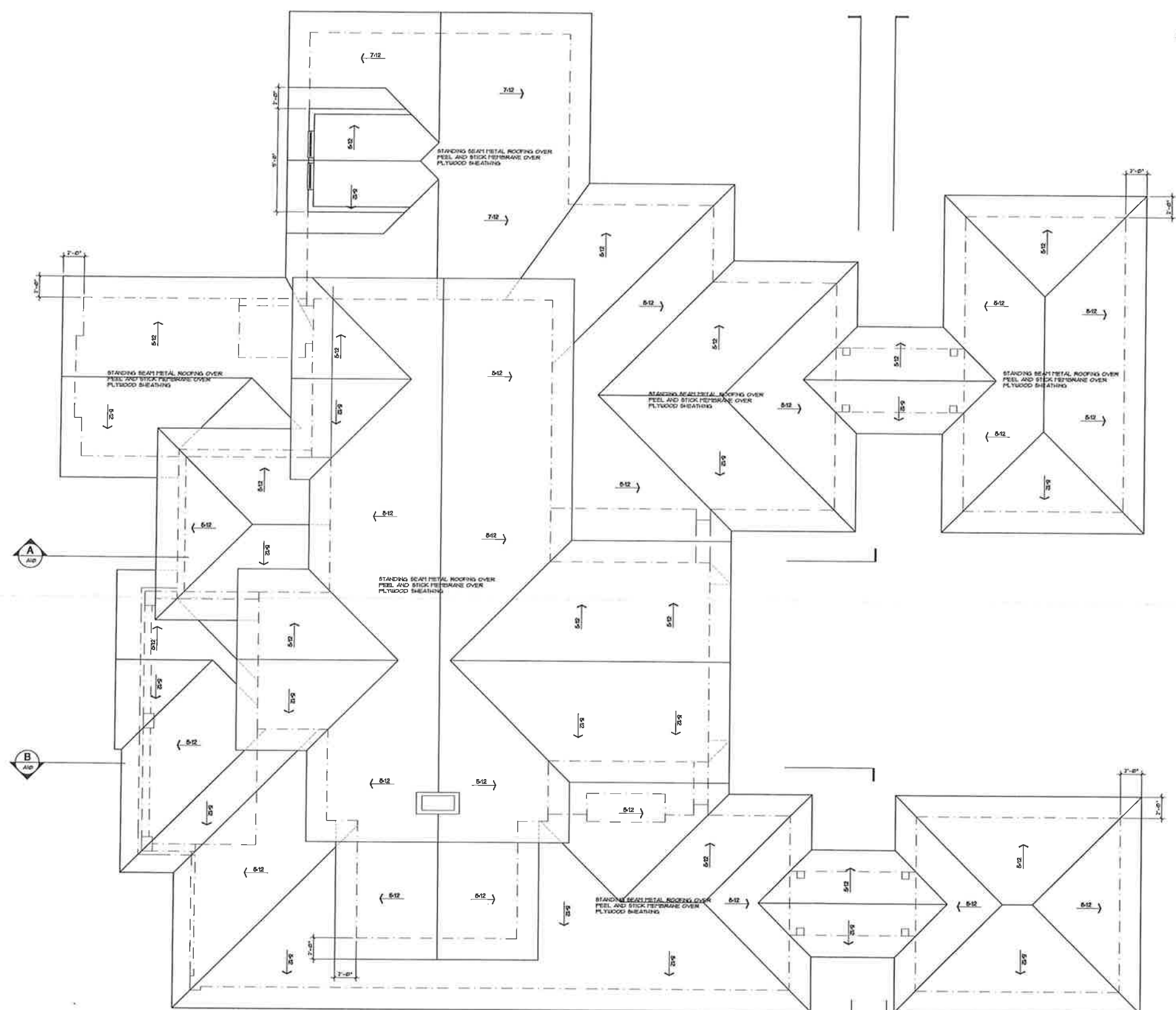
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SUITE 201 MELBOURNE FL 32935  
321-745-8609  
ALEX@MITZDESIGNGROUP.COM  
MITZDESIGNGROUP.COM

JOB NO.	22-058
DESIGNER	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	04.17.23

