

AGENDA
TOWN OF INDIALANTIC
LOCAL PLANNING AGENCY/ZONING AND PLANNING BOARD
216 FIFTH AVENUE, INDIALANTIC, FL 32903
June 23, 2020 AT 5:30 P.M.

Call to Order:

Rick Bertel, Chairman
Ed Mackiewicz, Vice Chairman
Ann Bernick, Member
Dan Sullivan, Member
Christopher Mullen, Member
Michael Lentini, 1st Alternate
Alan King, 2nd Alternate
Les Hatter, School Board Representative

Approval of Prior Meeting Minutes

January 28, 2020 Regular Meeting

New Business

1. **Site Plan Modification:** 144 Fifth Avenue
Description of Project: Awning
Applicant: Eddie Smeen

2. **Small Scale Amendment to Comprehensive Plan:** 100 Tampa Avenue
Description: Amend the Future Land Use Maps for a portion of the property, further described as lots 32 and 33, Block 95, Section D, Indialantic By The Sea, from Residential Low (0-4 units/acre) to Residential Medium (4-15 units/acre)
Applicant: Michael Brehne

3. **Rezoning:** 100 Tampa Avenue
Description: Rezoning a portion of the property, described as lots 32 and 33, Block 95 Section D, Indialantic By The Sea, from R-1-A (Single Family Residential) to R-3 (Multi-family Residential)
Applicant: Michael Brehne

4. **Site Plan:** 614 S. Miramar Avenue and Parcel 27-38-31-EO-32-17 (Eleventh Avenue)
Description: Four-unit Townhome
Applicant: Frank Kofflin

Reports – Building Official

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.

**Minutes
Town of Indialantic
Local Planning Agency / Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL 32903
January 28, 2020 at 5:30 p.m.**

Call to Order:

A meeting of the Zoning and Planning Board / Local Planning Agency was called to order at 5:30 p.m. by Chairman Bertel with the following members present:

Rick Bertel, Chairman
Ann Bernick, Member
Christopher Mullen, Member
Michael Lentini, 1st Alternate

Also attending:

Rebekah Raddon, Town Clerk
Cliff Stokes, Building Official

Approval of Prior Meeting Minutes:

MOTION by Member Bernick, seconded by Member Mullen, and vote unanimous to approve the December 17, 2019 meeting minutes. Motion carried 4-0.

New Business

1. Site Plan Modification: 249 Fifth Avenue
Description of Project: New Concept Gourmet Market

Mr. Stokes briefly summarized the changes to the site plan.

Djon Pepaj, 1505 S. Miramar Ave., owner and applicant, briefly described the proposed trellis, vegetation, walkway and location of the dumpster. He answered questions about the vegetation, and indicated the palms would be maintained regularly.

MOTION by Member Mullen, second by Member Lentini, and vote unanimous to approve the site plan modification. Motion carried 4-0.

- a. Interpretation of Sign Code Sec.17-106.4 regarding parallel walls and sign placement

Mr. Stokes asked the Board to determine if the building face, which is on an angle, can be considered parallel to the roadway for purposes of hanging signage.

MOTION by Member Mullen, seconded by Member Bernick, and vote unanimous to allow signage on the diagonal-facing wall. Motion carried 4-0.

- b. Interpretation of Sign Code Sec. 17-106.4 authorization for additional signage

Mr. Stokes asked the applicant to describe their request. Bert Castrejon, 104 E. Arlington St., Satellite Beach, spoke on behalf of the applicant explaining that they are within the require square footage limit but would like to space the wording "Shop – Dine - Lounge" apart into three individual signs for better visibility.

Mr. Stokes confirmed the signs do not exceed the 5% maximum allowed by the code. Mr. Pepaj further described the signs, and said he anticipated opening in March 2020.

MOTION by Member Lentini, seconded by Mullen, and vote unanimous to approve the additional signage. Motion carried 4-0.

2. Resolution 01-2020: Building Department Fee Schedule

Mr. Stokes explained that the current fees do not cover the costs incurred by the Town. The permit fees currently do not include a fee for plan review for single-family and multi-family homes. The Town has used a third party to do plan review, and this updated fee schedule will allow the Town to collect payment to cover that cost. Other fees related to land use and development were increased to cover the additional costs for advertizing, legal review, and planning. Some fees and permit requirements were removed, such as pool resurfacing and satellite dishes.

MOTION by Member Bernick, seconded by Member Mullen, and vote unanimous to approve Res. 01-2020. Motion carried 4-0.

3. Ordinance 2020-01: Relating to Buildings or Structures and Unsafe or Dangerous Structure Abatement

Mr. Stokes described the ordinance and discussion followed regarding the cost to demolish a property and how the Town would recoup those costs.

MOTION by Member Mullen, seconded by Member Lentini, and vote unanimous to declare Ordinance 2020-01 consistent with the Town Comprehensive Plan and recommend its approval. Motion passed 4-0.

Reports – Building Official:

Mr. Stokes gave a brief update on the construction of the Publix store; flooring will be installed and the lot will be paved next week. He anticipates the project will be completed in April.

Adjourn:

Motion by Member Bernick, seconded by Member Mullen, and vote unanimous to adjourn the meeting at 6:13 p.m. Motion carried 4-0.

Rick Bertel, Chairman

Attested by:

Rebekah Raddon, CMC, Town Clerk

**APPLICATION FOR SITE PLAN REVIEW
PLANNING AND ZONING BOARD
TOWN OF INDIALANTIC, FLORIDA**

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: Skewers Med. Grille Eddie Smeen
2. ADDRESS OF BUILDING(S) TO BE REVIEWED: _____
144 5th Ave Indialantic FL 32903
3. CONTACT NAME: Eddie Smeen
4. CONTACT PHONE: 321 848 6145
5. CONTACT'S MAILING ADDRESS: 1620 Canterbury Dr. Indialantic
FL 32903
6. CONTACT EMAIL ADDRESS: eddie.smeen@gmail.com
7. LEGAL DESCRIPTION OF PROPERTY COVERED BY THIS APPLICATION
(INCLUDING SUBDIVISION, BLOCK AND LOT(S)): _____
Indialantic By The Sea lot 3, 26. Blk 26
Parcel ID 27-38-31-EO-26-3
8. ZONING CLASSIFICATION: _____ (TO BE COMPLETED BY TOWN) Zone
C
9. OWNER OF PROPERTY, IF DIFFERENT THAN APPLICANT: _____
Susan Sandson Trustee
10. PROPERTY OWNER'S MAILING ADDRESS: 2039 Silverado st
San Marcos, CA 92078

Seating Capacity is 109
out door seating will be 40
8 in garden area 32 on fifth Ave

11. DESCRIPTION OF PROJECT: Awning

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 preapplication 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 17-129:

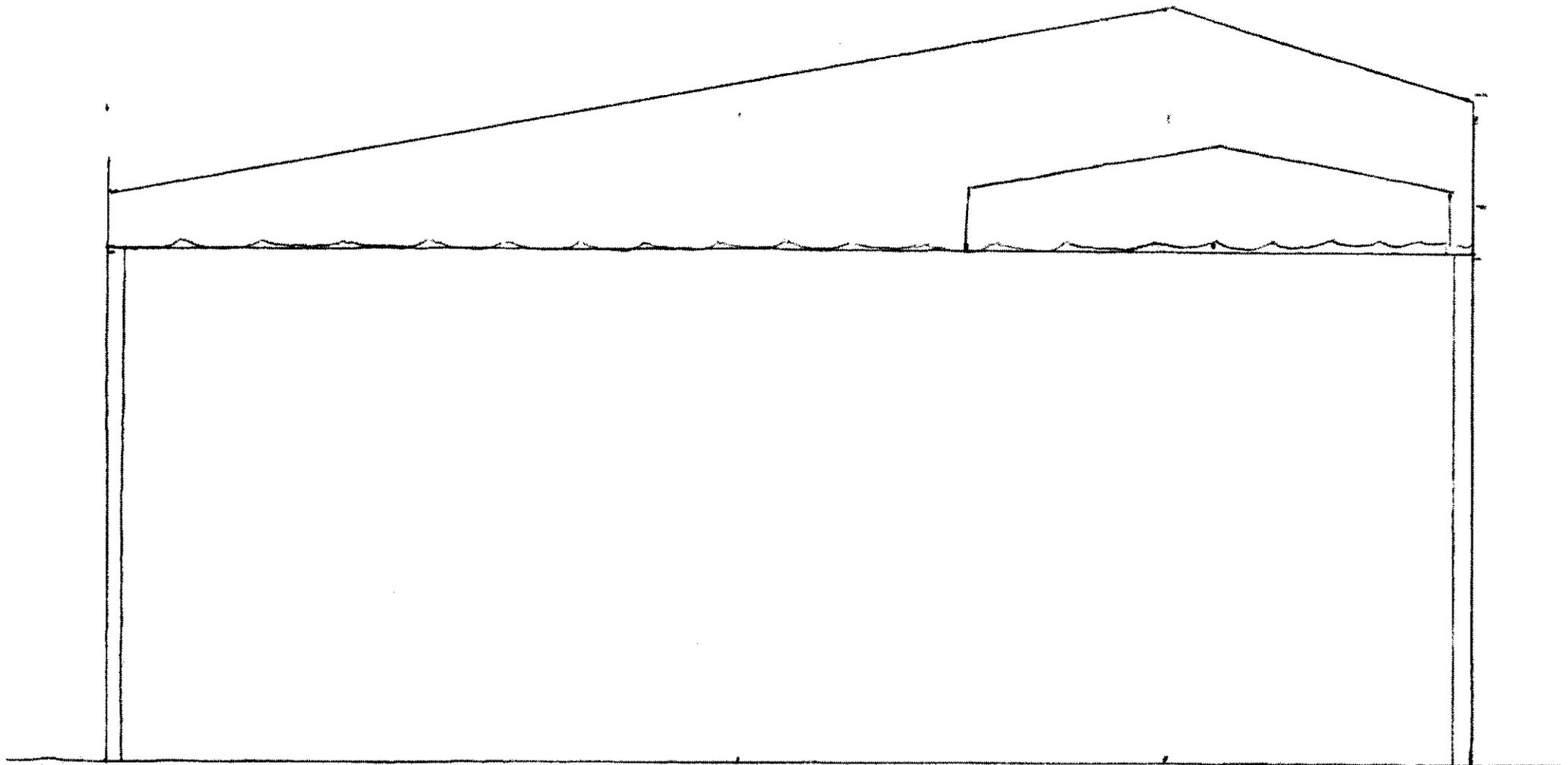
The zoning board shall not approve such plan unless it finds that such site plan conforms to all applicable provisions of the Town Code of Ordinances, that adequate off-street parking and loading facilities are provided for owners, tenants, visitors, and employees, and that adequate protection and separation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

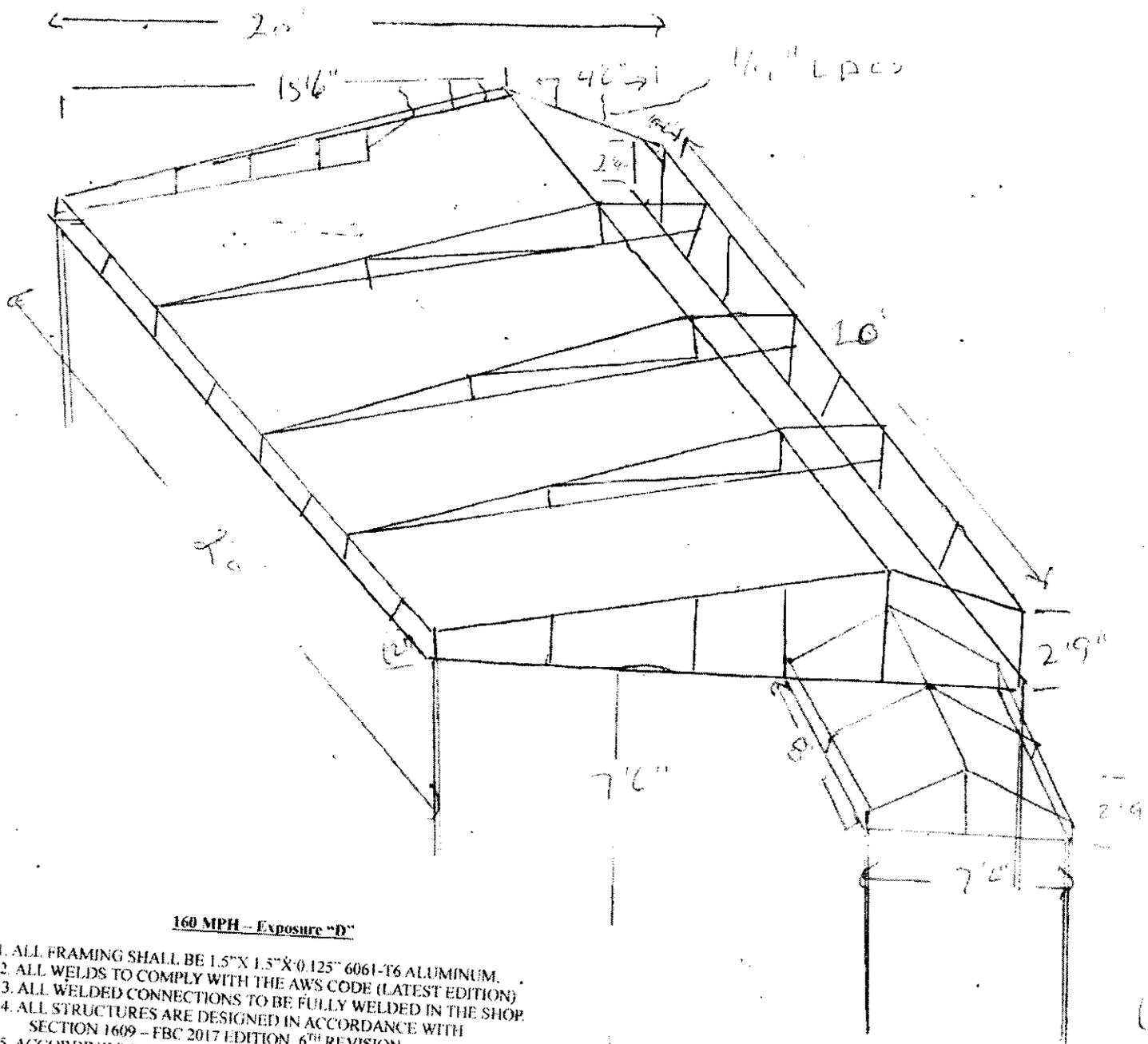
The zoning board may attach to its approval of a site plan any reasonable conditions, limitations or requirements which are found necessary in its judgment to effectuate the purpose of this section and carry out the spirit and purpose of the zoning ordinance.

