TOWN OF MELBOURNE BEACH

PLANNING & ZONING BOARD MEETING

TUESDAY, MARCH 5, 2024

AGENDA PACKET

Town of Melbourne Beach

PUBLIC NOTICE

AGENDA

PLANNING & ZONING BOARD MEETING
Tuesday, March 5, 2024 @ 6:30 pm
COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:
Chairman David Campbell
Vice-Chairman Kurt Belsten
Member April Evans
Member Dan Harper
Member Gabor Kishegyi

Alternate Board Members
Alternate Todd Albert
Alternate Jason Judge

Staff Members:
Town Manager Elizabeth Mascaro
Town Clerk Amber Brown
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. February 5, 2024 minutes

4. **NEW BUSINESS**
   A. Site plan approval for 526 Sunset Blvd – new home

5. **PUBLIC HEARINGS**

6. **OLD BUSINESS**
   A. Consideration of updates to the code related to sheds

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
MONDAY, FEBRUARY 5, 2024 @ 6:30 pm
COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:
Chairman David Campbell
Vice-Chairman Kurt Belsten
Member April Evans
Member Dan Harper
Member Gabor Kishegyi
Alternate Todd Albert
Alternate Jason Judge

Staff Members:
Town Manager Elizabeth Mascaro
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 April Evans
Member Dan Harper
Member Gabor Kishegyi
Alternate Todd Albert
Alternate Jason Judge

Staff Present:
Town Manager Elizabeth Mascaro
Building Official Robert Bitgood
Town Clerk Amber Brown

3. APPROVAL OF MINUTES

A. August 1, 2023 minutes

Member April Evans made a motion to approve the August 1, 2023 minutes; Vice Chairman Kurt Belsten seconded; Motion carried 5-0.

4. NEW BUSINESS

A. Consideration of updates to the code related to sheds

Building Official Robert Bitgood spoke about wanting to bring this forward for some time now, but because of pending lawsuits, he has not been able to. He has received complaints from residents who would like a larger shed. He took what is in the code for trailers related to corner lots and mimicked that language for sheds. This would add setbacks for sheds, strengthen the language, and remove the ambiguous language. He spoke about the Town's previous outside appointed counsel Morris Richardson previously spoke about ambiguity in the code and it not being very precise which allows room for argument.

Member April Evans spoke about the 200 square feet size being excessive. The Board already increased the size in 2017. Rather than allowing sheds on the side of the lot, it should only be allowed by special exception.

Member Dan Harper spoke about his concerns being related to corner lots, and a 10 by 20 shed is equivalent to a single-car garage. The size is too big. He provided pictures of lots around the Town and discussed how these changes would affect the Town. He spoke about the Comprehensive Plan says amending an ordinance should only be done to maintain the scale and character of existing structure, and these changes would not be doing that. Will be voting against changing it.

Vice Chairman Kurt Belsten spoke about 200 square feet is too big.

Member Gabor Kishegyi spoke about an option would be to increase the size to 10 by 14.

Member April Evans spoke about being okay with changing the code to limit it to one shed per property and not having a setback.

Chairman David Campbell spoke about how a lot of sheds would be nonconforming if there is a setback. Does not find an issue with a zero setback.

Alternate Member Todd Albert spoke about how currently the code allows for sizable boats and RVs on the side of the property which would be the same as a shed, but the shed would be smaller. It seems an exception has already been made to hinder the neighbors.

Member April Evans spoke about if sheds were allowed on the side then they would essentially be in the front yard of the neighbor.

Vice Chairman Kurt Belsten spoke about liking the language about substantially screened by a vegetative barrier or fence.

Member Dan Harper spoke about the language substantially screened is subjective and would prefer it to just say screened.

Town Manager Elizabeth Mascaro spoke about the use of the word substantially because you cannot have a fence over 6 feet tall, so people were trying to build a trellis above the fence so they came up with the language substantially screened instead.

Member April Evans asked why increase the height to 12 feet.

Building Official Robert Bitgood spoke about the change would only be 10 inches because the current language adds 8 inches above ground for the foundation. The proposed language is 12 feet total above grade. Currently, there might be sheds above 12 feet above grade. Several local municipalities allow 160 square feet sheds.

Member Dan Harper spoke about not seeing a reason to change the language.

Member Gabor Kishegyi spoke about current code allows 10 ½ feet tall sheds plus 8 inches above ground level for the foundation.

Town Manager Elizabeth Mascaro asked why have different language than boats and RVs. Boats and RVs went from the rear building line to the front building line, so why not have the same language for sheds.

Member April Evans spoke about sheds would not be moved off the property. Sheds are a permanent fixture. Boats and RVs need easier access to the streets.

Member Dan Harper made a motion to leave the ordinance as is without changes; Vice Chairman Kurt Belsten seconded; Motion carried 5-0.

Alison Dennington – 413 Surf Rd

Alison Dennington spoke about 200 square feet does seem big, so leave it the same size. Many other municipalities allow sheds up to the property line. The current shed code is a mess. The definitions are a mess. There is a case that is still pending and could be blown up because of this. Recommends having a zoning placement permit. Some sheds are already built and do not require a building permit per the State. Other cities have had a zoning placement permit for prebuilt sheds, which allows the Building Official to inspect it. If there is no building then it would not trigger the requirement to get a building permit.

Rhea Jeppson – 311 First Ave

Rhea Jepson spoke about how the current size is too restrictive and does not allow a lot of storage. Would like to have a larger shed.

B. Appointment of the 2024 Chairperson

Vice Chairman Kurt Belsten made a motion for Chairman Campbell to remain the Chairman; Member April Evans seconded; Motion carried 5-0.

C. Appointment of the 2024 Vice Chairperson

Member April Evans made a motion that Kurt Belsten be appointed as the Vice Chair; Member Gabor Kishegyi seconded; Motion carried 5-0.

5. PUBLIC HEARINGS

6. OLD BUSINESS

Vice Chairman Kurt Belsten made a motion to approve the calendar for 2024; Member April Evans seconded; Motion carried 5-0.

7. PUBLIC COMMENT

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

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

Member April Evans asked about bringing the shed ordinance back with the language cleaned up, adding language for a zoning placement permit, one shed per address, no water hookup, substantially screened by a vegetative barrier or fence, and not to exceed 11 ½ total.

10. ADJOURNMENT

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

The meeting adjourned at 7:10 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: 2-26-2024
Owner: Brandon Smith
Owner Address: 300 Amberjack Place Melbourne Fl. 32901
Site Address: 526 Sunset Blvd.
Parcel ID: 28-38-06-78-*-18
Zoning: Res. Zoning District 3RS

Project: 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: Building Official

1).The project is: New Residents

2). The Building Lot Zoning District requirements of min. lot area, width and depth.
Lot area is 21,500 sq. ft. (min. 10,000 sq. ft.)
Lot width is 100 (min. 90 ft.)
Lot depth is 215 (min. 100 ft.)

3). Lot coverage has a maximum of 30% for principle structure.
Lot coverage per plan is: 26.89%
Footprint of Primary Structure is 5,782 sq. ft. with the addition.
Max allowed for Primary Structure is 6,450 sq. ft. for Lot Area of 21,500 sq. ft.
Minimum pervious area per lot is 30%. Pervious area is 43.02 %

4). Structure maximum height for zoning district is 28 ft.
The proposed height provided is 20 from FFE.
Flood Zone:__x_____

5). Zoning District Setback requirements

Proposed Primary Structure Rear Setback	**25**	**(min. 25 ft.)**
Proposed Primary Structure Front Setback is	**25.5**	**(min. 25 ft.)**
Proposed Primary Structure West Side Setback	**15.4**	**(min. 15 ft.)**
Proposed Primary Structure East Side Setback	**15.6**	**(min. 15 ft.)**

6). Sediment and erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach'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

526 Sunset Blvd.

IMPERVIOUS		PERVIOUS	
Primary Structure	5,782	Shed space	
Pool		Open areas	
Decks		Other	
Driveway	2,908		
Accessory Bldg	1,087		
Concrete areas		**TOTAL PERVIOUS**	**9,250**
Pavers areas	3,180		
Other			
TOTAL IMPERVIOUS	**57.00%**		
		Lot Total Sq Footage	**21,500**
		TOTAL % PERVIOUS	**43%**

TOWN OF MELBOURNE BEACH
DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

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

II. REQUEST:

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

III. PROPERTY INFORMATION:

General Location: 526 Sunset Blvd, Melbourne Beach FL 32951

Address: 526 Sunset Blvd, Melbourne Beach FL 32951

Parcel Number(s): 28-38-06-78-*-18

Area (in acreage): 0.49 Area (in square feet): 21,344.40

Current Zoning: 3RS Proposed Zoning: 3RS

Current Future Land Use: RESIDENTIAL Proposed Future Land Use: RESIDENTIAL

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: Brandon Smith
Phone: 772-216-2361

Address: 300 Amberjack Place,
Melbourne Beach FL 32951
Fax:
Email: brandon@reefrainaria.com

Applicant (if other than property owner)

Name: Carl Brunosson
Phone: 321-720-8021

Address: 203 E New Haven Ave
Melbourne FL 32901
Fax:
Email: Will@groundedbuilds.com

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

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

Signature: [signature]
Date: 2/6/24

Print Name: Brandon Smith
Title: Owner

*Must sign in front of notary.

State of Florida
County of Brevard.
The foregoing application is acknowledged before me
this 6 day of Feb, 2024, by Brandon Smith,
who is/are personally known to me, or who has/have produced 1D copy
as identification.

[signature]
Signature of Notary Public, State of Florida

DALE ROACH
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-9-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 347784

VI. APPLICANT CERTIFICATION:*

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

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

Signature: _____ Date: 2/6/2024

Print Name: CARL BRUNOSSON Title: GROUNDED BUILDS - OWNER

*Must sign in front of notary.

State of Florida
County of Brevard.
The foregoing application is acknowledged before me
this 6 day of Feb, 2024, by Carl Brunosson DL,
who is/are personally known to me, or who has/have produced ID
as identification.

_____
Signature of Notary Public, State of Florida

DALE ROACH NOTARY PUBLIC MY COMMISSION EXPIRES 5-9-2027 STATE OF FLORIDA COMMISSION NUMBER HH 347784

VII. PROJECT DESCRIPTION:

Describe Application: Demoltion of Existing Single Family Home and Construction of New Single Family Home with Pool And Pool Cabana

Provide attachment if more space is needed.

Describe Existing Conditions: Existing House is in Disrepair

Provide attachment if more space is needed.

Future Land Use Plan Amendment*

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

We intend to demolish the house using safe demolition practices to keep a dust free site with no run off. During the course of the new construction, we intend to use practices to keep a run off free work place and create a balanced site to collect and retain all stormwater created by the new residence.

Provide attachment if more space is needed.

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

Provide attachment if more space is needed.

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

Provide attachment if more space is needed.

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

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

STORMWATER MANAGEMENT

CALCULATIONS

FOR

526 Sunset Boulevard
Smith Residence
PROJECT NO. 2023-156

PREPARED BY:

TEIMOURI & Associates, Inc.
32 East New Haven Avenue
Melbourne, Florida 32901

January 24,2024

Vaheed B Teimouri

Digitally signed by Vaheed B Teimouri
Date: 2024.02.06 11:21:19 -05'00'

Pre-Development

Total Site Area	= 21,500 sf	Soil Type: Canaveral Palm Beach
Total Drainage Area	= 21,500 sf	Group A, C_N = 49
Impervious area	= 4,782 sf	C_N = 98
Pervious area	= 16,718 sf	C_N = 49
Total drainage area	= 21,500 sf	C_N Weighted = 60

Time of Concentration: Using Kinematics Wave Equation

$T = \{(0.007)(nL)^{0.8}\} \div \{(P_2)^{0.5}(S)^{0.4}\}$

L=115 ft @ S=0.0043% (From 6.1' to 5.6')

n= 0.15, P_2 = 5"

T_c = 0.27 hrs

Post Development

Total Site Area	= 21,500 sf	
Total Drainage area	= 21,500 sf	
Impervious area	= 12,250 sf	C_N = 98
Lake areas	= 0 sf	C_N = 100
Pervious area	= 9,250 sf	C_N = 49
Total drainage area	= 21,500 sf	C_N Weightcd = 77

$T = \{(0.007)(nL)^{0.8}\} \div \{(P_2)^{0.5}(S)^{0.4}\}$

L=65 ft @ S=2% (From 17.5' to 16.5')

n= 0.012, P_2 = 5"

T_c = 0.04hrs

Use 0.1 hrs as minimum

Required Retention Volume:

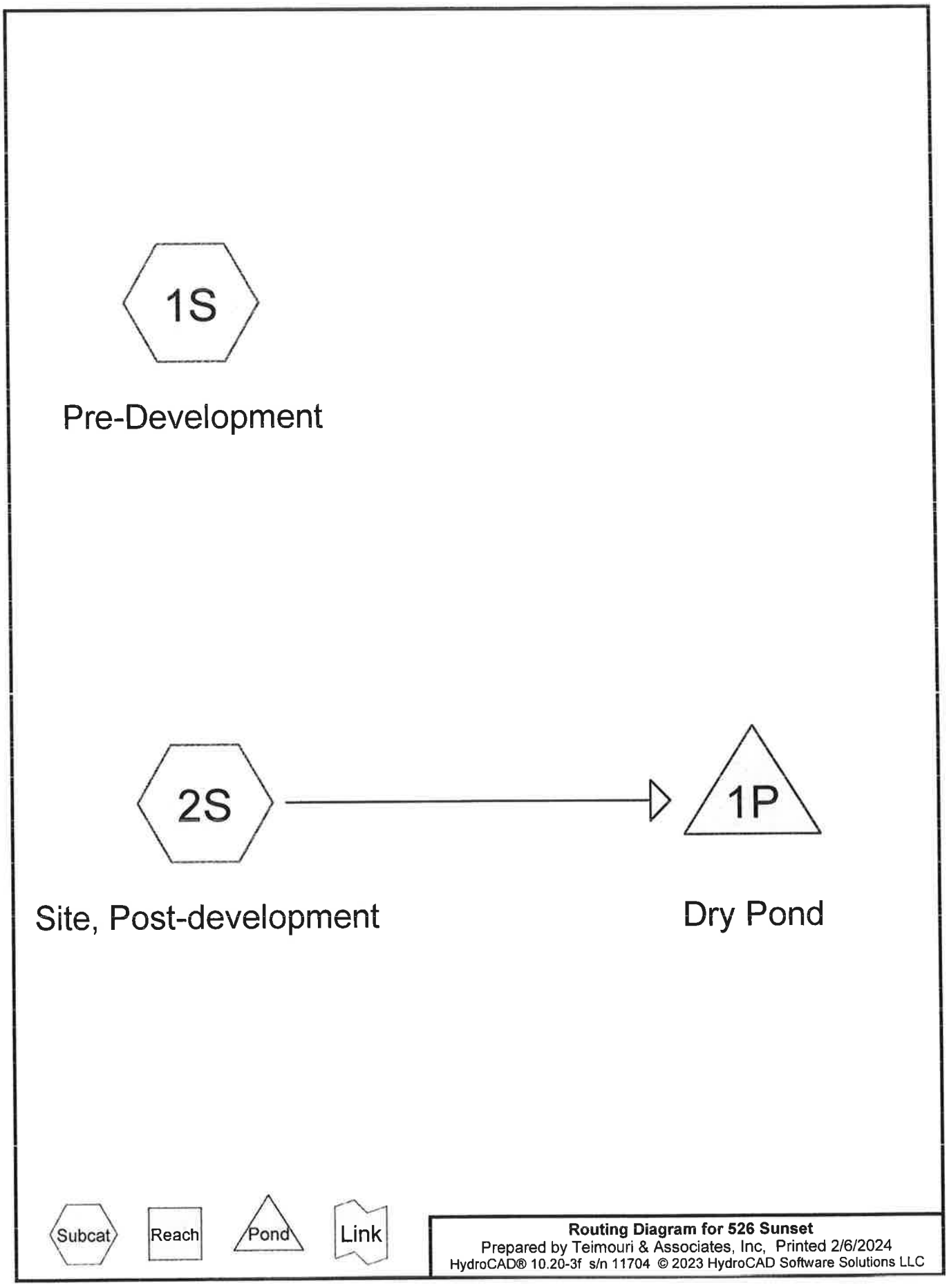
(21,500 sf X 1 /12 ft) = 1,792 cf (1" of treatment)

