

**AGENDA**  
**TOWN OF INDIALANTIC BOARD OF ADJUSTMENT**  
**AUGUST 12, 2020 AT 4:30 P.M.**

**NOTICE: This meeting will not be held at Town Hall. This meeting will be held utilizing Communications Media Technology in accordance with Governor DeSantis’ Executive Order No. 20-69 and Town Emergency Order #2020-09. Those wishing to attend the meeting are encouraged to join the meeting online using the Zoom Webinar platform or by telephone.**

Please click the link below to join the webinar:

<https://zoom.us/j/96984759524?pwd=c1BaUjVnTkM5Y0taRk9odjBQTGNVQT09>

Passcode: 542497

Or iPhone one-tap :

US: +13126266799,,96984759524#,,,,,0#,,542497# or  
+16465588656,,96984759524#,,,,,0#,,542497#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900  
9128 or +1 253 215 8782

Webinar ID: 969 8475 9524

Passcode: 542497

International numbers available: <https://zoom.us/j/96984759524?pwd=c1BaUjVnTkM5Y0taRk9odjBQTGNVQT09>

Instructions on how to join a Zoom meeting: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

**Public Comments, during the meeting, (3 minutes per speaker):**

Click on “Raise Hand” button to speak. At the appropriate time, a member of the public can indicate that he/she would like to offer a public comment by (1) Pressing the “Raise Hand” button in Zoom; or (2) dialing \*9 if calling in on a telephone line.

Technical Issues: If staff or board members experience technical issues the meeting will be temporarily halted until the issues are resolved; if the issue cannot be resolved, the meeting will be adjourned.

**A. Call to Order:**

David A Justice	Vice Chairman
Chris Campbell	Member
Safvat Kalaghchy	Member
Jeffrey Schulte	Member
Sam Martorella	Member
Stephen Baughn	1 <sup>st</sup> Alternate
Michael Hill	2 <sup>nd</sup> Alternate

**B. Appointing a Chair and Vice Chair:**

**C. Approval of Prior Meeting Minutes:**

Minutes – November 13, 2019

**D. Variance Request:**

Site address: 405 N Miramar Ave

Applicant: Clayton Bennett, PE

- 1) Code Section 6-30(C): a variance of 276.2 ft is requested to construct seaward of the coastal construction control line.; and
- 2) Code Section 17-127(4) (B): a variance of 25 ft to the required 100 ft lot width requirement.

**E. Adjournment:**

Notice: Pursuant to section 286.0105, Florida Statutes, the town hereby advises the public that if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the town for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Americans with Disabilities Act: Persons planning to attend the meeting who need special assistance must notify the office of the town clerk at 321-723-2242 no later than 48 hours prior to the meeting.

**MINUTES**  
**Town of Indialantic Board of Adjustment**  
**Town Hall Council Chamber**  
**216 Fifth Avenue, Indialantic, FL 32903**  
**November 13, 2019 at 5:30 P.M.**

A Meeting of the Town of Indialantic Board of Adjustment was called to order by Chairman Doug Wright on Wednesday, November 13, 2019, at 5:35 p.m. with the following members present:

Doug Wright	Chairman
Chris Campbell	Member
Safvat Kalaghchy	Member
Sam Martorella	2nd Alternate

Absent: Carrie Englehart, 1st Alternate; Jeffrey Schulte, Member; David Justice, Vice Chairman

Also present: Town Manager Michael Casey, Town Attorney Paul Gougelman, Town Clerk Rebekah Raddon, and Building Official Cliff Stokes.

Chairman Wright led the assembly in the Pledge of Allegiance.

**1. APPROVAL OF PRIOR MEETING MINUTES:**

Minutes – October 9, 2019

**MOTION by Member Campbell, seconded by Member Kalaghchy, and vote unanimous to approve the meeting minutes. Motion passed 4-0.**

Chairman Wright suggested a change to the agenda and asked the Board hear the variance request first as the applicant was waiting; there were no objections from the Board.

**2. VARIANCE REQUEST:**

Chairman Wright read the following:

A variance request filed by David McGough for property located at 130 Seventh Avenue, Indialantic, FL 32903. A variance to Section 17-105 (4) Swimming Pools, allowing a 5' setback from waterline to rear property line; a variance to Section 17-105 (5) allowing a 3' setback from pool deck to rear property line.

David McGough, 130 Seventh Avenue, spoke regarding his request; and lengthy discussion followed.

Mr. Gougelman asked what is located north of the property on lots 6 and 7; Mr. Stokes explained that it is zoned R-P and was being used as a parking area for Brevard Pools and he didn't anticipate any changes in the near future.

After further discussion regarding altering the size and location of the pool, Chairman Wright suggested granting a 2.5' variance as a compromise.

**MOTION by Member Kalaghchy, seconded by Member Campbell to approve a 2.5' variance to Section 17-105 (4) Swimming Pools to allow a 7.5' pool setback, and dismiss the pool deck variance request.**

**Motion carried 3-1, nay vote by Member Campbell.**

### **3. Approval of Final Order:**

In Re: Bayswater Development Corporation application for a Coastal Construction Control Line Variance for property located at 718 Wave Crest Ave.

Mr. Gougelman explained that the final order addresses comments made during the hearing on October 9, 2019 and he requested the board approve the order.