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 not transferable; time limit. Whenever site approval shall have been granted, it shall not be considered to run with the land. The site plan approval shall terminate six (6) months thereafter if construction has not been started. Extensions may be made by the zoning board at its discretion. In the event the property receiving site plan approval shall be sold, transferred, leased, or the ownership thereof changed in any way whatsoever, before the approved construction is completed the site plan approval shall become null and void.

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





Skewers
144 5th Ave

Thank you

160 MPH - Exposure "D"

1. ALL FRAMING SHALL BE 1.5" X 1.5" X 0.125" 6061-T6 ALUMINUM.
2. ALL WELDS TO COMPLY WITH THE AWS CODE (LATEST EDITION)
3. ALL WELDED CONNECTIONS TO BE FULLY WELDED IN THE SHOP.
4. ALL STRUCTURES ARE DESIGNED IN ACCORDANCE WITH SECTION 1609 - FBC 2017 EDITION, 6TH REVISION.
5. ACCORDING TO SECTION 3105.4.2.1 CANVAS AWNING SHALL BE REMOVED WHEN WINDS REACH HURRICANE WIND FORCES (60 MPH), OR INSTALLED IN SUCH A MANNER THAT IT WILL RELEASE FROM THE FRAME WITH A WIND LOAD OF 25 LBS PER SQ. FT.
6. ALUMINUM FRAMES WITHOUT CANVAS ARE DESIGNED TO CARRY 160 MPH - EXPOSURE "D" WIND LOAD DESIGN OF 60 LBS PER SQ. FT.
7. FRAMES WITHOUT COVERS DESIGNED AS PER ASCE 7-10 WITH IMPORTANCE FACTOR BASED ON LOW HAZARD TO HUMAN LIFE - 0.77
8. ALL FRAMES HAVE BEEN DESIGNED USING THE RATIONAL ANALYSIS.
9. COLUMNS 1" X 1" X 0.125" 6061-T6 ALUMINUM.

ALL COLUMNS
TO HAVE 4" x 8" x 1/4"
BASE PLATE WITH
(4) 3/8" EXTENSION
ANCHORS

FOURTH AVENUE

60' PAVED PUBLIC R/W

2' CONC CURB

CONC. APRON

(B.B.)

N 72°26'00" E

CONC. S/W

50.00

100.00

REC. 1/2" I.R.

REC. 1/2" I.R.

LOT 4, BLOCK 26

CONC. PARKING

(100')

S 17°34'00" E

200.00 CONC.

0.4' ON

**LOT 3
BLOCK 26**

ASPHALT
PARKING

(100')

(50)

6' WD. FENCE

CONC.

CONC. WALL

12

10.8

CONC.

TWO STORY
BUILDING

200.00
N 17°34'00" W

LOT 1, BLOCK 26

LOT 2, BLOCK 26

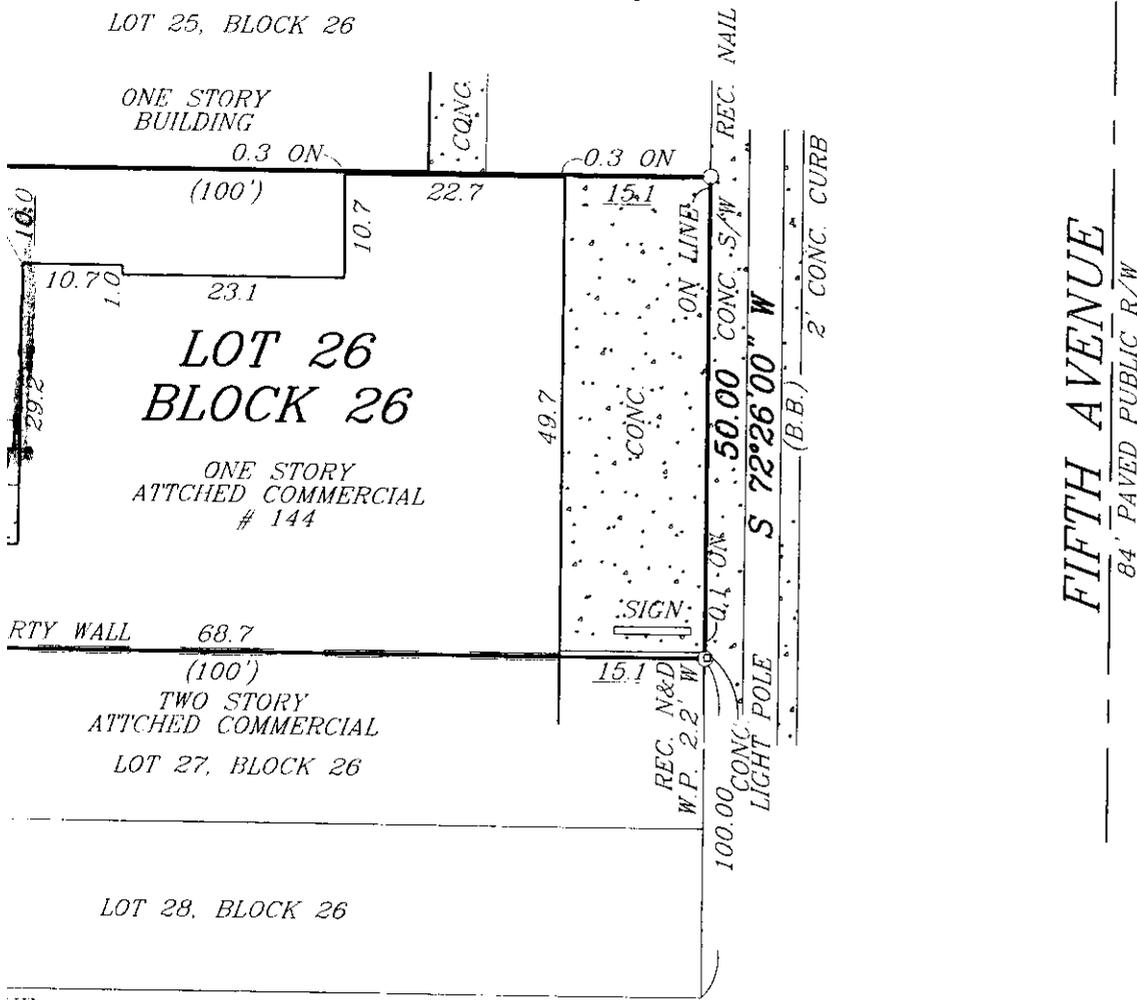
EAST R/W LINE OF SHANNON AV.

PLAT OF LAND SURVEY FOR and/or CERTIFIED TO:
Susan B. Sandson & Mark L. Sandson

DESCRIPTION AS FOLLOWS: Lots 3 & 26, Block
26, INDIALANTIC BY THE SEA, as recorded in Plat
Book 3, Page 35, Public Records of Brevard
County, Florida.

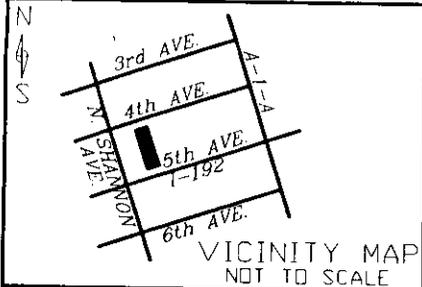
20 x 20' overhang area
 overhang over path
 to parking lot
 This one already exist but it has deteriorated.
 over the past 20 yrs.

LOT 25, BLOCK 26

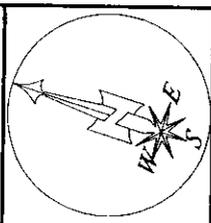


FIFTH AVENUE
 84' PAVED PUBLIC R/W

WALKER LAND SURVEYING, INC.



VICINITY MAP
 NOT TO SCALE



BREVARD COUNTY OFFICE
 4175 S. U.S. 1
 ROCKLEDGE, FL. 32955
 321-636-1055
 321-636-1404 (FAX)
 LB 6710

- NOTES:
1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027, FLORIDA STATUTES.
 2. UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID
 3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
 4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN
 5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
 6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREIN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES
 7. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
 8. BEARINGS BASED ON THE NORTH R/W LINE OF FIFTH AVENUE
 SAID BEARING BEING S 72°26'00" W
 9. BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
 10. MEASUREMENTS SHOWN ARE BASED ON THE STANDARD U.S. SURVEY FOOT.
 11. ADDITIONS OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT CONSENT FROM SIGNING SURVEYOR.

LEGEND

P.T.	=POINT OF TANGENCY	P	=PLAT
D	=DESCRIPTION	F	=FIELD
B.B.	=BASE BEARING (SEE #8)	IP	=IRON PIPE
A/C	=AIR CONDITIONER	IR	=IRON ROD
R	=RADIUS	CM	=CONCRETE MONUMENT
L	=ARC LENGTH	SET IR	=5/8" IR W/ALB 6710
CB	=CHORD	REC	=RECOVERED
CH	=CHORD BEARING	P.O.B.	=POINT OF BEGINNING
P.O.L.	=POINT ON LINE	P.O.C.	=POINT OF COMMENCEMENT
TYP	=TYPICAL	C/C	=COVERED CONCRETE
R/V	=RIGHT-OF-WAY	N&D	=NAIL & DISC
RAD	=RADIAL	E.SMT	=EASEMENT
N.R.	=NON-RADIAL	DRAIN	=DRAINAGE
W.P.	=WITNESS POINT	UTIL.	=UTILITY
W.D.	=WOOD	CL	=CHAIN LINK
S/W	=SIDE WALK	C/B	=CONCRETE BLOCK
B.H.	=BRILL HOLE	P.C.	=POINT OF CURVATURE
EL	=ELEVATION	F.F.E.	=FINISHED FLOOR ELEVATION
PU & DE	=PUBLIC UTILITIES & DRAINAGE	ESMT	=EASEMENT

CERTIFIED BY: *[Signature]* R.L.S. NO. 5362
 JOHN W. WALKER, R.L.S. NO. 5362

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED SPECIAL FLOOD HAZARD AREA PER 'FIRM'. IT LIES IN ZONE X
 PANEL # 12009C 0529E MAP DATE: 4-3-89

SCALE 1" = 20'	
FIELD DATE	ORDER NO.
BOUNDARY 6-13-13	49525
DRAWN BY: Z.A.B.	CHECKED BY:



Staff Report

Small Scale

Comprehensive Plan Amendment

Prepared for: Town of Indialantic

Applicant: Michael Brehne

Address: 100 Tampa Ave

LaRue
planning

1375 Jackson Street # 206 Fort Myers, FL 33901

General Information

Applicant/Owner	Michael Brehne
Applicant Address	867 Brightwater Circle Maitland, FL 32751
Site Address	100 Tampa Ave
Phone Number	407.492.9907

Legal Description of Subject Property

Location: Indialantic by the Sea Sec D Lots 1, 32, 33, 34 Blk 95

Parcel Identification Number: 28-38-06-25-95-1

Request

The Applicant is the owner of a parcel composed of 4 lots that approximate 0.72 acre. The Applicant is requesting to amend the Town's Future Land Use Map for a portion of that parcel (lots 32 and 33), 0.22 acre, from Residential Low (0-4 u/a) to Residential Medium (>4-15 u/a). The size of subject property is less than 10 acres, allowing this application to qualify under Chapter 163 Florida Statutes as a Small-Scale Map Amendment to the Comprehensive Plan.

The Applicant has submitted a concurrent application to request rezoning this property to R-3 (Multi-Family Residence).

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Residential Low (0-4 u/a) Residential Medium (>4-15 u/a)	Residential Medium (>4-15 u/a)
Zoning District	R-1A (Single Family Residence) R-3 (Multi-Family Residence)	R-3 (Multi-Family Residence)
Use of Property	Single Family Home	Townhouse, multi-family
Acreage	0.72 acre	0.22 acre

Future Land Use, Zoning and Existing Use on Surrounding Properties

North	Future Land Use	Residential Medium Residential Low
	Zoning District	R-3 (Multi-Family Residence) R1-A (Single Family Residence)
	Existing Land Use	Vacant land Condominium
East	Future Land Use	Residential Medium Recreation
	Zoning District	R-3 (Multi-Family Residence)
	Existing Land Use	Park
South	Future Land Use	Residential Low Residential Medium
	Zoning District	R1-A (Single Family Residence) R-3 (Multi-Family Residence)
	Existing Land Use	Single family homes
West	Future Land Use	Residential Low
	Zoning District	R1-A (Single Family Residence)
	Existing Land Use	Single family homes

Staff analysis

A. Current and Future Development Potential

The current future land use designation for lots 32 and 33 of the applicant’s total parcel is Residential Low (0-4 u/a). If the property were to be built separately it would be allowed one dwelling unit per acre. The requested future land use designation of Residential Medium (>4-15 u/a), if approved for these lots would add approximately 10,450 sqft of medium residential density to the entire parcel. At 0.72 acre this would result in allowing 10 dwelling units per acre as the maximum development potential for the entire parcel.

B. Internal Consistency and Compatibility with Comprehensive Plan and Adjacent Uses

The Town’s Comprehensive Plan provides several objectives and policies which are pertinent to the applicant’s request:

Future Land Use Element

Policy 1.2: Land development regulations adopted to implement the Plan will be based on and be consistent with the following standards for residential densities:

- low density - 0 to 4 units per acre;*
- medium density - greater than 4 up to 15 units per acre;*
- high density - greater than 15 up to 20 units per acre.*

Policy 1.5: Maintain the existing zoning pattern which protects the single family areas from the encroachment of incompatible uses and which provides for a mix of residential and non-residential use consistent with the low density residential character of the Town.