Provided retention volume = 2,870 cf (1.65" treatment) @ 6.5'

ELEVATION	AREA	VOLUME	ACC. VOLUME
6.5	4,360		2,870
		2,870	
5.5	1,380		0

RECOVERY TIME FOR TREATMENT VOLUME FOR DRY POND

Retention Volume, cf =	2,870
Retention Elevation, ft =	7.5
Area of Retention Bottom, sf =	1,380
Bottom Elevation =	5.5
Seasonal High Water =	4.5
Horizontal Permeability, ft/hr =	1.4
Vertical Permeability, ft/hr =	1.34
Impermeable Layer, ft =	-8.5
Porosity =	0.3
Vu =	414
hv =	2
hu =	0.3
Kvu =	0.89
Id =	0.45
t sat, hr =	0.67
Remaining volume, cf =	2456
Remaining volume elev., ft =	7.4
hc = hb ,ft =	1
h2, ft =	1.9
Ht, ft =	2.9
Fy =	0.34
L, ft =	400
W, ft =	12
Fx =	0.5
H, ft =	13
D, ft=	13.5
t, hrs. =	7.62
t total, hrs. =	8.29


1S
Pre-Development
2S
1P
Site, Post-development
Dry Pond
Subcat
Reach
Pond
Link
Routing Diagram for 526 Sunset
Prepared by Teimouri & Associates, Inc, Printed 2/6/2024
HydroCAD® 10.20-3f s/n 11704 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

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

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.391	98	(1S, 2S)
0.212	49	(2S)
0.384	49	50-75% Grass cover, Fair, HSG A (1S)
0.987	**68**	**TOTAL AREA**

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

Subcatchment1S: Pre-Development Runoff Area=21,500 sf 22.24% Impervious Runoff Depth=3.33"
Flow Length=115' Slope=0.0043 '/' Tc=16.2 min CN=60 Runoff=0.98 cfs 0.137 af

Subcatchment2S: Site, Post-development Runoff Area=21,500 sf 56.98% Impervious Runoff Depth=5.27"
Tc=10.0 min CN=77 Runoff=1.67 cfs 0.217 af

Pond 1P: Dry Pond Peak Elev=7.37' Storage=2,192 cf Inflow=1.67 cfs 0.217 af
Outflow=0.79 cfs 0.217 af

Total Runoff Area = 0.987 ac Runoff Volume = 0.354 af Average Runoff Depth = 4.30"
60.39% Pervious = 0.596 ac 39.61% Impervious = 0.391 ac

Summary for Subcatchment 1S: Pre-Development

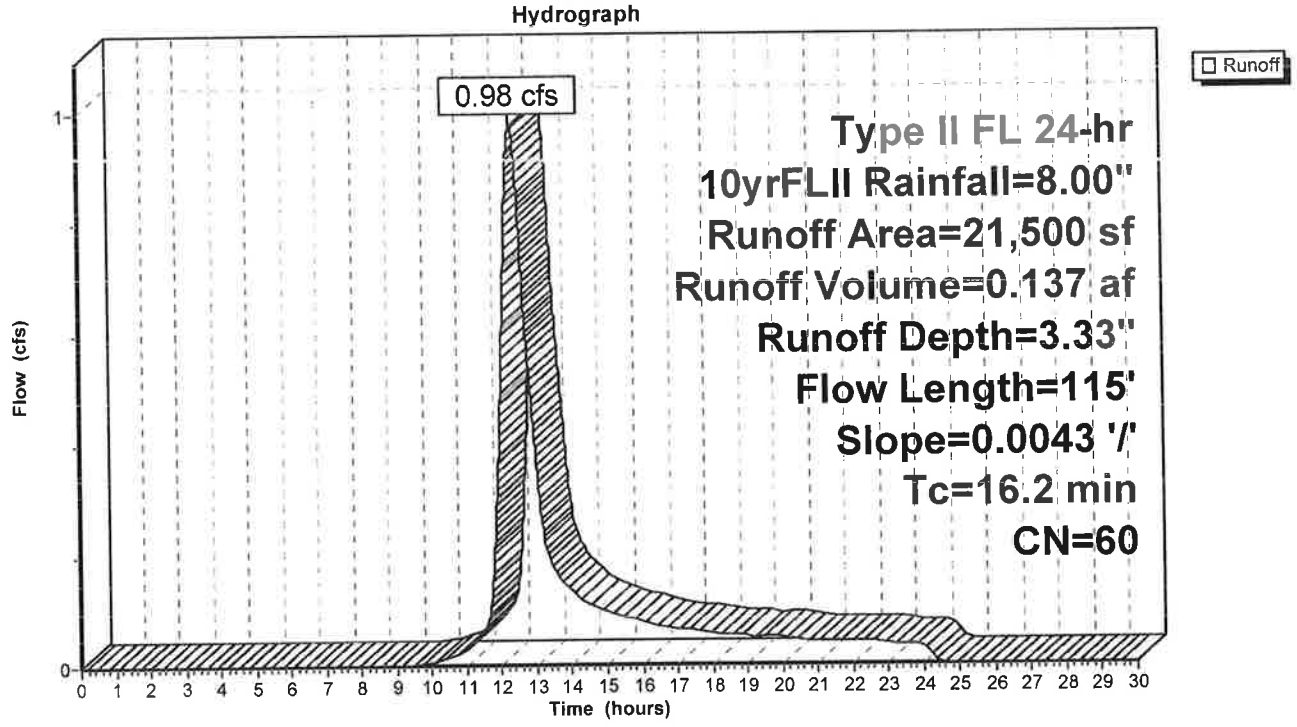
Runoff = 0.98 cfs @ 12.33 hrs, Volume= 0.137 af, Depth= 3.33"

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

	Area (sf)	CN	Description
	16,718	49	50-75% Grass cover, Fair, HSG A
*	4,782	98	
	21,500	60	Weighted Average
	16,718		77.76% Pervious Area
	4,782		22.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	115	0.0043	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 5.00"

Subcatchment 1S: Pre-Development



Hydrograph for Subcatchment 1S: Pre-Development

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00
1.00	0.07	0.00	0.00
1.50	0.12	0.00	0.00
2.00	0.18	0.00	0.00
2.50	0.23	0.00	0.00
3.00	0.28	0.00	0.00
3.50	0.34	0.00	0.00
4.00	0.41	0.00	0.00
4.50	0.47	0.00	0.00
5.00	0.53	0.00	0.00
5.50	0.61	0.00	0.00
6.00	0.68	0.00	0.00
6.50	0.75	0.00	0.00
7.00	0.84	0.00	0.00
7.50	0.93	0.00	0.00
8.00	1.03	0.00	0.00
8.50	1.13	0.00	0.00
9.00	1.25	0.00	0.00
9.50	1.38	0.00	0.00
10.00	1.53	0.01	0.01
10.50	1.71	0.02	0.01
11.00	1.94	0.05	0.03
11.50	2.27	0.12	0.06
12.00	3.67	0.61	**0.47**
12.50	5.32	1.49	**0.88**
13.00	5.92	1.87	0.38
13.50	6.18	2.04	0.18
14.00	6.38	2.18	0.13
14.50	6.55	2.29	0.11
15.00	6.69	2.39	0.10
15.50	6.81	2.47	0.09
16.00	6.93	2.55	0.08
16.50	7.03	2.62	0.07
17.00	7.12	2.69	0.07
17.50	7.21	2.75	0.06
18.00	7.29	2.81	0.06
18.50	7.36	2.86	0.05
19.00	7.43	2.92	0.05
19.50	7.50	2.97	0.05
20.00	7.57	3.02	0.05
20.50	7.63	3.06	0.04
21.00	7.69	3.10	0.04
21.50	7.74	3.14	0.04
22.00	7.80	3.18	0.04
22.50	7.86	3.23	0.04
23.00	7.91	3.26	0.04
23.50	7.96	3.30	0.04
24.00	**8.00**	**3.33**	0.03
24.50	8.00	3.33	0.00
25.00	8.00	3.33	0.00
25.50	8.00	3.33	0.00
26.00	8.00	3.33	0.00
26.50	8.00	3.33	0.00
27.00	8.00	3.33	0.00
27.50	8.00	3.33	0.00
28.00	8.00	3.33	0.00
28.50	8.00	3.33	0.00
29.00	8.00	3.33	0.00
29.50	8.00	3.33	0.00
30.00	8.00	3.33	0.00

Summary for Subcatchment 2S: Site, Post-development

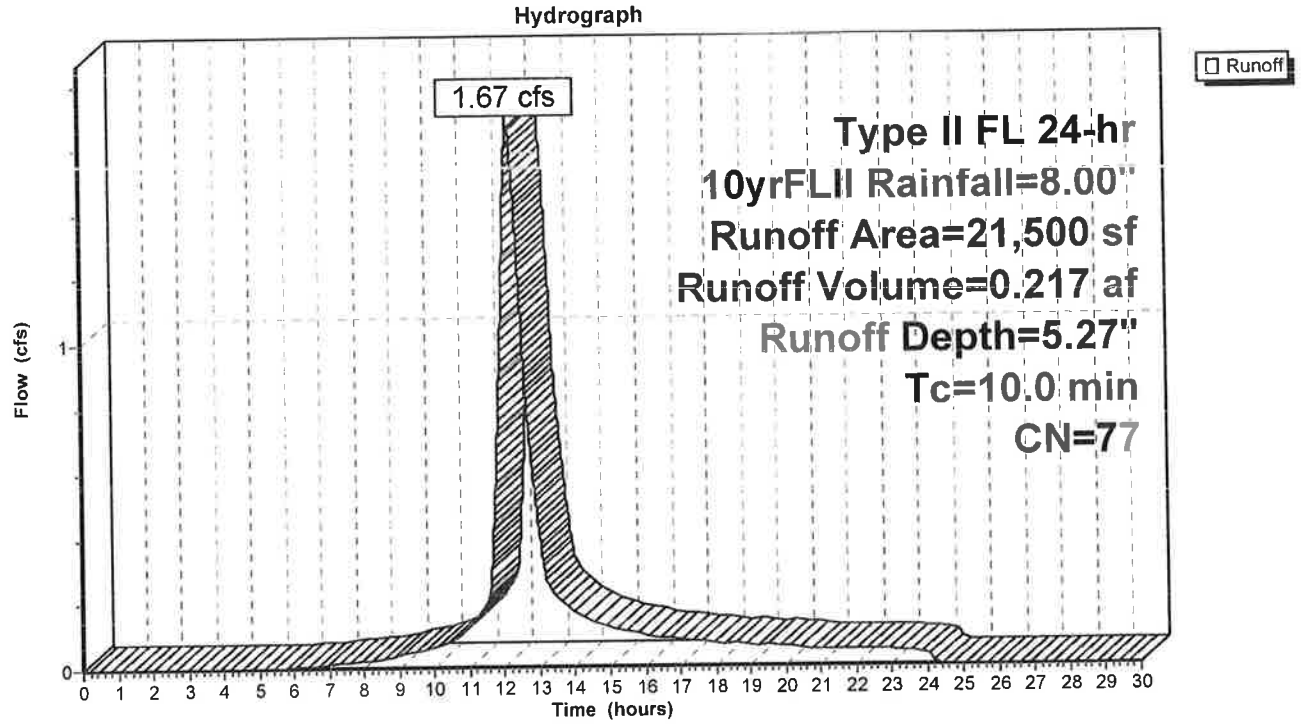
Runoff = 1.67 cfs @ 12.17 hrs, Volume= 0.217 af, Depth= 5.27"
Routed to Pond 1P : Dry Pond

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

	Area (sf)	CN	Description
*	9,250	49	
*	12,250	98	
	21,500	77	Weighted Average
	9,250		43.02% Pervious Area
	12,250		56.98% Impervious Area