**MOTION by Member Campbell, seconded by Member Kalaghchy, and vote unanimous to approve the Final Order for the Coastal Construction Control Line Variance for 718 Wave Crest Avenue. Motion carried 4-0.**

### **4. Adjournment**

There being no further discussion, the meeting was adjourned at 6:20 p.m.

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Chair/Vice Chair

ATTEST:

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Rebekah Raddon, CMC, Town Clerk

**TOWN OF INDIALANTIC**  
Brevard County, Florida 32903  
**APPLICATION FOR ZONING VARIANCE**

Application is hereby made for a variance in accordance with Section 17-142 of the Indialantic Code of Ordinances.

PLEASE PRINT OR TYPE

1. Applicant states that the property is located at:

Lot(s): 7  
Block: 66

Street Address 405 N. Miramar Ave, Indialantic, FL 32903

2. Applicant's name, address and phone number:

Name: Bennett Engineering & Consulting, LLC, Clayton Bennett, PE Phone: 321-622-4462

Address: 4940 Ranchland Road, Melbourne, FL 32934

3. Property is owned by: 405 Miramar, LLC

who resides at: 150 Lansing Island Drive, Indian Harbour Beach, FL 32903

4. The relationship of the applicant to the property is:

OWNER: \_\_\_\_\_ ATTORNEY: \_\_\_\_\_ AGENT: X

5. The property is zoned as: T

6. The requested variance(s) is for the following non-conformities of the Indialantic Code:

Code Section

Explain Non-conformity

- a. **6-30(c)**      **A variance of 276.2 ft is requested to construct seaward of the coastal construction control line.**
- b. **17-127(4)(B)**      **A variance of 25 ft to the required 100 ft lot width**
- c.
- d.

7. Site plans are the same as submitted to the Zoning Board?

YES \_\_\_\_\_ NO X Date: [Site Plan to be submitted to Zoning Board after BOA meeting]

8. Should this variance not be granted, a hardship will be imposed and/or the applicant will be injured in the following respects:

- **The majority of the site is located seaward of the coastal construction control line. Reasonable use of the lot would be prevented without a variance to Section 6-30.**
- **The subject lot was platted in or around 1916 prior to the establishment of the Town Zoning Regulations.**

\_\_\_\_\_

SECTION 17-142. APPLICATION

Any person desiring a variance shall file a written application with the Town Clerk who shall provide a true copy of the published legal notice concerning said application to interested parties pursuant to section 17-143. Each application for variance shall specify the section and subsection of the chapter of the Indialantic Code of Ordinances involved, shall set forth the exact variance desired with respect thereto, shall furnish a site plan (12 copies) on which the variance is to occur, shall explicitly define the details of the variance involved, and shall state the basis on which the variance is requested.

SECTION 17-143. NOTICE OF HEARING

(1) Upon receipt of the application for a variance, the Town Clerk shall cause a notice of the application and the time and place of the hearing thereon to be published, at least fifteen (15) days and not more than thirty (30) days prior to such hearing, in a newspaper of general circulation in the town, and shall post a copy in the Town Hall. The Town Clerk shall mail a copy of such notice to those persons owning property within the radius of two hundred (200) feet of the property affected by the application.

(2) The notice shall state that protests may be filed with the Town Clerk within a specified time, and shall state that any person owning or residing upon or occupying property within the radius of two hundred (200) feet of the property affected by the application shall have the right to protest the variance requested.

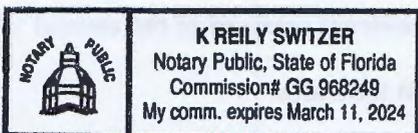
A fee of \$400.00 is required at the time the application is filed.

I hereby agree to the payment of the fee as prescribed by the Indialantic Code of Ordinances. I hereby depose and say that all the above statements are true and correct to the best of my knowledge.

Signature of applicant [Signature] Date 6/17/20

Sworn to before me this 17 day of June, 20 20

NOTARY [Signature] Commission expires 3/11/2024



FOR OFFICE USE ONLY

Application checked and accepted by: \_\_\_\_\_ Date \_\_\_\_\_

ACTION BY BOARD OF ADJUSTMENT:

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Board of Adjustment Chairman

\_\_\_\_\_  
Board of Adjustment Secretary

OWNER AUTHORIZATION

Date: June 4, 2020

Vinu Patel, Managing Member  
I, 405 Miramar, LLC, owner of the following property:

Lot(s) 7 Block 66

405 N. Miramar, Ave, Indialantic, Florida, 32903

do hereby authorize Clayton A. Bennett, PE,  
Bennett Engineering & Consulting, LLC to apply for a variance to Indialantic  
6-30, &

Code Section 17-127(4)(b) as my:

Agent X Attorney \_\_\_\_\_ Tenant \_\_\_\_\_

[Handwritten Signature] 6/8/20  
Signature

Vinu Patel, Managing Member  
405 Miramar, LLC  
Printed Name

State of Florida  
Brevard County

The foregoing Owner Authorization  
acknowledged before me this June 8, 2020, was  
Vinu Patel, who is personally known to me and/or  
who has produced \_\_\_\_\_, as identification.

Notary Public: [Handwritten Signature] Notary Stamp:



# **COASTAL CONSTRUCTION CONTROL LINE VARIANCE REQUEST REPORT**

TO THE

**TOWN OF INDIALANTIC**

FOR

**405 MOTEL SITE**

**405 Miramar Ave**

Indialantic, FLORIDA

OWNER

**405 Miramar, LLC**

150 Lansing Island Drive

Indian Harbour Beach, FL 32937

PREPARED BY

**Bennett Engineering & Consulting, LLC.**

Clayton A. Bennett, P.E.

