



AGENDA
Town of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL 32903, Council Chamber
Tuesday, February 27, 2024, at 5:30 p.m.

A. Call to Order:

Rick Bertel, Chair
Ed Mackiewicz, Vice Chair
Dan Sullivan, Member
Michael Lentini, Member
Alan King, Member
Jeanne Allen, 1st Alternate
Erin Trauger, 2nd Alternate
(Vacant), School Board Representative

B. Approval of Prior Meeting Minutes:

January 23, 2024 Meeting Minutes

C. New Business:

1. Site Plan Modification

Address: 140 Sixth Avenue, also described as Indialantic by the Sea Lots 25 to 28, Block 27

Applicant: Cay Civil Engineering

Owner: Pann Realty LLC- Anjana Reddy- Authorized Member

Project Description: Project includes a 282-sf building addition and updating handicap accessible parking to meet latest ADA requirements.

2. Site Plan Modification

Address: 101 S Miramar Ave, also described as Indialantic by the Sea Lots 1, 2 Block 38

Applicant: Surf-Style

Owner: 101 S Miramar Ave LLC

Project Description: Project includes the following revisions for the site plan, relocating two transformers, moving the dumpster, moving one streetlight to the south and moving the construction entrance.

D. Unfinished Business (discussion):

E. Reports – Building Official

F. Adjourn:

NOTICE: Pursuant to Section 286.0105, Florida Statutes, the Town hereby advises the public that if a person decides to appeal a decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based, as the Town does not provide one. Americans with Disabilities Act: Persons planning to attend the meeting who require special assistance must notify the Office of the Town Clerk at 321-723-2242 no later than 48 hours prior to the meeting.

Meeting Minutes
Town of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL 32903, Council Chamber
Tuesday, January 23, 2024 at 5:30 p.m.

A. Call to Order:

A regular meeting of the Indialantic Local Planning Agency / Zoning and Planning Board was called to order at 5:35 p.m. by Chairperson Bertel with the following members present:

Present:

Rick Bertel	Chairperson
Ed Mackiewicz	Vice Chairperson
Alan King	Member
Jeanne Allen	1 st Alternate
Erin Trauger	2 nd Alternate

Absent:

Michael Lentini	Member
Dan Sullivan	Member

Also attending:

Michael Casey	Town Manager
Mollie Carr	Town Clerk
Paul Gougelman	Town Attorney
Cliff Stokes	Building Official
Jim LaRue	Town Planner
Doug Wright	Councilmember
Loren Strand	Councilmember

B. Approval of Prior Meeting Minutes:

December 12, 2023- Meeting Minutes

Motion by Member King, seconded by Member Mackiewicz to approve the meeting minutes.

AYES: Bertel, Mackiewicz, King, Allen, Trauger

THE MOTION CARRIED UNANIMOUSLY. (5 TO 0)

C. New Business: Chairperson Bertel changed the order of the agenda to allow for Item C3 Discuss Town Code Article 5- Signs to be the first order of business. (no objections)

3. Discuss Town Code Article 5- Signs-

Attorney Gougelman explained the Town has replaced the old changeable copy sign because of deterioration and the Town Council approved the budget item for the electronic message sign. The new sign is electronic which has previously been denied within the Town. Attorney Gougelman went on to cite several examples of past denials of electronic signs. Attorney Gougelman explained that there were various versions of electronic signs present within the town. Attorney Gougelman also explained that regardless of the new sign, he feels the language of the code is not well defined and needs to be clarified because it was designed at a time when electronic signs were not relevant. Attorney Gougelman read the Town Code 113-303(2)k.

The Board and audience went to the front of the Town Hall to view the Town Hall monument sign. The Town Clerk cautioned the Board against any discussion outside of the Council chambers.

Discussion ensued and the following items were discussed:

- The Board is charged with reviewing the Sign Code to ensure it reflects what the community desires and revise the language of the code.
- The Board is not charged with determining if the Town's sign is in violation of the code.
- The new sign has numerous digital capabilities, but the intent of the Town Staff was that the board only displays a static image, which would only be changed periodically.
- The Town Code does not really address illumination.
- Attorney Gougelman directed the Board to consider defining the parameters of a changeable sign.
- Attorney Gougelman said the law defines "Government Speech" is not subject to free speech and is not regulated in the same way.

Public Comments-

Dick Dunn, 330 Tampa Avenue- Mr. Dunn explained that as a past councilmember he had seen this topic come up several times and based on the wording of the current code, the previous requests had been denied. He said the new sign makes it look like there is a different criterion for the Town. He explained the Presbyterian church has been requested and denied several times. Mr. Dunn stated that his concern is that everyone should be treated fairly, and we should have one standard. He informed the Board that previously people in town had put up signs that they had to remove.

Loren Goldfarb, 320 Deland Avenue- Mr. Goldfarb read the two areas of the Code which he expressed could be applicable. Mr. Goldfarb asked the Board not to consider the fact the Town spent \$20,000 on the sign and in his view should never have been spent. Mr. Goldfarb cited several examples of business owners being denied. He believes that the window signs are not changeable signs. He is in the sign industry and feels that the brightness is an issue, and he believes is unsafe.

Dave Berkman, 225 Eighth Avenue- Mr. Berkman read the code that he felt was applicable. Mr. Berkman, a previous councilmember, cited several examples of previous business owners being denied electronic signs and advised that Council has denied countless people. He feels this type of sign will change the look of the Town. Mr. Berkman feels the sign must go and people move here because they love the quaintness of the Town.

Loren Strand, 120 Ormond Drive- Councilmember Strand said that we are here because the Town put this item into play and it was represented that the Council knew this was a digital sign, in the budget and therefore they approved it. He said had he known that it had been this type of sign there would have been discussion in Council beforehand. Councilmember Strand reminded the Board to look at the character of the Town. He disagrees with Attorney Gougelman that all signs are changeable sign and is a stretch and a weak argument. Councilmember Strand asked the Board to review the two sections under the prohibited signs. He agrees emergency signs need to be allowable. He asked if the Town is going to make this “urban element look” allowable.

Doug Wright, 321 Tampa Avenue- Councilmember Wright said he thinks we made an error and we need to fix it. He is asking the Board to clearly define what a digital sign is and what is allowable and not allowable. Though he feels the new sign will serve us well, the Town has articulated that it goes against the look we are going for.

Dick Dunn, 330 Tampa Avenue- Mr. Dunn said that we need to think toward the future and visualize what Fifth Avenue will look like with electronic signs on each side. He said when you come through the Town you would see a lot of advertising and a lot of light which will detract from the community itself.

Gabrielle Strand, 120 Ormond Drive- Ms. Strand said that she wanted it on the record that she feels that we talk about preserving the beauty of the Town and lighted signs will take away from that.

Discussion ensued and the following items were discussed:

- Member Mackiewicz explained there is a difference between digital changeable signs and variable digital changeable signs. The variable digital signs are like the FDOT signs that change every few seconds and Interstate overhead signs are changeable signs and static signs.
- The same code was in place when past signs were denied.
- The Board is not making a determination about the Town sign.
- Currently, the Town has no way to measure brightness (nits).
- Attorney Gougelman suggested a draft ordinance, he feels it will make issues more apparent on review.

By consensus of the Board, Attorney Gougelman will draft an updated ordinance, with consideration to the Board’s feedback.

Dave Berkman, 225 Eighth Avenue- Mr. Berkman, a previous councilmember, explained the small window signs were allowable during COVID and they are vastly different than the Town sign. He suggested they make an exemption for open, close and store hours window signs.

1. Ordinance 2024-02 *Relating to platting and subdivisions:*

AN ORDINANCE OF THE TOWN OF INDIALANTIC, BREVARD COUNTY, FLORIDA RELATING TO PLATTING AND SUBDIVISIONS; MAKING FINDINGS; AMENDING SECTION 1-2, TOWN CODE OF ORDINANCES, REVISING AND ADDING DEFINITIONS AND A SHORT TITLE TO SECTION 111-1, TOWN CODE; AMENDING SECTION 111-2, TOWN CODE, TO ADD A JUSTIFICATION AND PURPOSE AND AMENDING PROVISIONS REQUIRING PLAT APPROVAL

PRIOR TO FILING OF A PLAT; AMENDING SECTION 111-3, TOWN CODE, DELETING TEXT AND PROVIDING FOR A PLAT APPROVAL PROCESS; AMENDING SECTION 111-4, TOWN CODE, PROHIBITING THE RECORDING OF A PLAT ON OR AFTER APRIL 1, 2024, THAT HAS NOT BEEN DESIGNED AND APPROVED SUBJECT TO THIS ORDINANCE; PROVIDING SECTION 111-5, TOWN CODE, SETTING FOR REQUIRED IMPROVEMENTS, DESIGN, PLANS, AND DRAWINGS; PROVIDING SECTION 111-6, TOWN CODE, PROVIDING FOR SUBDIVISION VARIANCES; PROVIDING SECTION 111-7, TOWN CODE, SETTING FORTH THE METHOD OF INTERPRETATION AND AMENDMENT TO THE SUBDIVISION CODE; PROVIDING SECTION 111-8, TOWN CODE, RELATING TO TECHNICAL SPECIFICATIONS; PROVIDING A SEVERABILITY/ INTERPRETATION CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. LaRue, the Town Planner explained that he reviewed the ordinance in reference to the future land use element. Mr. LaRue went over his memo included in the agenda packet.

Discussion ensued and the following items were discussed:

- Attorney Gougelman advised that the purpose of the meeting was to conduct a public hearing.
- Attorney Gougelman instructed the Board to decide if the ordinance was consistent with the Comprehensive Plan and make a recommendation to the Town Council.
- Attorney Gougelman gave the Board some background information of the ordinance.
- The ordinance is needed to address properties with single family houses being redeveloped into townhouses.
- Replats have an advantage because you do not need a surveyor to figure out the size of the lot.
- Some of the early townhome developments have caused some confusion at the property appraiser's office.
- Platting also allows easements and common properties to be described such as stormwater ponds.
- The platting ordinance is administrative.
- The ordinance is modeled after the City of Melbourne's subdivision policy.
- Platting will not make redeveloping any easier or harder, but it will clarify the property lines.
- Platting will clarify ownership of the property and does not change density restrictions or setbacks.
- A replat goes through a legal review process.
- Platting does not affect pervious and impervious surfaces.
- Attorney Gougelman explained to the Board that regardless of the townhouse ordinance, townhouses are allowed in the R-3 zone and currently, there are no specific standards for the townhouses, they follow the general standards.
- Florida Legislature does not allow municipalities to reduce density.
- Attorney Gougelman explained the ordinance's variance standards, which are unlike typical variances and do not require an unnecessary hardship. The variance is authorized by the Town Council.

Motion by Member King, seconded by Member Trauger, to find the platting ordinance consistent with the comprehensive plan for the reasons set forth in the recitals and recommend the Town Council approve and adopt.

AYES: Bertel, Mackiewicz, King, Allen, Trauger

THE MOTION CARRIED UNANIMOUSLY. (5 TO 0)

2. Ordinance 2024-03 *Relating to the zoning code:*

AN ORDINANCE OF THE TOWN OF INDIALANTIC, BREVARD COUNTY, FLORIDA, RELATING TO THE ZONING CODE; MAKING FINDINGS; AMENDING SECTIONS 113-4, 113-334, 113-335, AND 113-337, TOWN CODE OF ORDINANCES, TO PROVIDE FOR TOWNHOUSE RESIDENTIAL UNIT DEVELOPMENT WITHIN THE R-3, R-P, AND T ZONING DISTRICTS; DEFINING "TOWNHOUSE RESIDENTIAL UNIT;" SETTING STANDARDS; PROVIDING A SEVERABILITY/ INTERPRETATION CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Chairperson Bertel read the Ordinance 2024-03 title.

Discussion ensued and the following items were discussed:

- The Board is charged with defining the units and what they are within the district.
- Duplexes are only one- or two-family dwellings.
- The ordinance does not change the original zoning.
- The ordinance will set minimum standards for townhouses.
- Attorney Gougelman advised of the following typographical error; Page 13, line 356 and 357- the language underscored should be removed and the language stricken should be reinserted.
- The presented ordinance required the following: a minimum square footage of 900 square feet with a minimum average of 1000 square feet and a minimum width of 18 feet with a minimum average of 20 feet. The grouping minimum allows for a variation in appearance.
- Member Allen is concerned about the addition of more concrete and impervious surfaces. She feels the trend is to build very large houses with very small yards.
- The minimum square footage for apartments is 500 square feet and multifamily is 800 square feet.
- The ordinance does not change the density of the included zones.
- Attorney Gougelman advised the ordinance was crafted to avoid issues and guarantees a minimum standard.