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

Subcatchment 2S: Site, Post-development



Hydrograph for Subcatchment 2S: Site, Post-development

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.02	0.00	0.00
1.00	0.07	0.00	0.00
1.50	0.12	0.00	0.00
2.00	0.18	0.00	0.00
2.50	0.23	0.00	0.00
3.00	0.28	0.00	0.00
3.50	0.34	0.00	0.00
4.00	0.41	0.00	0.00
4.50	0.47	0.00	0.00
5.00	0.53	0.00	0.00
5.50	0.61	0.00	0.00
6.00	0.68	0.00	0.00
6.50	0.75	0.01	0.01
7.00	0.84	0.02	0.01
7.50	0.93	0.03	0.02
8.00	1.03	0.05	0.02
8.50	1.13	0.08	0.03
9.00	1.25	0.12	0.04
9.50	1.38	0.16	0.05
10.00	1.53	0.22	0.06
10.50	1.71	0.30	0.09
11.00	1.94	0.42	0.12
11.50	2.27	0.60	0.20
12.00	3.67	1.56	**1.24**
12.50	5.32	2.89	**1.13**
13.00	5.92	3.41	0.42
13.50	6.18	3.64	0.22
14.00	6.38	3.82	0.17
14.50	6.55	3.96	0.14
15.00	6.69	4.09	0.12
15.50	6.81	4.20	0.11
16.00	6.93	4.30	0.10
16.50	7.03	4.39	0.09
17.00	7.12	4.47	0.08
17.50	7.21	4.55	0.08
18.00	7.29	4.62	0.07
18.50	7.36	4.69	0.07
19.00	7.43	4.76	0.06
19.50	7.50	4.82	0.06
20.00	7.57	4.88	0.06
20.50	7.63	4.94	0.05
21.00	7.69	4.99	0.05
21.50	7.74	5.04	0.05
22.00	7.80	5.09	0.05
22.50	7.86	5.14	0.05
23.00	7.91	5.19	0.05
23.50	7.96	5.23	0.04
24.00	**8.00**	**5.27**	0.04
24.50	8.00	5.27	0.00
25.00	8.00	5.27	0.00
25.50	8.00	5.27	0.00
26.00	8.00	5.27	0.00
26.50	8.00	5.27	0.00
27.00	8.00	5.27	0.00
27.50	8.00	5.27	0.00
28.00	8.00	5.27	0.00
28.50	8.00	5.27	0.00
29.00	8.00	5.27	0.00
29.50	8.00	5.27	0.00
30.00	8.00	5.27	0.00

Summary for Pond 1P: Dry Pond

Inflow Area = 0.494 ac, 56.98% Impervious, Inflow Depth = 5.27" for 10yrFLII event
Inflow = 1.67 cfs @ 12.17 hrs, Volume= 0.217 af
Outflow = 0.79 cfs @ 12.66 hrs, Volume= 0.217 af, Atten= 52%, Lag= 29.1 min
Discarded = 0.79 cfs @ 12.66 hrs, Volume= 0.217 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Peak Elev= 7.37' @ 12.66 hrs Surf.Area= 3,874 sf Storage= 2,192 cf
Flood Elev= 7.50' Surf.Area= 4,360 sf Storage= 2,731 cf

Plug-Flow detention time= 22.5 min calculated for 0.217 af (100% of inflow)
Center-of-Mass det. time= 22.5 min (849.9 - 827.4)

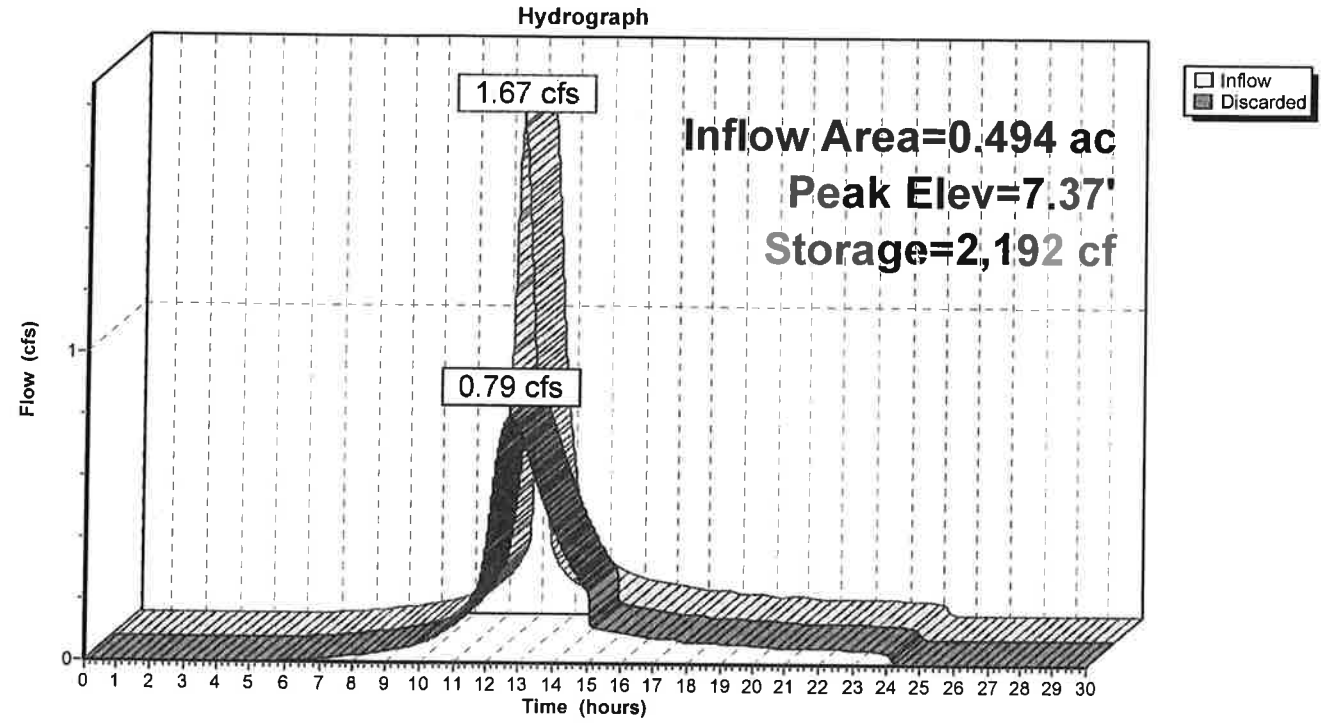
Volume	Invert	Avail.Storage	Storage Description
#1	6.50'	2,731 cf	**Custom Stage Data (Conic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
6.50	1,380	0	0	1,380
7.50	4,360	2,731	2,731	4,366

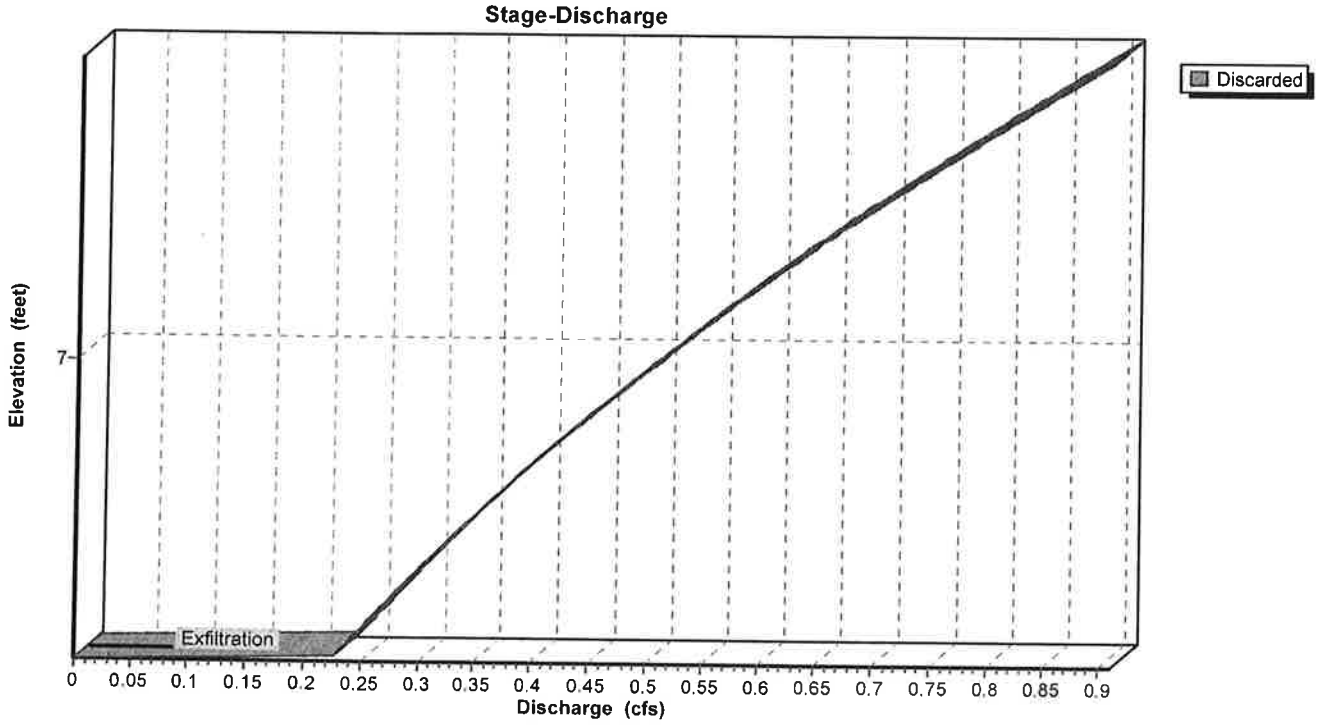
Device	Routing	Invert	Outlet Devices
#1	Discarded	6.50'	**7.000 in/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = 4.50'

Discarded OutFlow Max=0.79 cfs @ 12.66 hrs HW=7.37' (Free Discharge)
↑**1=Exfiltration** (Controls 0.79 cfs)

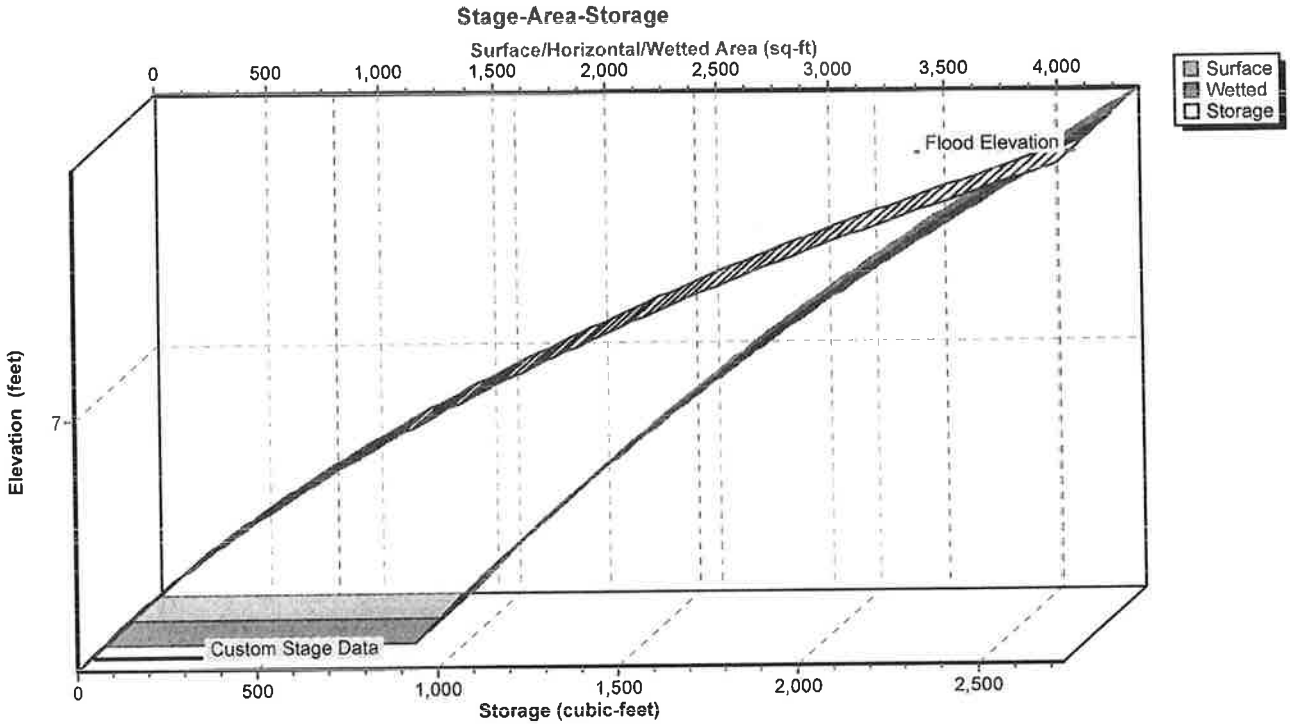
Pond 1P: Dry Pond



Pond 1P: Dry Pond



Pond 1P: Dry Pond



Hydrograph for Pond 1P: Dry Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
0.00	0.00	0	6.50	0.00
1.00	0.00	0	6.50	0.00
2.00	0.00	0	6.50	0.00
3.00	0.00	0	6.50	0.00
4.00	0.00	0	6.50	0.00
5.00	0.00	0	6.50	0.00
6.00	0.00	0	6.50	0.00
7.00	0.01	1	6.50	0.01
8.00	0.02	1	6.50	0.02
9.00	0.04	2	6.50	0.04
10.00	0.06	4	6.50	0.06
11.00	0.12	7	6.51	0.12
12.00	**1.24**	**558**	**6.82**	**0.39**
13.00	**0.42**	**1,971**	**7.31**	**0.75**
14.00	0.17	708	6.89	0.43
15.00	0.12	45	6.53	0.24
16.00	0.10	6	6.50	0.10
17.00	0.08	5	6.50	0.08
18.00	0.07	4	6.50	0.07
19.00	0.06	4	6.50	0.06
20.00	0.06	4	6.50	0.06
21.00	0.05	3	6.50	0.05
22.00	0.05	3	6.50	0.05
23.00	0.05	3	6.50	0.05
24.00	0.04	2	6.50	0.04
25.00	0.00	0	6.50	0.00
26.00	0.00	0	6.50	0.00
27.00	0.00	0	6.50	0.00
28.00	0.00	0	6.50	0.00
29.00	0.00	0	6.50	0.00
30.00	0.00	0	6.50	0.00

Stage-Discharge for Pond 1P: Dry Pond

Elevation (feet)	Discarded (cfs)
6.50	0.00
6.51	0.23
6.52	0.23
6.53	0.24
6.54	0.24
6.55	0.25
6.56	0.25
6.57	0.26
6.58	0.26
6.59	0.27
6.60	0.27
6.61	0.28
6.62	0.28
6.63	0.29
6.64	0.29
6.65	0.30
6.66	0.30
6.67	0.31
6.68	0.31
6.69	0.32
6.70	0.32
6.71	0.33
6.72	0.34
6.73	0.34
6.74	0.35
6.75	0.35
6.76	0.36
6.77	0.36
6.78	0.37
6.79	0.38
6.80	0.38
6.81	0.39
6.82	0.39
6.83	0.40
6.84	0.41
6.85	0.41
6.86	0.42
6.87	0.42
6.88	0.43
6.89	0.44
6.90	0.44
6.91	0.45
6.92	0.46
6.93	0.46
6.94	0.47
6.95	0.48
6.96	0.48
6.97	0.49
6.98	0.50
6.99	0.50
7.00	0.51
7.01	0.52
7.02	0.52
7.03	0.53
7.04	0.54
7.05	0.54
7.06	0.55
7.07	0.56
7.08	0.57
7.09	0.57
7.10	0.58
7.11	0.59
7.12	0.60
7.13	0.60
7.14	0.61
7.15	0.62
7.16	0.63
7.17	0.63
7.18	0.64
7.19	0.65
7.20	0.66
7.21	0.66
7.22	0.67
7.23	0.68
7.24	0.69
7.25	0.70
7.26	0.70
7.27	0.71
7.28	0.72
7.29	0.73
7.30	0.74
7.31	0.75
7.32	0.75
7.33	0.76
7.34	0.77
7.35	0.78
7.36	0.79
7.37	0.80
7.38	0.80
7.39	0.81
7.40	0.82
7.41	0.83
7.42	0.84
7.43	0.85
7.44	0.86
7.45	0.87
7.46	0.88
7.47	0.88
7.48	0.89
7.49	0.90
7.50	**0.91**