Fla. No. 53129

4940 Ranchland Road

Melbourne, FL 32934

CA #28236

BEC No. 19.280

June 17, 2020

## I PROJECT OVERVIEW

The proposed improvements for the referenced project include the construction of a multi-family development, paved driveways, utilities, and stormwater management system along with other associated improvements on a site located at 405 N. Miramar Ave in the Town of Indialantic, Brevard County, Florida.

Earlier in 2020, the site improvements associated with the prior motel development were demolished, leaving the site essentially vacant except for the existing seawall.

Since the proposed structures are located seaward of the 1986 Coastal Construction Control Line (CCCL), the proposed structures will be required to be designed in accordance with Section 3109 Florida Building Code (FBC) which includes a pile foundation designed to resist the predicted forces of a 100-year storm event. All construction shall be designed to meet or exceed current design standards for coastal structures.

The Town of Indialantic requires a variance for all non-exempt major construction seaward of the Brevard County Coastal Construction Control Line (Section 6-30 (c) Town Code). The owner of the property has applied for a variance in accordance with the Town variance procedures. The purpose of this report is to provide reasonable assurance that the development will not jeopardize the stability of the beach dune system, will not accelerate erosion, and will not endanger either adjacent or landward property or the property in question itself.

## II VARIANCE JUSTIFICATION

Section 6-30 (c) (2) (a) of the Town Code states that the Board of Adjustment shall grant a variance only when the applicant has met his burden of proof by providing that construction of the major structures seaward of the Coastal Construction Control Line will not jeopardize the stability of the beach dune system, will not accelerate erosion, and will not endanger either adjacent or landward property or the property in question itself; it being in the public interest and prudent to preserve and protect the beaches of the Town of Indialantic from harm. The following will outline how this development meets the above criteria.

### ***The development will not jeopardize the stability of the Beach Dune System.***

The proposed improvements are located landward of the estimated 30-year erosion line as predicted utilizing an erosion loss of 1 foot per year for 30-years (i.e. a loss of 30 feet).

No excavation is proposed on the seaward side of the existing seawall. The existing seawall will serve as a barrier between the proposed improvements and the beach dune system.

### ***The project will not accelerate erosion.***

No land clearing or excavation is proposed seaward of the existing seawall. In addition, the proposed improvements are located within previously disturbed areas void of any significant vegetation.

***The project will not endanger either adjacent or landward property or the property in question itself.***

The following steps have been taken to protect the proposed improvements and the adjoining properties:

1. The proposed improvements are located on the landward side of an existing concrete seawall. The said concrete seawall will serve as a barrier between the proposed construction and the beach dune system.
2. The proposed structure will be required to meet current coastal construction standards which includes a pile foundation designed to resist the 100-year storm event. The said coastal construction design standards require the structure to be securely anchored into the ground and provide reasonable assurance that the structure would not be broken apart or driven into adjacent or landward structures. For the ground level walls, where breakaway walls are proposed, the said walls shall be design per the Florida Building Code to breakaway in relatively small sections to avoid and/or reduce the risk of damage to the building itself or adjacent structures.
3. The proposed improvements will be subjected to the scrutiny of the State (Florida Department of Environmental Protection) during the Coastal Construction Permit application review process, thus providing reasonable assurance that the proposed development will comply with State Coastal and Environmental standards.

In considering the subject site along with the proposed design approach, reasonable steps have been taken to protect adjacent, landward and onsite structures. Therefore, it is in my professional opinion that the development of the site will not endanger adjacent or landward property or the property in question.

**III CONCLUSION**

Based on the above information, the applicant requests that the Board of Adjustment grant a favorable decision to the variance request to Construct Seaward of the Coastal Construction Control Line.

**IV CERTIFICATION**

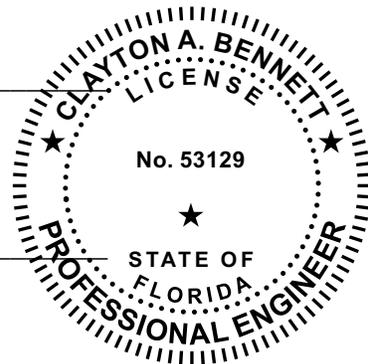
The Coastal Construction Control Line Variance Request Report for the proposed multi-family development located at 405 N. Miramar Ave, Indialantic was prepared by me or under my direct supervision.

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

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

\_\_\_\_\_  
Clayton A. Bennett, PE  
FLA P.E. No. 53129

\_\_\_\_\_  
Date



**LEGAL DESCRIPTION**

LOT 7, BLOCK 66, INDIANTLANTIC BY THE SEA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLATBOOK 3, PAGE(S) 35, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

**REPORT OF SURVEY:**

- TYPE OF SURVEY: BOUNDARY
- THIS SURVEY PERFORMED BY:
  - MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
  - PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: MATTHEW CROWLEY P.S.M. #7214
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 05/15/2020
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS N17°49'18"W ALONG THE EAST RIGHT OF WAY LINE OF MIRAMAR AVENUE (STATE ROAD A-1-A). ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.

- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", AND "A", PER FLOOD INSURANCE RATE MAP #12080C0220 H, DATED DECEMBER 4, 2012.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK USED IS NGS MONUMENT "F-304", EL.= 15.26'; SITE BENCHMARK IS IRON ROD AND CAP, HSBS LB#6905, EL.= 13.73' AS SHOWN.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

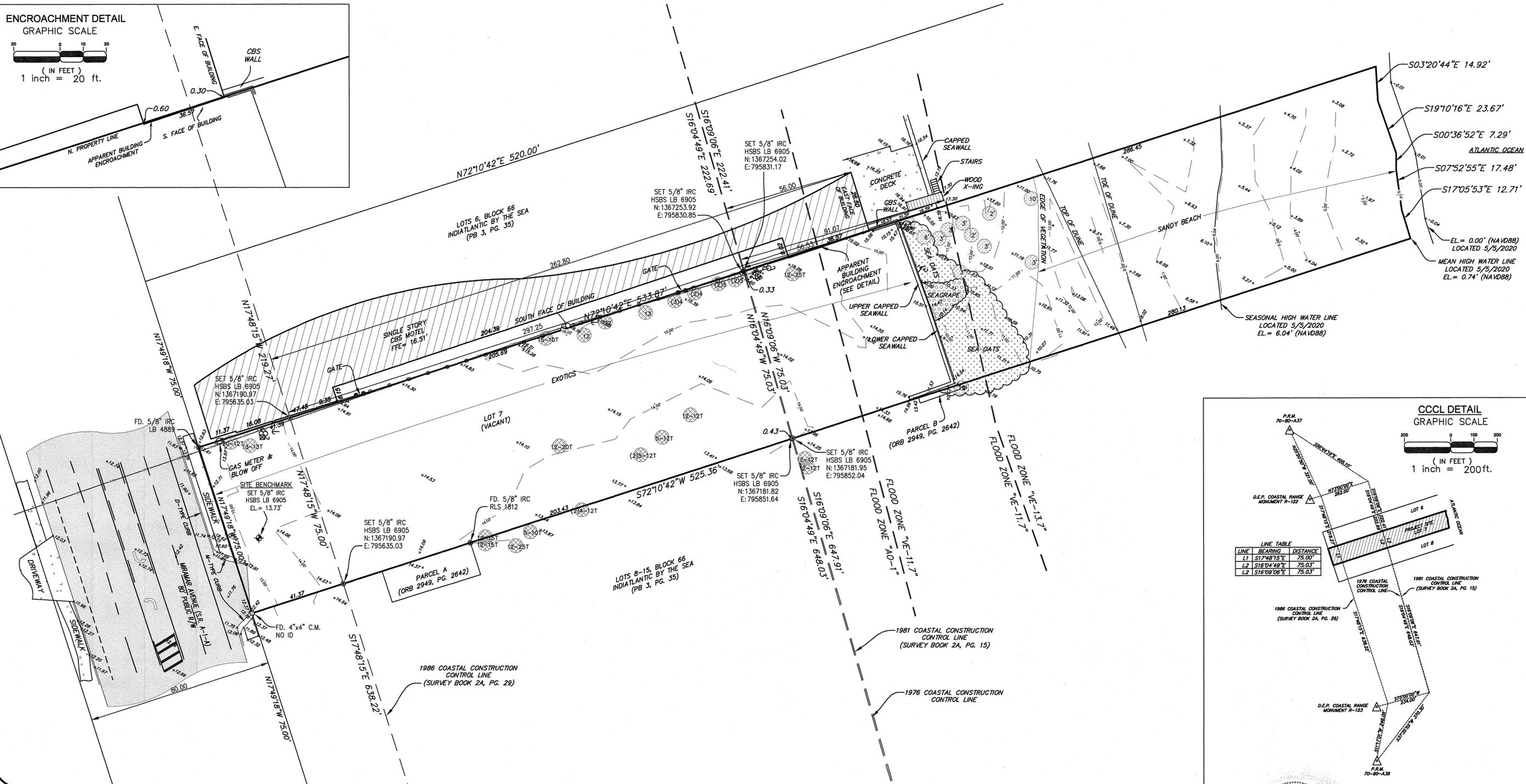
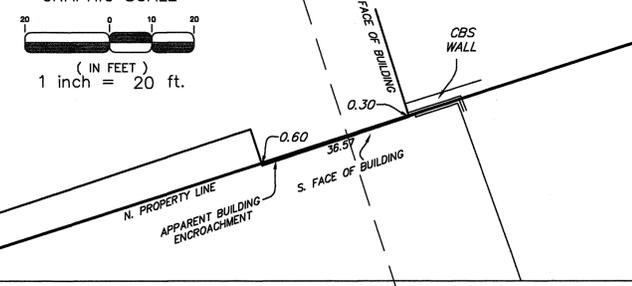
**Legend & Abbreviations:**

- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- LB - LAND SURVEYING BUSINESS
- C - CENTERLINE
- B.M. - BENCHMARK
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- PCP - PERMANENT CONTROL POINT
- PRM - PERMANENT REFERENCE MONUMENT
- IP - IRON PIPE
- IRC - IRON ROD & CAP
- CM - CONCRETE MONUMENT
- FD - FOUND
- (P) - PLAT
- (OA) - OVERALL
- R/W - RIGHT OF WAY
- CABLE TV BOX
- CENTERLINE
- (CM) CONCRETE MONUMENT
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC BOX
- SEWER GATE VALVE
- GUY WIRE
- HYDRANT
- IRON PIPE
- IRON ROD & CAP
- MITERED END SECTION
- POINT OF INTERSECTION
- SANITARY MANHOLE
- STREET SIGN
- SURFACE INLET
- TYPICAL ELEVATION
- TELEPHONE SERVICE
- WATER METER
- WELL
- WOOD UTILITY POLE