Public comment:

Loren Strand, 120 Ormond Drive- Mr. Strand relayed his experience with the addition of condos at the end of his street and has made fundamental changes in his area. Mr. Strand expressed

that Indialantic isn't about development, he likes the regulation of townhouses and perhaps push back against density. Mr. Strand encouraged the Board not to fear lawsuits, be aware, be informed and be smart. He is for anything that holds back the tide of development.

Discussion ensued and the following items were discussed:

- Almost all Residential Zone 3(R-3) has been redeveloped.
- The ordinance will give developers a footprint to work within.
- Mr. LaRue advised that the minimum groupings allow for a variable look and not a "cookie-cutter" look.

Motion by Member Trauger, seconded by Member Mackiewicz, move to approve Ordinance 2024-03 relating to the zoning code with the appropriate text amendments within the proposed code, to change to a minimum of 1000 square feet with a minimum 20-foot width with no grouping average, if found consistent with the comprehensive plan.

AYES: Bertel, Mackiewicz, King, Allen, Trauger

THE MOTION CARRIED UNANIMOUSLY. (5 TO 0)

***Member Allen left the meeting at approximately 8:10 p.m.

D. Unfinished Business (discussion):

Article VIII Section 103-245 of our building code as it pertains to commercial buildings:

The Town Council will provide guidance to the Zoning and Planning Board to update the color palette ordinance to be consistent with a beach-town look and feel, taking into consideration such municipalities as Sanibel or Naples, also allowing for their own ideas and input.

Public Comment:

Loren Strand, 120 Ormond Drive- Councilmember Strand said the Town Council is asking for a better standard for the character of the town, this is a vision casting task. He thinks this is a chance to define a standard. He wants to listen. He said if the Board really wants to preserve this place, they are going to have to guide the Town Council. Councilmember Strand is interested in the Board's ideas, and he is at their disposal.

Discussion ensued and the following items were discussed:

- The ordinance only addresses the color choices for commercial buildings.
- Colors are fashionable and trendy.
- Building Official Stokes informed the Board that the Town is not an H.O.A., we are not a planned community and regulating colors will "open a big can of worms".
- The ordinance review is not the result of an existing problem or complaint.
- The "beach town feel" is very subjective.
- The Board assisted Publix with their color choices.
- The current code makes the four lightest colors on the strips allowable, which limits bold colors.

Public Comment:

Loren Strand, 120 Ormond Drive- Councilmember Strand asked Member Mackiewicz how many folks he will have to hear from to decide if it really matters. Member Mackiewicz replied that he didn't have a number, this is first he heard of it. Councilmember Strand told the Board that leaders that lead with some vision, individuals that can put out some ideas is a starting point to engage the community. He advised Building Official Stokes that he does not accept his false dilemma and he doesn't like it. He feels we are not a very good community at reaching out and engaging our citizens because it is hard work. Councilmember Strand told the Board that they can wait until there is a problem or he can go back and share with some of the people, not negatively, but they need to make more of a stink. He stated that people have different opinions, but we can come to a consensus. Councilmember Strand said he would like to see some more advancement in community spaces and more traffic and community orientated, the more "neighborhood thing" that he loves most about this town. He went on to say that we have to start somewhere with a stake in the ground to get people talking and maybe the palettes are not the way to go.

Chairperson Bertel responded that he thinks, from what he feels feeling from the Board, this is not going to go too far here. He said when he was younger, Fifth Avenue was a very vibrant place before the median was put in and he would love to see it go back to that but doesn't think color is the way back to it. Member Trauger brought up the Fifth Avenue Committee and Councilmember Strand inputted that she should talk to some previous members to hear their struggles. Chairperson Bertel suggested a committee and Councilmember Strand said that he would suggest a neighborhood or non-government committee, because Sunshine Law made it difficult for open discussions.

No Action

E. Reports – None

F. Adjourn: 8:33 p.m.

Motion by Member Trauger, seconded by Member Mackiewicz to adjourn.

AYES: Bertel, Mackiewicz, King, Trauger

THE MOTION CARRIED UNANIMOUSLY. (4 TO 0)

Rick Bertel, Chairperson

Attested by:

Mollie Carr, Town Clerk



APPLICATION FOR SITE PLAN REVIEW

This application must be completed and returned with all enclosures referred to herein to the office of the Building Official of the Town of Indialantic, Florida. This application will be referred to the Zoning and Planning Board for their study and recommendation. You will be advised of the date and time of the meeting before the Zoning and Planning Board. You may appear at the meeting in person or be represented by an authorized agent. If you cannot attend the meeting, you should make arrangements to have an authorized representative appear on your behalf as the application can be acted upon by the Board even in your absence.

1. Applicant: Cay Civil Engineering
2. Site Address: 140 Sixth Ave, Indialantic, FL 32903
3. Contact's Name: Cydney Maksymow
4. Contact's Phone: 321-480-4996
5. Contact's Mailing Address: 1530 Rockledge Blvd, Rockledge, FL 32955
6. Contact's Email Address cydney@cayeng.com
7. Legal Description Of Property Covered by This Application (Including Subdivision, Block and Lot(s): Lots 25, 26, 27 and 28, Block 27, Indialantic By the Sea, According
to the plat thereof, as recorded in plat book 3, page 35, public records
of Brevard County, Florida
8. Zoning District: C - Commercial
9. Property Owner, If Different Than Applicant (Owner Authorization Required):
Pann Realty LLC - Anjana Reddy, Authorized Member
10. Property Owner's Mailing Address: 8145 S Tropical Trail, Merritt Island, FL 32952

11. Description of Project: Project includes a 282 sf Building addition and updating of handicap accessible parking to meet latest ADA requirements
-

New Site Plan / Site Plan Modification (Circle One)

PROCEDURES FOR OBTAINING SITE PLAN APPROVAL SHALL BE AS FOLLOWS:

- (1) **PREAPPLICATION CONFERENCE:** The applicant shall meet with the Building Official to discuss basic site plan requirements, consider preliminary features of the site and the proposed development, and determine if the proposed use conforms to the zoning requirements of the district.
- (2) **SITE PLAN CHECKLIST:** The applicant shall properly fill out a checklist provided by the Building Official. This checklist will summarize the site plan and it will be used as a guide for site plan evaluation.
- (3) **PRELIMINARY SITE PLAN:** Following the pre-application conference, 12 copies of a preliminary site plan prepared by a registered civil engineer or architect showing the proposed general layout, and a vicinity map showing the location of abutting streets, existing and proposed utilities, and storm drainage systems in accordance with the site plan requirements shall be submitted to the Building Department.
- (4) **REVIEW AND RECOMMENDATIONS:** Applications for site plan approval shall be submitted to the Building Official, who shall forward copies of the proposed plans to the Fire Department for its written recommendations regarding health, safety and welfare.

Upon completion of the above four steps and receipt of the recommendation from the Fire Department, the Zoning and Planning Board shall review the site plan and any recommendations at their next regular meeting.

Per Indialantic Code Section 113-27, Site Plan Review:

The zoning board shall not approve such plan unless it finds that such site plan conforms to all applicable provisions of the Town Code of Ordinances, that adequate off-street parking and loading facilities are provided for owners, tenants, visitors, and employees, and that adequate protection and separation are provided for contiguous and nearby residential property.

The zoning board may attach to its approval of a site plan any reasonable conditions, limitations or requirements which are found necessary in its judgment to effectuate the purpose of this section and carry out the spirit and purpose of the zoning ordinance.

Modification of site plan. Any change in use of buildings, structures, land or water, or institution of new uses, or alteration of or addition to buildings or structures shall be in accordance with a new or modified site plan conforming and approved pursuant to this section.

Approval time limit. The site plan approval shall terminate 540 days (18 months) thereafter if construction has not been started. Two extensions of up to 180 days (6 months) may be made by the zoning and planning board at its discretion for good cause shown, such as but not limited to delays in obtaining development permits from other governmental agencies or project financing delays.

(Code 1962, 28-98A; Ord. No. 217, 1, 10-18-77; Ord. No. 89-11 2, 4-18-89, Ord. No. 2019-12, 11-13-19)

SITE PLAN CHECK LIST

In reviewing such site plan the zoning board shall consider the location, size, height, spacing, appearance, character and utilization of any building, structure or use and their appurtenances, access and circulation of vehicles and pedestrians, streets, parking area, yards and open spaces, landscaping, and relationship to adjacent property.

A site plan shall include, but not necessarily be limited to the following:

- (a) Site plan with grades or contours.
- (b) Elevations, floor plans and uses of all buildings and structures.
- (c) Location and character of all outside utilities.
- (d) All curb cuts, driveways, parking areas, loading areas, and surfacing materials of same.
- (e) All pedestrian walks, malls, yards, and open spaces.
- (f) Location, size, character, height and orientation of all signs.
- (g) Location, height and general character of walls and fences.
- (h) Location and general character of landscaped areas and the common and botanical name of all trees, shrubs, and plants, with the number and size of each category or individual item, and the proposed watering and continued care in order to maintain the landscaping in accordance with approved site plan.
- (i) All buildings constructed in those areas designated as special hazard areas on the current flood hazard boundary maps published by the Department of Housing and Urban Development, Federal Insurance Administration, shall have all finished floor elevations related to Coast and Geodetic Survey mean sea level datum.
- (j) Storm Drainage System.

OWNER AUTHORIZATION
Site Plan Submittal

I, Anjana Reddy, Authorized Member of Pann Realty LLC, owner of the following property:

Lot(s) 25, 26, 27 and 28 Block 27

Street Address: 140 Sixth Avenue, Indialantic, Florida, 32903

do hereby authorize Cydney Maksymow - Owner of Cay Civil Engineering to submit a site plan application on my behalf.

Anjana Reddy
Signature (Owner)

Anjana Reddy
Printed Name (Owner)

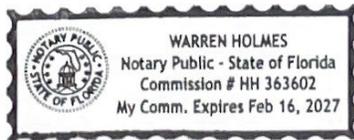
State of Florida

BREVARD County

The foregoing Owner Authorization was acknowledged before me by means of:

physical presence or online notarization, this 13th day of December, 20 23, by Anjana Reddy (owner).

Notary Seal:



[Signature]
(Signature of Notary Public - State of Florida)

Personally Known _____ OR Produced Identification: FLORIDA DRIVER LICENSE

COASTAL PULMONARY AND SLEEP CENTER

INDIALANTIC, FLORIDA

PREPARED FOR:

PANN REALTY, LLC

PROJECT TEAM:

OWNER:
PANN REALTY LLC
140 SIXTH AVENUE
INDIALANTIC, FL 32903

ARCHITECT:
CARBENO ARCHITECTURAL GROUP
1250 W EAU GALIE BLVD, SUITE F
MELBOURNE, FL 32935
(321) 822 - 6900

CIVIL ENGINEER:
CAV CIVIL ENGINEERING
1530 ROCKLEDGE BLVD
ROCKLEDGE, FL 32955
(321) 480 - 4998

SURVEYOR:
KANE SURVEYING
505 DISTRIBUTION DRIVE
MELBOURNE, FL 32904
(321) 876 - 0427

SITE DATA:

GENERAL STATEMENT:
THE PROJECT INCLUDES CONSTRUCTION OF A 4230 SF BUILDING ADDITION AND TWO ADA ACCESSIBLE PARKING SPACES AT AN EXISTING MEDICAL OFFICE FACILITY.

FLOOD ZONE:
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12090604H DATED MARCH 17, 2014.