Stage-Area-Storage for Pond 1P: Dry Pond

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
6.50	1,380	1,380	0
6.52	1,423	1,423	28
6.54	1,467	1,467	57
6.56	1,512	1,512	87
6.58	1,557	1,557	117
6.60	1,603	1,603	149
6.62	1,650	1,650	182
6.64	1,697	1,697	215
6.66	1,745	1,745	249
6.68	1,793	1,794	285
6.70	1,843	1,843	321
6.72	1,892	1,893	358
6.74	1,943	1,944	397
6.76	1,994	1,995	436
6.78	2,046	2,047	477
6.80	2,099	2,100	518
6.82	2,152	2,154	561
6.84	2,206	2,208	604
6.86	2,261	2,262	649
6.88	2,316	2,318	695
6.90	2,372	2,374	741
6.92	2,428	2,430	789
6.94	2,486	2,488	839
6.96	2,544	2,546	889
6.98	2,602	2,604	940
7.00	2,661	2,664	993
7.02	2,721	2,724	1,047
7.04	2,782	2,785	1,102
7.06	2,843	2,846	1,158
7.08	2,905	2,908	1,216
7.10	2,968	2,971	1,274
7.12	3,031	3,034	1,334
7.14	3,095	3,098	1,396
7.16	3,160	3,163	1,458
7.18	3,225	3,228	1,522
7.20	3,291	3,294	1,587
7.22	3,357	3,361	1,654
7.24	3,425	3,429	1,721
7.26	3,493	3,497	1,791
7.28	3,561	3,565	1,861
7.30	3,631	3,635	1,933
7.32	3,700	3,705	2,006
7.34	3,771	3,776	2,081
7.36	3,842	3,847	2,157
7.38	3,914	3,919	2,235
7.40	3,987	3,992	2,314
7.42	4,060	4,065	2,394
7.44	4,134	4,139	2,476
7.46	4,209	4,214	2,560
7.48	4,284	4,290	2,645
7.50	**4,360**	**4,366**	**2,731**

Events for Subcatchment 1S: Pre-Development

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
10yrFLII	**8.00**	**0.98**	**0.137**	**3.33**

Events for Subcatchment 2S: Site, Post-development

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
10yrFLII	**8.00**	**1.67**	**0.217**	**5.27**

Events for Pond 1P: Dry Pond

Event	Inflow (cfs)	Discarded (cfs)	Elevation (feet)	Storage (cubic-feet)
10yrFLII	**1.67**	**0.79**	**7.37**	**2,192**

TABLE OF CONTENTS

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

November 3, 2023

Grounded Builds
Will Brunosson
203 E. New Haven Avenue
Melbourne, FL 32901

Re: 526 Sunset Boulevard
Melbourne Beach, Florida
KSM Project #: 2308454-p

Dear Mr. Brunosson:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the above referenced site. The intent of our investigation was to estimate aquifer parameters. Presentation of the data gathered during the investigation is included in this report.

Scope of Work and Professional Service Agreement:

The scope of work and the agreement to perform a geotechnical exploration is contingent upon KSM's October 11, 2023, proposal to Carl Brunosson. The agreement was signed by Mr. Brunosson on October 11, 2023, and was returned to KSM thereafter.

The scope of our study consisted of the following tasks:

1. Performed a soil boring within the approximate location indicated by the client.
2. Measured the depth of the observed groundwater body at the 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) SPT boring, denoted as PB, terminated at an approximate depth of 15 feet below the existing ground surface.

All testing was performed in general accordance with applicable ASTM Standards and/or industry standards with a standard practice of care.

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 6	Very loose to loose fine sand
6 to 15	Medium-dense to dense fine sand

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

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.

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.

526 Sunset Boulevard
Melbourne Beach, Florida
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KSM ENGINEERING AND TESTING

In-Field Testing – Estimated Aquifer Parameters		
Test Location (See Location Plan)	**Approximate Test Depth (ft)**	**Hydraulic Conductivity (CFS/SF- Ft Head)**
P-1	5'	3.3×10^{-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 – 3	16.8	16.1
	3 – 5	--	13.4

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**
P-1, PB-1	2.5' Below Grade	2.1' Below Grade	5.1' Below Grade

Hydrologic Soil Group (HSG) Classification and Estimated Fillable Porosity – The HSG classification was estimated based on our interpretation of the estimated aquifer parameters at the time of our investigation and guidance provided by the USDA National Engineering Handbook. KSM has estimated the fillable porosity of the soils above the estimated wet season water table.

526 Sunset Boulevard
Melbourne Beach, Florida
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KSM ENGINEERING AND TESTING

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

Closure:

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

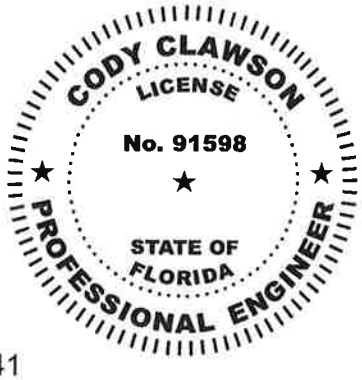
The estimated aquifer parameters are based, in part, on our understanding of published peer reviewed resources and our interpretations and evaluations of the discoveries of our site investigation and lab results. If additional geotechnical parameters or recommendations are desired, please contact our 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. Soil variations across the site should be expected. 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,



This item has been electronically signed and sealed by Cody Clawson, P.E. FL Lic. 91598 on the date stated directly to the right using a digital signature.

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

Digitally signed by Cody C Clawson
Date: 2023.11.06 11:20:17 -05'00'

Maitland Melnyk

Maitland D. Melnyk, E.I.
Geotechnical Engineer
Florida E.I. No. 1100024241
CCC/cv/MDM
Email to: cbrunosson@gmail.com

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

APPROXIMATE LOCATION OF SOIL TESTING

PROJECT: 526 Sunset Boulevard, Melbourne Beach, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 2308454-p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20231103
SCALE: NOT TO SCALE

USDA SOILS SURVEY

25—Canaveral-Palm Beach-Urban land complex

PROJECT: 526 Sunset Boulevard, Melbourne Beach, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 2308454-soils

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20231103
SCALE: NOT TO SCALE

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

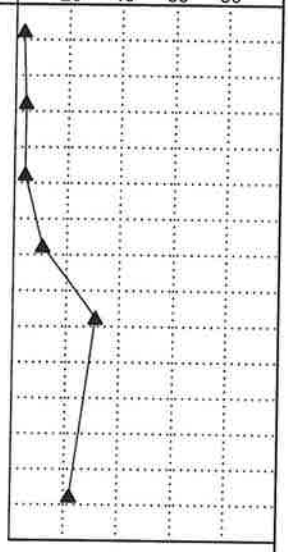
BORING NUMBER PB-1

CLIENT Grounded Builds
PROJECT NUMBER 2308454-p
DATE STARTED 10/24/23 **COMPLETED** 10/24/23
DRILLING CONTRACTOR
DRILLING METHOD SPT Safety Hammer
LOGGED BY SH/SG **CHECKED BY** CCC
NOTES See Attached Location Plan

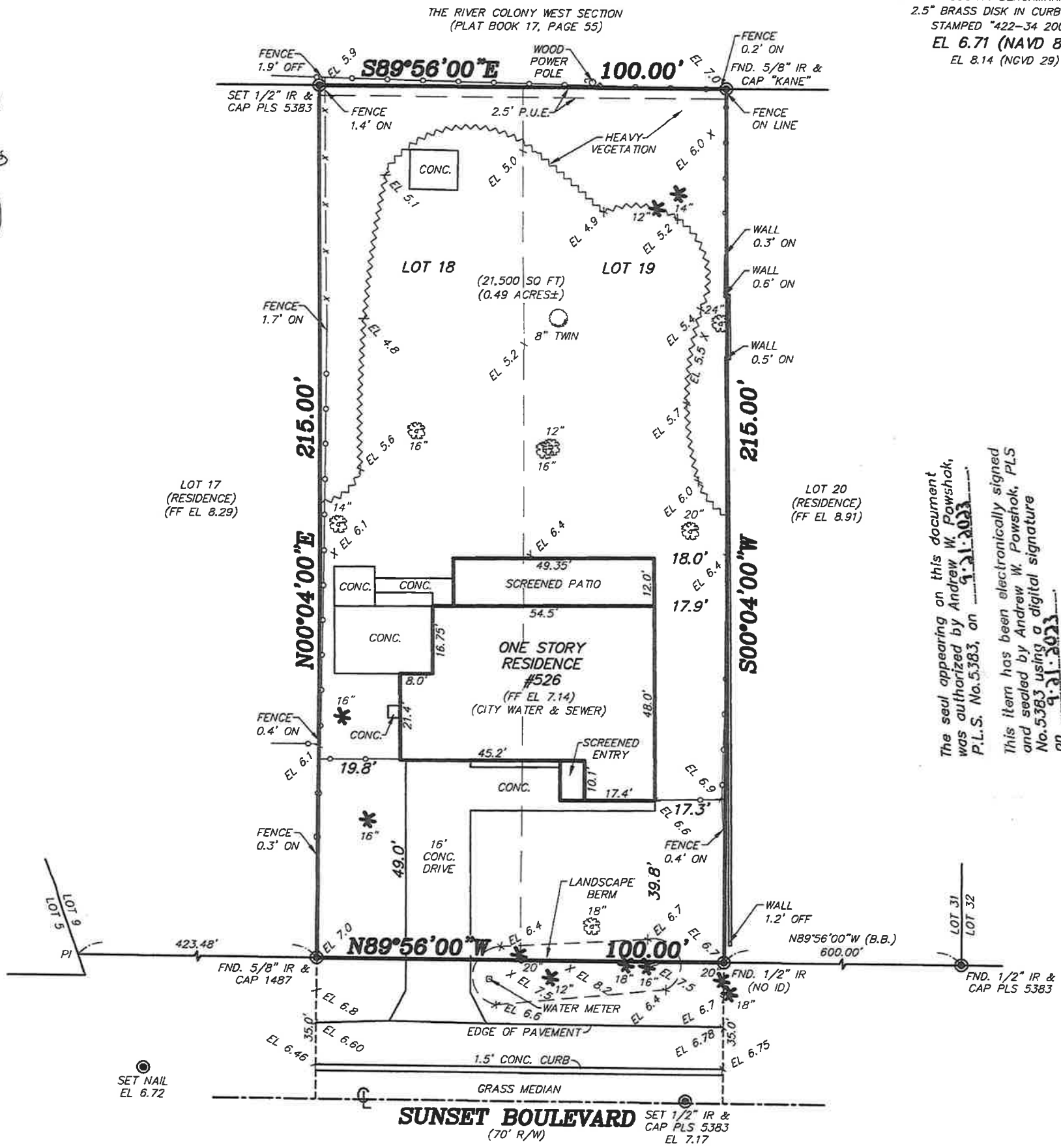
PROJECT NAME 526 Sunset Boulevard
PROJECT LOCATION Melbourne Beach, Florida
GROUND ELEVATION **HOLE SIZE** inches
GROUND WATER LEVELS:
AT TIME OF DRILLING 2.5 ft
AT END OF DRILLING ---
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Yellowish Brown Sand	SS		1-1-2 (3)		
		▽	SS		1-2-2 (4)		
		Light Gray Sand	SS		2-2-2 (4)		
5			SS		3-5-6 (11)		
			SS		6-13-18 (31)		
10							
			SS		7-10-12 (22)		
15		Bottom of borehole at 15.0 feet.					

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



PROJECT BENCHMARK
BREVARD COUNTY BENCHMARK 422–34
2.5" BRASS DISK IN CURB INLET
STAMPED "422–34 2005"
EL 6.71 (NAVD 88)
EL 8.14 (NGVD 29)



The seal appearing on this document was authorized by Andrew W. Powshok, P.L.S. No.5383, on 9.21.2023.

This item has been electronically signed and sealed by Andrew W. Powshok, PLS No.5383 using a digital signature on 9.21.2023.

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

SURVEY PREPARED FOR:
GW PROPERTIES
BRANDON SMITH AND JESSICA SMITH

DESCRIPTION: LOTS 18, 19, SUNSET BAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TREE LEGEND
○ – MANGO
✿ – OAK
✱ – PALM
NOTE: TRUNK SIZE SHOWN IN INCHES.

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.I.R.M. #12009C 0604 H, DATED JANUARY 29, 2021 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X.

TYPE OF SURVEY: BOUNDARY

SCALE: 1" = 30'

FIELD DATE: 09–15–23

SECTION 06, TOWNSHIP 28 SOUTH, RANGE 38 EAST

PROJECT #48866

GENERAL NOTES:

1. THIS SURVEY AND DRAWING HAS BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS 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 SURVEYOR, AND ANY 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.