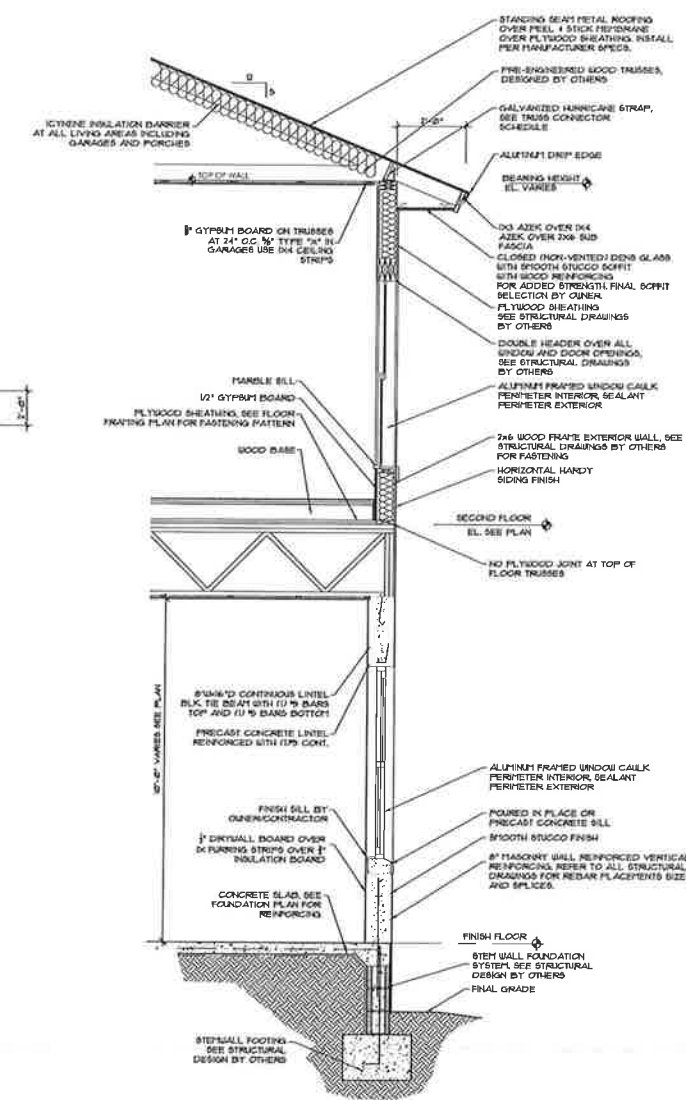
REVISIONS	BY	DATE

CUSTOM DESIGN FOR  
**HEUCHAN RESIDENCE**  
ADDRESS:

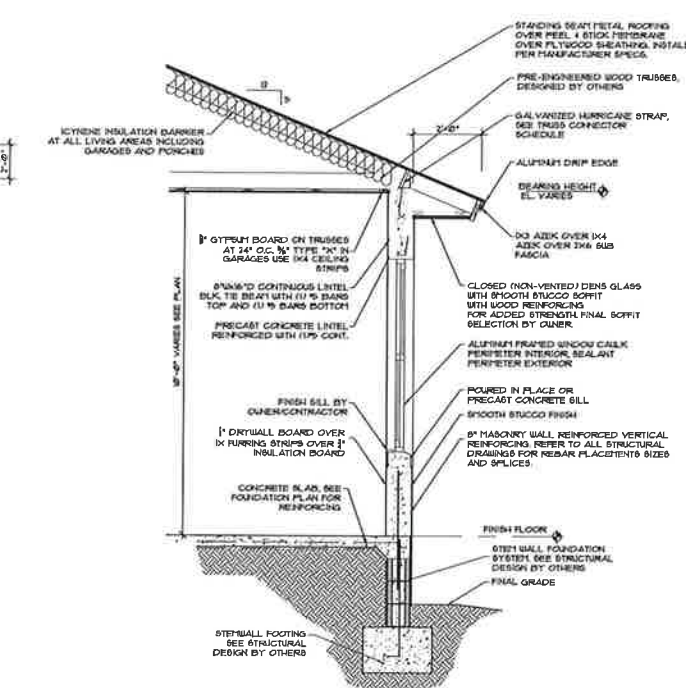
SHEET TITLE  
**ROOF PLAN**



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



TYP. TWO STORY WALL SECTION  
SCALE: 1/2"=1'-0"