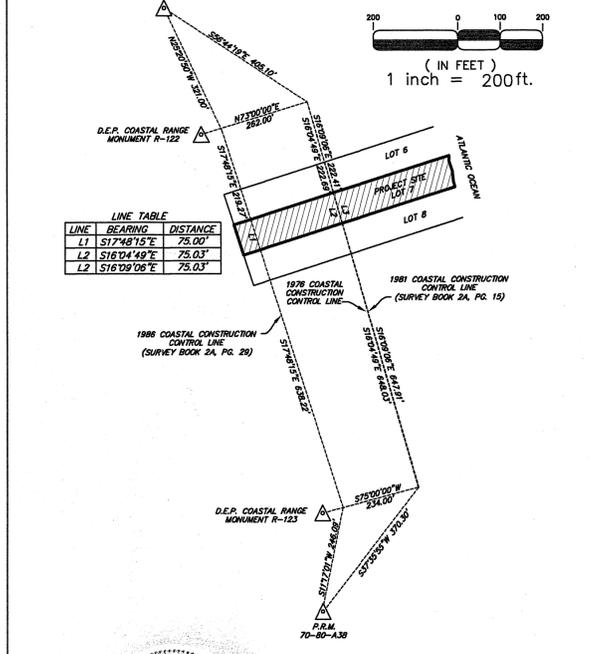
VICINITY MAP (NOT TO SCALE)



ENCROACHMENT DETAIL GRAPHIC SCALE

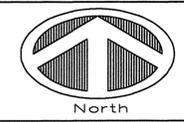
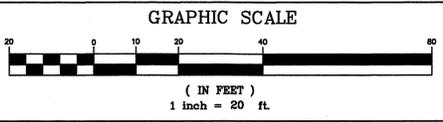


CCCL DETAIL GRAPHIC SCALE



**MERIDIAN LAND SURVEYORS**  
 1717 INDIAN RIVER BLVD. SUITE 201  
 VERO BEACH, FL. 32960 LB#6905  
 PHONE: 772-794-1213, FAX: 772-794-1096  
 EMAIL: INFO@MLS-LB6905.COM

PROJECT# 20-023  
 DATE: 05/19/20  
 F.B. 336 PG. 58  
 DRAWN BY: NIL  
 CHECKED BY: M.C.  
 SCALE: 1"=20'  
 SHEET 1 OF 1



PLAT OF SURVEY FOR  
**VINU PATEL**

NO.	DATE	DESCRIPTION	BY

THIS SURVEY WAS MADE WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

*Matthew Crowley* 6/17/20  
 MATTHEW CROWLEY, PROFESSIONAL SURVEYOR AND MAPPER #7214

**GENERAL STATEMENT:**

THIS SITE PLAN HAS BEEN PREPARED FOR A 10-UNIT MULTI-FAMILY DEVELOPMENT.

**OWNERS:**

405 MIRAMAR, LLC  
150 LANSING ISLAND DR  
INDIAN HARBOUR BEACH, FL 32937

**ENGINEER:**

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

**SURVEYOR:**

MIRAMAR LAND SURVEYORS  
1717 INDIAN RIVER BLVD., SUITE 201  
VERO BEACH, FL 32960 LB#6905  
(772) 794-1213

**SITE ADDRESS:**

405 N. MIRAMAR,  
AVE INDIANTLANTIC, FL 32903

**PARCEL ID:** 27-38-31-E0-66-7

**ACCOUNT NO:** 2731577

**SITE AREA:** ±0.91 AC (±39,676 SF)

**ZONING:** T

**LEGAL DESCRIPTION:** (BY SURVEYOR)

LOT 7, BLOCK 66, INDIANTLANTIC BY THE SEA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLATBOOK 3, PAGE(S) 35, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

**NATIONAL FLOOD INSURANCE INFORMATION:**

MAP NO. 12009C06046  
FIRM INDEX DATE: MARCH 17, 2014  
FLOOD ZONES: AO-1, VE 11.7 & VE 13.7

**AREA OF ALTERATION**  
= 0.55 ACRES

**TYPE "A" LOT DRAINAGE**  
(REAR TO FRONT)



**GENERAL NOTES:**

- PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
- BOUNDARY & TOPOGRAPHIC INFORMATION WAS PROVIDED BY MERIDIAN LAND SURVEYORS, PROJECT NO. 20-023, LATEST REVISION DATED 05/19/20.
- ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
- BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
- CONTOURS ARE APPROXIMATE ONLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
- THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE EXISTING SEAWALL.

**EROSION NOTES:**

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

**SERVICE & UTILITY NOTES:**

- POTABLE WATER:** THE DEVELOPMENT SHALL BE SERVED WITH CITY OF MELBOURNE PUBLIC WATER.
- SANITARY SEWER:** THE DEVELOPMENT SHALL CONNECT TO THE BREVARD COUNTY SANITARY SEWER SYSTEM.
- SOLID WASTE:** SOLID WASTE SHALL BE PICKED UP CURBSIDE.
- STORMWATER:** AN ONSITE UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF INDIANTLANTIC, FDEP, AND FDOT.