3978 N. WAUTON ROAD, WEST MELBOURNE, FL 32904 L.B. #6623
PHONE: (321)768-8116 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com

Andrew W. Powshok
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
Digitally signed by Andrew W Powshok
Date: 2023.09.22 09:19:27 -04'00'

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

LEGEND

(B.B.)	– BEARING BASIS
B.S.L.	– BUILDING SETBACK LINE
CB	– CHORD BEARING
CH	– CHORD LENGTH
℄	– CENTERLINE
C.M.	– CONCRETE MONUMENT
C.M.P.	– CORRUGATED METAL PIPE
CONC.	– CONCRETE
(D)	– DEED
D	– DELTA
D.E.	– DRAINAGE EASEMENT
EL	– ELEVATION
EP	– EDGE OF PAVEMENT
FF	– FINISH FLOOR
FND	– FOUND
IP	– IRON PIPE
IR	– IRON ROD
L	– ARC LENGTH
LB	– LICENSE BUSINESS
(M)	– MEASURED
N&D	– NAIL AND DISK
N&TT	– NAIL AND TIN TAB
OHW	– OVERHEAD WIRE
(P)	– PLAT
PC	– POINT OF CURVATURE
PLS	– PROFESSIONAL LAND SURVEYOR
P.O.L.	– POINT ON LINE
PP	– POWER POLE
PT	– POINT OF TANGENCY
P.U.	– PUBLIC UTILITY
R	– RADIUS
R.C.P.	– REINFORCED CONCRETE PIPE
R/W	– RIGHT OF WAY
XX.XX	– PROPOSED GRADE

SMITH RESIDENCE

OWNER:

Jessica & Michael Smith
526 Sunset Boulevard
Melbourne Beach FL 32951

CONTTRACTOR:

Grounded Builds
203 E New Haven
Melbourne , Florida 32901
Tel: 321-720-8021

CIVIL ENGINEER

TEIMOURI & Associates, Inc.
32 E New Haven Avenue
Melbourne, FL 32901
Tel: (321) 729-8382

SURVEYOR:

AAL Land surveying, Inc
3970 Minton Road
West Melbourne, FL 32904
TEL (321)768-8110

LOCATION MAP
526 SUNSET BOULEVARD, MELBOURNE BEACH, FL 32951
PARCEL ID#: 28-38-06-78-*-16 TAX ACCOUNT # 2847234

SECTION 06 TOWNSHIP 28 S. RANGE 38 E.

INDEX OF SHEETS

TEIMOURI & Associates, Inc.
Consulting Engineers
32 East New Haven Avenue
Melbourne, Florida 32901
Email: vaheed@teimouri.com
T: 321-729-8382 C 321-508-5422
CERTIFICATE OF AUTHORIZATION # 32293

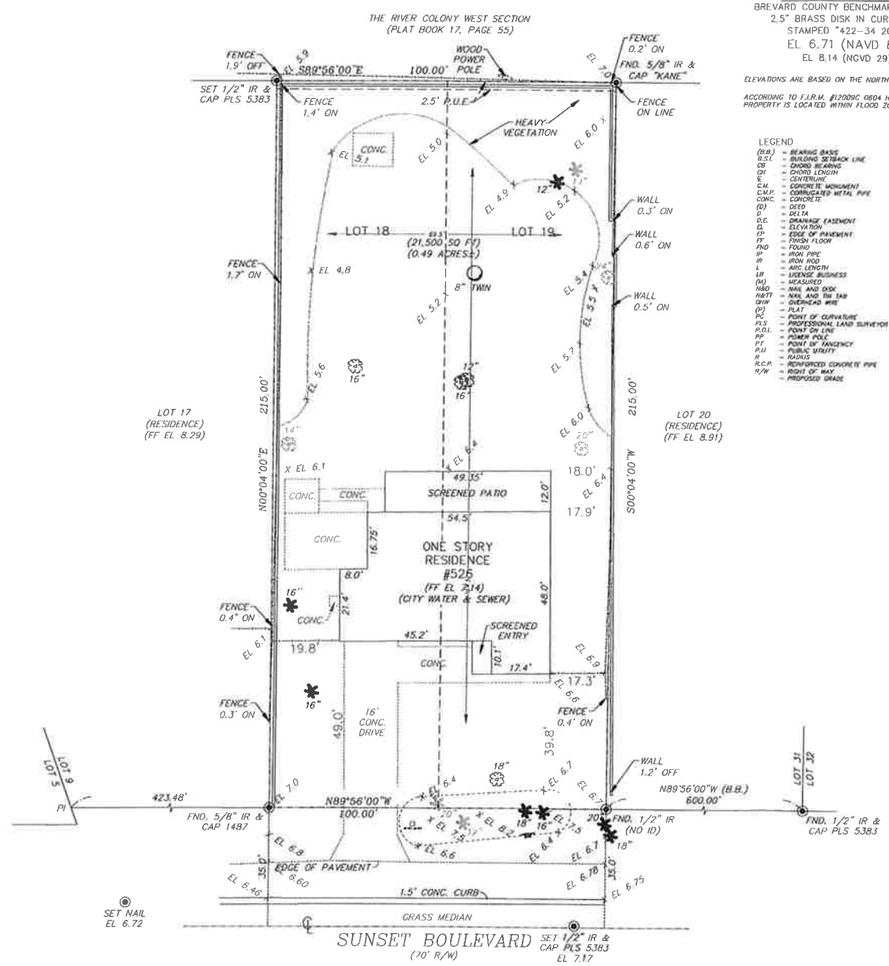
NO.	DATE	REVISONS

SMITH RESIDENCE
COVER SHEET

PREPARED FOR:
GROUNDED BUILDS
203 E NEW HAVEN AVE MELBOURNE FL 32901

PROJECT NO: 2023-156
FILE NO: 2022156C1a
DESIGNED BY: VBT
DRAWN BY: VBT
CHECKED BY:
DATE: 1-25-2024
DRAWING NO: **C-1**
SHEET 1 OF 5

VAHEED B. TEIMOURI, P.E.
LICENSE
No. 41232
STATE OF FLORIDA
PROFESSIONAL ENGINEER



PROJECT BENCHMARK

BREVARD COUNTY BENCHMARK 422-34
2.5" BRASS DISK IN CURB INLET
STAMPED "422-34 2005"
EL. 6.71 (NAVD 88)
EL 8.14 (NGVD 29)

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

ACCORDING TO F.I.R.M. #12009C 0604 H, DATED JANUARY 29, 2021 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X.

LEGEND

(B.B.)	= BEARING BASIS
B.S.L.	= BUILDING SETBACK LINE
CB	= CHORD BEARING
CH	= CHORD LENGTH
℄	= CENTERLINE
C.M.	= CONCRETE MONUMENT
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CONC.	= CONCRETE
(D)	= DEED
D	= DELTA
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FF	= FINISH FLOOR
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P.U.	= PUBLIC UTILITY
R	= RADIUS
R.C.P.	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
	= PROPOSED GRADE

TREE LEGEND

- = MAGNOLIA
- = OAK
- = PALM

NOTE: TRUNK SIZE SHOWN IN INCHES.

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

N

EXISTING SITE PLAN

SCALE: 1"= 20'

TEIMOURI & Associates, Inc.
Consulting Engineers
3555 Fiber Haven Avenue
Melbourne, Florida 32901
Email: vaheed@teimouri.com
T: 321-728-8382, C 321-508-5422
CERTIFICATE OF AUTHORIZATION # 32293

NO.	DATE	REVISONS

BRENNAN RESIDENCE
EXISTING SITE PLAN

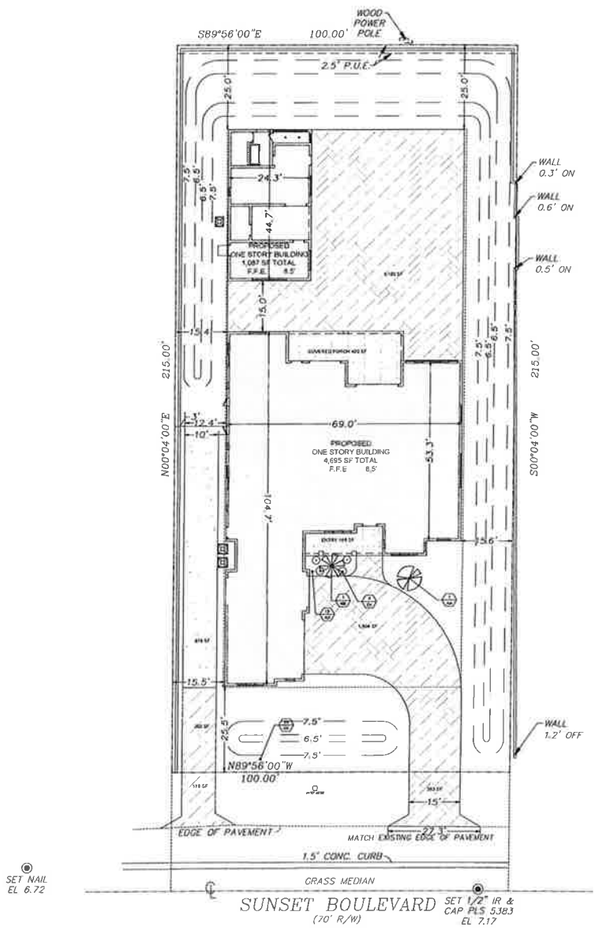
PREPARED FOR:
GROUNDED BUILDS
203 E NEW HAVEN AVE MELBOURNE FL 32901

PROJECT NO: 2023-156
FILE NO: 2022156C1a
DESIGNED BY: VBT
DRAWN BY: VBT
CHECKED BY:
DATE: 1-25-2024
DRAWING NO:

C-2

SHEET 2 OF 5

VAHEED B. TEIMOURI, P.E. LICENSE No. 41232 STATE OF FLORIDA PROFESSIONAL ENGINEER



CONSTRUCT A 6' HIGH CONCRETE BLOCK WALL TO PROVIDE A CONTINUOUS 6' HIGH ALONG THE ENTIRE WEST, NORTH & PORTION OF EAST PROPERTY LINE.

CITY OF MELBOURNE'S WATER DISTRIBUTION NOTES:

ANY EXISTING SERVICE LINE, THAT IS TO BE RELOCATED OR REMOVED, MUST BE CUT/CAP AT THE CORPORATION STOP AND RUN A NEW SERVICE.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE LAYOUT PLAN

SCALE: 1"= 20'

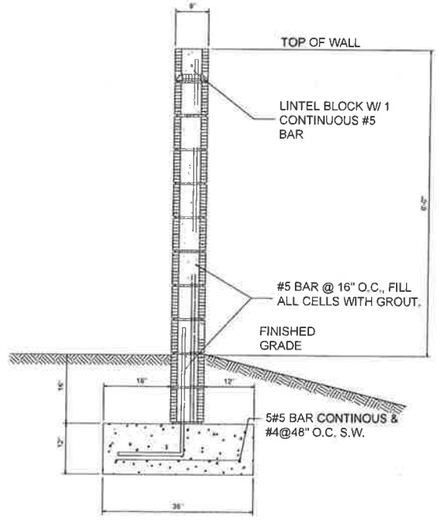
OWNER:	CIVIL ENGINEER:
JESSICA & MICHAEL SMITH	VAHEED TEMOURI P.E.
526 SUNSET BOULEVARD	TEIMOURI & ASSOCIATES, INC.
MELBOURNE BEACH FL 32951	32 E NEW HAVEN AVENUE
	MELBOURNE, FLORIDA 32901
	TEL: (321) 729-8382

GENERAL STATEMENT:
THIS SITE CONTAINS 0.49 ACRES, IT IS DEVELOPED AND HAS A SINGLE FANILY HOME ON IT. THE EXISTING BUILDING AND ALL THE IMPERVIOUS SURFACES WILL BE DEMOLISHED AND REMOVED. A NEW ONE SOTRY SINGLE FAMILY HOME WITH THREE CAR GARAGE, AGUEST HOUSE NEW DRIVEWAYS WILL BE CONSTRUCTED.

ADDRESS	526 SUNSET BOULEVARD, MELBOURNE BEACH FL 32951
TAX ACCOUNT NO.	2847234
F.I.R.M.	#12009C 0604 H, DATED JANUARY 29, 2021; FLOOD ZONE X
EXISTING ZONING & FUTURE LAND USE	3RS, SINGLE FAMILY, RESIDENTIAL
DEVELOPMENT AREA	21,500 SF, 0.49 ACERS
NUMBER OF EXISTING STRUCTURES:	ONE 3,072 SF SINGLE FAMILY RESIDENCE, WILL BE REMOVED
NUMBER OF PROPOSED STRUCTURES:	ONE 4,695 SF ONE-STORY SINGLE-FAMILY HOME & ONE GUEST HOUSE 1,087 SF
FLOOR AREA RATIO	5,782 / 21,500 = 0.27

SETBACKS		REQUIRED	PROVIDED
FRONT	NORTH	25'	25.5'
SIDE	WEST	15'	15.4'
SIDE	EAST	15'	15.6'
REAR	SOUTH	25'	25.0'
COVERAGE BY EXISTING STRUCTURE		3,072 SF	
COVERAGE BY OTHER EXISTING IMPERVIOUS SURFACES		1,710 SF	
TOTAL EXISTING IMPERVIOUS COVERAGE		4,782 SF	
TOTAL IMPERVIOUS AREA TO BE REMOVED		4,782 SF	
PERCENT COVERAGE BY NEW STRUCTURE		5,782 SF	26.89%, MAXIMUM ALLOWED IS 30%
PERCENT COVERAGE BY OTHER NEW IMPERVIOUS SURFACES		6,468 SF	30.08%
TOTAL PERCENT NEW IMPERVIOUS COVERAGE		12,250 SF	56.98%
TOTAL PERCENT PERVIOUS COVERAGE		9,250 SF	43.02%, MINIMUM ALLOWED IS 30%
PROPOSED BUILDING HEIGHT		20 FEET, ONE STORY	
MAXIMUM PERMITTED HEIGHT		28 FEET, TWO STORIES	

GENERAL NOTES:
1. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MELBOURNE TECHNICAL SPECIFICATIONS FOR CONSTRUCTION OF WATER DISTRIBUTION SYSTEM, LATEST EDITION.
2. SANITARY SEWER & RE-USE DISTRIBUTION CONSTRUCTION SHALL BE ACCORDANCE WITH BREVARD COUNTY UTILITIES SERVICES LATEST STANDARDS AND SPECIFICATIONS..
3. SOILD WASTE SHALL BE COLLECTED BY WASTE MANAGEMENT CURBSIDE SERVICE.



CONCRETE BLOCK WALL SECTION

THIS CONCRETE BLOCK WALL HAS BEEN DESIGNED FOR THE REQUIRED 145 MPH WIND LOAD.