Policy 3.2: Continually review the existing zoning pattern to ascertain the development which could take place if all development occurred at the maximum density or intensity.

*Objective 8:
Discourage the proliferation of urban sprawl.*

Policy 8.1: Encourage redevelopment, where applicable.

The Applicant has stated a desire to develop townhomes on the subject property. Townhouse development would be appropriate in the Residential Medium (>4-15 u/a) category. The property currently has a single family home in the middle of the parcel, a park to the east, single family homes to the south and west, a vacant single family property to the north, as well as an existing condominium.

There is only a small portion of the applicant's entire property that is not designated Residential Medium density and R-3 zoning. Therefore, it is reasonable to assume that the more intense redevelopment with townhomes was contemplated rather than single family development for lots 32 and 33. The map change if approved would encourage redevelopment and discourage the proliferation of urban sprawl.

C. Adequacy of Public Facilities

Traffic/Roadways: Based on the 9th Edition "Trip Generation" published by the Institute of Traffic Engineers (ITE), a single-family home will generate an estimated 1 vehicle trip in the peak pm hour and a townhome will generate an estimated 0.52 vehicle trips in the peak pm hour. If the applicant develops townhouses for the entire property to the maximum potential of 10 dwelling units, that development will generate an estimated 5.2 vehicle trips during the peak pm hour. The level of service (LOS) for Tampa Ave will not be greatly impacted by the applicants requested Future Land Use Map change.

Potable Water: A very negligible increase in water usage will occur because it already has been projected that multi-family usage would be contemplated for most of the applicant's property. Additionally, the existing single family unit will be demolished.

Sanitary Sewer: A very negligible increase in waste water generation will occur because it already has been projected that multi-family usage would be contemplated for most of the applicant's property. Additionally, the existing single family unit will be demolished.

Solid Waste: A negligible increase in solid waste impact will occur.

Drainage: The Applicant's proposal to develop townhomes at this site will likely include less pervious area than an existing single family residence. However, the multi-family development will be required to meet all applicable stormwater standards and it is planned that most of the site would be developed as multi-family development so no increase in

drainage impact.

Parks and Recreation: Since the majority of property is planned for multi-family development there will be a negligible impact on LOS for parks and recreation.

Recommendation

Staff recommends **approval** of the Applicant's request to amend the Future Land Use Map from Residential Low (0-4 u/a) to Residential Medium (>4-15 u/a) for lots 32 and 33 of block 95 of Indialantic by the Sea, subdivision. This request, if approved for 10,450 sqft, squares off the entire parcel for medium density development of the subject parcel. Although there is single family development to the west and south of this property, the existence of the park on the east and proximity of A1A, plus condo development to the north indicate overall compatibility with surrounding land uses. Accordingly, the request for the comprehensive plan map change is internally consistent with the policies of the Town's Comprehensive Plan.

Submitted by:



James G. LaRue, AICP

February 10, 2020

Zoning & Planning Board Hearing: February 25, 2020

Town Council Hearing: (to be determined)

FUTURE LAND USE



* Subject Property

LEGEND	
AREA	
335.9 AC	RESIDENTIAL LOW (0-4 U/A)
29.6 AC	RESIDENTIAL MEDIUM (>4-15 U,
22.8 AC	RESIDENTIAL HIGH (>15-20 U/A
38.0 AC	COMMERCIAL
9.8 AC	PROFESSIONAL
5.9 AC	PUBLIC FACILITIES
3.8 AC	UTILITIES
156.4 AC	ROADWAYS
18.5 AC	RECREATION
	SIDEWALK/BIKEPATH
	Historic Sites

ZONING

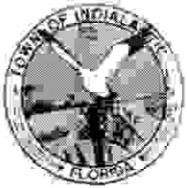


*Subject Property

	R-1A	SINGLE FAMILY	1950 SQ. FT.		C	COMMERCIAL		CH	CHURCH
	R-1B	SINGLE FAMILY	1750 SQ. FT.		C-1	COMMERCIAL		T	TOURIST MOTELS 300 SQ. FT. APARTMENTS 500 SQ. FT. CONDOMINIUM 1000 SQ. FT.
	R-2	SINGLE FAMILY DUPLEX	1350 SQ. FT. 1000 SQ. FT.		C-2	COMMERCIAL		P	PARKS
	R-3	SINGLE FAMILY DUPLEX MULTI FAMILY	1350 SQ. FT. 1000 SQ. FT. 800 SQ. FT.		SC	SHOPPING CENTER	----- DENOTES LOT DIVIDED BY OWNERSHIP		
	R-P	SINGLE FAMILY DUPLEX MULTI FAMILY PROFESSIONAL	1350 SQ. FT. 1000 SQ. FT. 800 SQ. FT. 1000 SQ. FT.						

EXISTING LAND USE
SUBJECT SITE AND ENVIRONS





TOWN OF INDIALANTIC
SMALL SCALE FUTURE LAND USE MAP AMENDMENT

APPLICATION NO.: SSA _____

NAME OF PROPERTY OWNER: Michael B. Brehne PHONE NO.: 407-492-9907

ADDRESS: 867 Brightwater Circle, Maitland Florida 32751

NAME OF APPLICANT: Michael B. Brehne PHONE NO.: 407-492-9907

ADDRESS: 867 Brightwater Circle, Maitland Florida 32751

1. Property legal description: Indialantic By The Sea SEC D Lots 1, 32, 33, 34 BLK 95
2. Property address: 100 Tampa Avenue, Indialantic Florida 32903
3. Present land use designation: Residential Low (0-4 u/a) Lots 32 & 33 Acreage: .72
Residential Medium (>4-15 u/a) Lots 1 & 34
4. Proposed land use designation: Residential Medium (>0-15 u/a) Lots 32 & 33
5. Proposed usage for the property is: Multi-Family

6. Need and justification for change: _____

The subject Property has been owned by one family from the 1950's until 2019, but the zoning on this property was inexplicably bifurcated into two zones (R-3 & R1A). The neighboring property to the north is of the same size and character as the subject Property, yet zoned R-3 throughout the property as are many other properties along this stretch of Miramar Avenue (A1A). We would like to be consistent with the R-3 zoning of our neighbor to the north as well as the other properties similarly situated as the subject Property along this stretch of Miramar (A1A).

7. Effect of change on the particular property and on surrounding property: _____

The zoning designation will make the subject Property consistent with its neighbor to the north as well as other properties similarly situated along this stretch of S. Miramar Avenue (A1A). It will also make the entire subject Property consistently zoned R-3 as opposed to bifurcated into different zones.

8. Amount of undeveloped land in the general area and Town having the same zoning classification: _____

614 S. Miramar Avenue (A1A) and No others south of 5th Avenue

OWNER'S SIGNATURE: _____

Sworn to and subscribed before me this:
23rd day of October 2019,
by Michael B. Brehne
who is personally known to me or has produced
_____ as identification:

Notary Public
JUANITA J BRIDGES
MY COMMISSION # GG118028
EXPIRES July 29, 2021

APPLICANT'S SIGNATURE: _____

Sworn to and subscribed before me this:
23rd day of October 2019,
by Michael B. Brehne
who is personally known to me or has produced
_____ as identification:

Notary Public
JUANITA J BRIDGES
MY COMMISSION # GG118028
EXPIRES July 29, 2021



Staff Report Rezoning Request

Prepared for: Town of Indialantic

Applicant: Michael Brehne

Address: 100 Tampa Ave

General Information

Applicant/Owner	Michael Brehne
Applicant Address	867 Brightwater Circle Maitland, FL 32751
Site Address	100 Tampa Ave
Phone Number	407.492.9907

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Parcel Identification Number: 28-38-06-25-95-1

Request

The Applicant is the owner of 4 contiguous lots that approximate 0.72 acre. The applicant is requesting to rezone a portion of that parcel (lots 32-33), 0.22 acre, from R-1A (Single Family Residence) to R-3 (Multi-Family Residence).

The applicant has submitted a concurrent application requesting to amend the Town's Future Land Use Map from Residential Low (0-4 u/a) to Residential Medium (>4-15 u/a).

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Residential Low (0-4 u/a) Residential Medium (>4-15 u/a)	Residential Medium (>4-15 u/a)
Zoning District	R-1A (Single Family Residence) R-3 (Multi-Family Residence)	R-3 (Multi-Family Residence)
Use of Property	Single Family Home	Townhouse, multi-family
Acreage	0.72 acre	0.22 acre

Future Land Use, Zoning and Existing Use on Surrounding Properties

North	Future Land Use	Residential Medium Residential Low
	Zoning District	R-3 (Multi-Family Residence) R1-A (Single Family Residence)
	Existing Land Use	Vacant land Condominium
East	Future Land Use	Residential Medium Recreation
	Zoning District	R-3 (Multi-Family Residence)
	Existing Land Use	Park
South	Future Land Use	Residential Low Residential Medium
	Zoning District	R1-A (Single Family Residence) R-3 (Multi-Family Residence)
	Existing Land Use	Single family homes
West	Future Land Use	Residential Low
	Zoning District	R1-A (Single Family Residence)
	Existing Land Use	Single family homes

Staff Analysis

A. The Applicant’s request is consistent with the Town’s Comprehensive Plan.

The applicant has requested a Future Land Use Map change to Residential Medium (>4-15 u/a) which allows up to 15 dwelling units per acre. If that map amendment is approved, then this request to rezone to R-3 (Multi-Family Residence) will be consistent with the Comprehensive Plan, as the R-3 zoning district allows for residential development up to 15 dwelling units per acre.

B. The proposed use is permitted in the requested zoning district.

The applicant has expressed a desire to develop townhouses, which is a permitted use in the R-3 zoning district.

C. The uses permitted in the requested zoning district are appropriate for the location proposed, reasonably compatible with adjacent land uses, will not adversely affect the public interest, and are not contrary or detrimental to urbanizing land use patterns.

The following uses are permitted in the R-3 district:

Sec. 17-124. "R-3" Multi-Family Residence Districts.

- (1) Permitted uses. The following uses only shall be permitted:
- (a) Single-family dwellings.
 - (b) Parish houses.
 - (c) Essential municipal uses.
 - (d) Public utilities serving the neighborhood area, excluding towers, buildings or storage areas.
 - (e) Gardening activities customarily incidental to single-family dwellings.
 - (f) Duplex family living units
 - (g) Multiple-family living units
 - (h) Satellite dish antenna in the manner specified in section 17-111.
 - (i) Community residential home (level I or level II facilities) subject to satisfying the standards set forth in section 17-115, town code.

D. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.

The R-3 zoning district regulations require a 6' high wall to be constructed along the common boundary with any adjoining property with an R-1A or R-1B zoning. This should provide a suitable buffer between the adjacent single family residences to the west and the R-3 development on the subject property.

E. The proposed use will not overburden public facilities create flooding or drainage problems, or otherwise affect public safety.

With the current zoning map designations for lots 32 and 33, being R-1 the likely maximum development of this portion of the whole parcel would only be one single family unit if it were developed alone. If the Applicant's Future Land Use map change and rezoning are approved, the maximum development for the entire parcel would be 10 multi-family dwelling units.

Based on the 9th Edition "Trip Generation" published by the Institute of Traffic Engineers (ITE), a single-family home will generate an estimated 1 vehicle trip in the peak pm hour and a townhome will generate an estimated 0.52 vehicle trips in the peak pm hour. If the applicant develops townhouses for the entire property to the maximum potential of 10 dwelling units, that development will generate an estimated 5.2 vehicle trips during the peak pm hour. The level of service (LOS) for Tampa Ave will not be greatly impacted by the applicants requested Future Land Use Map change and subsequent rezoning.

The impacts of the zoning change to the available potable water, sanitary sewer and solid waste capacity are not significant.

The Applicant's proposal to develop townhouses at this site will include less pervious area than a single family home would. However, the development will be required to meet all applicable stormwater standards. Allowing a slightly greater number of dwelling units will increase the demand for parks and recreation on services, however, the increase is not significant in this case and should have a minimal impact on LOS for parks and recreation.

Recommendation

Staff recommends **approval** of the Applicant's request to rezone the property from R-1A (Single Family Residence) to R-3 (Multi-Family Residence). This zoning change more closely represents the best use of the property, by squaring it off, and will be consistent with the City's Comprehensive Plan, when the property receives a Future Land Use designation of Residential Medium (>4-15 u/a).

Submitted by:



James G. LaRue, AICP

February 10, 2020

Zoning & Planning Board Hearing: February 25, 2020

Town Council Hearing: (to be determined)

FUTURE LAND USE



*Subject Property

LEGEND	
AREA	
335.9 AC	RESIDENTIAL LOW (0-4 U/A)
29.6 AC	RESIDENTIAL MEDIUM (>4-15 U/A)
22.8 AC	RESIDENTIAL HIGH (>15-20 U/A)
38.0 AC	COMMERCIAL
9.8 AC	PROFESSIONAL
5.9 AC	PUBLIC FACILITIES
3.8 AC	UTILITIES
156.4 AC	ROADWAYS
18.5 AC	RECREATION
	SIDEWALK/BIKEPATH
	Historic Sites

ZONING



*Subject Property

	R-1A SINGLE FAMILY 1950 SQ. FT.		C COMMERCIAL		CH CHURCH
	R-1B SINGLE FAMILY 1750 SQ. FT.		C-1 COMMERCIAL		T TOURIST MOTELS 300 SQ. FT. APARTMENTS 500 SQ. FT. CONDOMINIUM 1000 SQ. FT.
	R-2 SINGLE FAMILY 1350 SQ. FT. DUPLEX 1000 SQ. FT.		C-2 COMMERCIAL		P PARKS
	R-3 SINGLE FAMILY 1350 SQ. FT. DUPLEX 1000 SQ. FT. MULTI FAMILY 800 SQ. FT.		SC SHOPPING CENTER	----- DENOTES LOT DIVIDED BY OWNERSHIP	
	R-P SINGLE FAMILY 1350 SQ. FT. DUPLEX 1000 SQ. FT. MULTI FAMILY 800 SQ. FT. PROFESSIONAL 1000 SQ. FT.				