ADDRESS: 140 SIXTH AVENUE, INDIALANTIC, FL 32903

PARCEL ID: 27-38-31-EO-27-25

TAX ACCOUNT #: 2731186

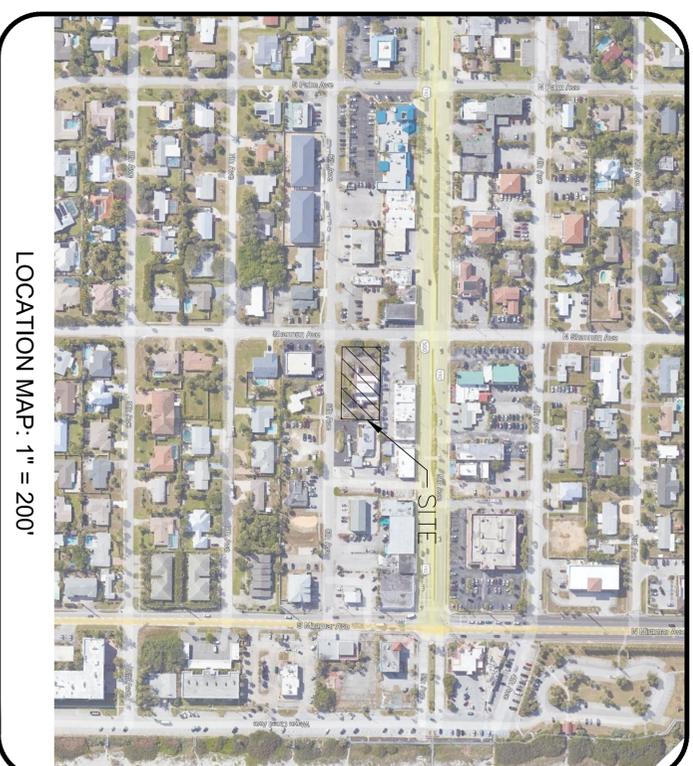
ZONING: C-COMMERCIAL

PROJECT AREA: 0.03 AC

PARCEL AREA: 0.46 AC

LEGAL DESCRIPTION:

LOTS 25, 26, 27 AND 28, BLOCK 27, INDIALANTIC BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 35; PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA



LOCATION MAP: 1" = 200'

PREPARED BY:



SHEET INDEX:

SHEET NO.	SHEET NAME
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS AND EROSION CONTROL PLAN
4	PRELIMINARY SITE PLAN
5	DETAILS

CIVIL LEGEND:

	PROPERTY LINE
	BUILDING
	SWALE
	SILT FENCE
	DEMOLITION
	CONCRETE
	SPOT ELEVATION
	FLOW ARROW

REVISIONS

#	DATE	DESCRIPTION



COVER SHEET
COASTAL PULMONARY AND SLEEP CENTER
140 6TH AVENUE, INDIALANTIC, FL
PREPARED FOR
PANN REALTY, LLC

DRAWN BY: CCM
DESIGNED BY: CCM
CHECKED BY: JEM
DATE: 12/14/23
PROJECT #: 23031
SHEET #: 1

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND GOVERNING MUNICIPALITY OF ANY CONDITIONS THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS.
2. CONTRACTOR SHALL FOLLOW ALL OSHA AND MOT REGULATIONS FOR SAFETY OF WORK CREW, VEHICLES AND PEDESTRIANS. THIS INCLUDES THE USE AND MAINTENANCE OF BARRICADES, CONSTRUCTION SIGNS, LIGHTS, AND GUARDS AS NEEDED FOR SAFETY.
3. CONTRACTOR SHALL FOLLOW ALL WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
4. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL MUNICIPALITIES LAND DEVELOPMENT REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION COMMENCEMENT NOTICE AND NOTIFICATION TO ENGINEER OF RECORD OF THE CONSTRUCTION SCHEDULE.
7. CONTRACTOR SHALL FOLLOW ALL MUNICIPALITY REQUIREMENTS FOR NOTIFICATION OF CONSTRUCTION IN ADVANCE OF CONSTRUCTION RELATED ACTIVITIES, INCLUDING ANY CLEARING AND PLACEMENT OF EROSION CONTROL MEASURES.
8. CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY ON-SITE ACTIVITIES, INCLUDING EARTHWORK. ALL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR UNTIL THE VEGETATION IS ESTABLISHED, SITE IS STABILIZED, AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH ALL OTHER CONTRACTORS AND SUBCONTRACTORS WITHIN THE LIMITS OF THE PROJECT AREA.
10. CONTRACTOR SHALL FOLLOW ALL FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE FDOT DESIGN STANDARDS (CURRENT EDITION), AND LOCAL MUNICIPALITIES STANDARDS UNLESS OTHERWISE NOTED.
11. THE LOCATION OF THE UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR. ALL UTILITIES IN THE PROJECT AREA SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD WITH ANY DEVIATIONS ON SIZE, MATERIAL AND LOCATION OF EXISTING UTILITIES FROM THAT OF THE SITE SURVEY.
12. ALL UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL MEET THE REQUIREMENTS OF THE LOCAL MUNICIPALITIES UTILITY SERVICE PROVIDER FOR THE PROJECT'S WATER AND WASTEWATER.
13. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.
14. CONTRACTOR SHALL PROVIDE ADEQUATE PROVISIONS FOR FLOW OF ANY SEWERS, STORMWATER, AND WATER COURSES THROUGHOUT CONSTRUCTION.
15. ALL UTILITY CROSSINGS AND SEPARATIONS SHALL MEET THE REQUIREMENTS OF F.A.C. RULE 62-555.314 AND THAT OF THE LOCAL MUNICIPALITY.
16. ALL EXISTING ROADWAYS, SIDEWALKS, STORMWATER INFRASTRUCTURE ETC. THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO PROJECT CERTIFICATE OF COMPLETION.
17. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED AS-BUILTS BY A LICENSED PLS TO THE EOR FOR REVIEW AND APPROVAL.

EROSION CONTROL NOTES:

1. THE PROJECT EROSION AND SEDIMENTATION CONTROL PLAN IS COMPLIANT WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO THE LOCAL MUNICIPALITY, EDEP, AND OTHER APPLICABLE AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO REVISE THE PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THEY SHALL USE BMP'S FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL REVISE THE PLAN TO MEET FIELD CONDITIONS. ALL CHANGES SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL MEASURES, STORMWATER INFRASTRUCTURE AND PONDS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED BY QUALIFIED PERSONNEL WEEKLY AND AFTER EACH RAINFALL EVENT AND UPDATED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSSED AND RIPRAP SHALL BE PLACED AS REQUIRED FOR EROSION CONTROL.
8. SILT FENCES SHALL BE LOCATED AS NEEDED TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT THROUGHOUT CONSTRUCTION. RINSING OF EQUIPMENT IS NOT ALLOWED IN STORM DRAIN AREAS.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY.
11. RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUME AND PIPE OUTLETS CONSISTING OF GRANITE OR LIMESTONE, NO BROKEN CONCRETE IS ALLOWED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE STAKED AND SOD TO PROTECT FROM EROSION.
13. ALL WASTE GENERATED ON THE PROJECT SITE SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY THE CONTRACTOR.
14. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
15. EXCESS DIRT SHALL BE REMOVED DAILY.
16. THE PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.

TOWN OF INDIALANTIC NOTES:

1. DEVELOPMENT SHALL MEET ALL STANDARDS OF TOWN OF INDIALANTIC LAND DEVELOPMENT REGULATIONS.
2. REFER TO SITE SURVEY PREPARED BY KANE SURVEYING FOR ALL EXISTING SITE INFORMATION.
3. ALL ELEVATIONS ARE REFERENCED IN NAVD 88 PER SURVEY PREPARED BY KANE SURVEYING.
4. ANY CONSTRUCTION DEVIATIONS FROM THE PROPOSED PLANS SHALL BE COORDINATED DIRECTLY WITH THE ENGINEER OF RECORD AND TOWN OF INDIALANTIC.
5. CONTRACTOR SHALL NOTIFY THE TOWN OF INDIALANTIC PRIOR TO BEGINNING ANY WORK AND ABIDE BY THEIR REGULATIONS FOR INSPECTIONS AS REQUIRED.

REVISIONS

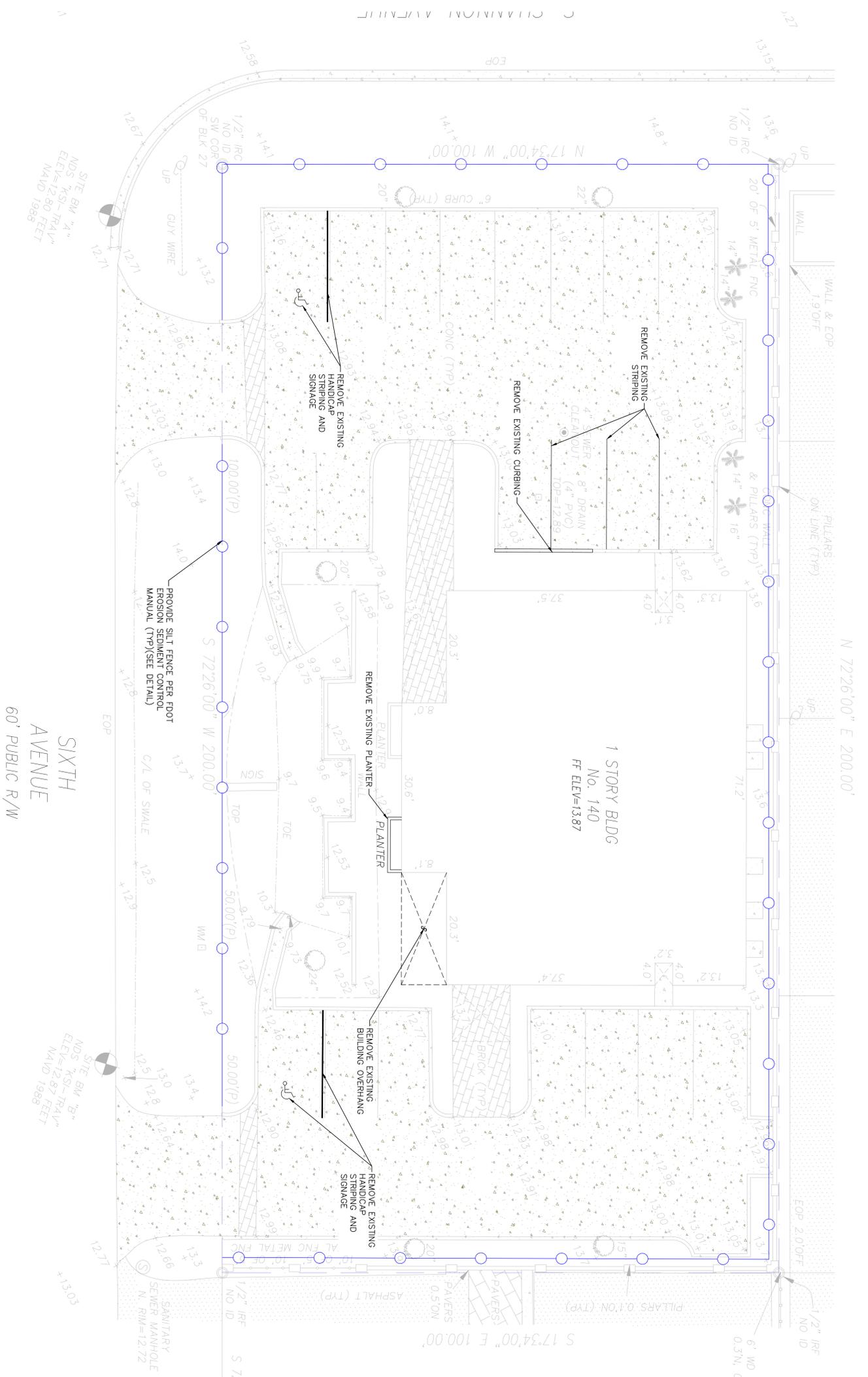
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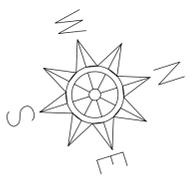
GENERAL NOTES
COASTAL PULMONARY AND SLEEP CENTER
 140 6TH AVENUE, INDIALANTIC, FL
 PREPARED FOR
PANN REALTY, LLC

DRAWN BY:	CCM
DESIGNED BY:	CCM
CHECKED BY:	JEM
DATE:	12/14/23
PROJECT #:	23031
SHEET #:	2

LOT 1, BLOCK 27 LOT 2, BLOCK 27 LOT 3, BLOCK 27 LOT 4, BLOCK 27



SIXTH AVENUE
60' PUBLIC R/W



- GENERAL NOTES:**
- EXISTING CONDITIONS ARE SHOWN PER SITE SURVEY PREPARED BY KANE SURVEYING.
 - CONTRACTOR SHALL FOLLOW ALL TOWN OF INDIALANTIC AND FDP EROSION AND SEDIMENTATION CONTROL MEASURES AND REQUIREMENTS.
 - CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETINGS AS REQUIRED BY TOWN OF INDIALANTIC PRIOR TO STARTING ANY ON-SITE ACTIVITIES INCLUDING LAND CLEARING.
 - CONTRACTOR SHALL MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION.
 - ALL CONCRETE PAVEMENT REMOVAL SHALL BE SAWCUT FOR A SMOOTH, STRAIGHT EDGE.