TEIMOURI & Associates, Inc.
Consulting Engineers
32 East New Haven Avenue
Melbourne, Florida 32901
Email: vaheed@teimouri.com
T 321-729-8382, C 321-508-5422
CERTIFICATE OF AUTHORIZATION # 32293

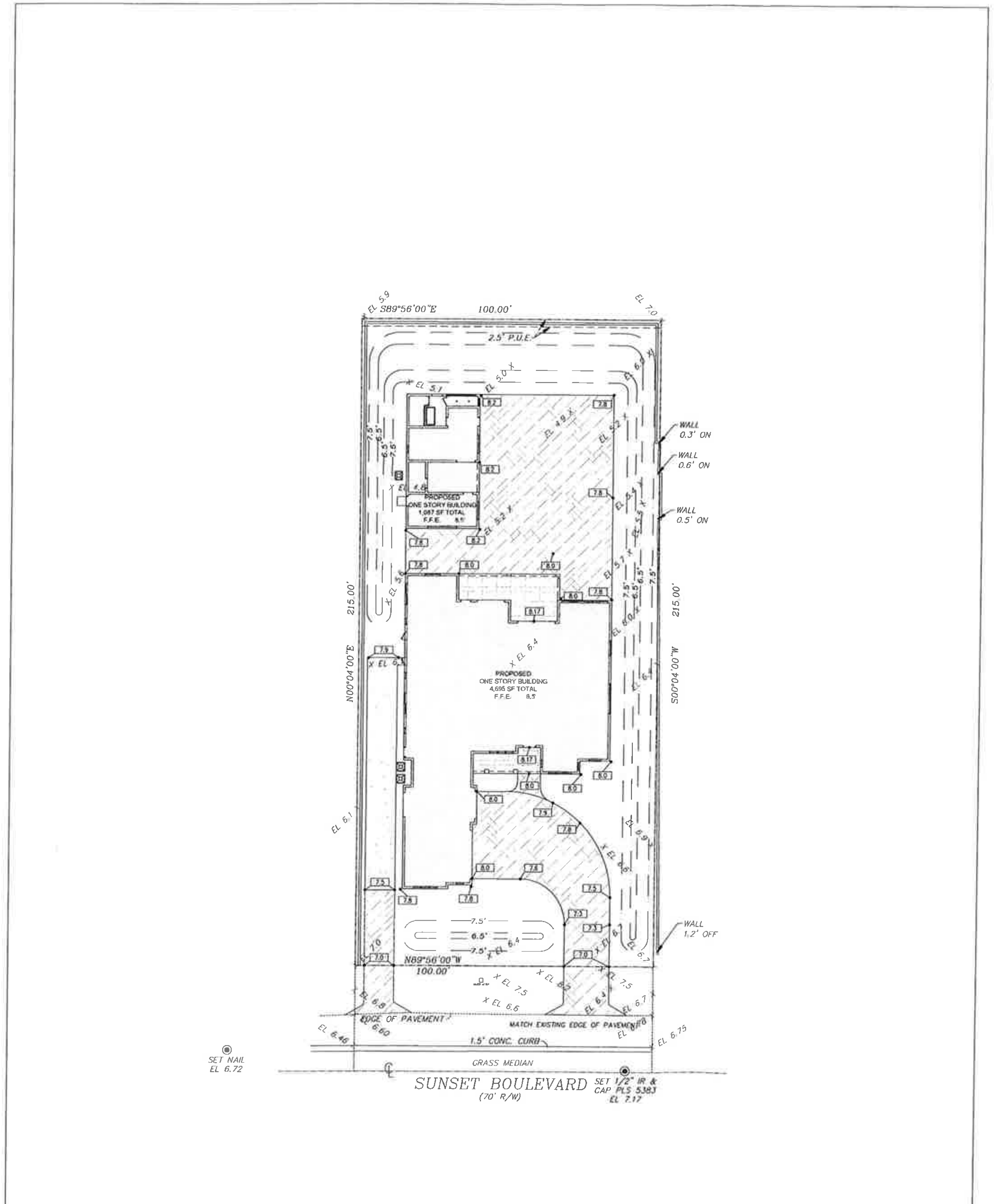
NO.	DATE	REVISONS

SMITH RESIDENCE
SITE LAYOUT PLAN

PREPARED FOR:
GROUNDED BUILDS
MINTON ROAD, WEST MELBOURNE, FL 32904

PROJECT NO:	2023-156
FILE NO:	2022156C1a
DESIGNED BY:	VBT
DRAWN BY:	VBT
CHECKED BY:	
DATE:	1-25-2024
DRAWING NO:	C-3
	SHEET 3 OF 5

VAHEED B. TEIMOURI, P.E.
LICENSE
No. 41232
STATE OF FLORIDA
PROFESSIONAL ENGINEER



GRADING, PAVING & DRAINAGE PLAN

SCALE: 1"= 20'

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32 East New Haven Avenue
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CERTIFICATE OF AUTHORIZATION # 32293

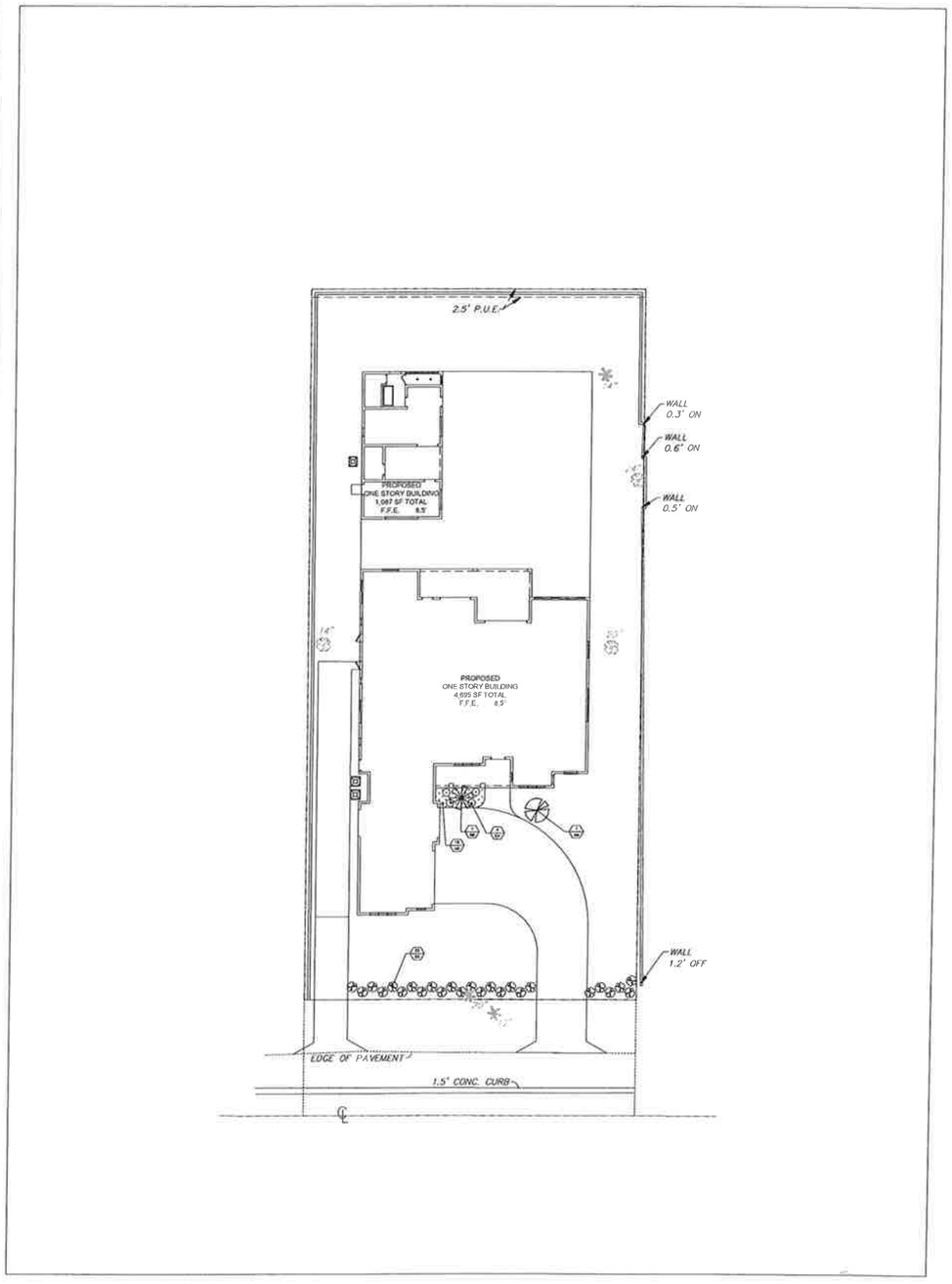
NO.	DATE	REVISONS

SMITH RESIDENCE
SITE GRADING, PAVING & DRAINAGE PLAN
PREPARED FOR:
GROUNDED BUILDS
203 E NEW HAVEN AVE MELBOURNE FL 32901

PROJECT NO:	2023-156
FILE NO:	2022156C1a
DESIGNED BY:	VBT
DRAWN BY:	VBT
CHECKED BY:	
DATE:	1-25-2024
DRAWING NO:	C-4

SHEET 4 OF 5

VAHEED B. TEIMOURI, P.E. LICENSE No. 41232 STATE OF FLORIDA PROFESSIONAL ENGINEER



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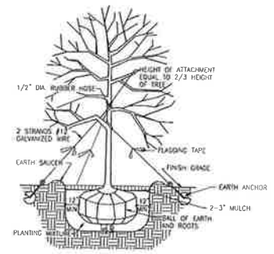
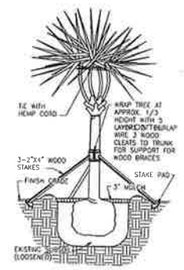
LANDSCAPE PLAN

SCALE: 1"= 20'

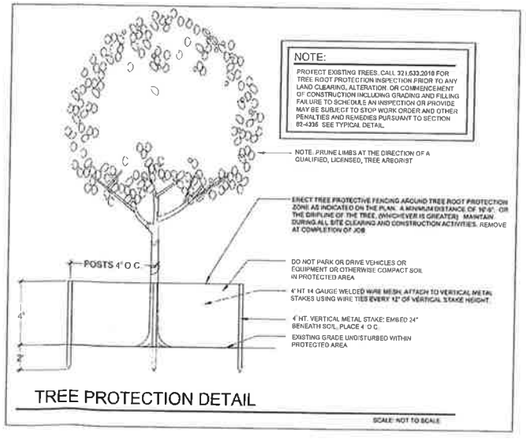
SHRUB AND GROUNDCOVER PLANTING DETAIL



TREE PLANTING DETAIL



PALM PLANTING DETAIL



TREE PROTECTION DETAIL

SCALE: NOT TO SCALE

PLANTING NOTES

1. PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA.
2. SOIL USED FOR PLANTING (PLANTING MIX) SHALL CONSIST OF 60% PEAT HUMUS, 30% WOOD CHIPS (PINE BARK PASSING THROUGH 3/4" SCREEN) AND SAWDUST, 10% SAND, AND 2 LB. STARTER FERTILIZER PER CUBIC YARD. SOIL MIXTURE USED TO BACK FILL PLANTING PITS SHALL CONSIST OF TWO PARTS EXISTING TOPSOIL FROM ON-SITE AND ONE PART PREPARED PLANTING MIX (SEE ABOVE). DOLOMITE SHALL BE USED AS NEEDED TO CORRECT SOIL PH TO 6.0-6.5.
3. PLANTS SHALL BE ARRANGED IN BEDS IN TRIANGULAR SHAPE.
4. PLANT FERTILIZER SHALL BE AGRIFORM 21 GRAM TABLETS, SLOW RELEASE, 20-10-5 ANALYSIS OR APPROVED EQUAL. RATES OF APPLICATION SHALL BE AS RECOMMENDED BY MANUFACTURER.
5. STARTER FERTILIZER SHALL BE 6-6-6, 100% ORGANIC, WITH MINOR ELEMENTS. THIS FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER-INSOLUBLE FORM.
6. LAWN AREAS SHALL BE TREATED WITH FERTILIZER APPLIED AT A RATE OF TWENTY (20) POUNDS PER 1000 SQUARE FEET.
7. ALL PLANT BEDS SHALL BE TOP DRESSED WITH 2-3" SHREDDED MELALEUCA BARK OR CYPRESS BARK MULCH.
8. METHODS OF TREE STAKING INDICATED ON THE DRAWINGS ARE SUGGESTIONS ONLY. THE LANDSCAPE CONTRACTOR SHALL USE WHATEVER METHOD HE DEEMS FIT, HOWEVER, HE WILL BE HELD LIABLE FOR ANY DAMAGES CAUSED TO TREES BY IMPROPER STAKING METHODS, (OR ABSENCE OF STAKING) AND IS RESPONSIBLE FOR UPRIGHTING AND REPLANTING TREES WHICH ARE BLOWN OVER.
9. IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE, THE DRAWINGS SHALL PREVAIL.
10. ANY TREES THAT ARE TO REMAIN THAT ARE LOCATED IN AREAS WHERE CONSTRUCTION IS TO OCCUR SHALL BE PROTECTED IN THE FOLLOWING MANNER: A BARRICADE SHALL BE CONSTRUCTED AT THE DRIP LINE OF THE TREE. IF THIS IS NOT POSSIBLE DUE TO SITE CONSTRAINTS THE BARRICADE SHALL BE PLACED A MINIMUM OF ONE (1) FOOT AWAY FROM THE TREE FOR EVERY INCH OF CALIPER. THE BARRICADE SHALL CONSIST OF A MINIMUM 2"X4" POSTS WITH TWO (2) 1"X2" RAILS. THE BARRICADE SHALL BE A MINIMUM OF 4' IN HEIGHT.
11. TREES THAT ARE MARKED TO BE RELOCATED SHALL BE MOVED WITH A MECHANICAL TREE SPADE. SPADE SHALL HAVE 10" OF DIAMETER FOR EVERY 1" OF CALIPER. FOLIAGE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT BEFORE TRANSPLANTING. AFTER TRANSPLANTING, AN EARTH BERM SHALL BE FORMED OUTSIDE THE ROOT BALL TO RETAIN WATER. TRANSPLANTED TREES SHALL BE WATERED THOROUGHLY A MINIMUM OF DAILY FOR THE FIRST MONTH AND AT LEAST TWICE WEEKLY FOR THE FOLLOWING MONTH.