EXISTING LAND USE
SUBJECT SITE AND ENVIRONS





TOWN OF INDIALANTIC
REZONING

APPLICATION NO.: R _____

NAME OF PROPERTY OWNER: Michael B. Brehne PHONE NO.: 407-492-9907

ADDRESS: 867 Brightwater Circle, Maitland Florida 32751

NAME OF APPLICANT: Michael B. Brehne PHONE NO.: 401-492-9907

ADDRESS: 867 Brightwater Circle, Maitland Florida 32751

1. Property legal description: Indialantic By The Sea SEC D Lots 1, 23, 33, 34, BLK 95
2. Property address: 100 Tampa Avenue, Indialantic, Florida 32903
3. Present zoning designation: R-3 Lots 1 & 34 and R1A Lots 32 & 33 Acreage: .72
4. Proposed zoning designation: R-3 Lots 32 & 33
5. Proposed usage for the property is: Multi-Family

6. Need and justification for change: _____

The subject Property has been owned by one family with one use (single family home) since the 1950's until 2019, but zoning was inexplicably bifurcated into two different zones (R1A & R-3). The neighboring property to the north is of the same size and character as the subject Property, yet zoned R-3 throughout the property as are many other properties all along this stretch of S. Miramar (A1A). We would like to be consistent with the R-3 zoning of our neighbor to the north as well as the other properties similarly situated as ours along this stretch of S. Miramar (A1A).

7. Effect of change on the particular property and on surrounding property: _____

The zoning designation will make the subject Property consistent with its neighbor to the north as well as the other properties similarly situated along this stretch of S. Miramar Avenue (A1A). It will also make the entire subject Property zoned R-3 as apposed to being bifurcated into two different zones.

OWNER'S SIGNATURE: _____

Sworn to and subscribed before me this
23rd day of October 2019,
by Michael B. Brehne
who is personally known to me or has produced
_____ as identification.

Juanita J Bridges
Notary Public
JUANITA J BRIDGES
MY COMMISSION # GB118028
EXPIRES July 29, 2021

APPLICANT'S SIGNATURE: _____

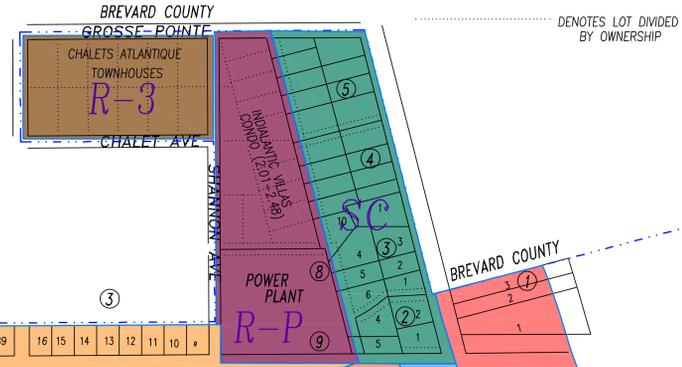
Sworn to and subscribed before me this
23rd day of October 2019,
by Michael B. Brehne
who is personally known to me or has produced
_____ as identification

Juanita J Bridges
Notary Public
JUANITA J BRIDGES
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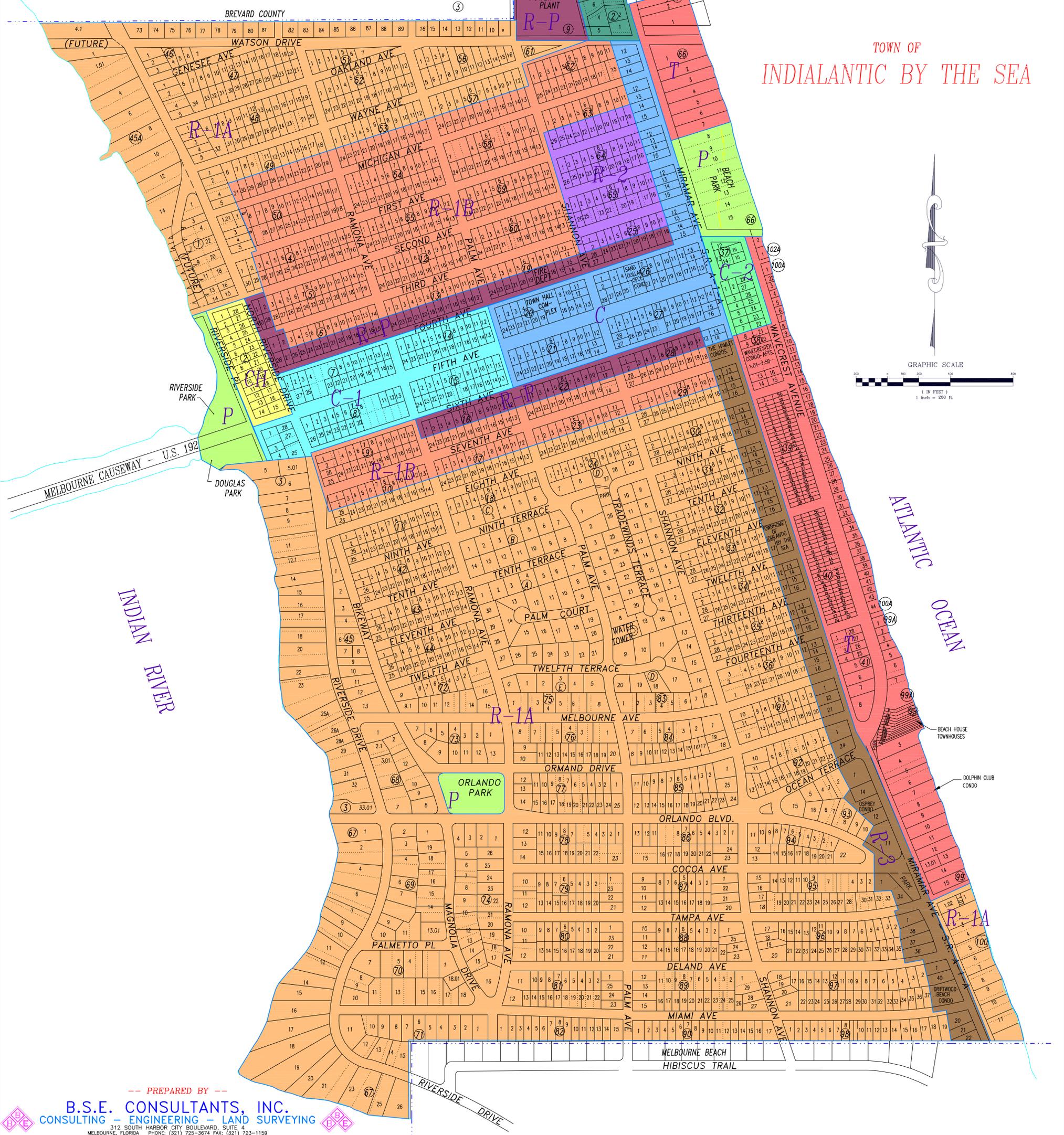
- R-1A SINGLE FAMILY 1950 SQ. FT.
- R-1B SINGLE FAMILY 1750 SQ. FT.
- R-2 SINGLE FAMILY 1350 SQ. FT.
DUPLX 1000 SQ. FT.
- R-3 SINGLE FAMILY 1350 SQ. FT.
DUPLX 1000 SQ. FT.
MULTI FAMILY 800 SQ. FT.
- R-P SINGLE FAMILY 1350 SQ. FT.
DUPLX 1000 SQ. FT.
MULTI FAMILY 800 SQ. FT.
PROFESSIONAL 1000 SQ. FT.

- C COMMERCIAL
- C-1 COMMERCIAL
- C-2 COMMERCIAL
- SC SHOPPING CENTER

- CH CHURCH
- T TOURIST
MOTELS 300 SQ. FT.
APARTMENTS 500 SQ. FT.
CONDOMINIUM 1000 SQ. FT.
- P PARKS



**TOWN OF
INDIALANTIC BY THE SEA**



-- PREPARED BY --
B.S.E. CONSULTANTS, INC.
 CONSULTING - ENGINEERING - LAND SURVEYING
 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
 MELBOURNE, FLORIDA PHONE: (321) 725-3674 FAX: (321) 723-1159

Public Comments (Submitted prior to the meeting)
Re: Proposed Small Scale Amendment to the
Comprehensive Plan and Rezoning (100 Tampa Ave)

Rebekah Raddon

From: "Chelsea Letchworth" <chelsea.letchworth@gmail.com>
Date: Wednesday, June 3, 2020 4:02 PM
To: <rraddon@indialantic.com>
Attach: Tampa Ave Development Denial Request .docx
Subject: Rezoning Denial Request

Dear Rebekah Raddon,

Attached is my request for the denial of the rezoning of lots 32 & 33 in Indialantic By the Sea.

Thank you,
Chelsea Letchworth
Resident of Indialantic

June 3, 2020

To: rraddon@indialantic.com
The Town Council of the Town of Indialantic
Zoning and Planning Board, acting as the Zoning and Planning Board and the Local Planning
Agency

From: Chelsea Letchworth, resident of Indialantic, FL

Re: Application submitted by Michael Brehne to consider amendment to the Comprehensive Plan
Future Land Use Map designation from Residential Low to Residential Medium; and to consider
rezoning from R-1-A to R-3 on lots 32 and 33 to allow for construction of multi-family units

I am writing in response to learning of a request made by Michael Brehne to rezone his property on Tampa Avenue to allow for multi-family units. I am opposed to both proposed items listed in the subject line.

I have been living in Brevard since 1989, and, boy, has it changed. I have seen first-hand the impact of unbridled development in Brevard. The access to and quality of the beaches, the activity of wildlife including endangered sea turtle species, and the health of the dunes have all been adversely impacted by the greed-motivated development. All of Florida's water tables are suffering from the unchecked development made in many cases by non-residents who do not care about the long-term preservation of the beauty of the area.

We bought our home on South Shannon Avenue in Indialantic in 2010 because we wanted to enjoy the small community feel and lightly traveled beaches that more closely resemble those enjoyed by our ancestral Brevardians. Indian Harbour Beach and Satellite Beach are two examples of development that should never happen in Indialantic By the Sea. Indialantic and Melbourne Beach are the last two communities that do not have wall-to-wall multi-family dwellings on the beachside. We do not want Indialantic to become another victim of developer greed.

Approving Mr. Brehne's request will set a precedence for additional requests for multi-family development. If the Town Council makes this decision in the developer's favor and attempts to put the proverbial genie back in the bottle by denying future requests of this nature, the town and its tax payers are expose to complaints of discrimination and possible litigation if future requests are denied.

While Mr. Brehne's property is not directly on the beach, it is at the corner of an already busy intersection. The traffic on Miramar Avenue has increased significantly and rezoning to allow for additional multi-family units in the Town of Indialantic will adversely impact traffic and safety along Miramar Avenue. I am personally concerned about the increased traffic along Shannon Avenue and other streets within the residential neighborhood as alternate routes are sought. One of the many

pleasant aspects of our neighborhood is the quiet streets that are friendly to bike riders and pedestrians alike. Children laugh and play with little risk, trusting the traffic is primarily local residents who will respect the speed limits and watch for our little ones.

It should also be noted that Mr. Brehne's plans will destroy the lifestyle value of his immediate neighbors. He has purchased two single-family homes on abutting corner lots, which each abut another single-family residence to the east. His intentions will obliterate the intimate, permanently invested single-family community by popping up a circus tent of 15 units for temporary/non-owners/non-neighborhood stewards to come crowd around into an existing tax-payer's back yard. This is an insult to the entire community. Here, in the time of relentless ads and phone calls from developers aggressively wanting to buy our homes, it is essential to preserve our current zoning, so that a culture of non-ownership paired with financially abusive landlords does not take hold. Indialantic is a community mostly owned by its members, not run by a small number of property owners and a mass of careless tourists and seasonal New Yorkers.

Indialantic enjoys a unique, and increasingly rare, character as a small-town ideal for families. I, along with many friends and family members, enjoy events like the Witch Way 5K and other fun runs through the neighborhood. I enjoy running as my weekly fitness routine. Santa roving through the town on the fire truck is always a highlight. Seasonal events throughout the year are a wonderful example of the residential life maintained by our wonderful town. Allowing increased residential density tears at the very fabric of what makes our town Our Town.

I strongly object to Mr. Brehne's proposed development and its long-range impacts on our town. I am asking the Town Council and the Zoning and Planning Board to deny Mr. Brehne's application for both items – the amendment to the Comprehensive Plan Future Land Use Map designation from Residential Low to Residential Medium; and the rezoning from R-1-A (Single Family Residence) to R-3 (Multi-Family Residence) on lots 32 and 33 to allow for construction of multi-family residential units.

I am also opposed to any kind of a decision being made outside the normal process of a public meeting to allow residents to voice concerns. The recent changes in public gathering restrictions in an attempt to contain spread of the COVID-19 virus should not be abused or used as an excuse to make a less than fully informed decision on this topic.

Thank you for acting responsibly on behalf of the entire Indialantic by the Sea community.

Rebekah Raddon

From: "Merri Benjamin" <mbbjamin@gmail.com>
Date: Tuesday, May 5, 2020 4:00 PM
To: <rraddon@indialantic.com>
Subject: Against amendment of rezoning 100 Tampa Ave.

May 5, 2020

To: rraddon@indialantic.com

The Town Council of the Town of Indialantic

Zoning and Planning Board, acting as the Zoning and Planning Board and the Local Planning Agency

From: Merri Benjamin, resident of Indialantic

Re: Application submitted by Michael Brehne to consider amendment to the Comprehensive Plan Future Land Use Map designation from Residential Low to Residential Medium; and to consider rezoning from R-1-A to R-3 on lots 32 and 33 to allow for construction of multi-family units

I am against both proposed items. Allowing this change has the potential to start the process of future amendments which will change the character of the neighborhood. The property under discussion is on a very busy pedestrian crosswalk for public beach access. The traffic is already significant and allowing more multi-family units will only make the traffic situation worse. This part of Indialantic is unique as one of few areas where there is still a wonderful quality of life, neighbors walking or riding their bikes, and children out playing in the front yards. It is the character of this neighborhood that makes this area so desirable and needs to be maintained as such, neighborhood blocks with single family homes and a wonderful place to create family memories.