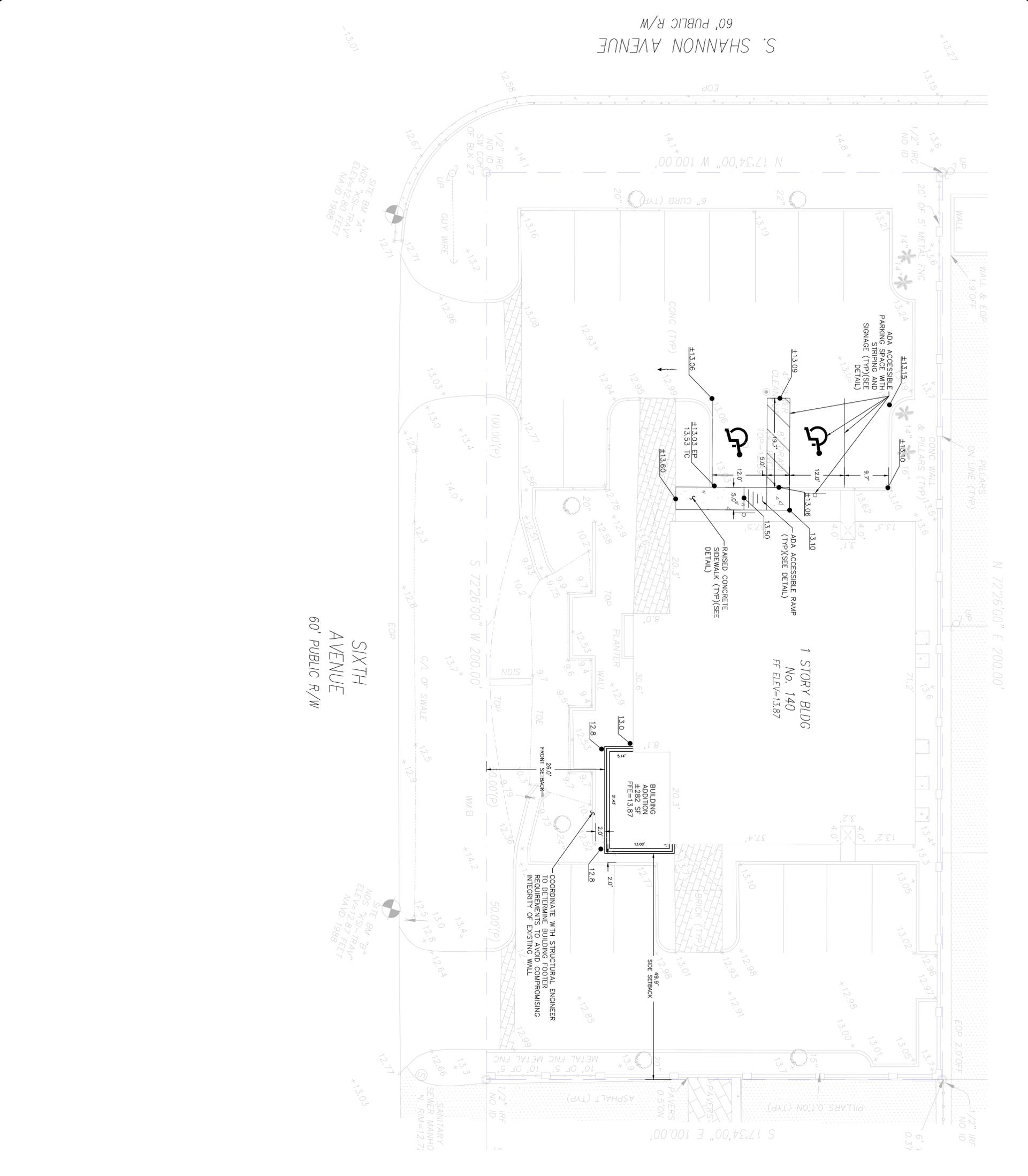
- EROSION AND SEDIMENTATION CONTROL REQUIREMENTS:**
- THE LAND-DISTURBING ACTIVITY SHALL CONFORM TO EXISTING TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LOWEST PRACTICAL EROSION POTENTIAL.
 - LAND-DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMIZING EROSION.
 - THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSION ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM.
 - EROSION CONTROL MUST BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS.
 - DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE WHENEVER FEASIBLE. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED.
 - TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
 - PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
 - ADEQUATE PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
 - TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF WATER MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED.
 - CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDANGER ADJOINING PROPERTY.
 - FILLS MAY NOT ENROACH UPON NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS WITHOUT ADEQUATE PROVISIONS FOR AN EQUIVALENT ALTERNATE SYSTEM WITH A POSITIVE OUTFALL.
 - ALL R.O.W.'S, WATERWAYS, STREETS AND SIDEWALKS SHALL BE BUFFERED BY A TWENTY (20) FOOT WIDE STRIP OF GRASS OR OTHER SUITABLE MEANS.
 - GRADING EQUIPMENT MUST CROSS FLOWING STREAMS BY MEANS OF BRIDGES OR CULVERTS EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE AND PROVIDED IN ANY CASE, THAT SUCH CROSSINGS ARE KEPT TO A MINIMUM AND SEDIMENTATION CONTROL DEVICES ARE PROVIDED.

REVISIONS		
#	DATE	DESCRIPTION



EXISTING CONDITIONS & EROSION CONTROL PLAN
COASTAL PULMONARY AND SLEEP CENTER
 140 6TH AVENUE, INDIALANTIC, FL
 PREPARED FOR
PANN REALTY, LLC

DRAWN BY: CCM
DESIGNED BY: CCM
CHECKED BY: JEM
DATE: 12/14/23
PROJECT #: 23031
SHEET #: 3



SIXTH AVENUE
60' PUBLIC R/W

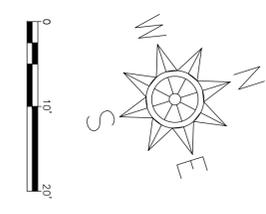
S. SHANNON AVENUE
60' PUBLIC R/W

1 STORY BLDG
No. 140
FF ELEV=13.87

BUILDING ADDITION
±2,822 SF
FFE=13.87

COORDINATE WITH STRUCTURAL ENGINEER
TO DETERMINE BUILDING FOOTER
REQUIREMENTS TO AVOID COMPROMISING
INTEGRITY OF EXISTING WALL

- GENERAL NOTES:**
1. CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROPOSED PLAN AND EXISTING CONDITIONS.
 2. CONTRACTOR SHALL ADHERE TO ALL EROSION CONTROL MEASURES SPECIFIED IN THE EROSION CONTROL PLAN AND TOWN OF INDIALANTIC.
 3. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING SITE FEATURES THAT ARE NOT TO BE ALTERED AS PART OF PROPOSED IMPROVEMENTS.
 4. CONTRACTOR SHALL COORDINATE ANY TOWN TIME OF EXISTING DRIVEWAYS AND PARKING WITH OWNER.
 5. ALL DISTURBED AREAS SHALL BE SODDED.



TOTAL PROJECT AREA	1,500 SF	0.03 AC
TOTAL SITE AREA	19,800 SF	0.45 AC
EXISTING BUILDINGS & CANOPY		4,512 SF
EXISTING PAVERS AND CONCRETE		8,282 SF
PROPOSED SIDEWALK		125 SF
PROPOSED BUILDING ADDITION		282 SF
NET INCREASE IN IMPERVIOUS AREA		407 SF
INCREASE IN IMPERVIOUS AREA %		3.03 %
TOTAL IMPERVIOUS AREA		13,944 SF
TOTAL FERROUS AREA		5,965 SF
TOTAL FERROUS AREA %		69.92 %
TOTAL PERVIOUS %		30.08 %
OPEN SPACE		5,965 SF

#	DATE	DESCRIPTION

PRELIMINARY SITE PLAN
COASTAL PULMONARY AND SLEEP CENTER
 140 6TH AVENUE, INDIALANTIC, FL
 PREPARED FOR
PANN REALTY, LLC



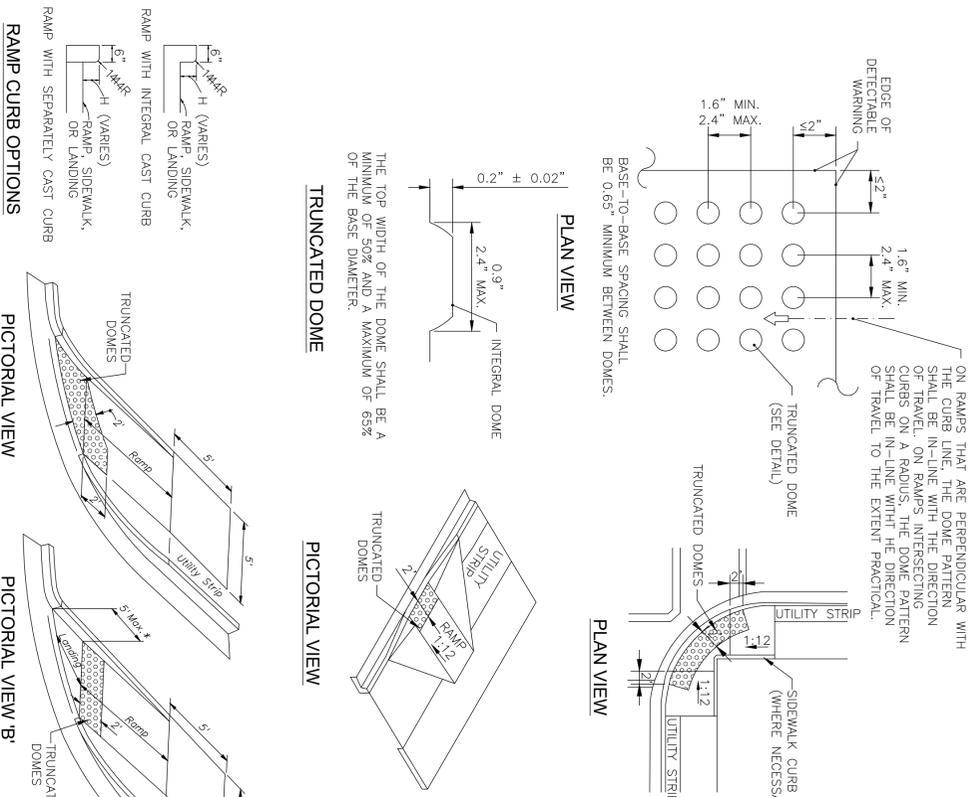
DRAWN BY:	CCM
DESIGNED BY:	CCM
CHECKED BY:	JEM
DATE:	12/14/23
PROJECT #:	23031
SHEET #:	4

GENERAL NOTES:

1. PUBLIC SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN THE PUBLIC RIGHT OF WAY AT LOCATIONS THAT WILL PROVIDE CONTINUOUS UNOBSTRUCTED PEDESTRIAN CIRCULATION AND TO ACCESSIBLE PEDESTRIAN ROUTES ON ADJACENT SITES. CURBED FACILITIES WITH SIDEWALKS AND THOSE WITHOUT SIDEWALKS ARE TO HAVE CURB RAMPS CONSTRUCTED AT ALL STREET INTERSECTIONS AND AT TURNS THAT HAVE CURBED RETURNS. PARTIAL CURB RETURNS SHALL EXTEND TO THE LIMIT PRESCRIBED BY INDEX NO. 915 TO THE CURB RETURN. CURB RAMPS SHALL BE CONSTRUCTED AT THE TOP OF EACH RAMP. SEE SHEET 51.
2. THE LOCATION AND ORIENTATION OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS.
3. CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND ACROSS SLOPE SHALL BE 0.02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12. WHEN ALTERING EXISTING PEDESTRIAN FACILITIES WHERE EXISTING SITE DEVELOPMENT PRECLUDES THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RUNNING SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM AND A RUNNING SLOPE OF BETWEEN 1:10 AND 1:8 IS PERMITTED FOR A RISE CANNOT BE FULLY MET. THE MINIMUM FEASIBLE CROSS SLOPE SHALL BE PROVIDED. RAMP RUNNING SLOPE IS NOT REQUIRED TO EXCEED 8' IN LENGTH, EXCEPT AT SITES WHERE THE PLANS SPECIFY A GREATER LENGTH.
4. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN THE WALK SHALL HAVE TRANSITION SLOPES TO THE RAMP. THE MAXIMUM SLOPE OF THE TRANSITIONS SHALL BE 1:12. RAMPS WITH CURB RETURNS MAY BE USED AT LOCATIONS WHERE OTHER IMPROVEMENTS PROVIDE GUIDANCE AWAY FROM THAT PORTION OF CURB PERPENDICULAR TO THE SIDEWALKS. IMPROVEMENTS FOR GUIDANCE ARE NOT REQUIRED AT CURB RAMPS FOR UNDER PEDESTRIAN TRAFFIC.
5. CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24" DEEP. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION 527. SEE SHEET 6 OF 6 FOR DETECTABLE WARNING LAYOUTS. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
6. WHERE A CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION IS LESS THAN 5' LONG. FOR DETAILS OF CONCRETE SIDEWALK SEE INDEX 310.
7. ALPHA-NUMERIC IDENTIFICATIONS ARE FOR REFERENCE (PLANS, PERMITS, ETC.)
8. PUBLIC CURB RAMPS ARE TO BE PAID FOR AS FOLLOWS:
 (A) PUBLIC CURB RAMPS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SIDEWALK CONCRETE. (--- THICK), SY. CURB TRANSITIONS AND RECONSTRUCTED CURBS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR THE PARENT CURB, I.E., CURB CONCRETE. (TYPE ---), LF OR CURB AND GUTTER CONCRETE. (TYPE ---), LF. WHEN A SEPARATE PAY ITEM FOR THE REMOVAL AND DISPOSAL OF EXISTING CURB, CURB AND GUTTER IS PROVIDED, THE REMOVAL AND DISPOSAL OF EXISTING CURB, CURB AND GUTTER SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR NEW CURB, CURB AND GUTTER AND/OR SIDEWALK RESPECTIVELY.
9. ACCEPTANCE CRITERIA FOR DETECTABLE WARNINGS:
 (A) THE RAMP DETECTABLE WARNING SURFACE SHALL BE COMPLETE AND UNIFORM IN COLOR (BROCK RED IN BREAD AND COUNTY) AND TEXTURE.
 (B) THE RAMP DETECTABLE WARNING SURFACE SHALL COMPLY WITH THE DESIGN CRITERIA OF THE INDIVIDUAL INDICATED DOMES MOST COMPLY WITH THE DESIGN CRITERIA.
 (C) THERE MAY BE NO MORE THAN 4 NON-COMPLYING DOMES IN ANY ONE SQUARE FOOT OF SURFACE.
 (D) NO TWO ADJACENT DOMES MAY BE NON-COMPLYING.
 (E) SURFACE MAY NOT DEVIATE MORE THAN 0.10" FROM A TRUE PLANE.
10. ALL SIDEWALK SURFACES, RAMP SURFACES, AND LANDINGS WITH A CROSS SLOPE SHOWN IN THIS INDEX TO BE 0.02 MAXIMUM. ALL RAMP SURFACES AND RAMP TRANSITION SLOPES WITH A SLOPE SHOWN IN THIS INDEX TO BE 1:12 SHALL BE 1:12 MAXIMUM.

TYPICAL HANDICAP RAMP DETAIL

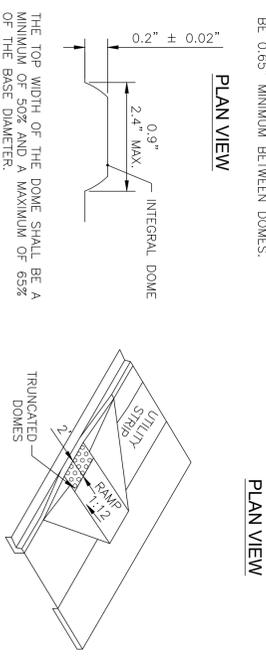
NTS



ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. AT ANGLES, INTERSECTIONS OR CURVED LANDINGS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.

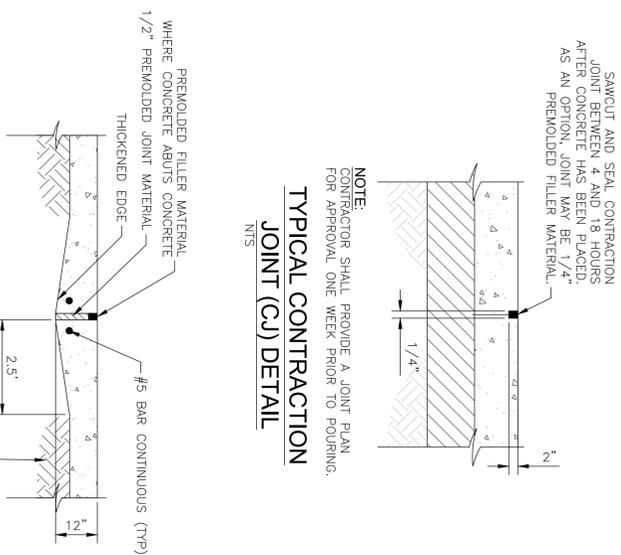
TRUNCATED DOME

PICTORIAL VIEW



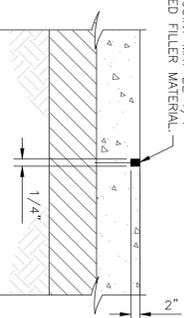
TYPICAL EXPANSION JOINT (EJ) WITH THICKENED EDGE DETAIL

NTS



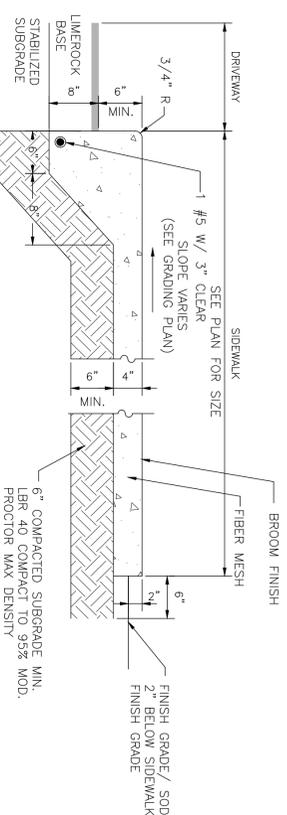
TYPICAL CONTRACTION JOINT (CJ) DETAIL

NTS



TYPICAL RAISED SIDEWALK DETAIL

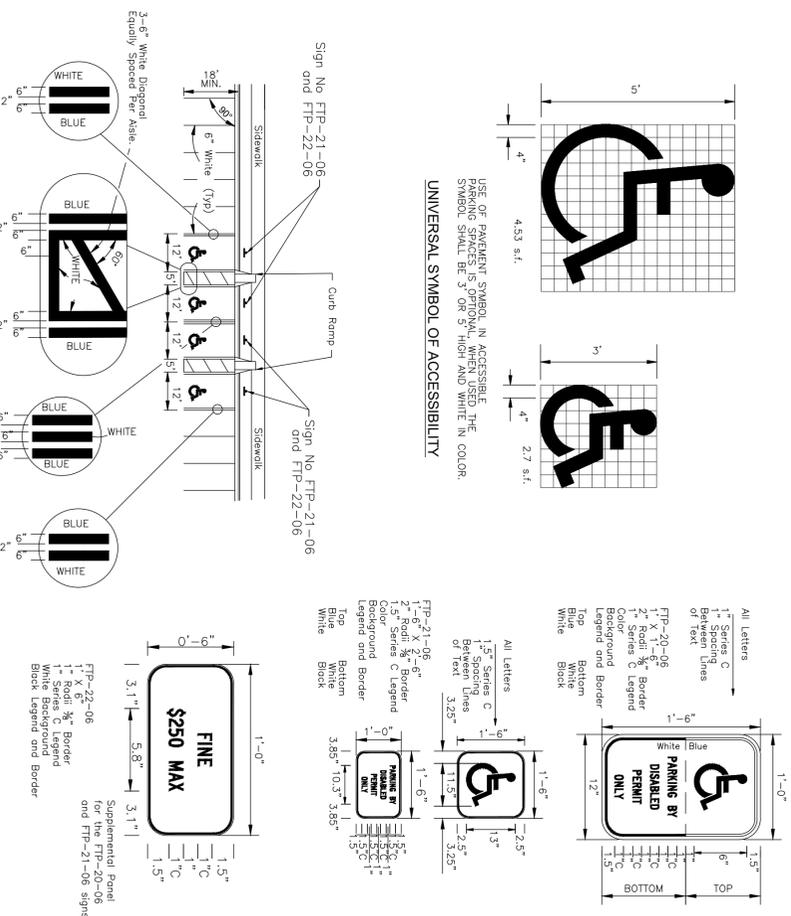
NTS



- NOTES:**
1. PROVIDE EXPANSION JOINTS AT CONNECTION POINTS OF OTHER IMPERVIOUS SURFACES INCLUDING BUT NOT LIMITED TO PAVEMENT, CURBS, OTHER SIDEWALKS, ETC. SEE TYPICAL DETAIL.
 2. PROVIDE CONTRACTION JOINTS AT LOCATIONS PER FOOT INDEX NO. 310 FOR ENTIRE LENGTH OF SIDEWALK. EXPANSION JOINTS SHALL BE AT 50' CENTERS, SEE TYPICAL DETAIL.
 3. CONSTRUCT 2" BUFFERS AT FRONT AND BACK OF SIDEWALK WITH MAXIMUM SLOPE OF 3/4" PER FOOT.
 4. CURB WITH A WHITE CURBING COMPOUND PER FOOT STANDARD SPECIFICATION SECTION 929-2 APPLIED AT A RATE OF 1 GAL/200 S.F.

TYPICAL HANDICAP PARKING AND SIGNAGE DETAIL

NTS



- NOTES:**
1. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 3. CENTERLINE OF MARKINGS SHALL BE 15" FROM CURB.
 4. TINT BLUE PAVEMENT MARKINGS TO MATCH COLOR 15180 OF FEDERAL STANDARDS 595A.
 5. MOUNT FTP-22-06 SIGN BELOW THE FTP-21-06 SIGN.
 6. THIS DETAIL IS FOR REFERENCE PURPOSES. SEE FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NOS. 700-102, 711-00 AND FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. LATEST VERSION FOR FURTHER DETAILS.

REVISIONS

#	DATE	DESCRIPTION



DETAILS
COASTAL PULMONARY AND SLEEP CENTER
 140 6TH AVENUE, INDIALANTIC, FL
 PREPARED FOR
PANN REALTY, LLC

DESIGNED BY: CCM
CHECKED BY: CCM
DATE: 12/14/23
PROJECT #: 23031

SHEET #: 5



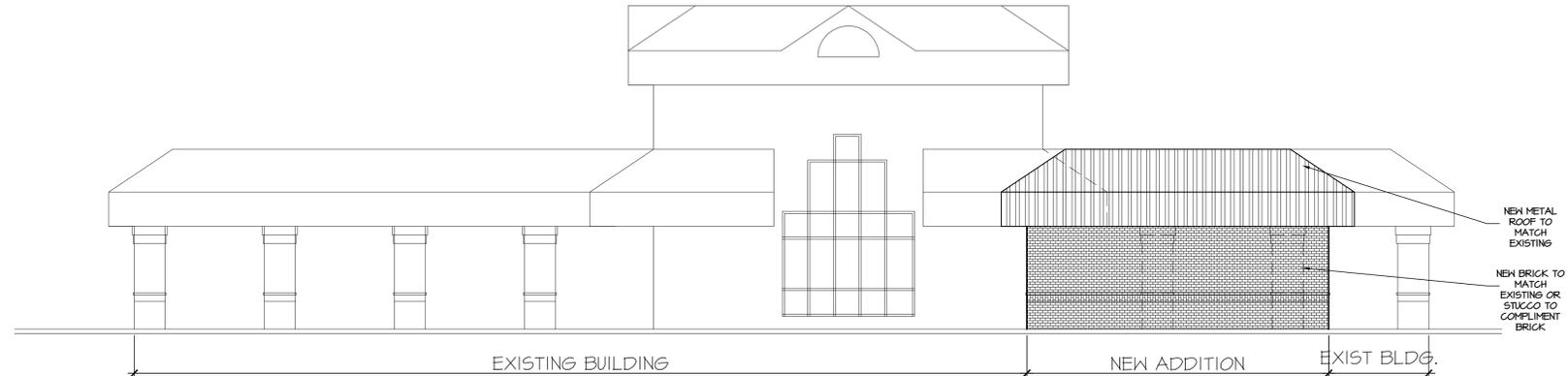
C A G
Caribeño
Architectural
Group, Inc

FLORIDA CERTIFICATE #AR 0017819
 1250 W. MELBOURNE AVE. SUITE F
 MELBOURNE, FLORIDA 32935
 PHONE (321) 622-6900
 FAX (321) 622-6901

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



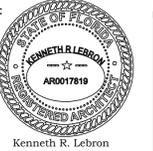
2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 PICTURE OF EXIST. BLDG. IN AREA OF ADDITION
 N.T.S.