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
1	AM	ADONIDIA MERRILLII	CHRISTMAS PALM	8' HIGH
1	WB	WODYETIA BIFURCATA	FOXTAIL PALM	6' HIGH
SHRUBS				
15	AM	ADONIDIA MERRILLII	FOXTAIL FERN	3 GALLON
25	CG	CLUSIA GUTTIFERA	CLUSIA PLANT	5 GAL., 24" IN HEIGHT, 36" O.C. STAGGERED
4	EH	DWARF MORNING GLORY	EVOLVULUS HYBRID	5 GAL

TEIMOURI & Associates, Inc.
Consulting Engineers
324 Eastwood Drive
Melbourne, Florida 32901
Email: vaheed@teimouri.com
T: 321-729-8387 C 321-508-5422
CERTIFICATE OF AUTHORIZATION # 32293

NO.	DATE	REVISONS

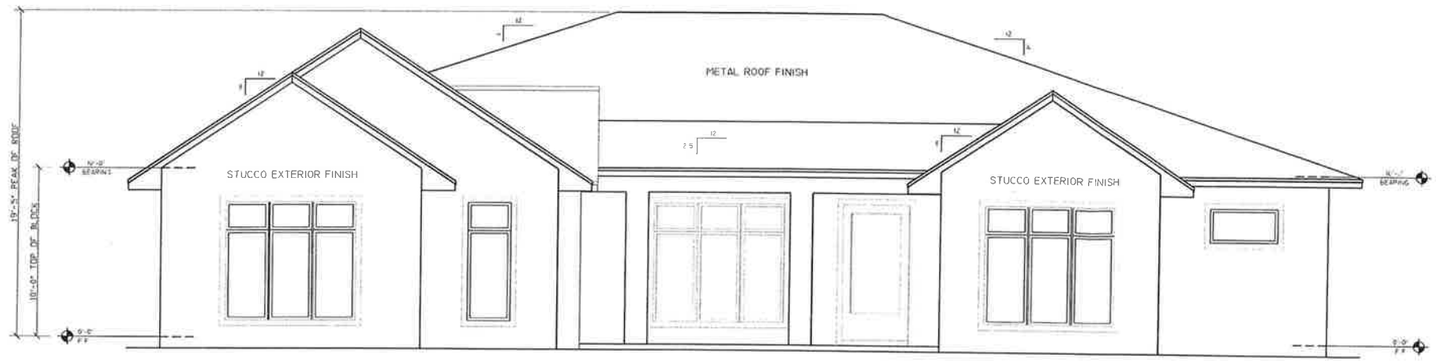
SMITH RESIDENCE

LANDSCAPE PLAN

PREPARED FOR:
GROUNDED BUILDS
203 E NEW HAVEN AVE MELBOURNE FL 32901

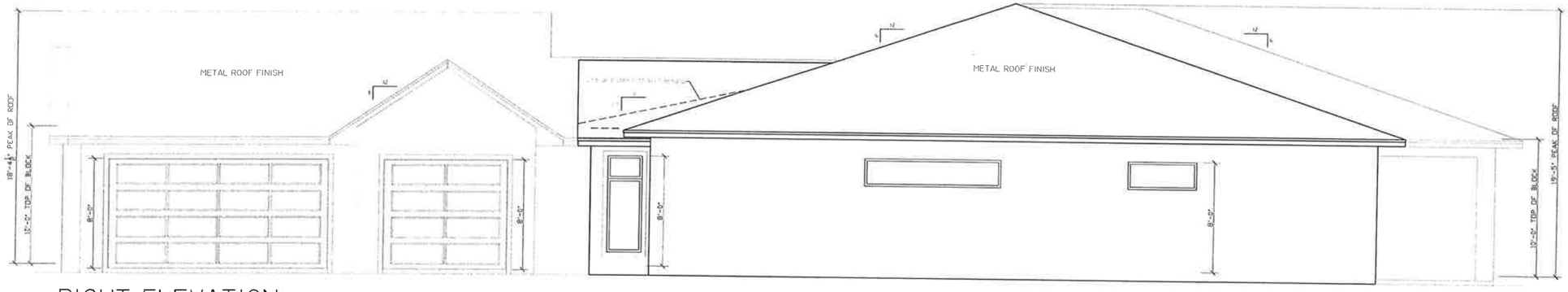
PROJECT NO:	2023-156
FILE NO:	2022156C1a
DESIGNED BY:	VBT
DRAWN BY:	VBT
CHECKED BY:	
DATE:	1-25-2024
DRAWING NO:	L-1
	SHEET 5 OF 5

VAHEED B. TEIMOURI, P.E. LICENSE No. 41232 STATE OF FLORIDA PROFESSIONAL ENGINEER



FRONT ELEVATION

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



RIGHT ELEVATION

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

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS.

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	160 MPH
EXPOSURE	D
BUILDING CATEGORY	TWO (2)

PLANS HAVE BEEN DESIGNED FOR PRELIMINARY SUBMITTAL FOR REVIEW BY THE TOWN OF MELBOURNE BEACH BY ENGINEERING AND DESIGN CONCEPTS, INC.

ROBERT CARTER - PROJECT DESIGNER - 2/6/24
FOR EDC, INC.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

REVISIONS

ISSUED FOR PLAN APPROVAL 2-6-24

1 ***
2 ***
3 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DPRECHETTE350
@GFLINK.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-SFR FOR-
526 SUNSET BLVD.
MELBOURNE BEACH, FL 32951

GROUNDED BUILDS
DESIGN • BUILD • DEVELOP

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

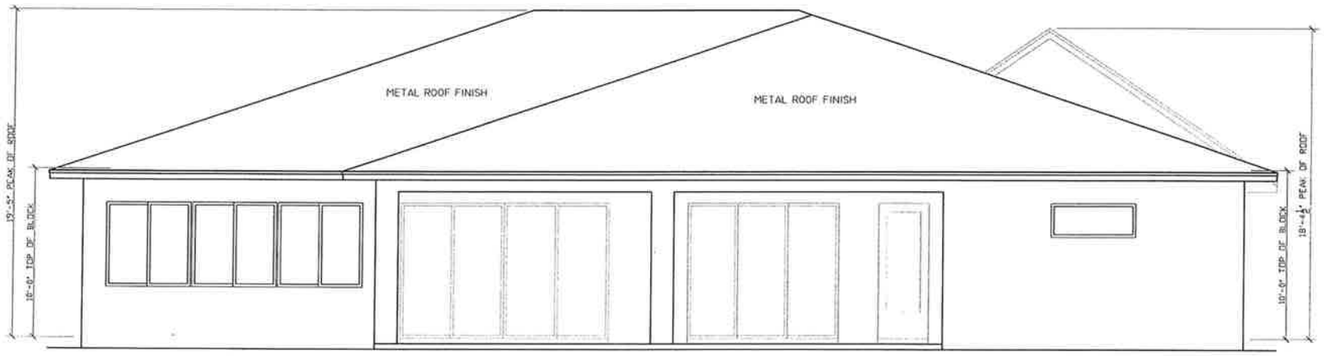
A1

SHEET 1 OF 3

-DRAWN BY-
DANIEL FRECHETTE

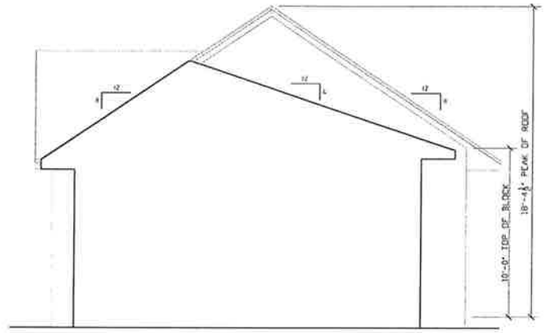
LEFT ELEVATION

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



REAR ELEVATION

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



SECTION "1-1"

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

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER IN CONJUNCTION WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

PLANS HAVE BEEN DESIGNED FOR PRELIMINARY SUBMITTAL FOR REVIEW BY THE TOWN OF MELBOURNE BEACH BY ENGINEERING AND DESIGN CONCEPTS, INC.

ROBERT CARTER - PROJECT DESIGNER - 2/6/24
FOR EDC, INC.

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REVISIONS

ISSUED FOR TOWN APPROVAL 2-6-24

1. ***
2. ***
3. ***

211S PALM BAY ROAD STE 6
PALM BAY, FL 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE350
@CFL.RR.COM

EDC

ENGINEERING AND DESIGN CONCEPTS, INC.

-SFR FOR-

526 SUNSET BLVD.
MELBOURNE BEACH, FL 32951

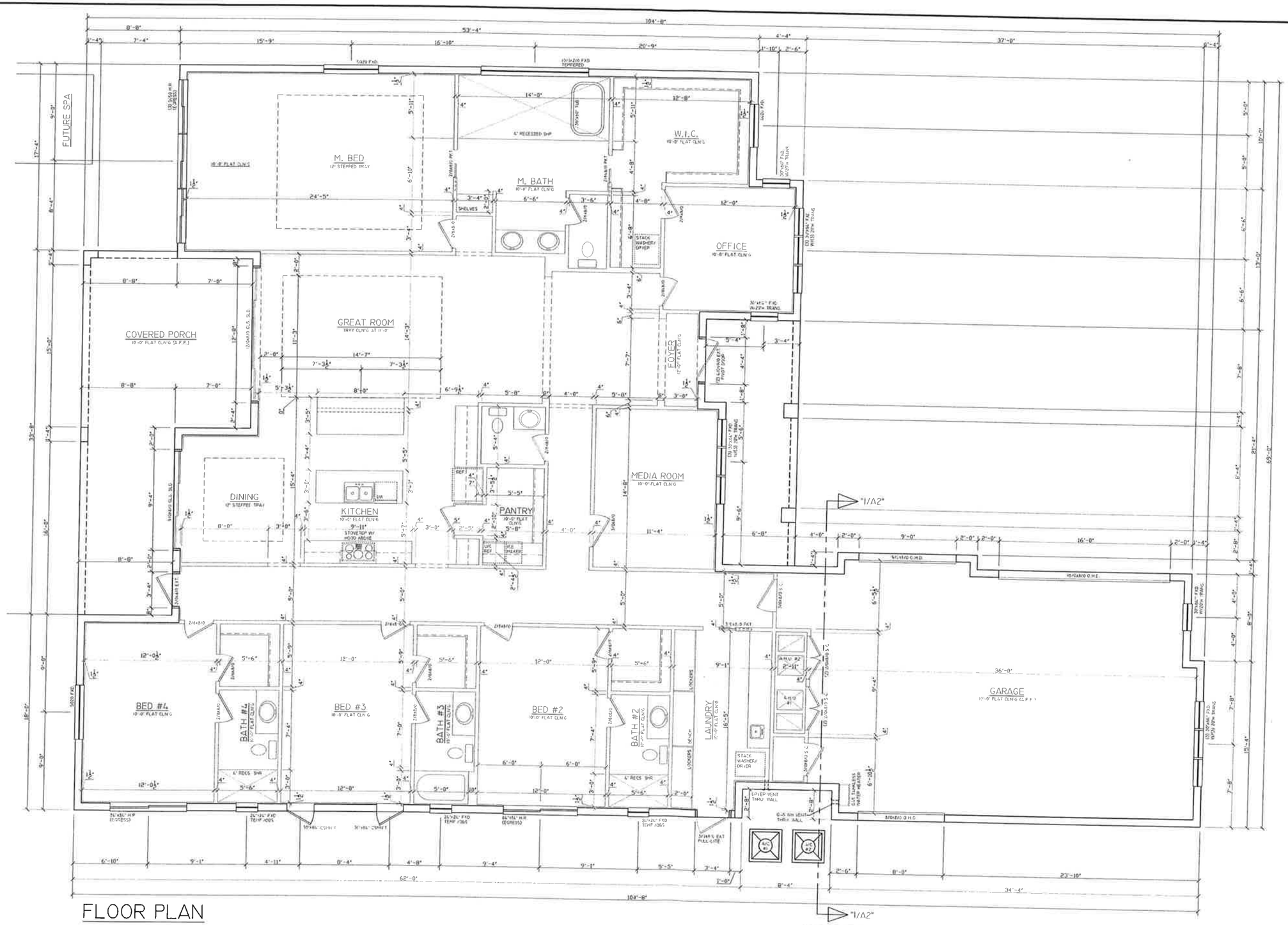
GROUNDED BUILDS

DESIGN • BUILD • DEVELOP

A2

SHEET 2 OF 3

DRAWN BY-
DANIEL FRECHETTE



FLOOR PLAN

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

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ROBERT CARTER - PROJECT DESIGNER - 2/6/24
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AREA TABULATION (12-12-23)

LIVING	3771 SQ.FT.
GARAGE	923 SQ.FT.
ENTRY	166 SQ.FT.
COVERED PORCH	402 SQ.FT.
TOTAL	5262 SQ.FT.

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2 ***
3 ***

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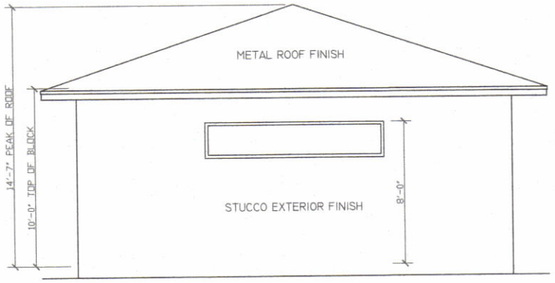
MELBOURNE BEACH, FL 32951