Sincerely,

Merri Benjamin

Rebekah Raddon

From: "gletchwo" <gletchwo@bellsouth.net>
Date: Thursday, March 26, 2020 5:10 PM
To: <rraddon@indialantic.com>
Attach: Letchworth Tampa Ave Development Denial Request.pdf
Subject: Proposed rezoning of Indialantic's Tampa Avenue, lots 32 and 33

Dear Indialantic Town Council, Zoning and Planning Board,

Attached is my letter stating why, as a local homeowner, I am opposed to the proposed rezoning of the above Tampa Ave. property in Indialantic. I thank you for your consideration of my input in this matter.

Thank you very much,
Gary Letchworth

March 25, 2020

To: rraddon@indialantic.com
The Town Council of the Town of Indialantic
Zoning and Planning Board, acting as the Zoning and Planning Board and the Local Planning
Agency

From: Gary Letchworth, resident of Indialantic, FL

Re: Application submitted by Michael Brehne to consider amendment to the Comprehensive Plan
Future Land Use Map designation from Residential Low to Residential Medium; and to consider
rezoning from R-1-A to R-3 on lots 32 and 33 to allow for construction of multi-family units

I am writing in response to learning of a recent request made by Michael Brehne to rezone his property on Tampa Avenue to allow for multi-family units. I am opposed to both proposed items listed in the subject line.

My wife grew up in Indian Harbour Beach and remembers idyllic summers on undeveloped beaches. Her family still has several homes there. We moved our family to Brevard in 1989 because we love the area. I have seen first-hand the impact of unbridled development in Brevard. The access to and quality of the beaches, the activity of wildlife including endangered sea turtle species, and the health of the dunes have all been adversely impacted by the greed-motivated development. All of Florida's water tables are suffering from the unchecked development made in many cases by non-residents who do not care about the long-term preservation of the beauty of the area.

We bought our home on South Shannon Avenue in Indialantic in 2010 because we wanted to enjoy the small community feel and lightly traveled beaches that more closely resemble those my wife enjoyed as a child. Indian Harbour Beach and Satellite Beach are two examples of development that should never happen in Indialantic By the Sea. Indialantic and Melbourne Beach are the last two communities that do not have wall-to-wall multi-family dwellings on the beachside. We do not want Indialantic to become another victim of developer greed.

Approving Mr. Brehne's request will set a precedence for additional requests for multi-family development. If the Town Council makes this decision in the developer's favor and attempts to put the proverbial genie back in the bottle by denying future requests of this nature, the town and its tax payers are expose to complaints of discrimination and possible litigation if future requests are denied.

While Mr. Brehne's property is not directly on the beach, it is at the corner of an already busy intersection. The traffic on Miramar Avenue has increased significantly and rezoning to allow for additional multi-family units in the Town of Indialantic will adversely impact traffic and safety along Miramar Avenue. I am personally concerned about the increased traffic along Shannon Avenue and

other streets within the residential neighborhood as alternate routes are sought. One of the many pleasant aspects of our neighborhood is the quiet streets that are friendly to bike riders and pedestrians alike. Children laugh and play with little risk, trusting the traffic is primarily local residents who will respect the speed limits and watch for our little ones.

Indialantic enjoys a unique, and increasingly rare, character as a small town ideal for families. My wife and I, along with many friends and family members, enjoy events like the Witch Way 5K and other fun runs through the neighborhood. I enjoy running as my weekly fitness routine. Santa roving through the town on the fire truck is always a highlight. Seasonal events throughout the year are a wonderful example of the residential life maintained by our wonderful town. Allowing increased residential density tears at the very fabric of what makes our town Our Town.

I strongly object to Mr. Brehne's proposed development and its long-range impacts on our town. I am asking the Town Council and the Zoning and Planning Board to deny Mr. Brehne's application for both items – the amendment to the Comprehensive Plan Future Land Use Map designation from Residential Low to Residential Medium; and the rezoning from R-1-A (Single Family Residence) to R-3 (Multi-Family Residence) on lots 32 and 33 to allow for construction of multi-family residential units.

I am also opposed to any kind of a decision being made outside the normal process of a public meeting to allow residents to voice concerns. The recent changes in public gathering restrictions in an attempt to contain spread of the COVID-19 virus should not be abused or used as an excuse to make a less than fully informed decision on this topic.

Thank you for acting responsibly on behalf of the entire Indialantic by the Sea community.

On Mar 16, 2020, at 10:16 PM, Kira Wortman <cooperka@gmail.com> wrote:

Good evening, Mayor, Councilmen, and Councilwoman:

I recently learned about the zoning variance application for 100 Tampa Ave. I won't be present at the next meeting on this subject - **we're observing the social distancing guidelines recommended by the CDC** - but wanted to share my concerns about this variance request.

I respectfully ask that you deny the request for variance to change 100 Tampa Ave to a medium density residential property.

If we intend to keep our town a sleepy beach side community, we need to commit to the zoning plans we have in place that limit higher density development. Particularly south of 5th Avenue and west of A1A, our area is almost entirely single family residential. A new multiunit condo or apartment would change the look and feel of the southern part of our town dramatically.

Please stand firm on the current zoning, and deny the variation.

Respectfully,

Kira Wortman

Rebekah Raddon

From: "Joy Hess" <jhess@wakelight.com>
Date: Monday, March 30, 2020 8:33 PM
To: <rraddon@indialantic.com>
Cc: "Don Hess" <DRHess@wakelight.com>
Attach: Tampa Ave Development Denial Request.pdf
Subject: 100 Tampa Ave Rezoning and Amendment Change

Dear Indialantic Town Council, Zoning and Planning Board,

Attached is our letter stating why, as a local homeowner, we are opposed to the proposed rezoning of the above Tampa Ave. property in Indialantic. We thank you for your consideration of our input in this matter.

Thank you very much,
Don and Joy Hess

March 25, 2020

To: rraddon@indialantic.com
The Town Council of the Town of Indialantic
Zoning and Planning Board, acting as the Zoning and Planning Board and the Local Planning Agency

From: Don and Joy Hess, residents of Indialantic, FL

Re: Application submitted by Michael Brehne to consider amendment to the Comprehensive Plan Future Land Use Map designation from Residential Low to Residential Medium; and to consider rezoning from R-1-A to R-3 on lots 32 and 33 to allow for construction of multi-family units

We are against both proposed items. We have lived in Brevard County since 1961 and have seen the dramatic changes in single family residences to multi-family units and the strain it has had on the communities and the quality of life of the families in these communities. Indian Harbour Beach and Satellite Beach are two examples of development that should never happen in Indialantic By the Sea.

Indialantic and Melbourne Beach are the last two communities that do not have wall-to-wall multi-family dwellings on the beachside. Indialantic cannot become another victim of developer greed.

The change from primarily single family residence neighborhoods starts with ONE zoning variance and then the precedence is set for ALL future growth. Mr. Brehne's property on 100 Tampa Avenue is less than 1 acre. There are many lots that are between 0.5 and .072 acres in Indialantic. How can the Town of Indialantic justify restricting those owners from building multi-family units if Mr. Brehne's property is allowed to be rezoned for his development project? Would all the large S. Miramar Avenue beachfront property owners have reasonable expectation that their properties could be re-zoned and amended for multi-family units?

Mr. Brehne's 100 Tampa Avenue property is on a busy pedestrian corner with the new crosswalk for beach access. More population on this corner could present more traffic on an already busy crosswalk. The traffic on Miramar Avenue has increased significantly and allowing for more multi-family residence in the Town of Indialantic will further impact traffic and safety both along Miramar Avenue and the entire residential neighborhood as an alternate route.

Indialantic enjoys a unique, and increasingly rare, character as a small town ideal for families. The Christmas Eve events are a wonderful example of the residential life maintained by our residents. Allowing increased residential density tears at the very fabric of what makes our town Our Town.

We are concerned that only 300 residents are required to be notified on the development of the multi-family units that have the potential to change nature of the entire neighborhood. This is not a request to build a backyard swimming pool.

We implore the Town Council and the Zoning and Planning Board to deny Mr. Brehne's application for both items -- the amendment to the Comprehensive Plan Future Land Use Map designation from Residential Low to Residential Medium; and the rezoning from R-1-A (Single Family Residence) to R-3 (Multi-Family Residence) on lots 32 and 33 to allow for construction of multi-family residential units.

**APPLICATION FOR SITE PLAN REVIEW
PLANNING AND ZONING BOARD
TOWN OF INDIALANTIC, FLORIDA**

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: SOUTH EAST CUSTOM CONSTRUCTION INC FRANK KOFFLIN
2. ADDRESS OF BUILDING(S) TO BE REVIEWED: 610 & 614 S. MIRAMIA
& 108 & 110 11TH AVE.
3. CONTACT NAME: FRANK KOFFLIN
4. CONTACT PHONE: 321-508-5717
5. CONTACT'S MAILING ADDRESS: 406 FIRST AVENUE
MELBOURNE BEACH FL 32951
6. CONTACT EMAIL ADDRESS: SECUSTOMCONST@AOL.COM
7. LEGAL DESCRIPTION OF PROPERTY COVERED BY THIS APPLICATION
(INCLUDING SUBDIVISION, BLOCK AND LOT(S)): INDIALANTIC by the SEA Lots 15, 14, 17 BLK 32
Plat Book/Pg 0003/0035
8. ZONING CLASSIFICATION: _____ (TO BE COMPLETED BY TOWN)
9. OWNER OF PROPERTY, IF DIFFERENT THAN APPLICANT: SAME
10. PROPERTY OWNER'S MAILING ADDRESS: 406 FIRST AVENUE
MELBOURNE BEACH FL 32951

11. DESCRIPTION OF PROJECT: 4 Unit Town homes

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 preapplication 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 17-129:

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 not transferable; time limit. Whenever site approval shall have been granted, it shall not be considered to run with the land. The site plan approval shall terminate six (6) months thereafter if construction has not been started. Extensions may be made by the zoning board at its discretion. In the event the property receiving site plan approval shall be sold, transferred, leased, or the ownership thereof changed in any way whatsoever, before the approved construction is completed the site plan approval shall become null and void.

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

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.



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

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

Hassan Kamal, P.E.
Vice President

November 15, 2019

Via Email

Mr. Michael Casey
Town Manager
Town of Indialantic
216 Fifth Avenue
Indialantic, FL 32903
Email: mcasey@indialantic.com

Re: *Town of Indialantic – Marvista Condominium 1st Review*
B.S.E. File # 89080.137

Dear Mike:

We have conducted a review of the documents and drainage report dated October 14, 2019 and have the following comments:

1. Approved as submitted. I believe this is a first!

Should you have any questions please do not hesitate to contact our office.

Very truly yours,

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

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

SMG/jhm
Town.corr.19-s4516.nov

MARVISTA TOWNHOMES

SECTION 31, TOWNSHIP 27S, RANGE 38E
BREVARD COUNTY, FLORIDA
JUNE 2017

REV. AUGUST 9, 2017
REV. OCTOBER 12, 2017
REV. OCTOBER 31, 2017
REV. FEBRUARY 7, 2018
REV. JUNE 1, 2018
REV. NOVEMBER 29, 2018
REV. JANUARY 2, 2019
REV. MARCH 5, 2019
REV. NOVEMBER 26, 2019



VICINITY MAP



DRIVING DIRECTIONS: FROM US-1 TAKE US-192 AND HEAD EAST OVER THE BRIDGE TO SR-A1A (S. MIRAMAR AVE.) HEAD SOUTH ON SR-A1A TO 11TH AVENUE TO SITE WHICH IS ON THE SOUTHEAST CORNER OF THE INTERSECTION.

OWNER/APPLICANT

SOUTHEAST CUSTOM CONSTRUCTION

FRANK D. KOFFLIN
202 SURF RD.
MELBOURNE BEACH, FL 32951
(321)508-5717

ENGINEER



CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL

1250 W. EAU GALLIE BLVD UNIT H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055

SURVEYOR

KANE SURVEYING, INC
FLORIDA LICENSED BUSINESS NO. LB 7838
505 DISTRIBUTION DRIVE MELBOURNE, FLORIDA 32904
PHONE (321) 676-0427 FAX (321) 984-1448

INDEX OF DRAWINGS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS AND EROSION CONTROL PLAN
C-3	SITE AND UTILITY PLAN
C-4	PAVING, GRADING, AND DRAINAGE PLAN
C-5	SITE DETAILS



LOCATION MAP



72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
KNOW WHAT'S BELOW
SUNSHINE811.COM