**PLACEMENT OF EXCAVATED SAND:**

THE BEACH COMPATIBLE SAND EXCAVATED TO CONSTRUCT THE BUILDING FOUNDATION, SWIMMING POOL, PARKING, AND ETC, SHALL BE PLACED ON THE SEAWARD SIDE OF THE EXISTING SEAWALL AND REPLANTED WITH BEACH DUNE VEGETATION MEETING THE REQUIREMENTS OF FDEP OR IF APPROVED BY FDEP, THE SAND MATERIAL MAY BE PLACED AT 2795 N. HWY A1A, INDIANTLANTIC WHICH IS CURRENTLY UNDER CONSTRUCTION AS FDEP PERMIT NO. BE-1400.

**MINIMUM FINISHED FLOOR ELEVATION:**

TOWN OF INDIANTLANTIC:  
GARAGE MINIMUM OF 10" ABOVE CROWN OF ROAD.  
MINIMUM GARAGE FINISHED FLOOR = ±12.72+0.83'=13.55 FT (NAVD)  
LIVING SPACE MINIMUM OF 18" ABOVE CROWN OF ROAD.  
MINIMUM GARAGE FINISHED FLOOR = ±12.72+1.5'=14.22 FT (NAVD)

**FEMA:**

FLOOD ZONE "VE-11.7", THE LOWEST HORIZONTAL MEMBER SHALL BE A MINIMUM OF 1 FOOT ABOVE THE BFE.  
BFE = 11.7' NAVD  
MINIMUM LOWEST HORIZONTAL MEMBER = 11.7' +1' = 12.7' (NAVD)

**FDEP:**

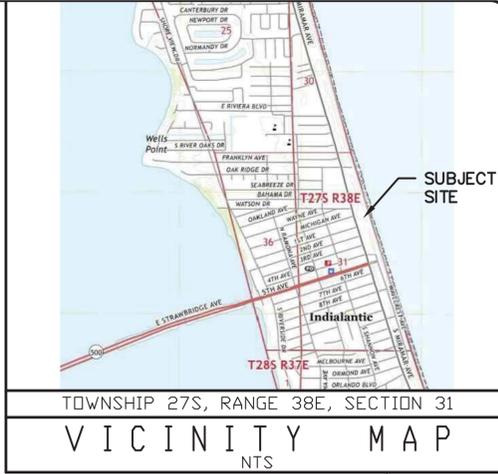
THE LOWEST HORIZONTAL MEMBER SHALL BE ABOVE THE 100-YEAR FLOOD ELEVATION.  
THE 100-YEAR FLOOD ELEVATION PER "ONE-HUNDRED-YEAR STORM ELEVATION REQUIREMENTS FOR HABITABLE STRUCTURES LOCATED SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE" PREPARED BY FDEP, DATED NOVEMBER 1999, FOR R113 TO R125 = 15.6 FEET (NGVD).  
SUBTRACT 1.4 FEET TO CONVERT TO NAVD = 15.6'-1.4'=14.2' (NAVD).  
FOR A 24" DEEP GRADE BEAM THE MINIMUM FINISHED FLOOR ELEVATION IS 14.2'+2'=16.2' (NAVD).

**FDEP CONSTRUCTION NOTES:**

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

**VARIANCES:**

- THE FOLLOWING VARIANCES ARE REQUESTED:
- A VARIANCE OF 25-FEET TO THE REQUIRED 100 FOOT MINIMUM LOT WIDTH MEASURED AT THE BUILDING LINE PURSUANT TO SECTION 17-127(4)(B).
  - A VARIANCE OF 276.2 FEET TO THE 1981 COASTAL CONSTRUCTION LINE PURSUANT TO SECTION 6-30