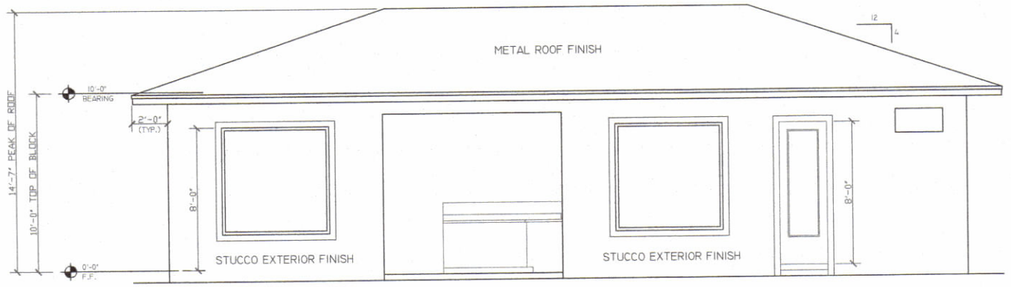
GROUNDED BUILDS
DESIGN • BUILD • DEVELOP

A3
SHEET 3 OF 3
-DRAWN BY-
DANIEL FRECHETTE



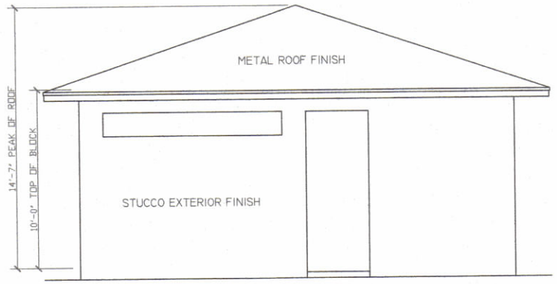
LEFT ELEVATION

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



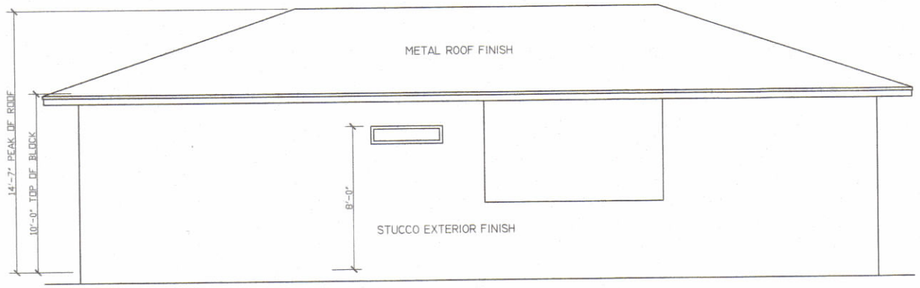
FRONT ELEVATION

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



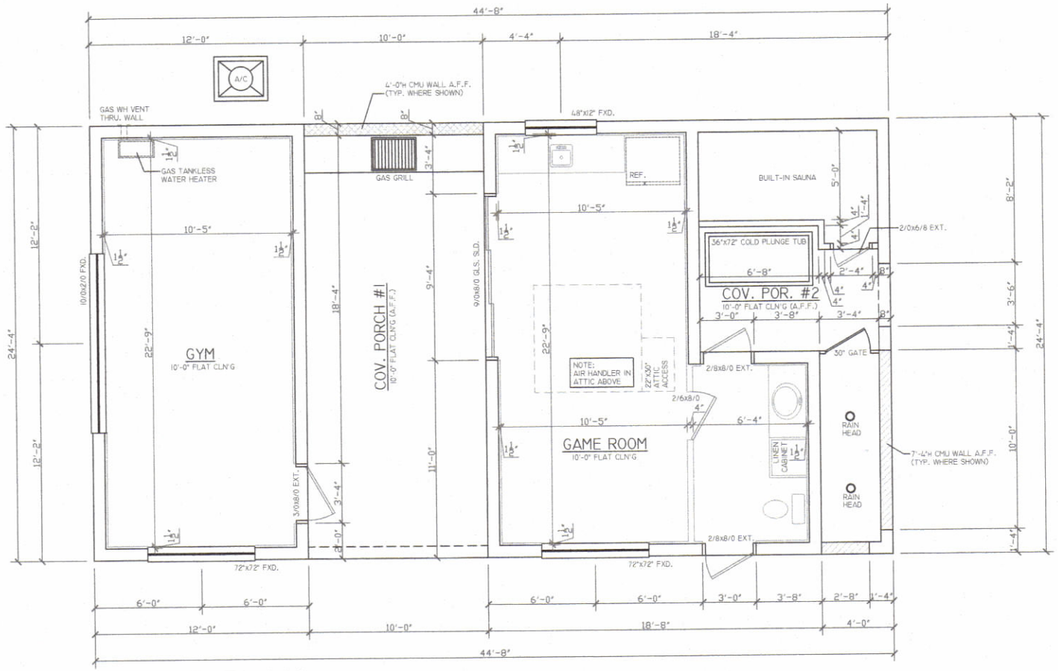
RIGHT ELEVATION

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



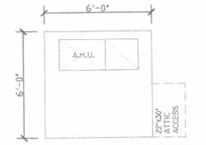
REAR ELEVATION

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



FLOOR PLAN

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



A.H.U. ATTIC PLATFORM

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

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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ROBERT CARTER - PROJECT DESIGNER - 2/6/24
FOR EDC, INC.

AREA TABULATION (1-16-24)

GYM	292 SQ.FT.
LIVING	368 SQ.FT.
TOTAL LIVING	660 SQ.FT.
STORAGE	70 SQ.FT.
COV. PORCH #1	173 SQ.FT.
COV. PORCH #2	184 SQ.FT.
TOTAL	1087 SQ.FT.

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REVISIONS

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-POOL CABANA FOR-
526 SUNSET BLVD.
MELBOURNE BEACH, FL 32951

A1

SHEET 1 OF 1

-DRAWN BY-
DANIEL FRECHETTE

Planning and Zoning Meeting

Section: **Old Business**

Meeting Date: **March 5, 2024**

From: **Building Official, Robert Bitgood**

Re: **Update Utility Shed Ordinance**

Background Information:

Since I began as the Building Official, I have received numerous requests from residents to have a shed larger than 120 square feet. Our smaller homes that have carports or one (1)-car garages have very little storage for bikes, surfboards, lawn movers etc. Allowing these smaller homes the ability to have larger storage, may prevent the tear down older homes due a lack of storage space keeping the small town feel of Melbourne Beach.

In addition, homes on corner lots should be allowed to have sheds behind the front building line just as the Town has allowed for boats, RV's and utility trailers. Shed will have the same screening requirements as boats, RV's and utility trailers.

The Planning and Zoning Board reviewed the Ordinance change in February. The Board made a few minor adjustments but voted 5-0 to reject the increase in utility shed size and allowing the location on side lots.

On February 5, 2024, I presented a revised draft of my proposed changes in addition to the proposed draft from the Planning and Zoning Board to the Town Commission. The Town Commission approved my revised draft of the proposed changes for the Planning and Zoning Board to review.

Attachments:

Building Officials revised recommendations for changes to 7A-57 (2) (d) Accessory Structures

Planning and Zonings recommendations for changes to 7A-57(2) (d) Accessory Structures

Diagrams

§ 7A-57. ACCESSORY STRUCTURES.

(a) (1) No accessory structure shall be erected in any front yard. Unless specifically defined in this chapter, no accessory structure shall be erected in any side yard. Except as otherwise provided by this chapter, no accessory structure shall exceed the height of the main structure. Unless specifically allowed in this chapter, no accessory structure other than a utility shed shall be constructed within 15 feet of any lot line.

(2) Accessory structures may be constructed simultaneously with, or following the construction of the main building and shall not be used until after the principal structure has been fully erected. Erection of tents as accessory structures is prohibited. No home occupation or business may be conducted in any accessory structure. No accessory structure which contains living quarters shall be constructed on any lot.

(b) Accessory buildings erected on lots fronting on two streets shall conform to main structure setbacks for the rear yard.

(c) Trailers may be used for the storage of equipment during construction provided such trailers are used only during the construction period. A temporary trailer permit shall be required for all structures, and shall be renewable every six months.

(d) All utility sheds require a building permit. Utility sheds may not be larger than ~~120~~ 160 square feet in floor area and ~~10½~~ 11.6 feet total, above grade.~~in height~~ inclusive of the base. ~~Utility shed foundations should be no higher than 8 inches above ground level~~. Utility sheds shall be substantially screened by a vegetative barrier or fence. ~~screened~~ from the front and side streets~~. Screening shall be accomplished through landscaping, fencing or a combination of the two~~. Utility sheds must be behind the rear of the front building line of the principal structure. ~~On any corner lot, the shed must be both behind the rear of the front line of the principal structure and behind the building line of the side of any structure abutting any street~~. Utility sheds are limited to one shed per ~~10,000 square feet of lot area~~ address. ~~Sheds may be placed on the side or rear property line~~. The roofline must be ~~has to be within the lot line~~ 5’ off the property line. There shall not be any water hook to the utility shed.

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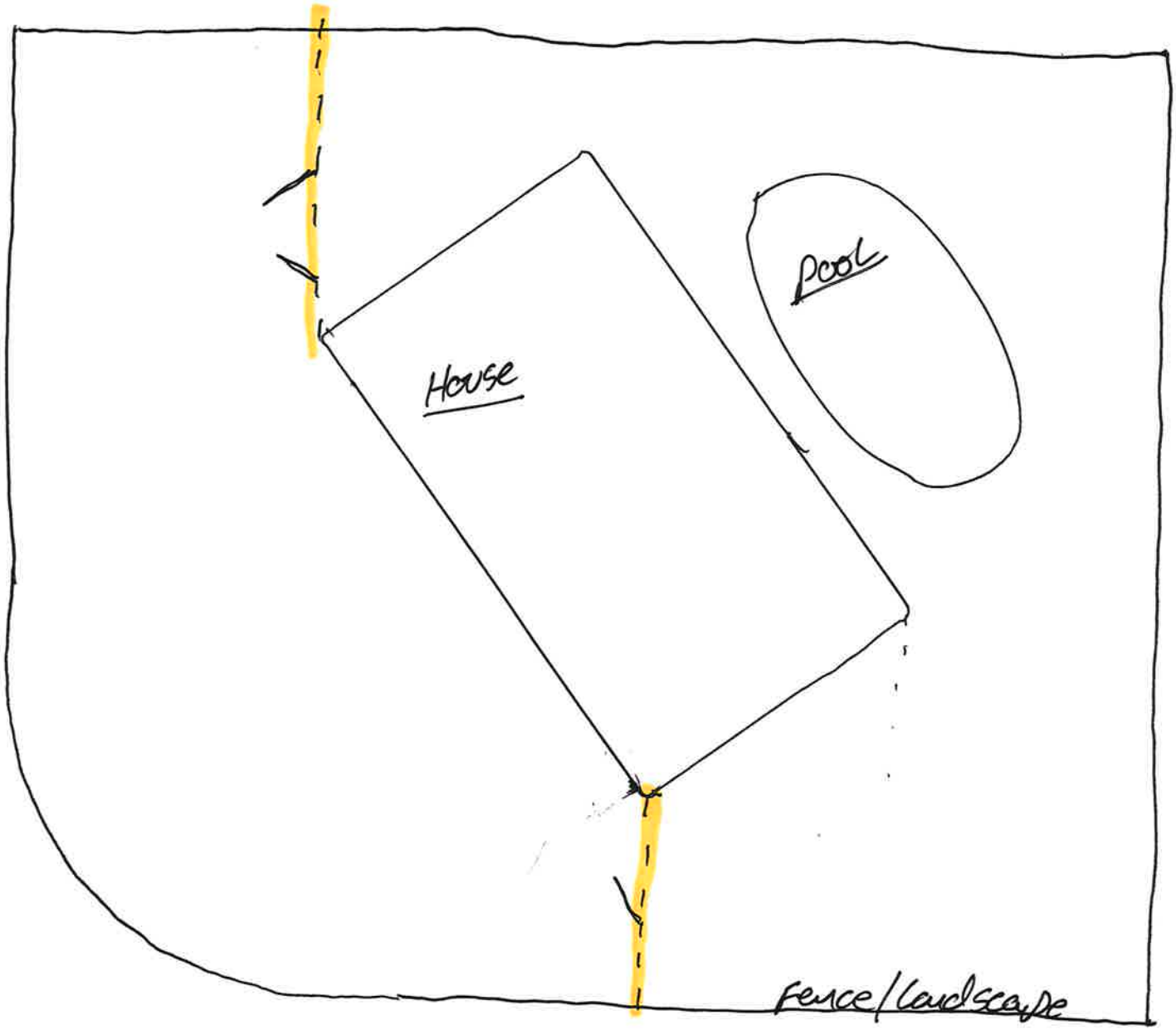
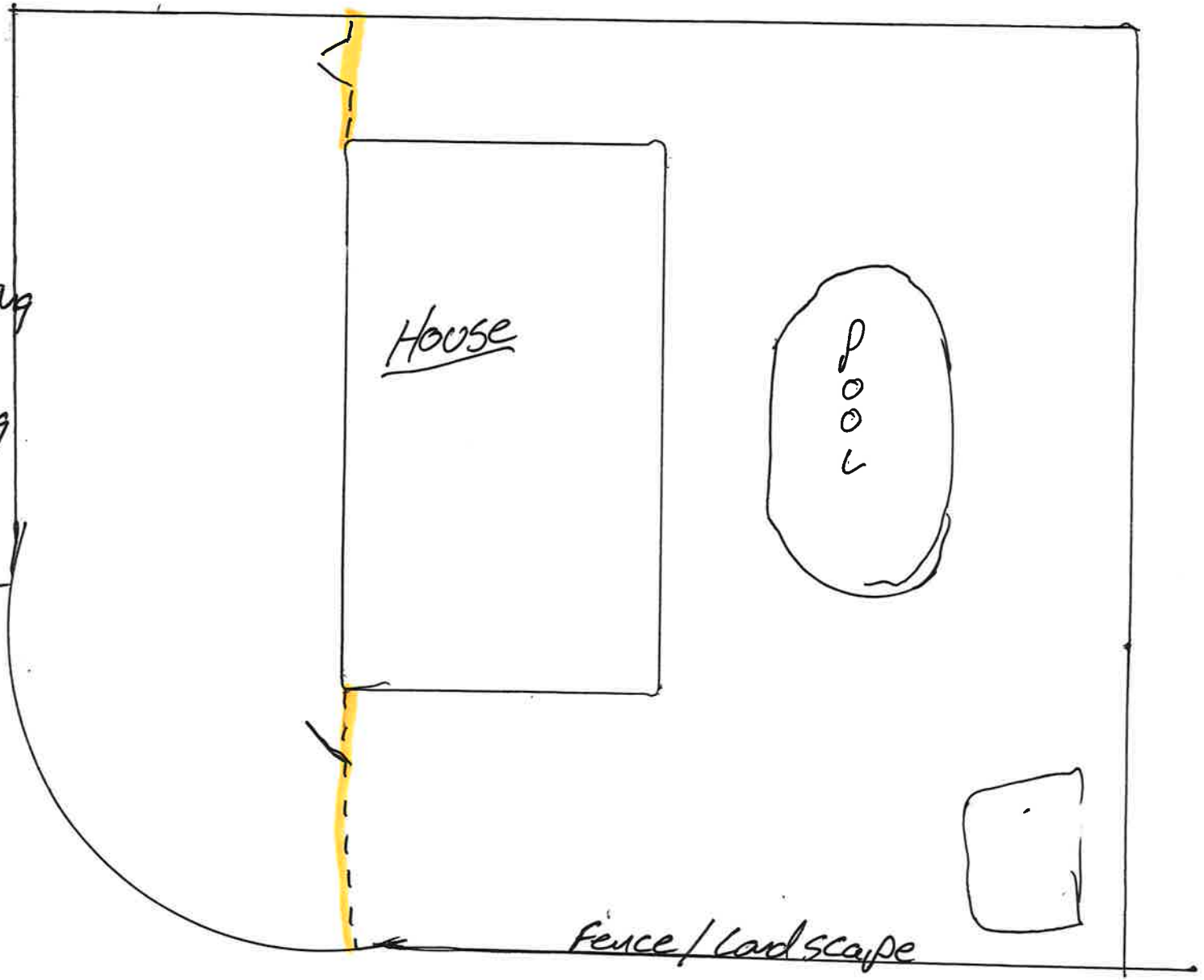


- Corner Lot Example

Set Backs

- 5' from Primary Structure
- 7½' from Property Lines
- Corner Lots abutting 2 Streets, must be Behind front Building Line facing Primary Street. And be Screened by a Fence or Landscape.



- Corner Lot Example for shed placement -