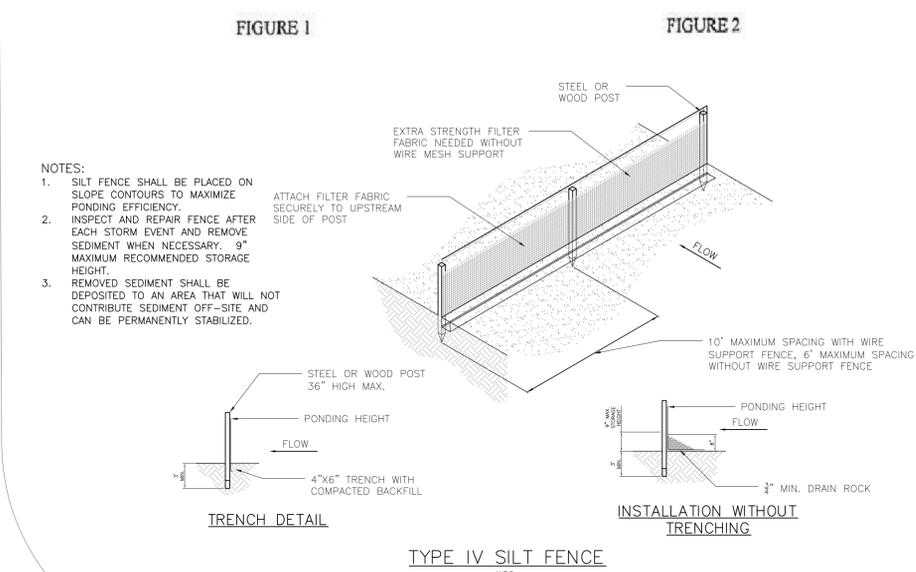
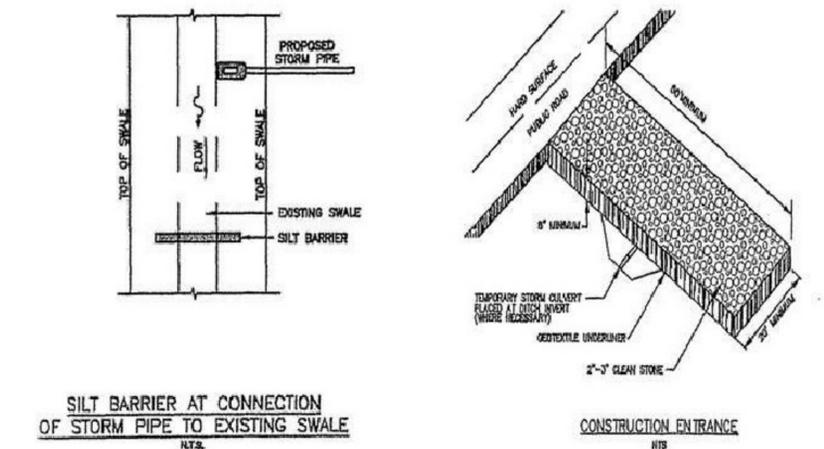
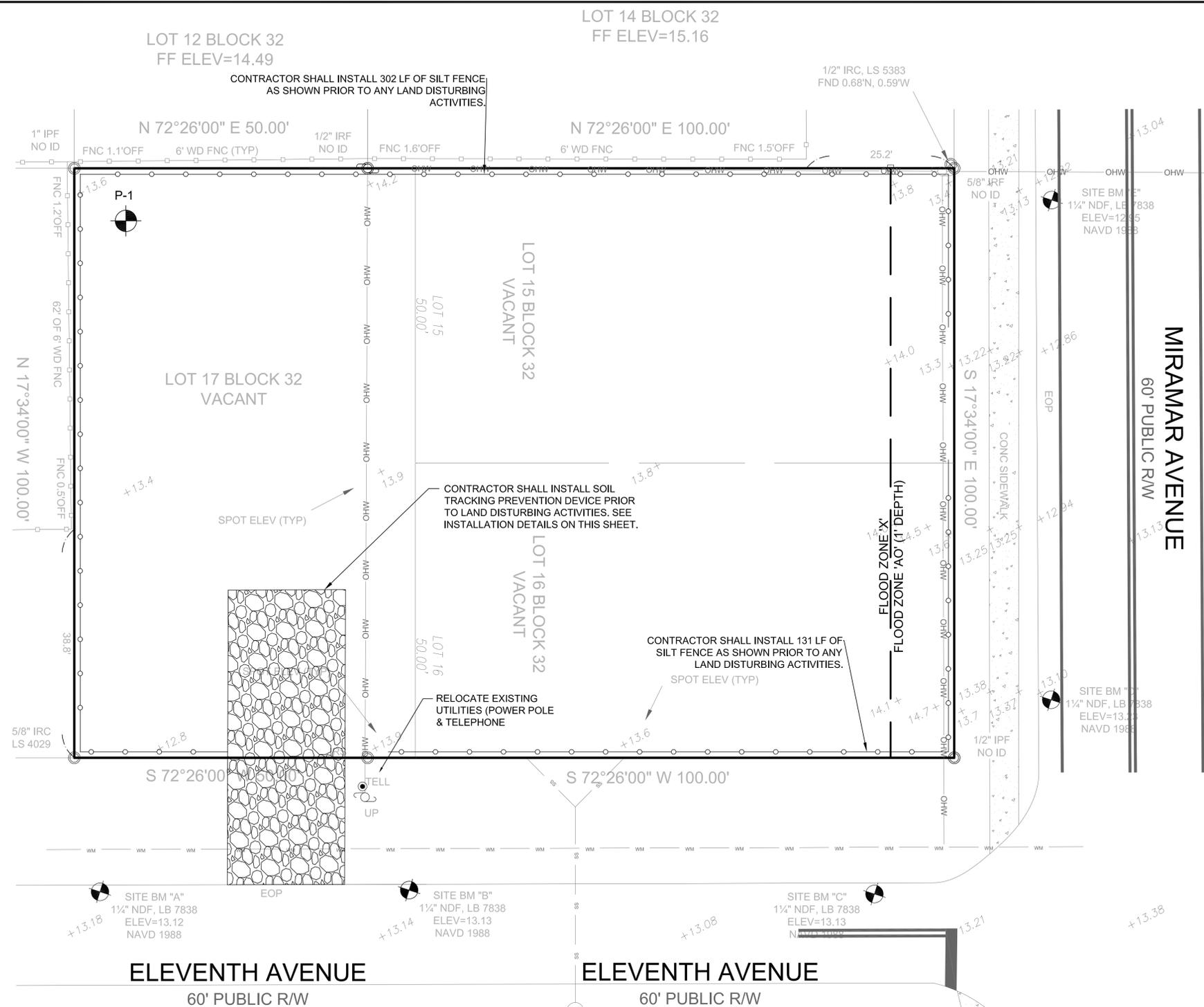
BRUCE A. MOIA
FL. P.E. #47529 DATE: 11/26/2019

PROJECT: 17-1017

SHEET

C-1

ELEVATIONS ARE PER NAVD-1988

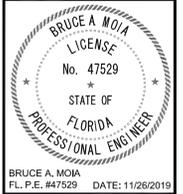


REVISIONS	DATE
01-08-18 REV. PER FOOT COMM.	
11-29-18 REV. PER FOOT COMM.	
06-01-18 REV. PER FOOT COMM.	
02-08-18 REV. PER FOOT COMM.	
10-23-17 REV. PER FOOT COMM.	
10-12-17 REV. PER TOWN COMM.	
08-09-17 REV. PER TOWN COMM.	

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 P.O. BOX 255-1510 F321-283-8911
 VERNO 775-899-9555, FT. PIERCE 772-488-9555

EXISTING SITE CONDITIONS AND EROSION CONTROL PLAN

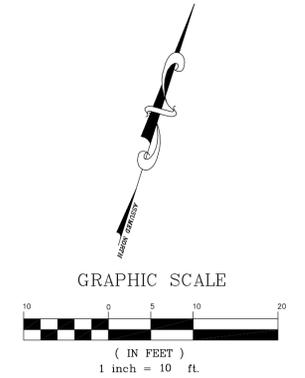
FLORIDA
 MARVISTA TOWNHOMES
 TOWN OF INDIAN LANTIC



EXISTING CONDITIONS AND EROSION CONTROL PLAN

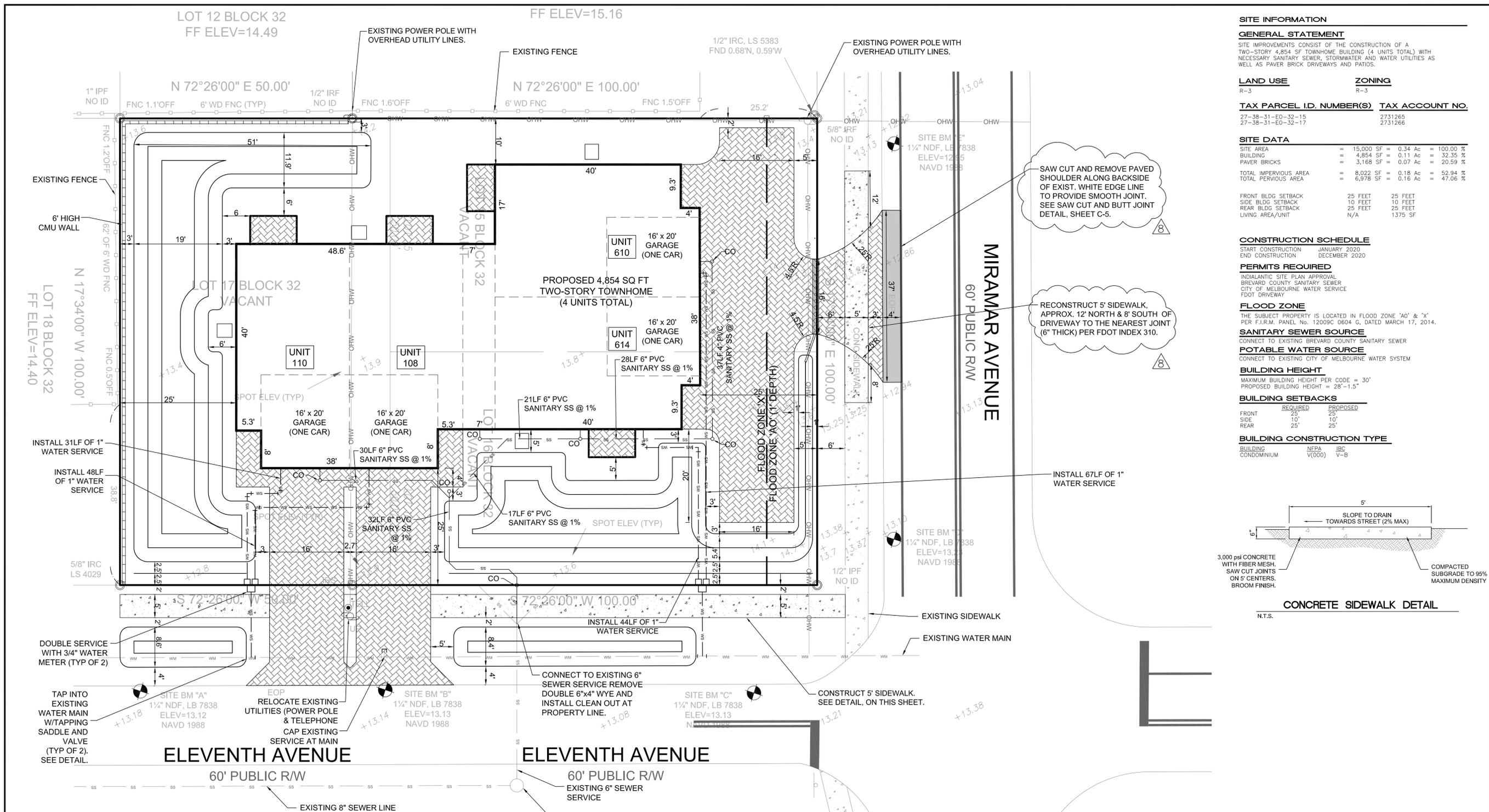
SCALE : 1" = 10'

LEGEND
 ○ ○ ○ ○ PROPOSED SILT FENCE



- EROSION AND SEDIMENTATION CONTROL**
1. THE LAND-DISTURBING ACTIVITY SHALL CONFORM TO EXISTING TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LOWEST PRACTICAL EROSION POTENTIAL.
 2. LAND-DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMIZING EROSION.
 3. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSION ELEMENTS SHALL BE KEPT TO A PRACTICAL MINIMUM.
 4. EROSION CONTROL MUST BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS.
 5. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICAL.
 6. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED.
 7. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
 8. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
 9. ADEQUATE PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO CUT THE FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
 10. 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.
 11. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDANGER ADJOINING PROPERTY.
 12. CONTRACTOR TO PLACE SILT FENCE IN ALL AREAS WHERE THE POTENTIAL FOR OFFSITE EROSION EXISTS.
 13. CONSTRUCTION ACCESS SHALL BE LIMITED TO ELEVENTH AVE. CONTRACTOR SHALL SWEEP ANY EROSION FROM STREET SURFACE ON A DAILY BASIS.

LEGAL DESCRIPTION:
 LOT 15 & 16, BLOCK 32, PLAT OF INDIANLANTIC BY THE SEA, AS RECORDED IN PLAT BOOK 3, PAGE 35, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
 LOT 17, BLOCK 32, PLAT OF INDIANLANTIC BY THE SEA, AS RECORDED IN PLAT BOOK 3, PAGE 35, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA



SITE INFORMATION

GENERAL STATEMENT
 SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A TWO-STORY 4,854-SF TOWNHOME BUILDING (4 UNITS TOTAL) WITH NECESSARY SANITARY SEWER, STORMWATER AND WATER UTILITIES AS WELL AS PAVER BRICK DRIVEWAYS AND PATIOS.

LAND USE R-3 **ZONING** R-3

TAX PARCEL ID. NUMBER(S) 27-38-31-E0-32-15
 27-38-31-E0-32-17 **TAX ACCOUNT NO.** 2731265
 2731266

SITE DATA

SITE AREA	= 15,000 SF	= 0.34 Ac	= 100.00 %
BUILDING	= 4,854 SF	= 0.11 Ac	= 32.35 %
PAVER BRICKS	= 3,168 SF	= 0.07 Ac	= 20.59 %
TOTAL IMPERVIOUS AREA	= 8,022 SF	= 0.18 Ac	= 52.94 %
TOTAL Pervious AREA	= 6,978 SF	= 0.16 Ac	= 47.06 %
FRONT BLDG SETBACK	25 FEET	25 FEET	
SIDE BLDG SETBACK	10 FEET	10 FEET	
REAR BLDG SETBACK	25 FEET	25 FEET	
LIVING AREA/UNIT	N/A	1375 SF	

CONSTRUCTION SCHEDULE

START CONSTRUCTION JANUARY 2020
 END CONSTRUCTION DECEMBER 2020

PERMITS REQUIRED

INDIANLANTIC SITE PLAN APPROVAL
 BREVARD COUNTY SANITARY SEWER
 CITY OF MELBOURNE WATER SERVICE
 FOOT DRIVEWAY

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AO" & "X" PER F.I.R.M. PANEL No. 12090C 0804 G, DATED MARCH 17, 2014.