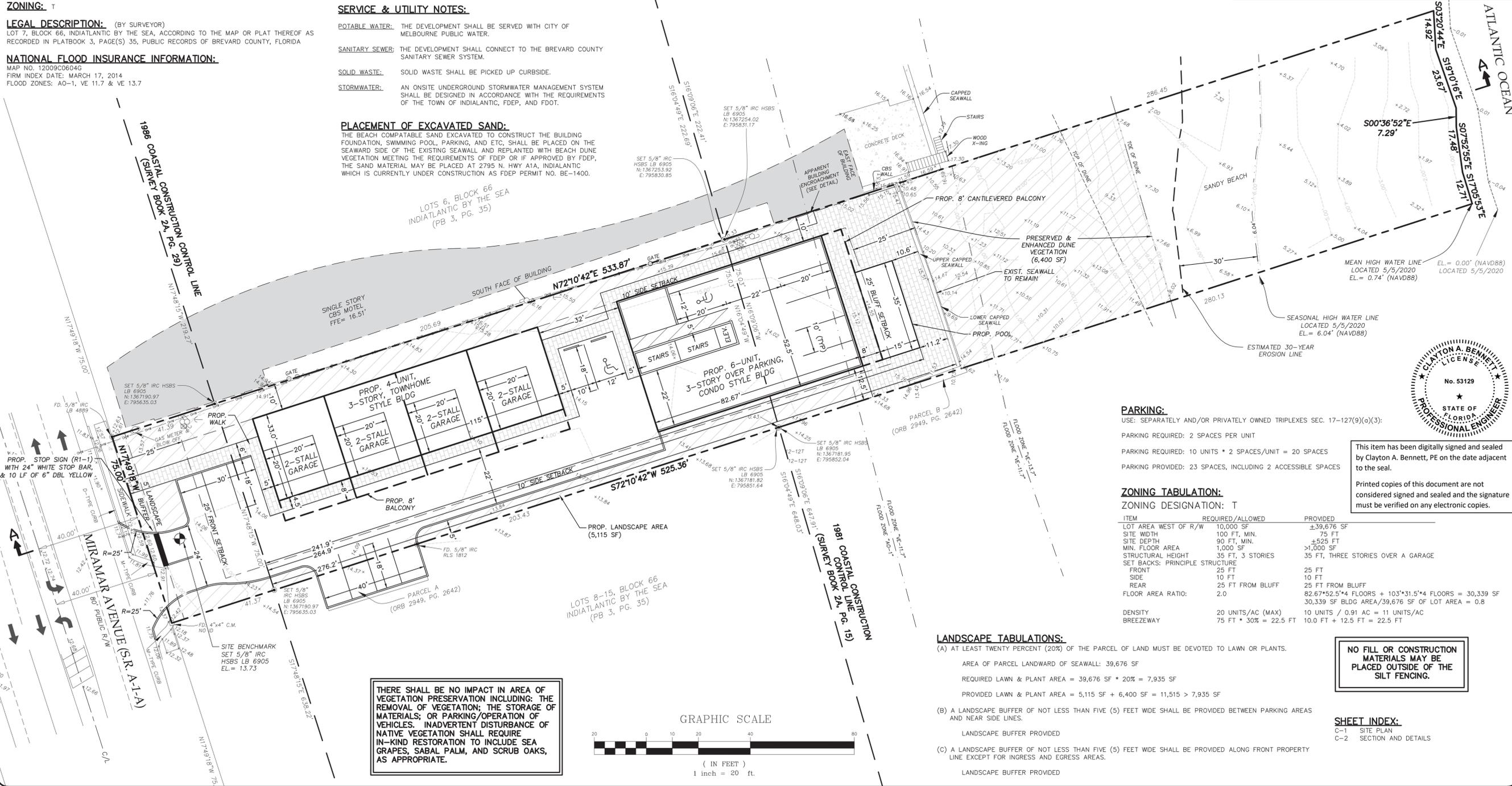


NORTH

SCALE: 1"=20'

COASTMARK CONSTRUCTION  
2061 INDIAN RIVER BLVD  
VERO BEACH, FL 32960  
772-234-5652

405 MOTEL SITE  
405 N. MIRAMAR AVE., INDIANTLANTIC



NO.	DATE	REVISION
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7		

**BEC Bennett Engineering & Consulting**

4940 RANCHLAND ROAD  
MELBOURNE, FL 32954  
(321) 622-4462  
FAX (321) 622-4462  
CA# 28236

CLAYTON A. BENNETT  
P.E. NO. 53129

DATE \_\_\_\_\_

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**PARKING:**  
USE: SEPARATELY AND/OR PRIVATELY OWNED TRIPLEXES SEC. 17-127(9)(c)(3);  
PARKING REQUIRED: 2 SPACES PER UNIT  
PARKING REQUIRED: 10 UNITS \* 2 SPACES/UNIT = 20 SPACES  
PARKING PROVIDED: 23 SPACES, INCLUDING 2 ACCESSIBLE SPACES

**ZONING TABULATION:**  
ZONING DESIGNATION: T

ITEM	REQUIRED/ALLOWED	PROVIDED
LOT AREA WEST OF R/W	10,000 SF	±39,676 SF
SITE WIDTH	100 FT, MIN.	75 FT
SITE DEPTH	90 FT, MIN.	±525 FT
MIN. FLOOR AREA	1,000 SF	>1,000 SF
STRUCTURAL HEIGHT	35 FT, 3 STORIES	35 FT, THREE STORIES OVER A GARAGE
SET BACKS: PRINCIPLE STRUCTURE		
FRONT	25 FT	25 FT
SIDE	10 FT	10 FT
REAR	25 FT FROM BLUFF	25 FT FROM BLUFF
FLOOR AREA RATIO:	2.0	82.67*52.5'*4 FLOORS + 103*31.5'*4 FLOORS = 30,339 SF 30,339 SF BLDG AREA/39,676 SF OF LOT AREA = 0.8
DENSITY	20 UNITS/AC (MAX)	10 UNITS / 0.91 AC = 11 UNITS/AC
BREEZEWAY	75 FT * 30% = 22.5 FT	10.0 FT + 12.5 FT = 22.5 FT

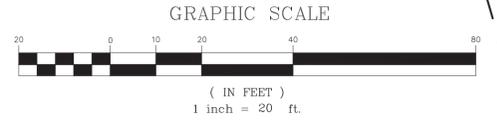
This item has been digitally signed and sealed by Clayton A. Bennett, PE on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**LANDSCAPE TABULATIONS:**  
(A) AT LEAST TWENTY PERCENT (20%) OF THE PARCEL OF LAND MUST BE DEVOTED TO LAWN OR PLANTS.  
AREA OF PARCEL LANDWARD OF SEAWALL: 39,676 SF  
REQUIRED LAWN & PLANT AREA = 39,676 SF \* 20% = 7,935 SF  
PROVIDED LAWN & PLANT AREA = 5,115 SF + 6,400 SF = 11,515 > 7,935 SF  
(B) A LANDSCAPE BUFFER OF NOT LESS THAN FIVE (5) FEET WIDE SHALL BE PROVIDED BETWEEN PARKING AREAS AND NEAR SIDE LINES.  
LANDSCAPE BUFFER PROVIDED  
(C) A LANDSCAPE BUFFER OF NOT LESS THAN FIVE (5) FEET WIDE SHALL BE PROVIDED ALONG FRONT PROPERTY LINE EXCEPT FOR INGRESS AND EGRESS AREAS.  
LANDSCAPE BUFFER PROVIDED