TYP. ONE STORY WALL SECTION  
SCALE: 1/2"=1'-0"

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ALEX MITZ, PRESIDENT DESIGNER

**A8**  
SHEET 8



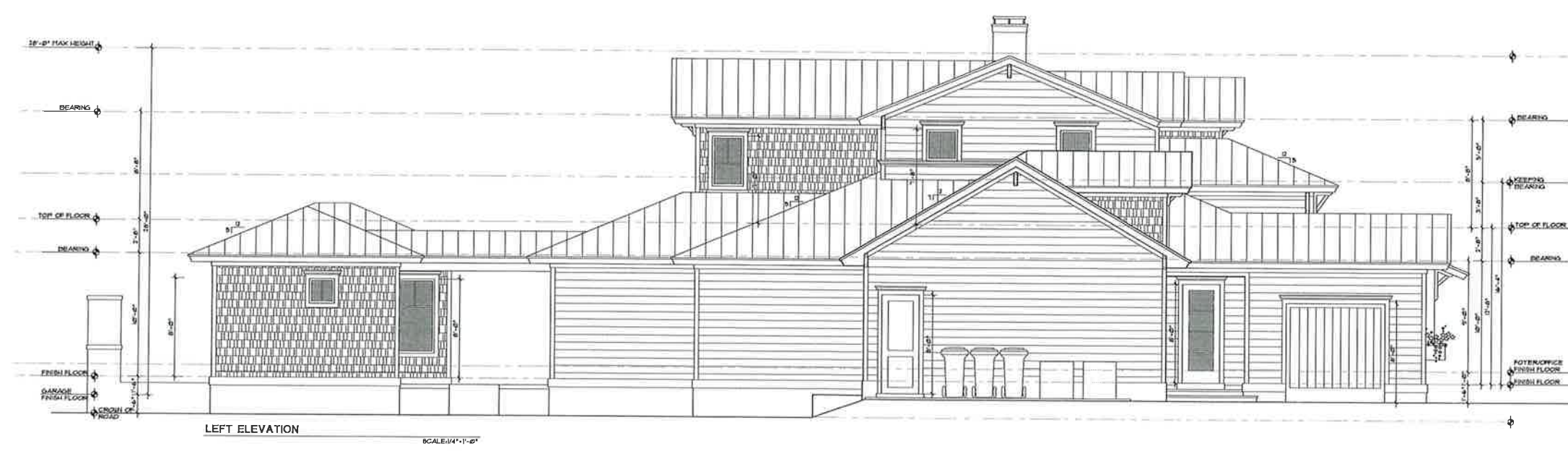
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587 WEST EAU GALIE BLVD  
SUITE 201 MELBOURNE FL 32955  
321-745-8609  
ALEX@MITZDESIGNGROUP.COM  
MITZDESIGNGROUP.COM

JOB NO.	22-058
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	04.17.23

REVISIONS	BY	DATE
	AAM	

CUSTOM DESIGN FOR  
**HEUCHAN RESIDENCE**  
ADDRESS:

SHEET TITLE  
**EXTERIOR ELEVATIONS**



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*Alex*  
ALEX MITZ, PRESIDENT DESIGNER