SANITARY SEWER SOURCE
 CONNECT TO EXISTING BREVARD COUNTY SANITARY SEWER

POTABLE WATER SOURCE
 CONNECT TO EXISTING CITY OF MELBOURNE WATER SYSTEM

BUILDING HEIGHT

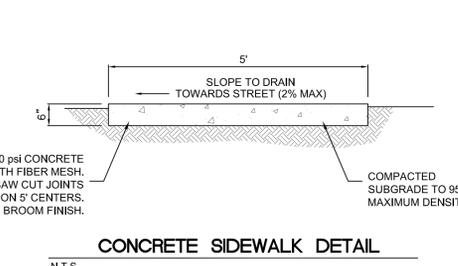
MAXIMUM BUILDING HEIGHT PER CODE = 30'
 PROPOSED BUILDING HEIGHT = 28'-1.5"

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT	25'	25'
SIDE	10'	10'
REAR	25'	25'

BUILDING CONSTRUCTION TYPE

BUILDING	NFPA (000)	IBC
CONDOMINIUM	V-B	V-B



SITE AND UTILITY PLAN

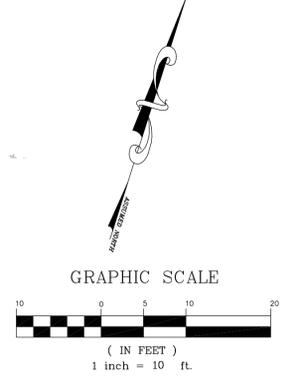
SCALE : 1" = 10'

LEGEND

	PROPOSED PAVERS
	ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED WATER SERVICE
	PROPOSED WATER SERVICE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 KNOW WHAT'S BELOW

- GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, REUSE MAINS, SANITARY SEWER, STORM MAINS AND OTHER UTILITIES AND MAINTAIN MINIMUM CLEARANCE BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
 - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE AND/OR UTILITY SERVICE PROVIDER COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING PROCESSION AND THE FINAL CONNECTION OF SERVICES.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS AND EXIT PORCH LOCATIONS.
 - REFER TO WATER AND SEWER SEPARATION NOTES ON THIS SHEET FOR PROTECTION OF POTABLE WATER.
 - THE GENERAL CONTRACTOR MUST SUBMIT THE AS-BUILT DRAWINGS, PREPARED BY A SURVEYOR LICENSED TO PRACTICE IN THE STATE OF FLORIDA, TO THE CITY OF COCOA UTILITIES DEPARTMENT FOR APPROVAL PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF CERTIFICATION OF OCCUPANCY.
 - NO UTILITY LATERALS, METER BOXES, VALVES, ETC. SHALL BE LOCATED IN PROPOSED SIDEWALK AREAS.
 - SITE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING WATER AND SEWER SERVICES WITHIN 5 FEET OF BUILDING UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
 - ALL WATER AND SANITARY SEWER LINE CONSTRUCTION SHALL CONFORM WITH THE PASCO COUNTY UTILITIES DEPARTMENT POLICIES, PROCEDURES, AND STANDARDS HANDBOOK.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



- FDOT GENERAL NOTES:**
- ALL CONSTRUCTION IN THE FDOT RIGHT-OF-WAY SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
 - ALL STRIPING IN THE FDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - ALL EXCAVATIONS WITHIN TEN (10) FEET OF THE TRAVEL LANES AND GREATER THAN THREE (3) INCHES DEEP MUST BE FILLED IN OR HAVE A SHOULDER TREATMENT PLACED AT THE DROP-OFF PER INDEX NO. 600 OF FDOT 2017/18 DESIGN STANDARDS AT THE END OF THE WORK DAY.
 - SOD ALL UNPAVED AREAS WITHIN THE FDOT RIGHT-OF-WAY THAT ARE DISTURBED BY CONSTRUCTION PER FDOT DESIGN STANDARD INDEX #105.
 - ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
 - LANE CLOSURE RESTRICTIONS ON NB, SB IS 7:00 AM - 7:00 PM.
 - SAW-CUT AND REMOVE EXISTING SIDEWALK JOINT TO JOINT.
 - SAW-CUT AND REMOVE PAVED SHOULDER ALONG BACKSIDE OF WHITE EDGE LINE.

DATE	REVISIONS
01-02-19	
11-20-19	
03-01-18	
03-26-18	
02-08-18	
10-23-17	
10-12-17	
08-08-17	

JOB NO. 17-1017

DESIGNED BAM

DRAWN AFR

DATE 3-30-17

CHECKED BAM

DATE ISSUED 04-06-17

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 ROBA BOWLES VILLADAR & ASSOCIATES
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 1250 W. PALM CANYON BLVD. UNIT H
 P. 321-255-1510 F. 321-253-0811
 ALSO WITH OFFICES IN:
 VERO BEACH, FLORIDA 33408 • TEL. 772-299-9925, 1717 PAVEMENT 772-488-9885

SITE AND UTILITY PLAN

MARVISTA TOWNHOMES

FLORIDA

BRUCE A. MOIA LICENSE
 No. 47529
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

BRUCE A. MOIA
 FL. P.E. #47529 DATE: 11/26/2019

SHEET

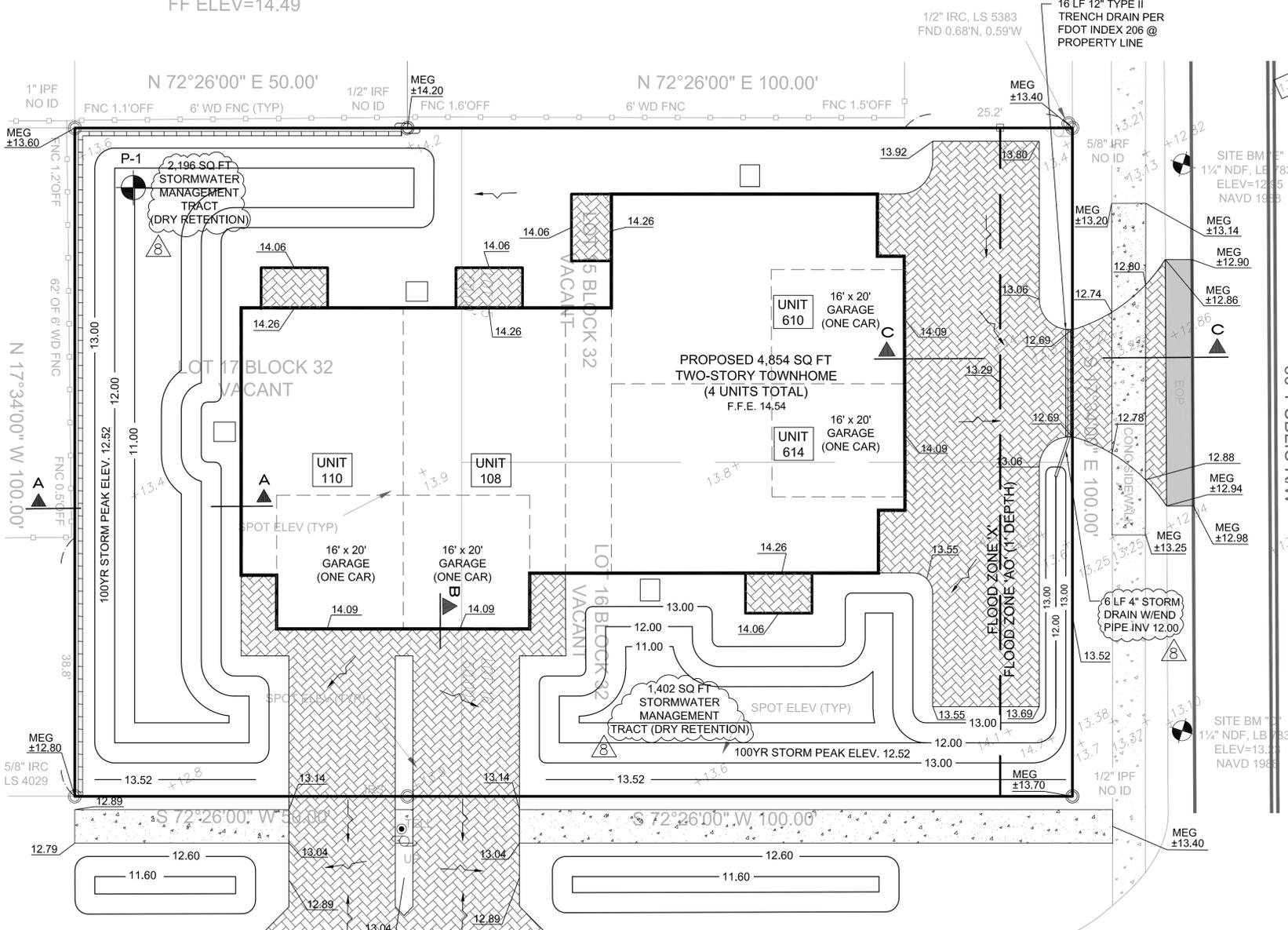
C-3

17-1017

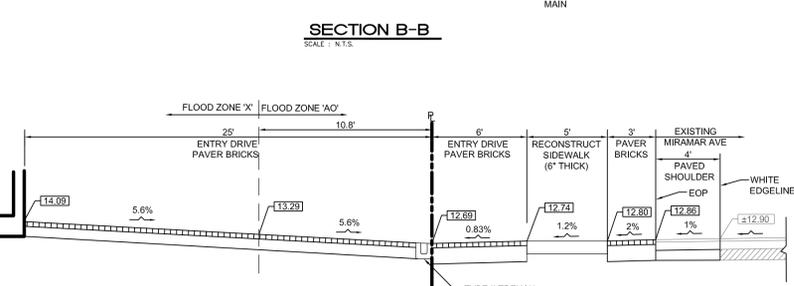
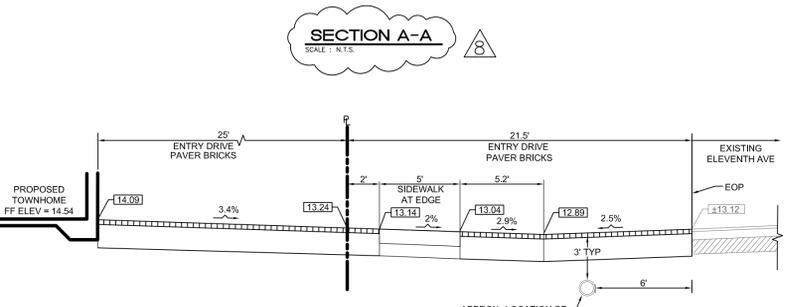
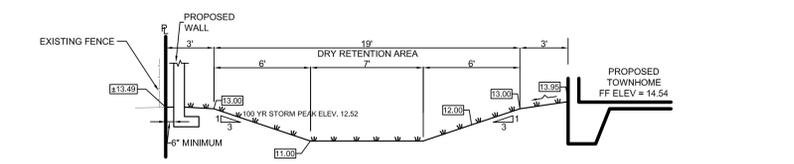
ELEVATIONS PER NAVD 1988 DATUM

LOT 12 BLOCK 32
FF ELEV=14.49

FF ELEV=15.16



REFERENCE CENTER LINE
ROADWAY ELEVATION.
F.F.E. IS MINIMUM OF 18"
ABOVE THIS ELEVATION.



SOIL TEST SUMMARY

TEST	GRADE ELEV.	EST. WET SEASON
P-1	13.6	6.3

TEST	HORIZONTAL FLOW RATE	VERTICAL FLOW RATE
P-1	19.5 FT/DAY	15.0 FT/DAY
P-1	25.0 FT/DAY	20.5 FT/DAY
P-1	22.3 FT/DAY	36.7 FT/DAY
		24.0 FT/DAY

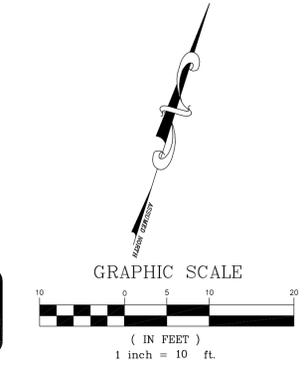
REFER TO REPORT PREPARED BY
KSM DATED 11/15/18 FOR
ADDITIONAL INFORMATION

ELEVENTH AVENUE
60' PUBLIC R/W

ELEVENTH AVENUE
60' PUBLIC R/W

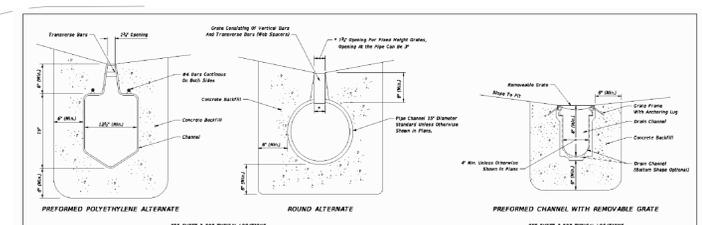
PAVING, GRADING, AND DRAINAGE PLAN

SCALE: 1" = 10'



- LEGEND**
- PROPOSED PAVERS
 - ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED ELEVATIONS
 - MATCH EXISTING GRADE

NOTE: FLOW FROM PROPOSED ROOF GUTTERS
SHALL BE ROUTED TO PROPOSED
ON-SITE RETENTION AREAS.



- GENERAL NOTES**
- Trench drain is intended for use in gutters and drainage on slopes on typical locations on Sheet 2. Type I is intended for use in Type A, B, and C applications. Type II is intended for use in Type D applications. The depth of the trench drain shall be as indicated on the plan. The depth of the trench drain shall be as indicated on the plan. The depth of the trench drain shall be as indicated on the plan.
 - Trench drain shall be installed in accordance with the manufacturer's instructions. The trench drain shall be installed in accordance with the manufacturer's instructions. The trench drain shall be installed in accordance with the manufacturer's instructions.
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72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
KNOW WHAT'S BELOW

REVISIONS

NO.	DATE	DESCRIPTION
01-02-18		REV. PER FOOT COMM.
11-29-18		REV. PER FOOT COMM.
05-29-18		REV. PER FOOT COMM.
09-26-18		REV. PER FOOT COMM.
02-06-18		REV. PER FOOT COMM.
10-23-17		REV. PER FOOT COMM.
10-12-17		REV. PER FOOT COMM.
08-09-17		REV. PER FOOT COMM.