CLIENT:
COASTAL PULMONARY AND SLEEP CENTER, LLC

PROJECT NAME:
COASTAL PULMONARY AND SLEEP CENTER
INDIALANTIC, FLORIDA
 SHEET TITLE:
EXTERIOR ELEVATIONS



Kenneth R. Lebron
 AR 0017819
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PROJECT NO. CAG 23-094
 DATE: 01-09-2024
 DRAWN: JCG
 CHECKED: KRL
 SCALE: AS SHOWN
 SHEET No: **A-200**



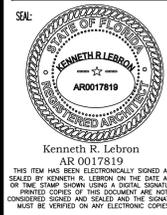
CAG
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CLIENT:
COASTAL PULMONARY AND SLEEP CENTER, LLC

PROJECT NAME:
**COASTAL PULMONARY AND SLEEP CENTER
 INDIANLANTIC, FLORIDA**

SHEET TITLE:
FLOOR PLAN, NOTES AND DETAILS



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PROJECT NO. CAG 23-094
 DATE: 01-09-2024
 DRAWN: JCG
 CHECKED: KRL
 SCALE: AS SHOWN
 SHEET No: **A-101**

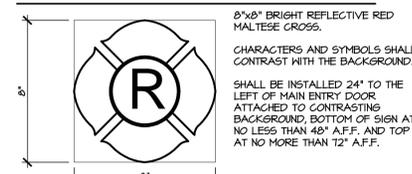
WALL LEGEND

- 1 8" CONCRETE MASONRY BLOCK OR FORMED REINFORCED CONCRETE WALL WITH 5/8" MIN. EXTERIOR CEMENTITIOUS ROUGH OR SMOOTH FINISH AND 1" POLYSTYRENE/URETHANE (FOIL FACED) RIGID BD. INSUL. WITH 5/8" GYP. BD. ON 1" MTL. FURRING STRIPS @ 24" O.C. ON INTERIOR SIDE. EXTEND TO UNDERSIDE OF ROOF SYSTEM.
- 2 NEH 1 5/8" X 3 5/8" OR 6" X 20 GA GALV. MTL. STUDS @ 16" O.C. W/ 1 LAYER 5/8" GYP. BD. ON EACH SIDE UP TO 2" ABOVE FINISH CEILING, WITH SOUND BATT FULL INSULATION (PROVIDE WATER RESISTANT GYPSUM BOARD @ ALL WET AREAS). SEE 2/A-601.
- 3 EXISTING WALL TO BE DEMOLISHED.

PLAN NOTES:

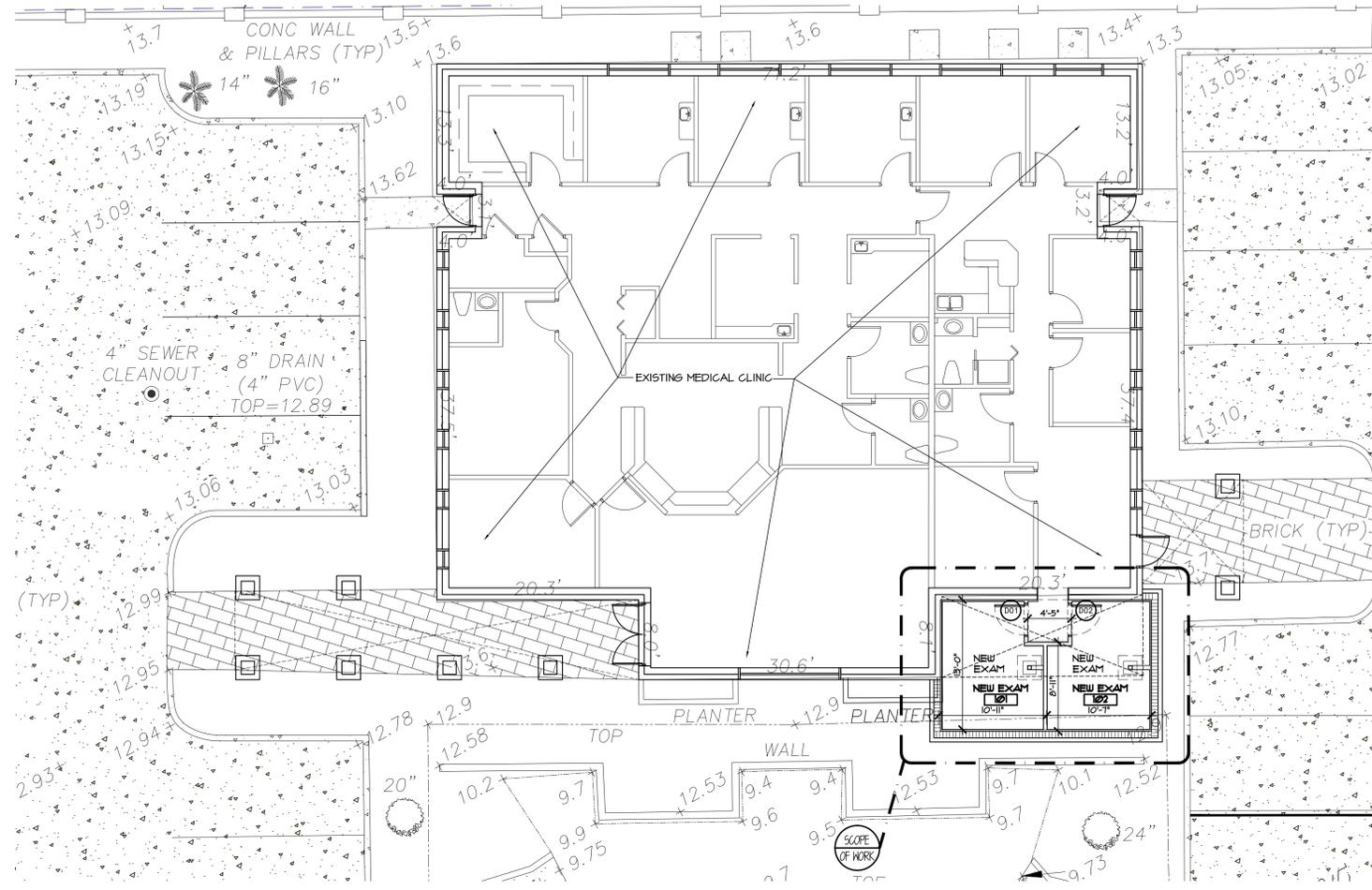
1. GC SHALL SUBMIT INTERIOR FINISH DOCUMENTATION (FLAME/SMOKE) FOR FINAL ACCEPTANCE PRIOR TO INSTALLATION.
2. LOCKING/LATCHING HARDWARE ON EXIT DOORS SHALL COMPLY WITH SECTION T.2.1.5.4 AND T.2.1.5.4.2.
3. THE FLOOR ON BOTH SIDES OF NEH AND EXIT DOORS SHALL BE SUBSTANTIALLY LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOOR(S). FOR A DISTANCE ON EACH SIDE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR. THRESHOLDS AT DOORS SHALL NOT EXCEED 1/2". NFPA 101, T.2.1.5.1.
4. THE PROPOSED UNIT SHALL BE HANDICAPPED ACCESSIBLE. CHANGES IN LEVEL IN EXCESS OF 1/2" AT THE DOORWAYS REQUIRING ACCESSIBILITY SHALL BE RAMPED. FCC 11-4.9.2.

MALTESE CROSS



EGRESS LEGEND

- MAIN EGRESS PATH
 - SECONDARY EGRESS PATH
 - F.E. CLASS A FIRE W/ORDINARY HAZARD TYPE 2-A 1500% AREA 75 F.T. TRAVEL ABC 10 LB. EXTINGUISHER WITH MOUNTING BRACKET TO MOUNT ON WALL 4'-0" ABOVE FINISH FLOOR
- NOTE: EACH PRIME CONTRACTOR SHALL CONSULT WITH THE RESPECTIVE MUNICIPAL FIRE DEPARTMENT AUTHORITIES HAVING JURISDICTION RELATIVE TO REQUIREMENTS FOR FIRE EXTINGUISHER PROTECTION IN THE BUILDING AND PROVIDE AS REQUIRED.





APPLICATION FOR SITE PLAN REVIEW

This application must be completed and returned with all enclosures referred to herein to the office of the Building Official of the Town of Indialantic, Florida. This application will be referred to the Zoning and Planning Board for their study and recommendation. You will be advised of the date and time of the meeting before the Zoning and Planning Board. You may appear at the meeting in person or be represented by an authorized agent. If you cannot attend the meeting, you should make arrangements to have an authorized representative appear on your behalf as the application can be acted upon by the Board even in your absence.

1. Applicant: SURF-STYLE
2. Site Address: 101 S. Miramar Ave
Indialantic Florida, 32903
3. Contact's Name: Gilad Ovaknin
4. Contact's Phone: 954-608-2565
5. Contact's Mailing Address: 4100 N 28th Terrace
Hollywood Florida, 33020
6. Contact's Email Address: Gilad@sursstyle.com
7. Legal Description Of Property Covered by This Application (Including Subdivision, Block and Lot(s)): subdivision - E0
Block - 38
LOT - 1
8. Zoning District: _____
9. Property Owner, If Different Than Applicant (Owner Authorization Required):
SAME AS ABOVE
10. Property Owner's Mailing Address: same AS ABOVE

11. Description of Project: This IS A revision For the site, we are Relocating

2 Transformers and moving the Dumpster, we are ALSO Relocating ONE STREET
Light TO the south so that IT IS NOT IN the NEW entry/EXIST
New Site Plan (Site Plan Modification) (Circle One)

WE ALSO ARE moving the CONSTRUCTION ENTRANCE .

PROCEDURES FOR OBTAINING SITE PLAN APPROVAL SHALL BE AS FOLLOWS:

- (1) PREAPPLICATION CONFERENCE: The applicant shall meet with the Building Official to discuss basic site plan requirements, consider preliminary features of the site and the proposed development, and determine if the proposed use conforms to the zoning requirements of the district.
- (2) SITE PLAN CHECKLIST: The applicant shall properly fill out a checklist provided by the Building Official. This checklist will summarize the site plan and it will be used as a guide for site plan evaluation.
- (3) PRELIMINARY SITE PLAN: Following the pre-application conference, 1 digital copy & 12 hard copies of a preliminary site plan prepared by a registered civil engineer or architect showing the proposed general layout, and a vicinity map showing the location of abutting streets, existing and proposed utilities, and storm drainage systems in accordance with the site plan requirements shall be submitted to the Building Department.
- (4) REVIEW AND RECOMMENDATIONS: Applications for site plan approval shall be submitted to the Building Official, who shall forward copies of the proposed plans to the Fire Department for its written recommendations regarding health, safety and welfare.

Upon completion of the above four steps and receipt of the recommendation from the Fire Department, the Zoning and Planning Board shall review the site plan and any recommendations at their next regular meeting.

Per Indialantic Code Section 113-27, Site Plan Review:

The zoning board shall not approve such plan unless it finds that such site plan conforms to all applicable provisions of the Town Code of Ordinances, that adequate off-street parking and loading facilities are provided for owners, tenants, visitors, and employees, and that adequate protection and separation are provided for contiguous and nearby residential property.

The zoning board may attach to its approval of a site plan any reasonable conditions, limitations or requirements which are found necessary in its judgment to effectuate the purpose of this section and carry out the spirit and purpose of the zoning ordinance.

Modification of site plan. Any change in use of buildings, structures, land or water, or institution of new uses, or alteration of or addition to buildings or structures shall be in accordance with a new or modified site plan conforming and approved pursuant to this section.

Approval time limit. The site plan approval shall terminate 540 days (18 months) thereafter if construction has not been started. Two extensions of up to 180 days (6 months) may be made by the zoning and planning board at its discretion for good cause shown, such as but not limited to delays in obtaining development permits from other governmental agencies or project financing delays.

(Code 1962, 28-98A; Ord. No. 217, 1, 10-18-77; Ord. No. 89-11 2, 4-18-89, Ord. No. 2019-12, 11-13-19)

SITE PLAN CHECK LIST

In reviewing such site plan the zoning board shall consider the location, size, height, spacing, appearance, character and utilization of any building, structure or use and their appurtenances, access and circulation of vehicles and pedestrians, streets, parking area, yards and open spaces, landscaping, and relationship to adjacent property.

A site plan shall include, but not necessarily be limited to the following:

- (a) Site plan with grades or contours.
- (b) Elevations, floor plans and uses of all buildings and structures.
- (c) Location and character of all outside utilities.
- (d) All curb cuts, driveways, parking areas, loading areas, and surfacing materials of same.
- (e) All pedestrian walks, malls, yards, and open spaces.
- (f) Location, size, character, height and orientation of all signs.
- (g) Location, height and general character of walls and fences.
- (h) Location and general character of landscaped areas and the common and botanical name of all trees, shrubs, and plants, with the number and size of each category or individual item, and the proposed watering and continued care in order to maintain the landscaping in accordance with approved site plan.
- (i) All buildings constructed in those areas designated as special hazard areas on the current flood hazard boundary maps published by the Department of Housing and Urban Development, Federal Insurance Administration, shall have all finished floor elevations related to Coast and Geodetic Survey mean sea level datum.
- (j) Storm Drainage System.