**A9**  
SHEET 9



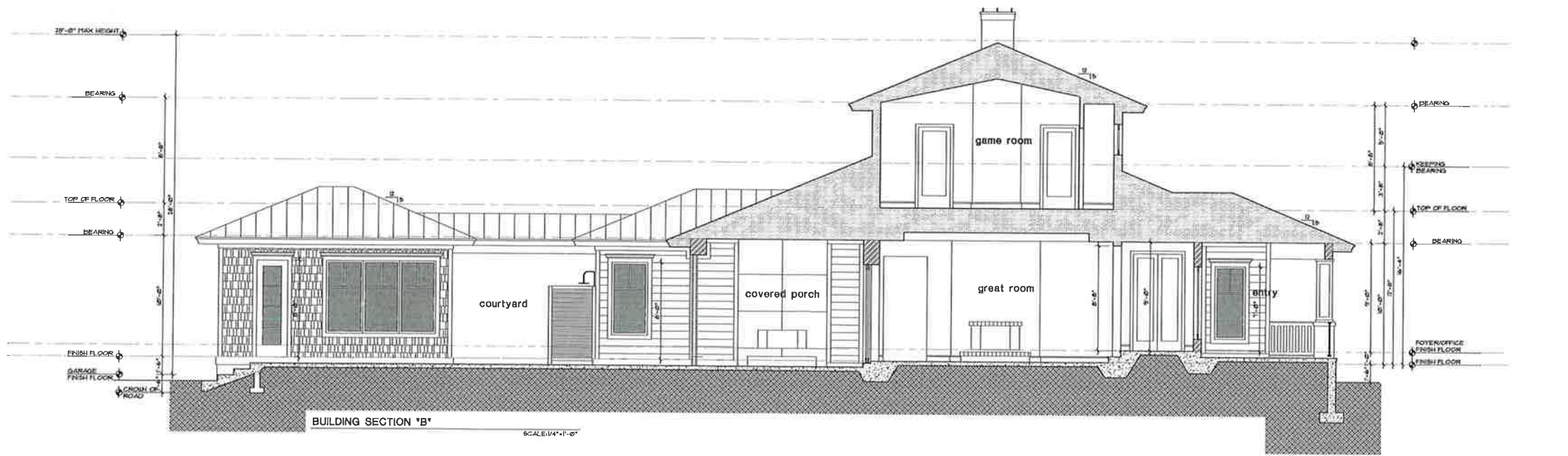
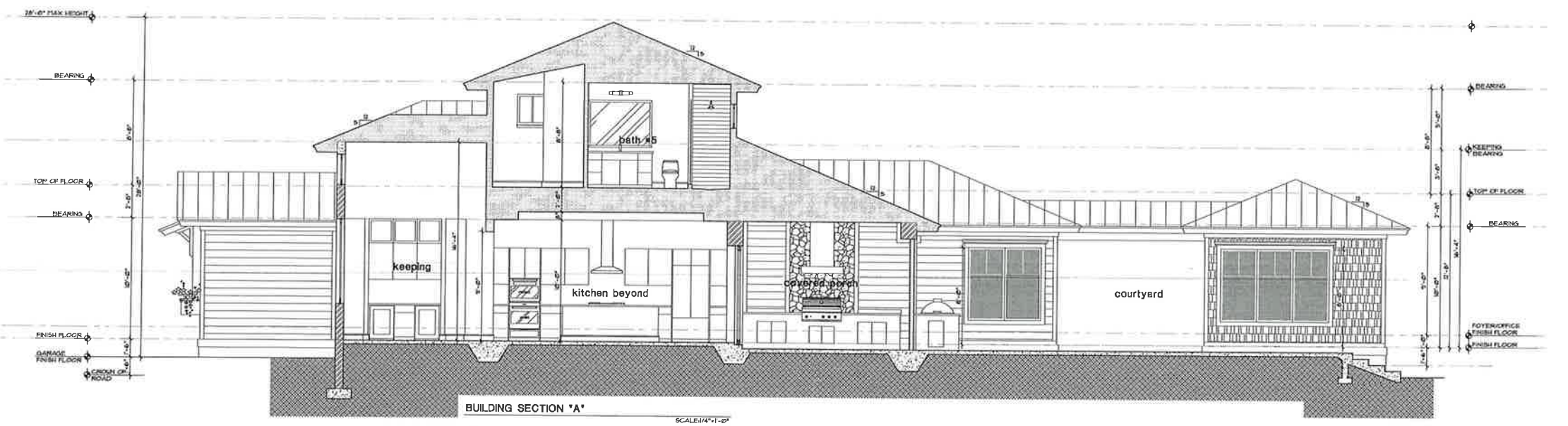
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• SUITE 201 MELBOURNE FL 32935 •  
• 321-745-8609 •  
• ALEX@MITZDESIGNGROUP.COM •  
• MITZDESIGNGROUP.COM •