DESIGN INFORMATION

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE
17-1017	BAM	AFR	3-30-17	BAM	04-06-17

MBV ENGINEERING, INC.
1250 W. PALM GALLEY BLVD. UNIT H
P.O. BOX 1250
WEST PALM BEACH, FL 33411
TEL: 561-833-8811
FAX: 561-833-8811
WWW.MBVENGINEERING.COM

PAVING, GRADING, AND DRAINAGE PLAN

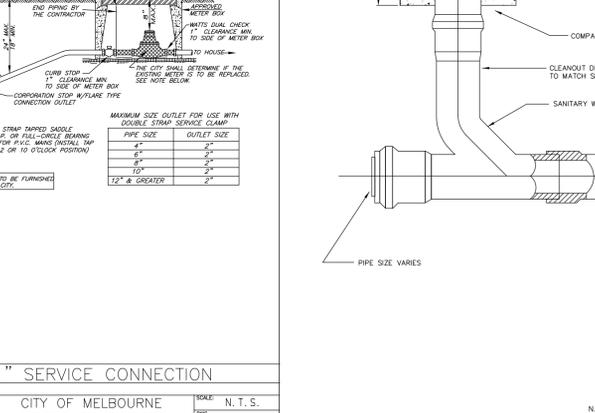
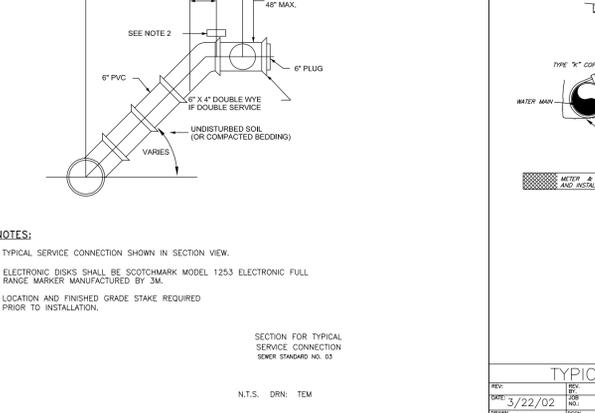
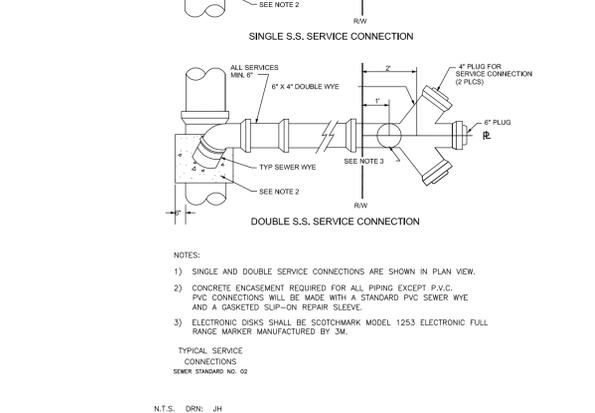
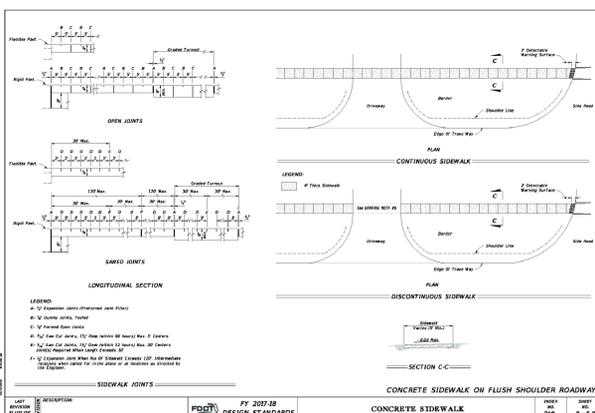
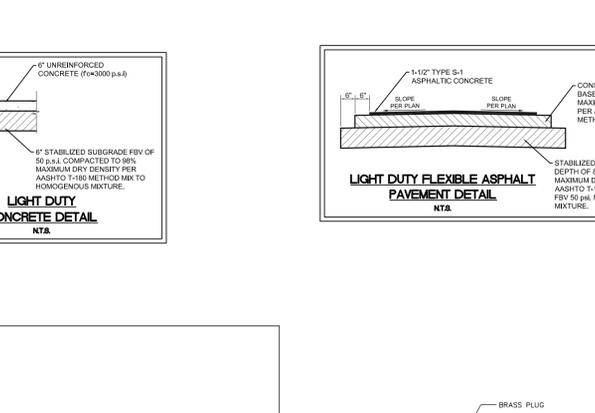
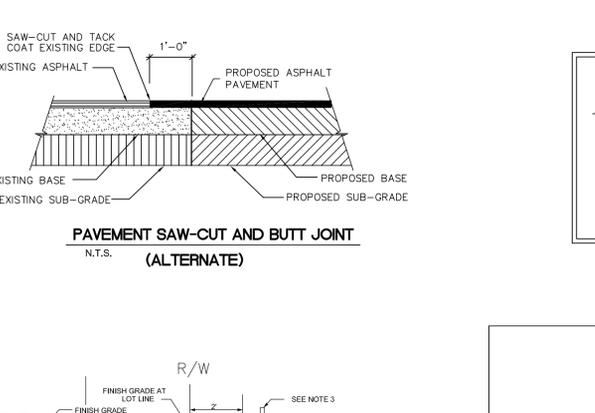
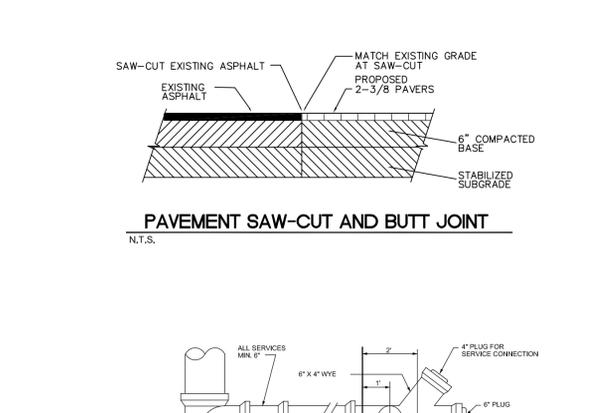
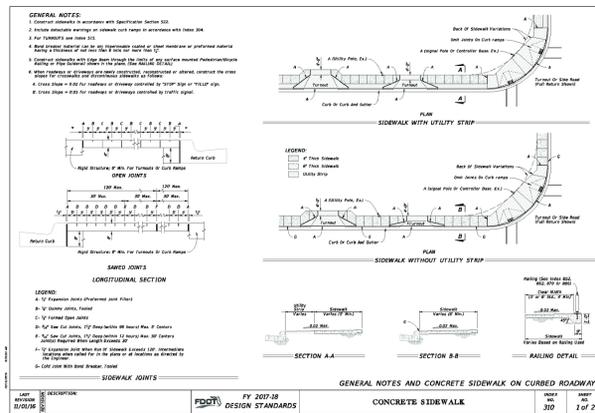
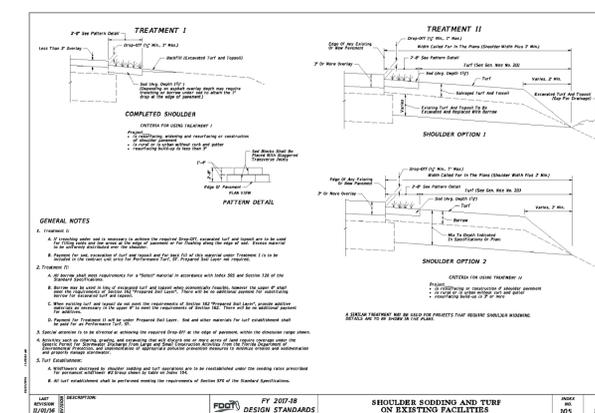
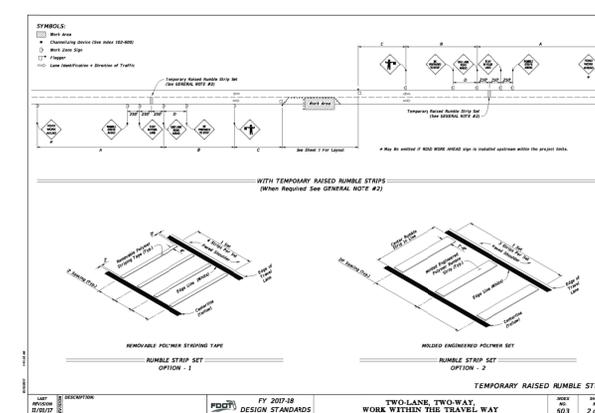
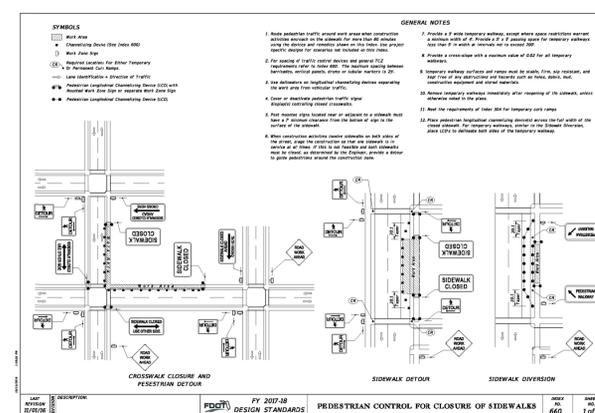
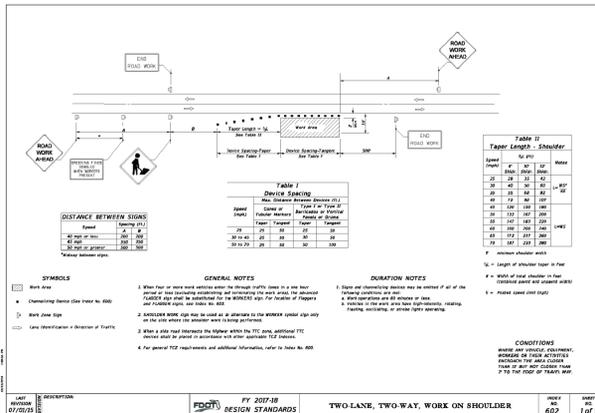
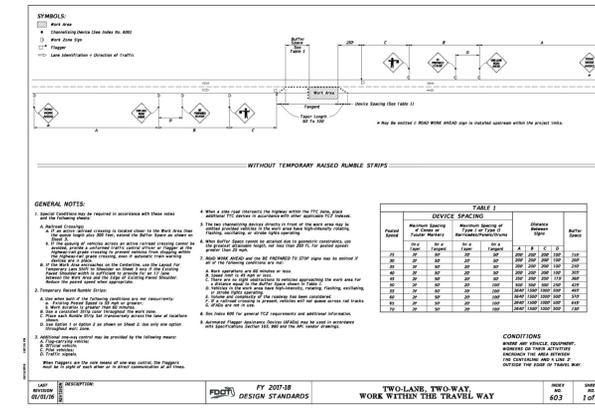
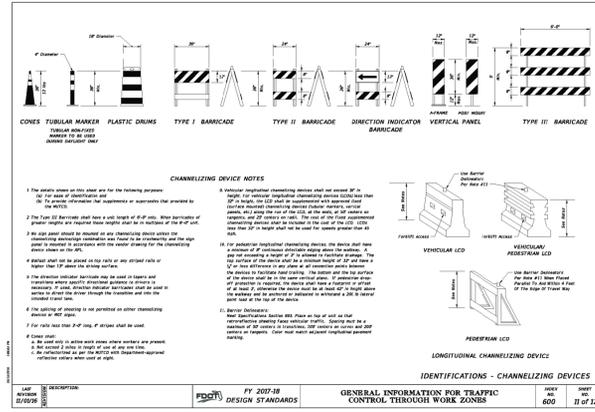
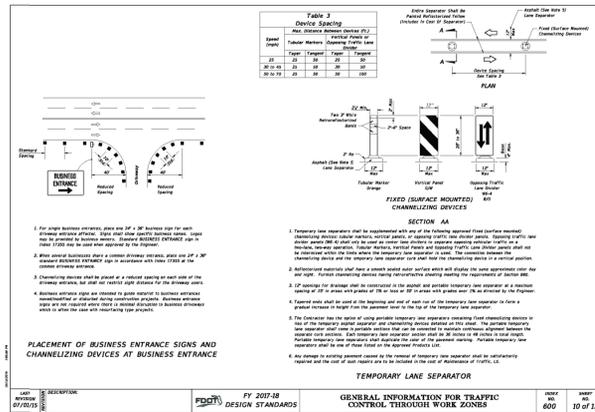
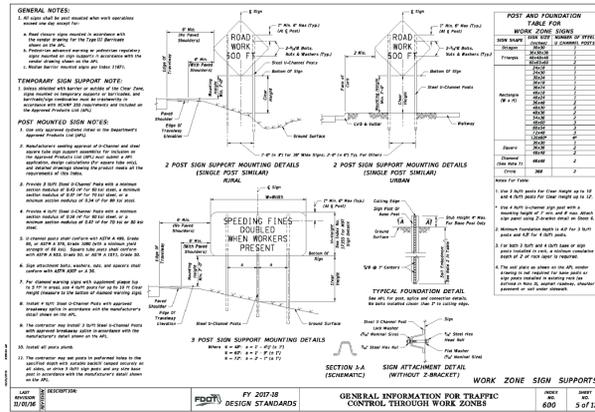
MARVISTA TOWNHOMES
FLORIDA
TOWN OF INDIAN LANTIC

BRUCE A. MOIA LICENSE
No. 47529
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BRUCE A. MOIA
FL.P.E. #47529 DATE: 11/26/2019
SHEET
C-4

ELEVATIONS PER NAVD 1988 DATUM

17-1017



JOB NO.	REV. PER FOOT COMM.	DATE	REVISIONS	DATE
17-1017	1	01-29-19	DESIGNED	04-06-17
	2	11-26-18	DRAWN	
	3	06-01-18	CHECKED	
	4	10-23-17	ISSUED	
	5	10-19-17		
	6	08-09-17		

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SITE DETAILS

MARVISTA TOWNHOMES

BRUCE A. MOIA
 LICENSE No. 47529
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

BRUCE A. MOIA
 FL.P.E. #47529 DATE: 11/26/2019
 SHEET

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