OWNER AUTHORIZATION
Site Plan Submittal

I, Gilad Ovakhin, owner of the following property:

Lot(s) _____ Block _____

Street Address: _____, Indialantic, Florida, 32903

do hereby authorize _____ to submit a site plan application on my behalf.

[Signature]
Signature (Owner)

Gilad Ovakhin
Printed Name (Owner)

State of Florida

Broward County

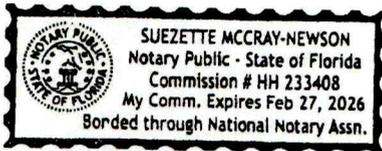
The foregoing Owner Authorization was acknowledged before me by means of:

physical presence or online notarization, this 8th day of February, 2024, by Gilad Ovakhin (owner).

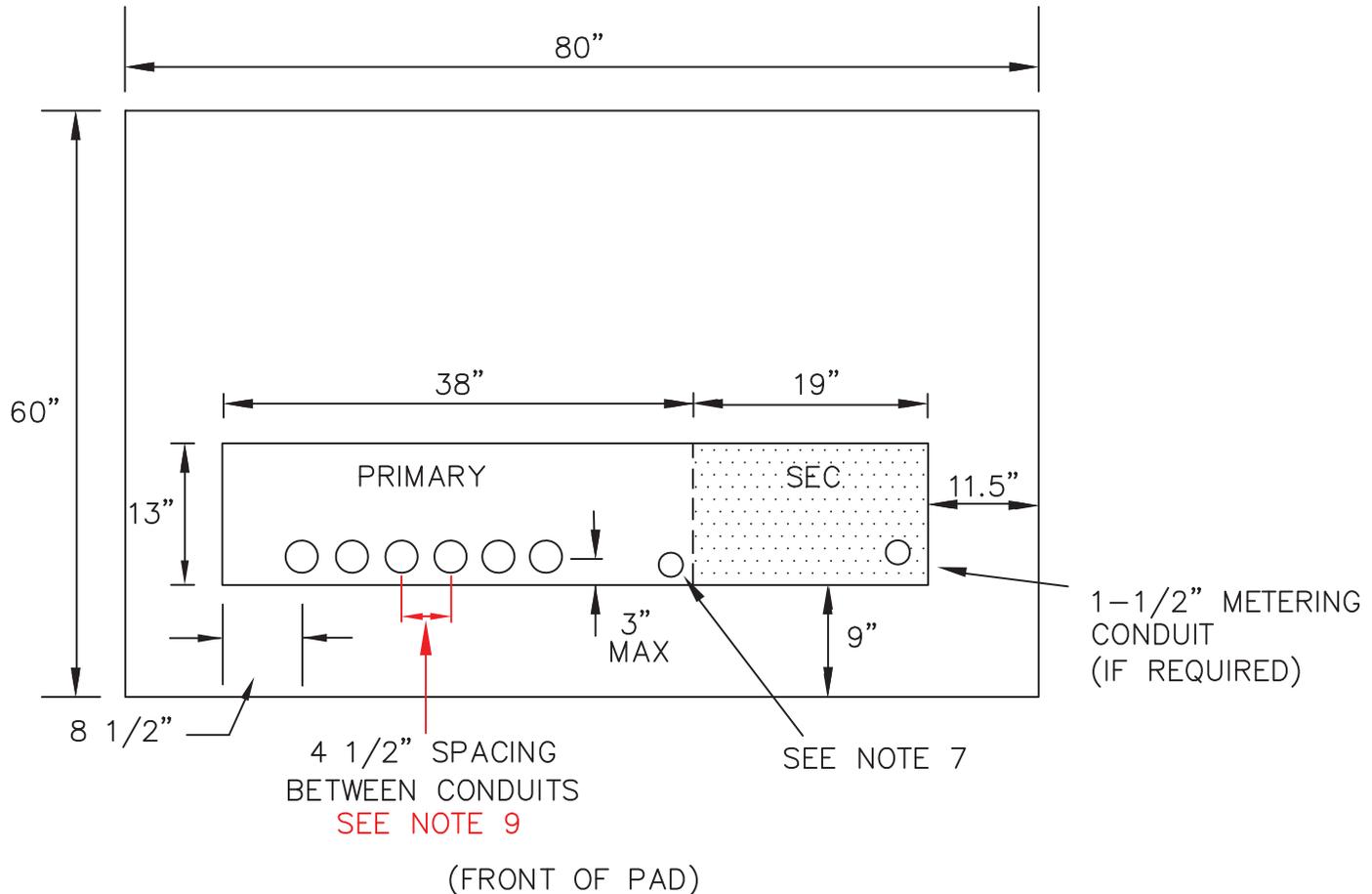
Notary Seal:

[Signature]
(Signature of Notary Public - State of Florida)

Personally Known OR Produced Identification: _____



ALTERNATIVE 1



NOTES:

1. REFERNECE I-70.0.1 OF THE DCS
2. PAD M&S 162-246-800
3. ALL CONDUITS TO EXTEND 3" MAX ABOVE GROUND LEVEL.
4. ALL SECONDARY / CUSTOMER CONDUITS MUST FIT WITHIN THE 19"X13" SHADED AREA INDICATED. WILL HOLD 8-4" CONDUIT MAX.
5. ALL CONDUIT RELATED DIMENSIONS ARE TO BE CENTER OF THE DUCT
6. MAINTAIN 8' CLEARANCE FROM FRONT AND 3' CLEARANCE FROM SIDES AND BACK OF TRANSFORMER PAD.
7. INSTALL 2" SLEEVE FOR GROUND ROD, 48" LONG.
8. CABLES REQUIRING CT METERING INSIDE THE TRANSFORMER MUST BE PLACED TOWARDS THE FRONT OPENING OF THE TX PAD AND IN FRONT OF ANY OTHER CABLES WHICH ARE NOT CT METERED INSIDE THE TRANSFORMER. THIS IS TO AVOID CABLE TRAINING ISSUES.
9. THE MEASUREMENTS ARE FROM THE CENTERLINE OF THE CONDUITS, NOT THE OUTER EDGES.



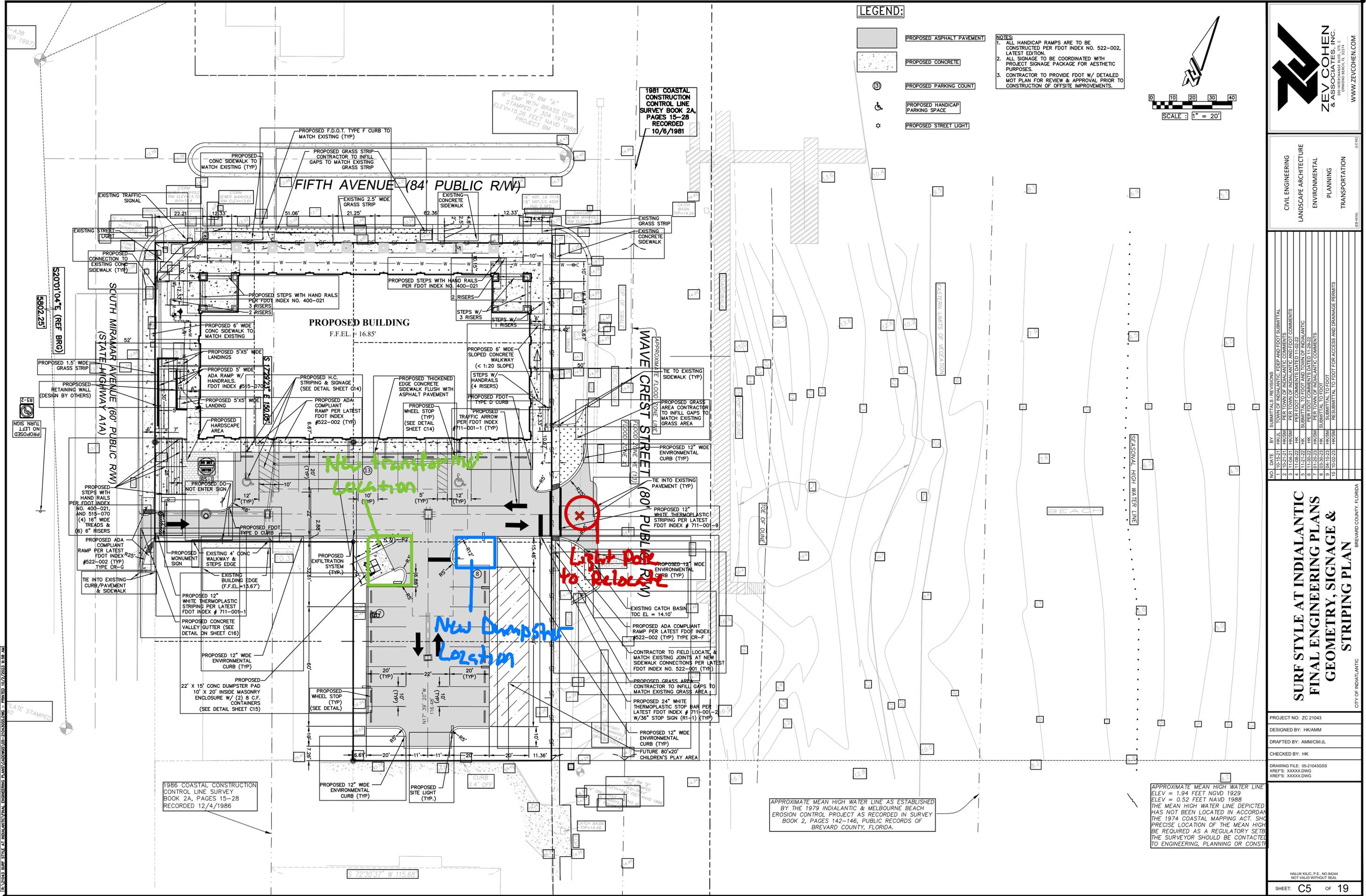
OH & UG DISTRIBUTION SYSTEM STANDARDS

NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
5	8/9/18	ADD NOTE 9 AND UPDATE DWG	ARR	ELS	RDH
4	1/15/16	UPDATE NOTES	ARR	ELS	RDH
3	2/27/15	UPDATE DRAWING & NOTE	ARR	ELS	RDH
2	9/2/09	UPDATE DRAWING NOTE	GAP	ELS	AEL
1	05/29/02	UPDATE DRAWING (NOTE 4)	RAP	JES	JJM

ORIGINATOR: SMS DRAWN BY: BILL

DATE: _____ APPROVED: J.J. MCEVOY NO SCALE

SUPERVISOR, OH/UG PRODUCT SUPPORT SERVICES

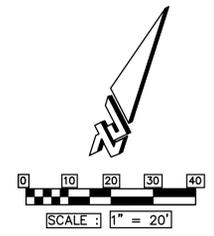


LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PARKING CURB
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED STREET LIGHT

NOTES:

1. ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
2. ALL SIGNAGE TO BE COORDINATED WITH PROJECT SIGNAGE PACKAGE FOR AESTHETIC PURPOSES.
3. CONTRACTOR TO PROVIDE FDOT W/ DETAILED MOT PLAN FOR REVIEW & APPROVAL PRIOR TO CONSTRUCTION OF OFFSITE IMPROVEMENTS.