JOB NO.	22-058
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	04.17.23

REVISIONS	BY	DATE
	AAM	XXXXXX

CUSTOM DESIGN FOR  
**HEUCHAN RESIDENCE**  
ADDRESS:

SHEET TITLE  
**EXTERIOR ELEVATIONS & BUILDING SECTIONS**

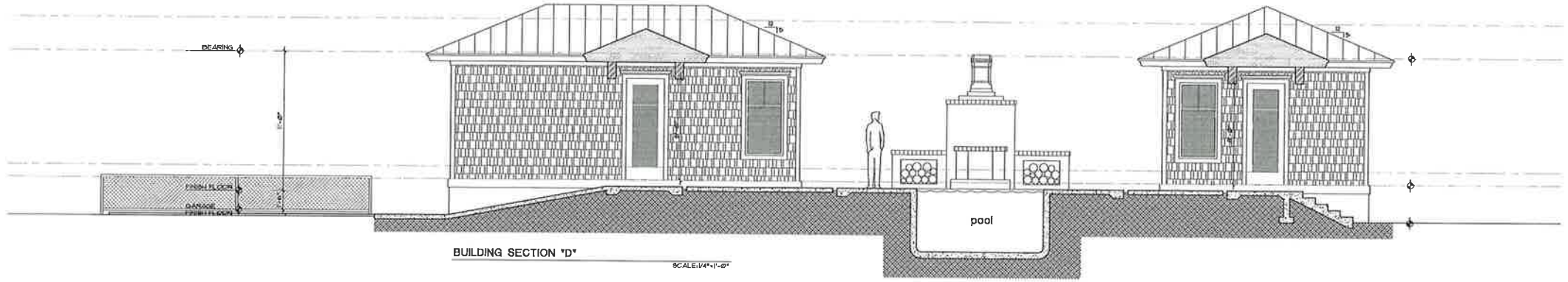


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ALEX MITZ, PRESIDENT DESIGNER



BUILDING SECTION 'C'  
SCALE: 1/4" = 1'-0"



BUILDING SECTION 'D'  
SCALE: 1/4" = 1'-0"



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JOB NO.	22-038
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	04.17.23

REVISIONS	BY	DATE
1	AAM	04.17.23

CUSTOM DESIGN FOR  
**HEUCHAN RESIDENCE**  
 ADDRESS:

SHEET TITLE  
**BUILDING SECTIONS**

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 ALEX MITZ, PRESIDENT DESIGNER

**A11**  
 SHEET 11



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321-745-8699  
ALEX@MITZDESIGNGROUP.COM  
MITZDESIGNGROUP.COM

JOB NO.	22-058
DESIGNED	AAM
DRAWN	AAM
CHECKED	AAM
SCALE	AS SHOWN
DATE	04.17.23

REVISIONS	BY	DATE
	AAM	XXXXXX

CUSTOM DESIGN FOR  
**HEUCHAN RESIDENCE**  
ADDRESS:

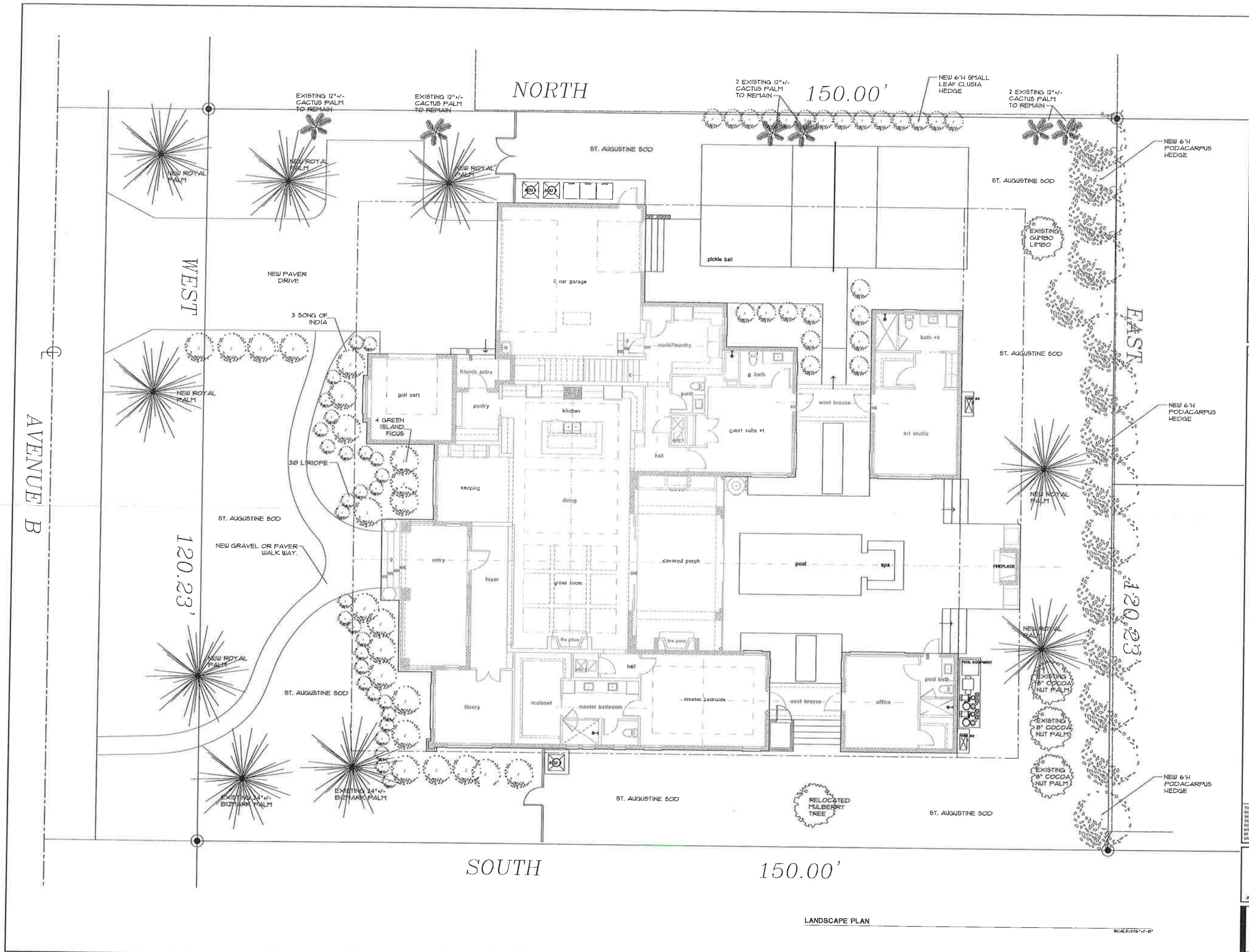
SHEET TITLE  
**LANDSCAPE PLAN**

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*Alex Mitz*  
ALEX MITZ, PRESIDENT/DESIGNER

L1

SHEET



LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"



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DESIGNER	AMM
DRAWN	AMM
CHECKED	AMM
SCALE	AS SHOWN
DATE	04.17.23

REVISIONS	BY	DATE
1	AMM	XXXXXX

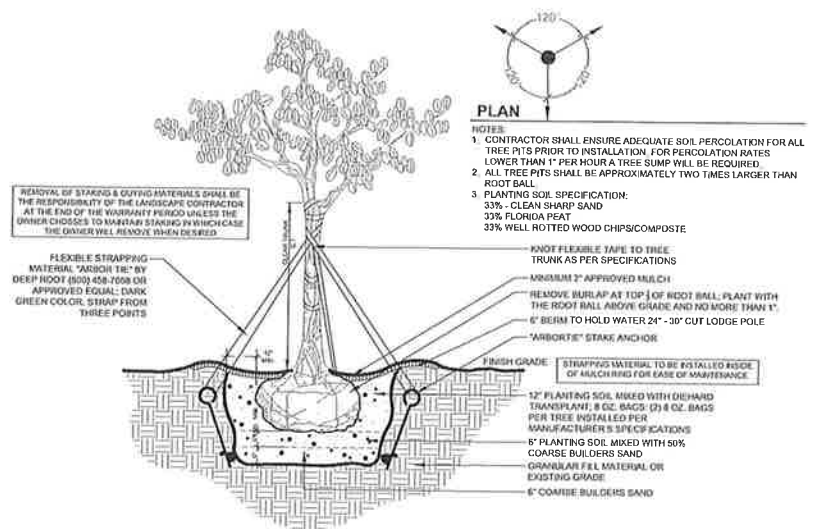
CUSTOM DESIGN FOR  
**HEUCHAN RESIDENCE**  
 ADDRESS:

SHEET TITLE  
**PLANTING DETAILS**

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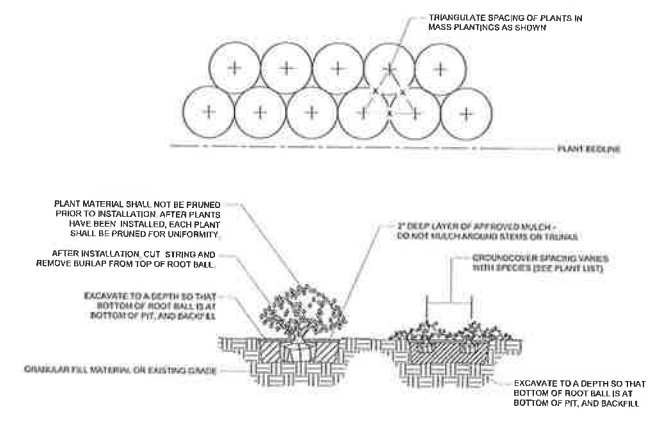
*[Signature]*  
 ALEX MITZ, PRESIDENT/DESIGNER

L2  
 SHEET



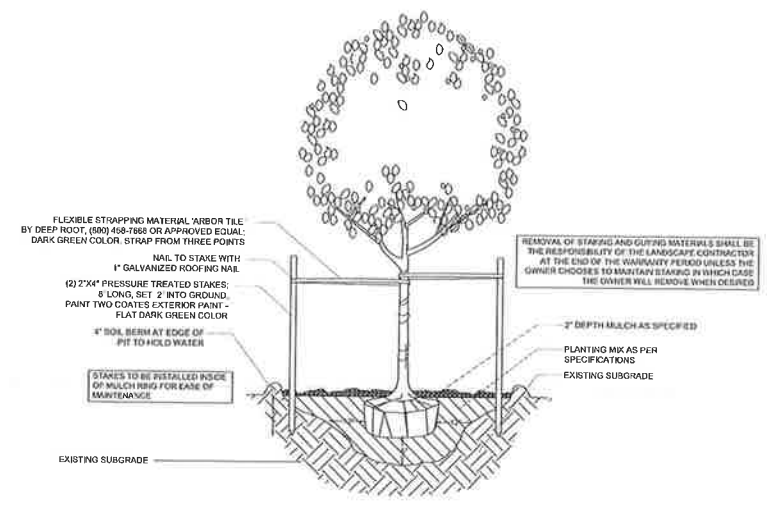
**TREE PLANTING & GUYING DETAIL**

N.T.S.



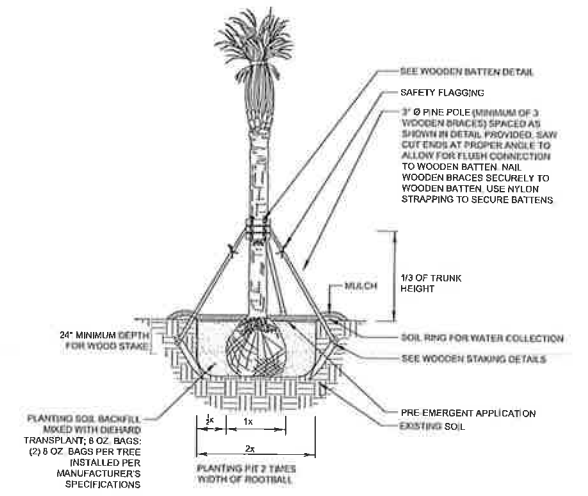
**SHRUB & GROUNDCOVER PLANTING DETAIL**

N.T.S.



**SPECIMEN TREE GUYING DETAIL**

N.T.S.



**PALM PLANTING DETAIL**

N.T.S.