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

**SHEET INDEX:**  
C-1 SITE PLAN  
C-2 SECTION AND DETAILS

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



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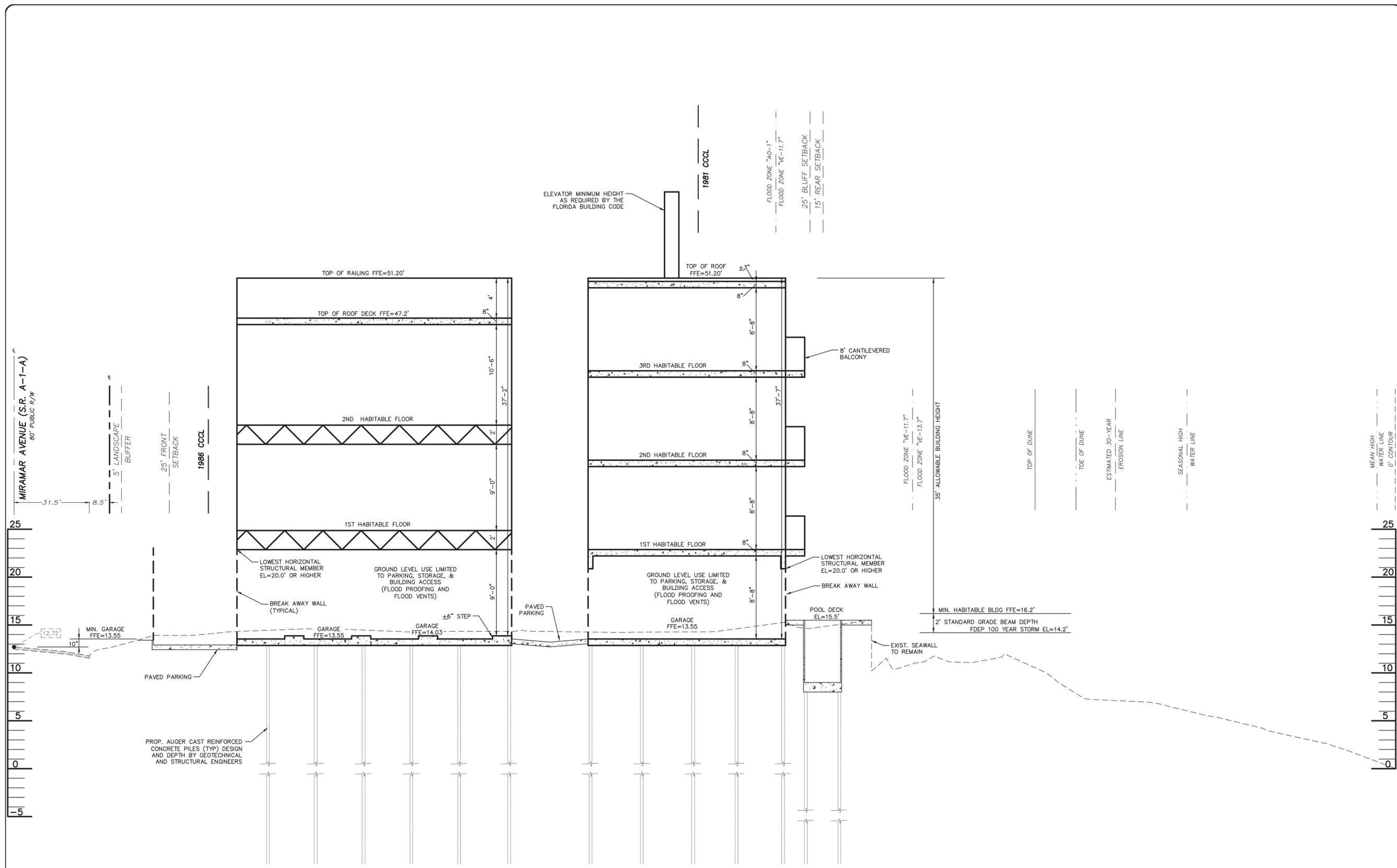
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DESIGNED BY: CAB	DATE: 6/5/20
DRAWN BY: CAB	6/5/20
CHECKED:	
APPROVED:	
ACAD CODE: 19280M01.DWG	
PROJECT NO: 19.280	

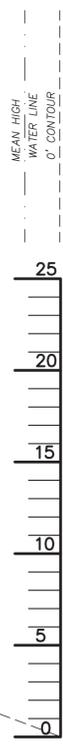
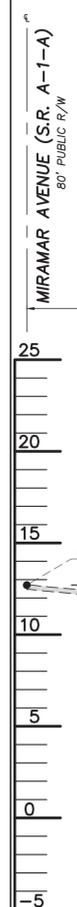
SITE PLAN

**C-1**

SHEET 1 OF 2



SECTION A-A



SCALE: 1"=20'

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SITE SECTION  
**C-2**  
SHEET 2 OF 2