ZEV COHEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL PLANNING
 TRANSPORTATION

WWW.ZEVCOHEN.COM

NO.	DATE	BY	REVISIONS
1	10/21/21	HK/AMM	PER TOWN OF INDIALANTIC COMMENTS
2	11/04/21	HK/AMM	PER TOWN OF INDIALANTIC AND FDOT COMMENTS
3	11/09/21	HK	PER FDOT COMMENTS DATED 11-09-21
4	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
5	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
6	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
7	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
8	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
9	04/10/23	HK/AMM	PER FDOT COMMENTS DATED 04-10-23
10	10/02/23	HK/AMM	PER FDOT COMMENTS DATED 10-02-23

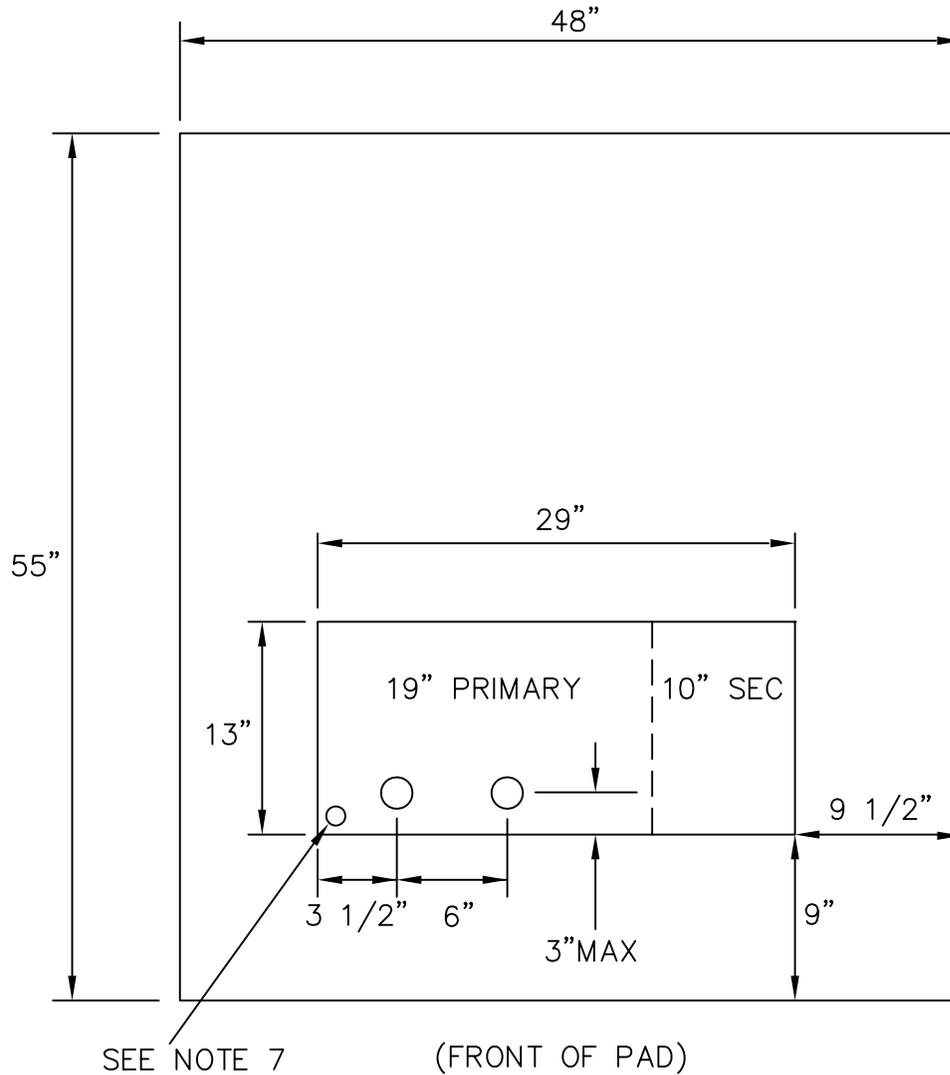
NO.	DATE	BY	REVISIONS
1	10/21/21	HK/AMM	PER TOWN OF INDIALANTIC COMMENTS
2	11/04/21	HK/AMM	PER TOWN OF INDIALANTIC AND FDOT COMMENTS
3	11/09/21	HK	PER FDOT COMMENTS DATED 11-09-21
4	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
5	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
6	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
7	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
8	11/21/21	HK	PER FDOT COMMENTS DATED 11-21-21
9	04/10/23	HK/AMM	PER FDOT COMMENTS DATED 04-10-23
10	10/02/23	HK/AMM	PER FDOT COMMENTS DATED 10-02-23

SURF STYLE AT INDIALANTIC
 FINAL ENGINEERING PLANS
 GEOMETRY, SIGNAGE &
 STRIPING PLAN

CITY OF INDIALANTIC
 BREVARD COUNTY, FLORIDA

PROJECT NO.: ZC 21043
 DESIGNED BY: HK/AMM
 DRAFTED BY: AMM/CMJL
 CHECKED BY: HK

DRAWING FILE: 05-21043GSS
 XREFS: XXXXX.DWG
 XREFS: XXXXX.DWG



NOTES:

1. REFERENCE I-62.0.0 OF THE DCS.
2. PAD M&S #162-248-004.
3. ALL CONDUITS TO EXTEND 3" MAX ABOVE GROUND LEVEL.
4. ALL SECONDARY/CUSTOMER CONDUITS MUST FIT WITHIN THE 10"x13" AREA INDICATED.
5. ALL CONDUIT RELATED DIMENSIONS ARE TO THE CENTER OF THE DUCT.
6. MAINTAIN 8' CLEARANCE FROM FRONT AND 3' CLEARANCE FROM SIDES AND BACK OF TRANSFORMER PAD.
7. INSTALL 2" SLEEVE FOR GROUND ROD, 48" LONG.
8. CABLES REQUIRING CT METERING INSIDE THE TRANSFORMER MUST BE PLACED TOWARDS THE FRONT OPENING OF THE TX PAD AND IN FRONT OF ANY OTHER CABLES WHICH ARE NOT CT METERED INSIDE THE TRANSFORMER. THIS IS TO AVOID CABLE TRAINING ISSUES.



OH & UG DISTRIBUTION SYSTEM STANDARDS

ORIGINATOR: SMS

DRAWN BY: BILL

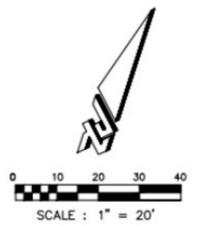
DATE:

APPROVED: J.J McEVOY

NO SCALE

SUPERVISOR, OH/UG PRODUCT
SUPPORT SERVICES

NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
2	1/28/16	UPDATE NOTES	ARR	ELS	RDH
1	5/7/15	UPDATE DRAWING	ARR	ELS	RDH



- LEGEND:**
- SF — PROPOSED SILT FENCE
 - X- PROPOSED TEMPORARY CONSTRUCTION FENCE
 - [Cross-hatched box] PROPOSED DEMOLITION/CLEARING AREA
 - [Diagonal hatched box] TO BE DEMOLISHED & REMOVED



- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE
- ENVIRONMENTAL
- PLANNING
- TRANSPORTATION

NO.	DATE	BY	REVISIONS
1	10-15-21	HK	TOWN OF INDIAN LANTIC, EDEP AND FOOT SUBMITTAL
2	10-21-21	HK/SM	PER TOWN OF INDIAN LANTIC COMMENTS
3	11-04-21	HK/SM	PER TOWN OF INDIAN LANTIC AND FOOT COMMENTS
4	11-11-21	HK	PER TOWN OF INDIAN LANTIC COMMENTS
5	11-21-21	HK	SUBMITTAL TO FOOT AND TOWN OF INDIAN LANTIC
6	11-30-21	HK	PER FOOT COMMENTS DATED 11-29-21
7	01-05-22	HK/SM	PER TOWN OF INDIAN LANTIC COMMENTS
8	03-30-22	HK	SUBMITTAL TO FOOT
9	10-03-22	HK/SM	PER TOWN OF INDIAN LANTIC COMMENTS
10	10-03-22	HK/SM	RESUBMITTAL TO FOOT FOR ACCESS AND DRAINAGE PERMITS

**SURF STYLE AT INDIAN LANTIC
FINAL ENGINEERING PLANS
DEMOLITION & EROSION
CONTROL PLAN**

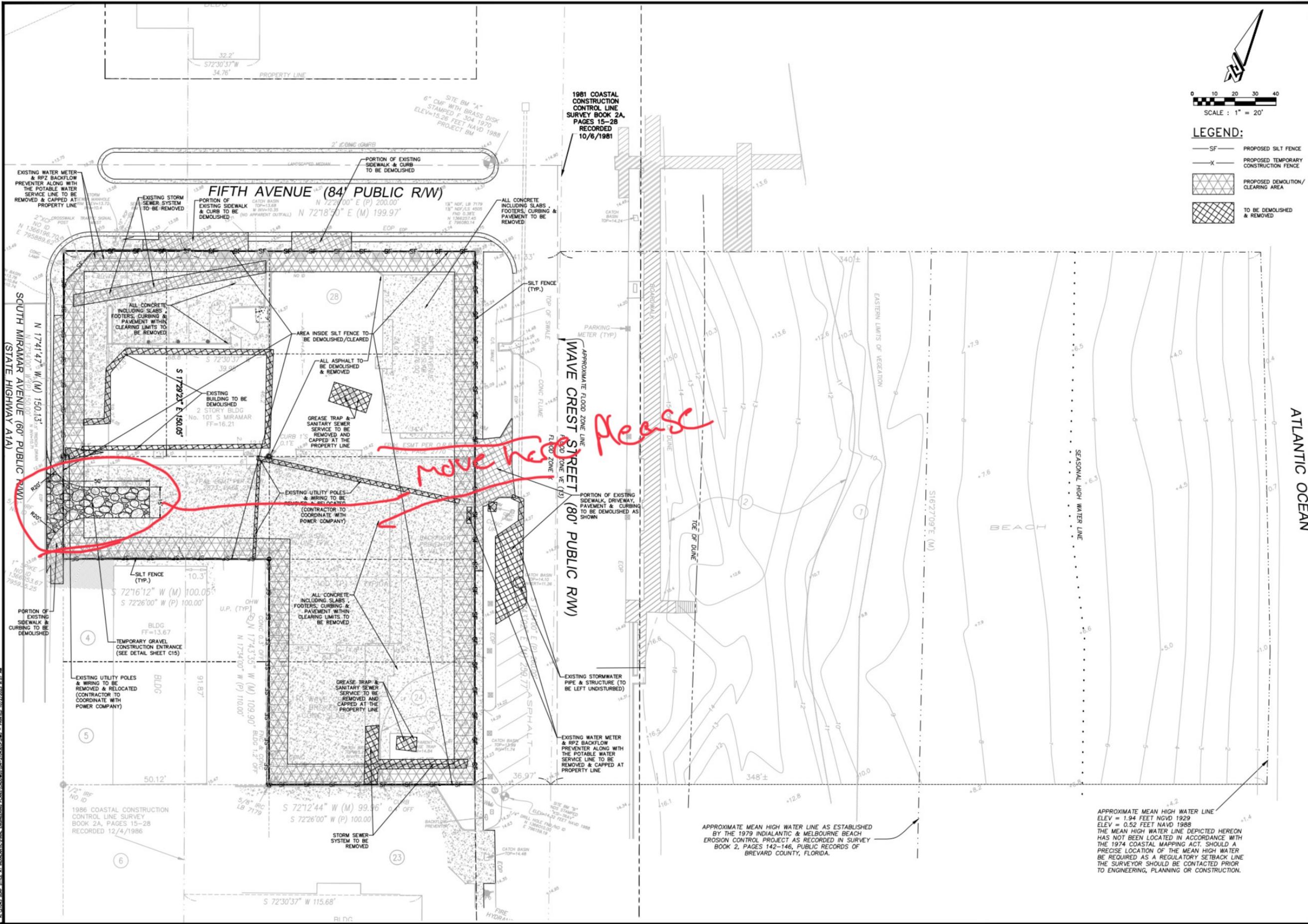
BREVARD COUNTY, FLORIDA
CITY OF INDIAN LANTIC

PROJECT NO: ZC 21043
 DESIGNED BY: HK/AMM
 DRAFTED BY: AMM/CMJL
 CHECKED BY: HK

DRAWING FILE: 04-21043ECP
 XREF: 21043-BAS.DWG
 XREF: 21043-SURV.DWG

HALLIK KILIC, P.E., NO. 84244
 NOT VALID WITHOUT SEAL

SHEET: C412 OF 190-1006
 William Rickard
 11/14/2023



APPROXIMATE MEAN HIGH WATER LINE AS ESTABLISHED BY THE 1979 INDIAN LANTIC & MELBOURNE BEACH EROSION CONTROL PROJECT AS RECORDED IN SURVEY BOOK 2, PAGES 142-146, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

APPROXIMATE MEAN HIGH WATER LINE
 ELEV = 1.94 FEET NGVD 1929
 ELEV = 0.52 FEET NAVD 1988
 THE MEAN HIGH WATER LINE DEPICTED HEREON HAS NOT BEEN LOCATED IN ACCORDANCE WITH THE 1974 COASTAL MAPPING ACT. SHOULD A PRECISE LOCATION OF THE MEAN HIGH WATER BE REQUIRED AS A REGULATORY SETBACK LINE THE SURVEYOR SHOULD BE CONTACTED PRIOR TO ENGINEERING, PLANNING OR CONSTRUCTION.

LEGEND: