



**Meeting Agenda
Wednesday, June 17, 2026**

5:15 PM

**Board of Adjustment
Regular Board Meeting**

**Cocoa Beach City Hall
2 South Orlando Ave.
Cocoa Beach, FL 32931**

WELCOME

- A. Call to Order
 - 1. Pledge of Allegiance
 - 2. Roll Call
 - 3. Disclosure of Conflict
- B. Approval of Minutes
 - 1. Minutes_26-0520
- C. General Public Comment
For items not on the Agenda
 - 1. General Comments not associated with New Business
- D. Unfinished Business
 - 1. NONE
- E. New Business
 - 1. Case # PZ-26.132, the Board of Adjustment shall consider a request two variances pursuant to Section 2-06(Q) and Section 3-33(H) of the Cocoa Beach Land Development Code. Variance #1 is a request to reduce the required side setback from (10') ten-feet to (6') six-feet, resulting in a four-foot variance in order to allow the construction of an accessory structure. Variance #2 is a request to increase the allowed height of the accessory structure from

12 feet to 15 feet four (4) inches, resulting in a variance of three-feet four-inch variance.

2. Staff Report
3. Letter of Intent
4. Variance Application
5. Addition Final Plan
6. Area view of where the accessory structure would be constructed.
7. Current Survey

F. Staff Reports and Announcements

1. Rearrangement of the Agenda — Better flow

G. Board Members Reports and Announcements

1. Report from Board/Committee Member

H. Adjournment

1. Next Meeting Date

Note: more than one member of the City Commission may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk at (321-868-3286), no later than 4:00 p.m., at least 48 hours prior to the meeting.

**CITY OF COCOA BEACH – BOARD OF ADJUSTMENT
MEETING MINUTES**

Wednesday, May 20, 2026

Members Present: Don Haynes, Chair; Ronald Boger; Michael Goldberg; Rick Anderson; John Kabboord; Karalyn Woulas, Alternate 2

Members Absent: None

Staff Present: Cory Hall, Senior Planner, Brian Palmer, Deputy Director of Development Services, David Dickey, Director of Development Services, Christin Harris, Licensing and Board Manager, Tristan Takacs, System Administrator, Garret Olsen, City Attorney

Commission Members Present: 0

Visitors Present: 4

A. CALL TO ORDER: Meeting called to order at 5:15PM

B. OLD BUSINESS: None

C. NEW BUSINESS:

1. Case File: **PZ-26-12**, a variance request for a six and a half (6.5) foot variance from the required twenty-five (25) foot front setback requirement to allow for the construction of a second-story addition to an existing single-family residence.
2. Staff Report and recommendations given by Cory Hall
3. General Public Comments:
 - a. The homeowner discussed the project and explained his neighbor had no objections.
 - b. Neighbor, Rolland D. Smith, Jr., was in attendance and said he was okay with the addition and variance request. His only concern was drainage from a rear gutter. This was addressed by the homeowner. Homeowner said this was being fixed by the contractor as part of the addition.
4. The Board members discussed between themselves.
 - i. *Rick Anderson motioned to approve with applicable conditions; John Kaboord seconded; the motion was approved; 5-0 vote.*

D. MEMBER REPORTS: None

E. ADJOURNMENT: Meeting adjourned at 5:49PM. The next meeting is scheduled for June 17, 2026, at 5:15 P.M.

_____ **Date** _____
Christin Harris
Licensing and Board Manager

_____ **Date** _____
Don Haynes, Chairman

**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

June 17, 2026

REQUESTED MOTION/ACTION
NONE

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

City of Cocoa Beach Board of Adjustment Agenda Item Summary

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

June 17, 2026

REQUESTED MOTION/ACTION

Case # PZ-26.132, the Board of Adjustment shall consider a request two variances pursuant to Section 2-06(Q) and Section 3-33(H) of the Cocoa Beach Land Development Code. Variance #1 is a request to reduce the required side setback from (10') ten-feet to (6') six-feet, resulting in a four-foot variance in order to allow the construction of an accessory structure. Variance #2 is a request to increase the allowed height of the accessory structure from 12 feet to 15 feet four (4) inches, resulting in a variance of three-feet four-inch variance.

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

June 17, 2026

REQUESTED MOTION/ACTION

Staff Report

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:



City of Cocoa Beach

P.O. Box 322430,
Cocoa Beach, Florida 32932-2430
www.cityofcocoa beach.com

CITY OF COCOA BEACH BOARD OF ADJUSTMENT STAFF REPORT

Case Number: PZ-26.132

Applicant: Jeremy Hutcheson

Property Owner: Jeremy Hutcherson

Property Address: 1 Azalea Drive

Parcel ID: 25-37-10-79-N1-10

Zoning District: RS-1 Zone (Single Family Residential)

Hearing Date: 6/17/26

REQUEST

The applicant is requesting two variances pursuant to Section 2-06(Q) and Section 3-33(H) of the Cocoa Beach Land Development Code. Variance #1 is a request to reduce the required side setback from (10') ten- feet to (6') six-feet, resulting in a four-foot variance in order to allow the construction of an accessory structure. Variance #2 is a request to increase the allowed height of the accessory structure from 12 feet to 15 feet four (4) inches, resulting in a variance of three-feet four-inch variance.

The subject property is considered a corner lot and therefore the side yard adjacent to the street is required to maintain a 10-foot (10') setback for an accessory structure (see attached site plan and elevations).

APPLICABLE CODE

The Board of Adjustment may authorize a variance from the provisions of the Land Development Code when it finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and that the strict application of the Code would result in unnecessary hardship.

The Board must determine whether the variance requests satisfy the applicable variance criteria established in the Land Development Code in Section 4-39.

ANALYSIS

As described above, the applicant seeks relief from the required ten-foot (10') side setback as well as the 12 foot height requirements applicable to accessory structures. The proposed reduction to the side yard setback would allow construction of the accessory structure (560 sq. ft.) at the proposed location. The applicant will also be constructing a second accessory structure (459 sq. ft.) behind the residence. This structure is permitted as proposed.

According to the application submitted by the Applicant, "The subject property presents unique site constraints not shared by other properties in the same zoning district, with placement of the primary residence—constructed prior to our ownership—positioned toward the southern portion of the lot. This placement, combined with the permanent location of required utility equipment on the south side of the property (including HVAC equipment, gas meter, pool equipment, and a generator), significantly limits the buildable area for an accessory structure. Additionally, the particular location of utility equipment on south side, prevents an *attached* addition to the primary structure, and instead requires a detached Accessory Structure, which has a 12' height limitation. As a result, strict application of the side street setback and height requirements, prevent an economically viable accessory structure without nominal relief."

The Applicant continues “The requested variances will allow construction of an accessory structure that is architecturally consistent with the existing primary residence, including matching roofline, metal roofing, stucco finish, and color. This approach ensures compatibility with surrounding development and maintains the established character of the neighborhood.

The proposed location for the accessory structure is screened from public view by an existing privacy fence and well-maintained landscaping, including city-maintained landscaping within the adjacent easement. Locating the structure in this area avoids the common alternative of parking vehicles in front of the residence and maintains an orderly streetscape at the entrance to the neighborhood.”

In conclusion, the Applicant states that “Granting the requested variances will not result in any adverse impacts related to traffic safety, sight distance, public welfare or neighboring properties. The structure will not obstruct views along Azalea Drive or Minutemen Causeway and will remain consistent with the intent of the LDC to promote compatible development and neighborhood character.”

VARIANCE CRITERIA

1. Special Conditions and Circumstances

The property is subject to the increased setback requirements associated with a corner lot. This condition is unique to the parcel’s configuration/layout and reduces the available buildable area. Also, the property is bounded to the east by one of the city’s manmade canals.

2. Deprivation of Rights

Strict application of the setback requirement limits the placement of structures on the property. The requested variances would allow reasonable use of the property consistent with development patterns in the area.

3. Not Created by the Applicant

The corner lot configuration and resulting setback requirements are conditions that exist independently of the current Applicant and were created prior to the Applicant purchasing the property.

4. Minimum Variance Necessary

The requested reduction from ten feet (10') to six feet (6') is intended to provide sufficient area for the proposed structure while minimizing encroachment into the required setback area. Due to the size of the vehicle proposed to be parked in the accessory structure, the request height variance is the minimum needed.

5. No Special Privilege

Granting the variances would not confer a special privilege inconsistent with limitations placed upon other similarly situated properties, particularly other corner lots facing similar site constraints.

6. Harmony with the Purpose and Intent of the Code

The requested variances appear consistent with the intent of the Code by allowing reasonable development while maintaining adequate setbacks, visibility, and neighborhood compatibility.

7. Public Welfare

The proposed variances are not anticipated to adversely affect public health, safety, welfare, or adjacent properties, subject to compliance with all other applicable development regulations and building code requirements.

STAFF RECOMMENDATION

Staff recommends **approval** of Variance Case No. PZ-26.132 to allow a reduction of the required side setback from to six feet (6') and to allow an increase to 15 feet and four (4) inches to the height of the proposed accessory structure, subject to the following conditions:

1. Development shall be substantially consistent with the site plan and application materials submitted with Variance Case No. PZ-26.132.

2. All required building permits and applicable development approvals shall be obtained prior to construction.

PROPOSED MOTION

"I move to approve Variance Case No. PZ-26.132, granting a variance from the required ten-foot (10') side setback to allow a six-foot (6') side setback and to approve a variance of three (3) feet and four (4) inches for a height of the accessory structure of 15 feet four (4) inches, subject to the stated conditions.

**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

June 17, 2026

REQUESTED MOTION/ACTION

Letter of Intent

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

Letter of Intent - Variance request for Accessory Structure at 1 Azalea Drive

Cocoa Beach Board of Adjustments members and neighbors,

We respectfully request approval of a nominal dimensional variance for a proposed accessory structure at **1 Azalea Drive, Cocoa Beach**. The requested variances consist of **four (4) feet of relief from the side street setback requirement pursuant to Section 3-33.F.3**, and **three (3) feet of relief from the accessory structure height requirement pursuant to Section 3-33.H** of the Land Development Code (LDC). These relief's are dimensioned on pages 4 and 5.

The subject property presents unique site constraints not shared by other properties in the same zoning district, with placement of the primary residence—constructed prior to our ownership—positioned toward the southern portion of the lot. This placement, combined with the permanent location of required utility equipment on the south side of the property (including HVAC equipment, gas meter, pool equipment, and a generator), significantly limits the buildable area for an accessory structure. Additionally, the particular location of utility equipment on south side, prevents an *attached* addition to the primary structure, and instead requires a detached Accessory Structure, which has a 12' height limitation. As a result, strict application of the side street setback and height requirements, prevent an economically viable accessory structure without nominal relief.

The requested variances will allow construction of an accessory structure that is architecturally consistent with the existing primary residence, including matching roofline, metal roofing, stucco finish, and color. This approach ensures compatibility with surrounding development and maintains the established character of the neighborhood.

The proposed location for the accessory structure is screened from public view by an existing privacy fence and well-maintained landscaping, including city-maintained landscaping within the adjacent easement. Locating the structure in this area avoids the common alternative of parking vehicles in front of the residence and maintains an orderly streetscape at the entrance to the neighborhood.

We have resided at this property for over fourteen (14) years and have made continuous improvements to enhance the appearance and maintenance of the home and landscaping. Given the home's location at the entrance to the neighborhood, special care has been taken to ensure that any improvements are visually appealing and compatible with the surrounding area.

Granting the requested variances will not result in any adverse impacts related to traffic safety, sight distance, public welfare or neighboring properties. The structure will not obstruct views along Azalea Drive or Minutemen Causeway and will remain consistent with the intent of the LDC to promote compatible development and neighborhood character.

We respectfully submit that the requested variances meet all required findings for approval and represent the **minimum relief necessary** to allow reasonable use of the property. We appreciate your time and thoughtful consideration of this request.

Respectfully submitted,
Jeremy and Dana Hutcherson

Letter of Intent – Finding of Fact

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same district.
 - The subject property contains unique conditions not generally applicable to other properties in the same zoning district, due to original primary residence construction justified toward the south property line, limiting usable space on that side of the lot. Additionally, permanently installed utility equipment is located along the south side of the property (A/C, gas meter, pool equipment, home generator). These conditions collectively restrict placement of an accessory structure and necessitate nominal setback relief. Additionally, the existing side street setback area, offers no viable usage to expand utilities, sidewalk or roadway, due to existence of waterway inside same setback, to East of property.
2. The literal interpretation and strict application of the LDC regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the LDC regulations.
 - Strict application of the side street setback requirements would deprive the applicants of the ability to construct an accessory storage structure—a use commonly enjoyed by other properties within the same zoning district. Without relief, compliance would require costly relocation of utilities, estimated at approximately \$20,000, creating an unnecessary hardship where nominal relief would otherwise allow reasonable use consistent with the intent of the LDC.
3. The special conditions and circumstances do not result from the actions of the applicant.
 - The special conditions affecting the property are not the result of actions taken by the applicants. The location of the primary structure and the placement of utility equipment pre-date the proposed addition and were not created by the current owners.
4. Granting the variance will not give the applicant any special privilege that is denied by the LDC regulations to other lands, structures, or buildings in the same district
 - Granting the requested variances will not confer any special privilege denied to other properties in the same district. The relief sought is consistent with allowances typically granted for similarly constrained properties and supports improvements that enhance neighborhood quality.
5. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - The requested four (4) feet of side street setback relief and three (3) feet of height relief represent the minimum variance necessary to allow reasonable use of the property while maintaining compatibility with surrounding development.
6. The granting of the variance will be in harmony with the general purpose and intent of the LDC regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
 - Approval of the variances will be in harmony with the general purpose and intent of the LDC. The accessory structure will be architecturally compatible with the primary residence, largely screened from public view, and will not be injurious to the neighborhood or detrimental to public welfare, including traffic safety and sight lines.

**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

June 17, 2026

REQUESTED MOTION/ACTION

Variance Application

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:



CITY OF COCOA BEACH
 P.O. Box 322430 Cocoa Beach, FL 32932-2430
 Telephone 321 868-3217 Fax 321 868-3212
developmentservices@cityofcocoa beach.com

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, APPEAL

Variance Special Exception Appeal

Case No. (City use) _____ Date _____

Applicant Information: (Please Print or Type)

Applicant/Agent Jeremy & Dana Hutcherson

Address: 1 Azalea Drive, Cocoa Beach, FL 32931

Phone: 321-759-6116

Owner Name, Address, Phone: same

E-Mail Address: jerhutcherson@gmail.com

Project Name: Accessory Structure

Project Address: 1 Azalea Drive, Cocoa Beach, FL 32931

Zoning: RS-1 **Future Land Use:** _____

Fees: Application: SFR/Duplex (\$500), Other (\$1000)
Advertising: SFR/Duplex (\$100), Other (\$125)
Property Owner Notification: (Property owners within 300 feet are required to be notified, fees are \$2 per property owner or a minimum of \$40)

NOTICE: An approval of the request made in this application does not entitle the owner to a development permit. All requirements of the Land Development Code must be met and are applied to any application for, or processing of, a development order or building permit.

This application was prepared and approved with the full knowledge and consent of the undersigned (Owner) Jeremy Hutcherson, and is a full and complete representation of the proposed actions/development of the subject property. The Owner authorizes the agent (Agent) Jeremy Hutcherson to pursue this request for zoning and/or building/planning review. The Owner further authorizes City Staff, as necessary, reasonable right of entry to the subject premises, for review purposes, based upon this application.

Date 4 April, 2026 **Signature of Owner**

Subscribed before me this ____ day of _____, ____ Personally known ____, or produced identification _____

Signature of Notary: _____

APPLICATION CHECKLIST

NOTICE: *Petitions require an advertised public hearing before the Board of Adjustment, and Applicants will be expected to attend the hearing and invited to address the Board. The Board meets on the third Wednesday of each month and the application deadline is 30 days before the next regularly scheduled meeting date.*

SUBMITTAL DOCUMENTS:

- 1 copy of Application
- 1 copy of Letter of Intent summarizing the reason for the request, see below for helpful information related to requirements of the request
- Proof of ownership (if different from Brevard Property Appraiser listing)
- 1 copy of Boundary Survey
- 1 copy Site Plan (11x17 inch, if possible), if applicable
- 1 copy of Floor Plans, if applicable
- 1 set of Photographs of the property (showing area affected by request)
- Address labels prepared for all property owners within 300 feet of the subject property, measured from each property line. (Address labels must be obtained from Brevard County GIS. Email requests to ServiceDesk@Brevardfl.gov)

FINDINGS OF FACT FOR LETTER OF INTENT:

The Board of Adjustment may only hear and decide petitions, based upon certain criteria as identified in the Land Development Code (LDC).

VARIANCE:

LDC CHAPTER IV Section 4-39 – Application for a variance

All variance applications must address the following criteria:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same district.
2. The literal interpretation and strict application of the LDC regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the LDC regulations.
3. The special conditions and circumstances do not result from the actions of the applicant.
4. Granting the variance will not give the applicant any special privilege that is denied by the LDC regulations to other lands, structures, or buildings in the same district.
5. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
6. The granting of the variance will be in harmony with the general purpose and intent of the LDC regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

SPECIAL EXCEPTION:

LDC CHAPTER IV Section 4-43. - Application for a special exception

All special exception applications must address the following criteria:

A special exception is the use of a property which is not permitted "by right" but is only granted after approval by the board of adjustment when the use is listed as an allowable special exception use within the applicable zoning district; when the use has been determined to be compatible with the permitted uses on a property in a specific zoning district; and when the use is found not to be detrimental to the surrounding properties, businesses, traffic-flows or area, to the extent that such special exception is consistent with the Comprehensive Plan.

**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

June 17, 2026

REQUESTED MOTION/ACTION

Addition Final Plan

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

IMPACT GLASS, panels or shutters are required on all new windows and doors with glazed openings.

REFER TO INSTALLATION DETAILS FROM MANUFACTURER OF WINDOWS AND EXTERIOR DOOR(S). THESE DETAILS ARE TO BE ATTACHED TO BUILDING PLAN.

ALL NEW WINDOWS AND DOORS TO COMPLY WITH WINDLOADING REQUIREMENTS AS STATED IN FBC. REFER TO WINDLOADING CALCULATIONS FOR THIS BUILDING.

USE MANUFACTURER WINDOW AND DOOR SIZE CHART TO OBTAIN ROUGH OPENINGS. PLAN DIMENSIONS ARE FOR LOCATION ONLY.

VERIFICATION REQUIRED

this note applies to builder, owner and all subcontractors

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND MUST BE FIELD VERIFIED. VERIFY THAT SLAB HEIGHTS COMPLY WITH LOCAL CODE REQUIREMENTS (FOR ABOVE ROAD HEIGHTS, DRAINAGE AND SEWER CONNECTIONS). VERIFY SETBACK COMPLIANCE BEFORE PLACING CONCRETE. VERIFY FLOORPLAN DIMENSIONS BEFORE BUILDING TRUSSES. VERIFY WALL HEIGHTS BEFORE BUILDING WALLS. ANY CONDITIONS THAT ARE DIFFERENT THAN THOSE DEPICTED IN THESE DRAWINGS MUST BE REMEDIATED BEFORE PROCEEDING WITH CONSTRUCTION. NOTIFY BUILDER, OWNER, AND ENGINEER OF ANY PLAN OR DESIGN DISCREPANCIES BEFORE PROCEEDING.

FLOORPLAN SYMBOL KEY

ELECTRICAL SYMBOLS

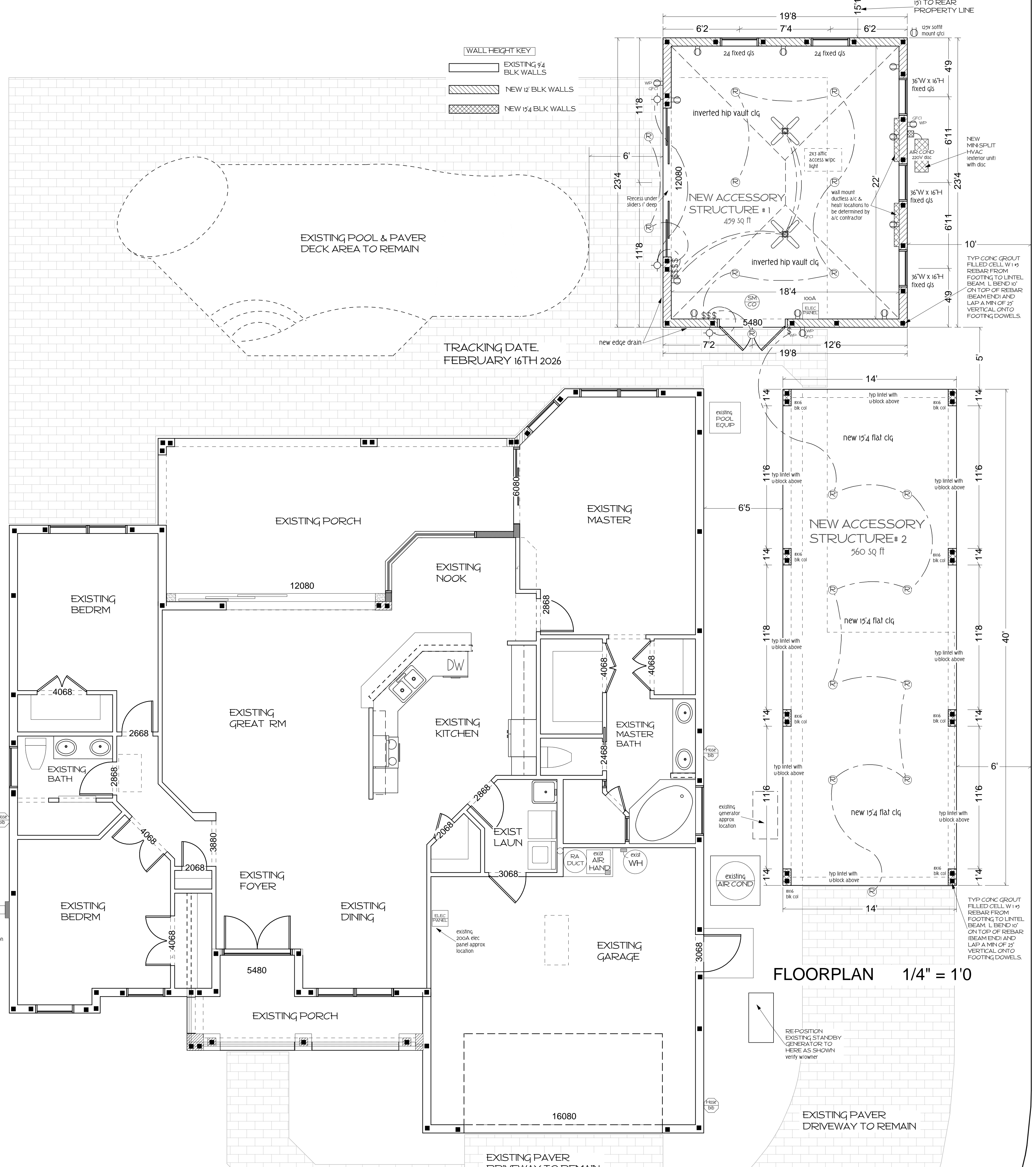
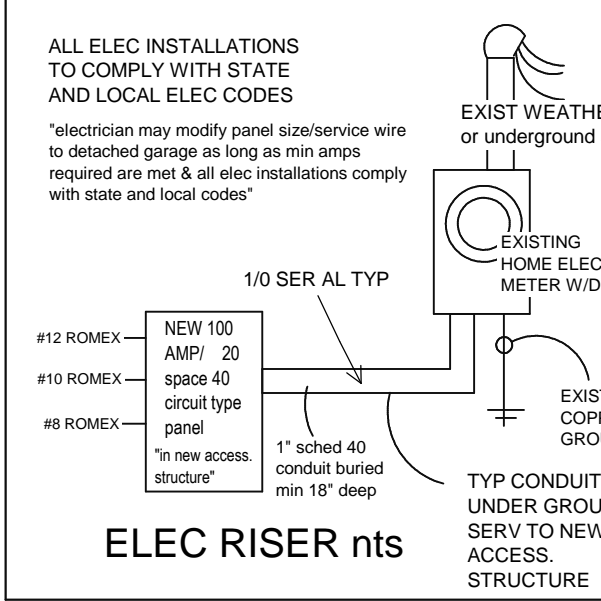
- WALL MOUNT duplex RECEPT 125V
- WEATHERPROOF duplex 125V ON GFCI CIRCUIT
- FLOOR MOUNT duplex 125V RECEPT
- well mount duplex GROUND FAULT CIRCUIT INTERRUPTER
- CEILING MOUNT duplex GFI GAN DOOR CHIMNEY REC 125V
- WALL MOUNT 220V
- WALL SWITCH
- HANGING LT FIXTURE CEILING MOUNT
- LIGHT FIXTURE WALL OR CEILING MOUNT
- RECESSED LIGHT
- EXTERIOR FLOOD LIGHT
- FAN BATH EXHAUST LIGHT FAN W LIGHT
- BATH EXHAUST FAN
- 4FT FLOURESC LIGHT
- TV COAX
- TELEPHONE RECEPT cat5 minium
- SMOKE DETECTOR
- SMOKE & CARBON MONOXIDE DETECTOR COMBO
- DOORBELL PUSH-BUTTON
- GARAGE OR PUSH-BUTTON
- CEILING FAN METAL BOX BRACED
- CIRCUIT BREAKER PANEL

MISC SYMBOLS

- HOSE FAUCET
- REBAR REINF GROUT CELL IN BLOCK

ELEC SERVICE CALCULATIONS

ITEM	VA	VA	VA
ELEC LIGHTING	1019	X 3VA	3057
LAUNDRY	0		0
KITCHEN SABC @ 1500VA/2	1500VA/2		0
RANGE	0		0
DRYER	0		0
WATER HEATER	0		0
DISHWASHER	0		0
MICROWAVE	0		0
DISPOSAL	0		0
POOL PUMP 1/2 HP 10A	0		0
RFRIG PUMP 3/4HP 6A	0		0
1ST 10KW AT 100%	10000		3057
A EQUALS	10000		4943
BALANCE AT 40% OF A PLUS 1ST 10KW	2777		10000
B EQUALS	7223		7223
ADD FOR HEAT/AC HEAT PUMP	3000		3000
HEAT AT 3KW	7200		7200
AC @ 30A x 240V	10200		10200
C EQUALS	10200		17423
17,423 VA/240V EQUALS 71 AMPS DISBURSED			
USE 100 AMP SERVICE			



TRACKING DATE: FEBRUARY 16TH 2026

FLOORPLAN 1/4" = 1'0"

EXISTING PAVER DRIVEWAY TO REMAIN

EXISTING PAVER DRIVEWAY TO REMAIN

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ENGINEERING NOTE

THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE 8TH EDITION (2023) FLORIDA BUILDING CODE, RESIDENTIAL.

THE ENGINEERING ON THIS PLAN DOES NOT COVER ELECTRICAL, HARV, OR PLUMBING.

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

SEAL

CONSULTING ENGINEER: _____

FL. P. E. # _____

ADDRESS: _____

BLOCK SHEARWALL NOTE: EACH BLOCK WALL SEGMENT FROM GROUT FILLED CELL TO CELL CONSTITUTES A STRUCTURAL SHEARWALL.

WINDOW & DR COMPLIANCE

ALL NEW WINDOWS AND EXTERIOR DOORS TO COMPLY WITH FBC WIND LOAD AND LABELING REQUIREMENTS

BLOCK WALL NOTES

8" X 8" X 16" CMU 2 CELL HOLLOW CONCRETE BLOCK SHALL BE LAP BONDED WITH HIGH STRENGTH MORTAR. ONE #5 REBAR DOWNWARD W TOP BEND SHALL BE PLACED IN EACH GROUDED CELL INDICATED ON FLOORPLAN. TOP COURSE OF BLOCK WALL SHALL BE INTEL U-BLOCK AND SHALL HAVE ONE #5 REBAR PLACED HORIZ WITH 25' LAPS IN GROUDED THROUGH ALONG ENTIRE BLOCK WALL PERIMETER.

PRE CAST LINTEL HEIGHTS

LINTEL BOTTOMS SHALL BE PLACED 16" LOWER THAN WALL HEIGHT, unless noted otherwise on plans. PREHUNG DOOR LINTEL BOTTOMS SHALL BE RECESSED UPWARD 2". GARAGE DOOR LINTEL BOTTOM SHALL BE MEASURED FROM SLAB AT OVERHEAD DOOR. USE DR HT ON FLOORPLAN. VERIFY ALL LINTEL HEIGHTS WITH BUILDER BEFORE INSTALLING.

NON-BEARING WALL NOTES

UNLESS OTHERWISE NOTED ON FLOORPLAN ALL INTERIOR WALLS ARE NON-BEARING 2" X 4" WOOD FRAME 2 FT. OC. OR 16" OC IF BUILDER PREFERENCES. ADD BLOCKING IN WALL CAB AREAS AND AT ALL VERT JOINTS. FIREBLOCK AS NEEDED TO SEPARATE CEILING AND WALL SF.

DRYWALL FURRING NOTE

ALL PT FURRING IS SECURELY NAILED TO BLOCK WALLS W CUT NAILS OR T NAILS IN INTERIOR AC SP ONLY. USE 1 X 2 PT ON WALLS AND BAND TOP AND BOTTOM. No air gaps in top band. VERT STRIPS ARE 16" OC USE 1 X 8 PT AS WALL NAILERS ONLY. USE 1 X 4 PT AROUND WINDOWS AND DR.

WALL HEIGHT NOTES

ALL WALL HEIGHTS ARE MEASURED FROM MAIN SLAB. AFF MEANS ABOVE FINISHED FLOOR. FINISHED FLOOR MEANS MAIN SLAB OR MAIN FLOOR LEVEL OF STRUCTURE

THIS PLAN WAS DESIGNED TO MEET OR EXCEED THE FOLLOWING CODES, AS APPLICABLE, UNDER THE UMBRELLA OF THE 2023 FLORIDA BUILDING CODE

- IF DETACHED SINGLE FAMILY DWELLINGS OR TOWNHOUSES THEN FBC RESIDENTIAL
- IF EXISTING BUILDING UNDERGOING REPAIR THEN FBC EXISTING BUILDING
- IF REPAIR OR INSTALLATION OF ELEC SYSTEMS THEN FBC BUILDING CHAPTER 27 OR FBC RESIDENTIAL CHAPT 34-43
- IF INSTALLATION OR REPAIR OF GAS PIPING THEN FBC FUEL GAS
- IF INSTALLATION OR REPAIR OF PLUMBING THEN FBC PLUMBING
- FOR FIRE PREVENTION MEASURES THE FLORIDA FIRE CODE, current edition
- IF INSTALLATION OR REPAIR OF HARV SYSTEMS THEN FBC MECHANICAL
- FOR ENERGY EFFICIENCY THEN FBC ENERGY CONSERVATION
- IF ACCESSIBILITY PROVISIONS THEN FBC ACCESSIBILITY

ACTUAL DESIGN AND SIZING OF HARV SYSTEM, GAS PIPING, ENERGY CALCULATIONS, PLUMBING LIFT STATIONS OR PRESSURE LINES AND ANY OTHER INFORMATION USUALLY FURNISHED BY LICENSED SUB-CONTRACTORS AND SUPPLIERS ARE NOT INCLUDED IN THIS PLAN DESIGN.

459 Accessory Structure # 1
Total New SF under roof

560 Accessory Structure # 2
Total New SF under roof

PROJECT ADDRESS: 1 AZALEA DRIVE
COCOA BEACH, FL 32931

SUBDIV: RIVER ISLES

BUILDER: _____

PH: _____

DATE DRAWN: FEBRUARY 16TH 2026

REVISION DATES: _____

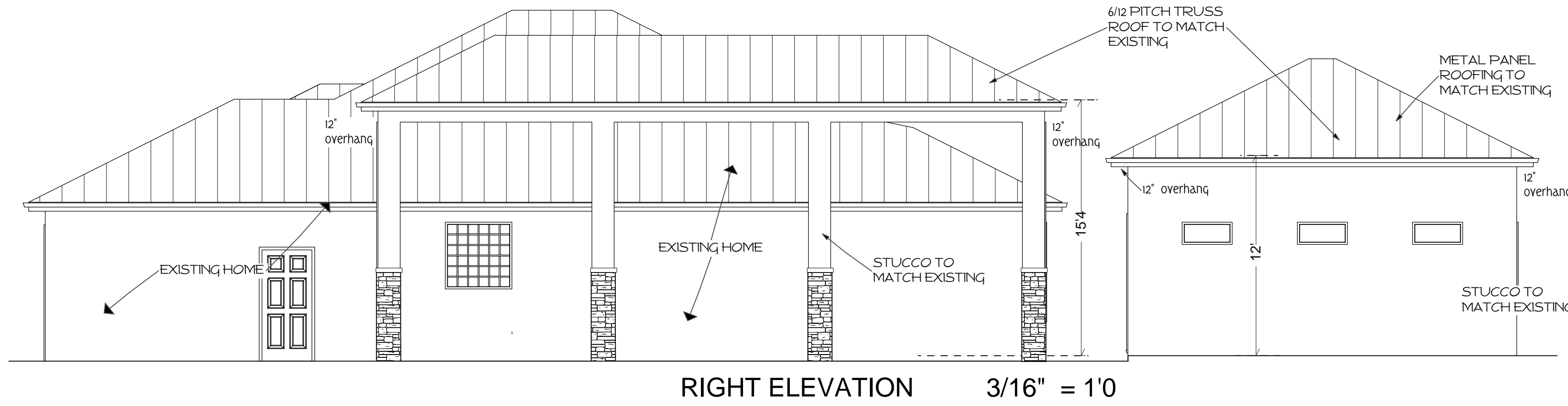
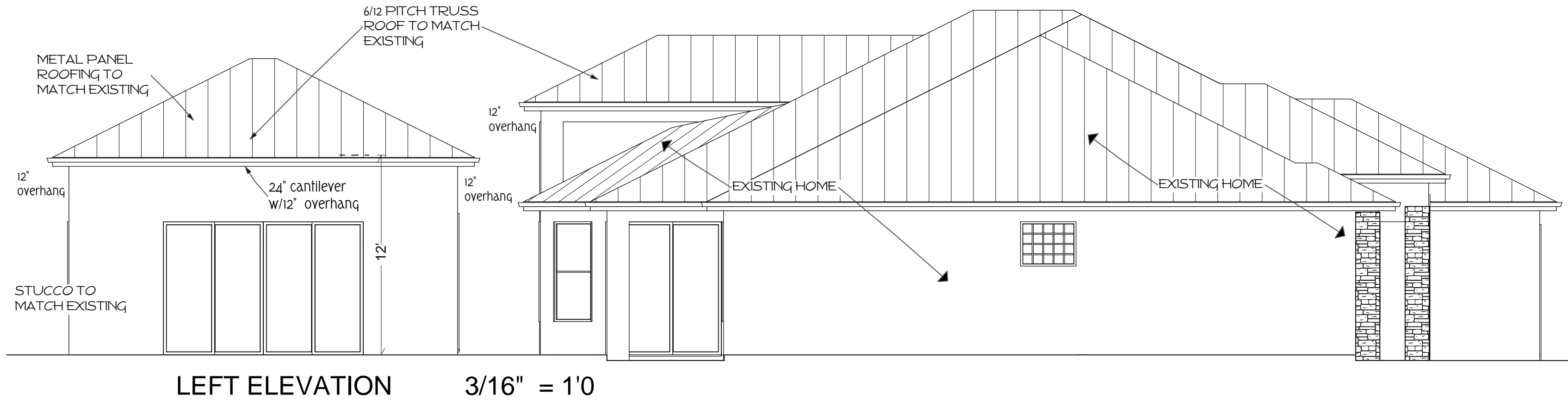
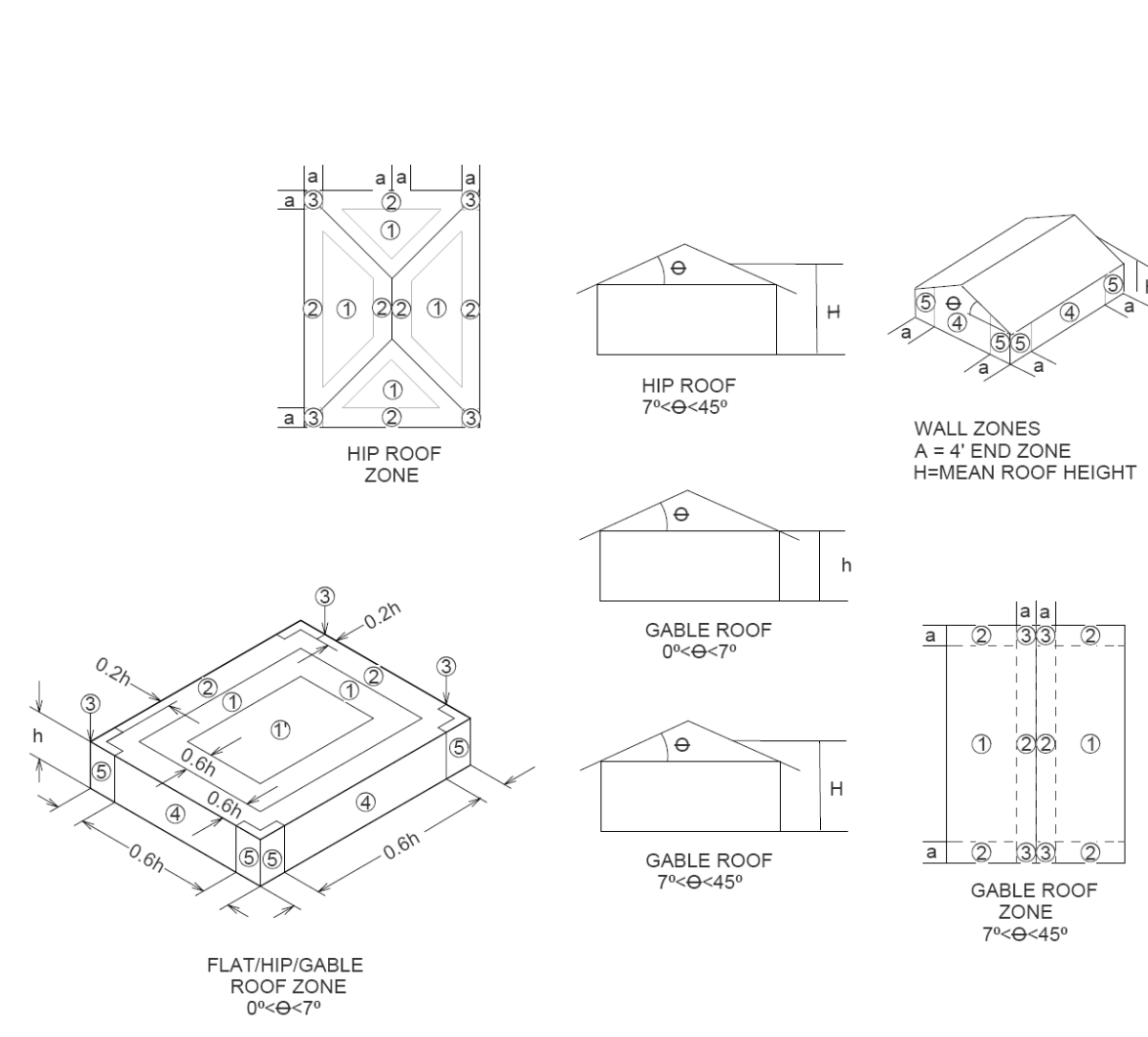
NEW CUSTOM DETACHED ACCESSORY STRUCTURES

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eric.crittiflowater 321-632-7643 islandplandesign@gmail.com

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PG 1 OF 4

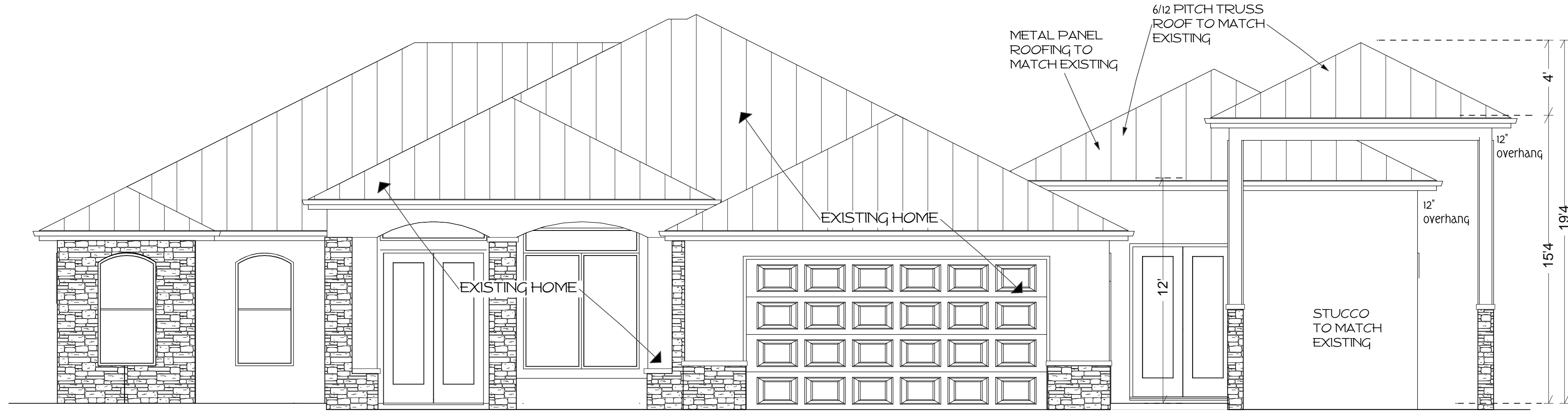
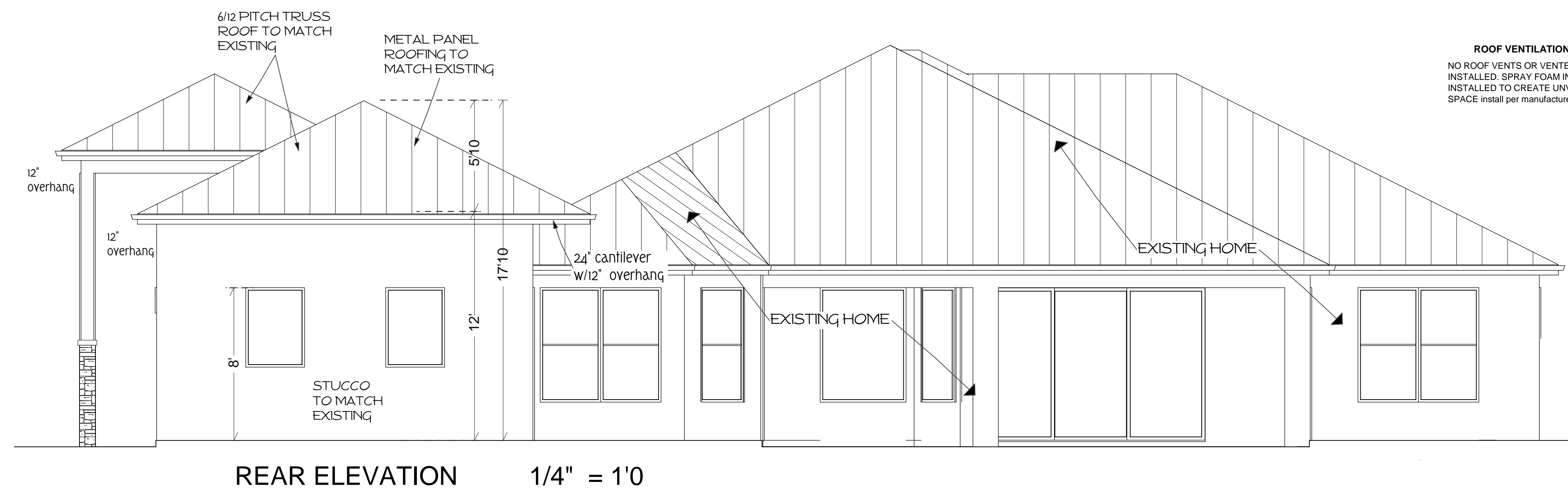
FLOORPLANS
ELEC RISER AND LOAD CALCS



VERIFICATION REQUIRED

this note applies to builder, owner and all subcontractors

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND MUST BE FIELD VERIFIED. VERIFY THAT SLAB HEIGHTS COMPLY WITH LOCAL CODE REQUIREMENTS (FOR ABOVE ROAD HEIGHTS, DRAINAGE AND SEWER CONNECTIONS). VERIFY SETBACK COMPLIANCE BEFORE PLACING CONCRETE. VERIFY FLOORPLAN DIMENSIONS BEFORE BUILDING TRUSSES. VERIFY WALL HEIGHTS BEFORE BUILDING WALLS. ANY CONDITIONS THAT ARE DIFFERENT THAN THOSE DEPICTED IN THESE DRAWINGS MUST BE REMEDIATED BEFORE PROCEEDING WITH CONSTRUCTION. NOTIFY BUILDER, OWNER, AND ENGINEER OF ANY PLAN OR DESIGN DISCREPANCIES BEFORE PROCEEDING.



PROJECT DATA SUMMARY

RESIDENTIAL - DESIGN FOR PROTECTED OPENINGS, 150 MPH MEAN ROOF HEIGHT 30 OR LESS (ROOF PITCH 4.4/12 - 6.1/12) Hurricane Resistant Construction for Wind-Borne Debris Region.

APPLICABLE CODES:

Residential Code: Florida Building Code, Residential 2023 (Includes Mechanical, Plumbing, Accessibility, and Energy)

Electrical Code: National Electrical Code, current edition

Fire Code: Florida Fire Prevention Code, current edition

STRUCTURAL FORCES

SOIL DESIGN: 2000 PSF ASSUMED (TO BE VERIFIED BY BUILDER)

FLOOR DESIGN: LIVE LOAD 40 PSF, DEAD LOAD 23 PSF

BALCONY DESIGN: LIVE LOAD 100 PSF, DEAD LOAD 30 PSF

ROOF DESIGN: LIVE LOAD 20 PSF, DEAD LOAD 17 PSF

WIND DESIGN: ULTIMATE WIND SPEED 150 MPH, NOMINAL 116 MPH, WIND EXPOSURE "C", WIND IMPORTANCE FACTOR 1.0, INTERNAL PRESSURE COEFFICIENT +/- .18 (ENCLOSED) shutters or impact glass reqd., BUILDING RISK CATEGORY II

ALLOWABLE STRESS DESIGN LOADS all loads in PSF

ZONE 1 (roof field)	25.30	-45.50
ZONE 2 (roof gable/ridge edge)	25.30	-62.90
ZONE 3 (roof ridge/corner)	25.30	-62.90
ZONE 4 (wall field)	34.00	-36.80
ZONE 5 (wall corner)	34.00	-45.50

COMPONENTS AND CLADDING DESIGN PRESSURES

WIND PRESSURES PSF	
MIN REQD. FOR OH GARAGE DOORS	29.80 -33.70
MIN REQD. FOR DOORS 3W OR WIDER	30.40 -33.30
MIN REQD. FOR DOORS LESS THAN 3W	32.50 -35.30
MIN REQD. FOR WINDOWS	34.00 -45.50
MIN REQD. FOR SOFFIT	34.00 -45.50

THE MAIN WIND FORCE RESISTANCE SYSTEM FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS.

IF METAL PANEL ROOF USE MANUFACTURER REQUIREMENTS FOR FASTENERS. USE APPROVED PANEL SYSTEM TO MEET WINDLOAD REQUIREMENTS

ROOF DECK NAILING INSTRUCTIONS ARE PROVIDED IN ATTACHED ROOF DIAPHRAGM DETAIL. WINDOW AND DOOR ANCHORING AS PER MANUFACTURER REQUIREMENTS. THIS STRUCTURE IS DESIGNED AS ENCLOSED shutters or impact glass reqd.

TRUSS OR RAFTER CONNECTION SCHEDULE for direct truss (or rafter) to building connections only

USE REQD UPLIFT TO MATCH PROPER CONNECTOR TO ROOF MEMBERS

Doubling of connectors doubles the hold-down capacity, provided nailing does not split the wood & cnctrs do not overlap

manufacturer	qty.	type	attach with	connected items	uplift max	wall type
USP	1	1a20	8	10d x 1-1/2" truss or rafter to lintel or bond beam	1205	block
USP	2	1a20	16	10d x 1-1/2" dbl 2x12 wt beam to lintel or bond bm	2410	block
USP	2	1a20	16	10d x 1-1/2" girder truss to lintel or bond beam	2410	block
USP	2	HTA 20	24	10d x 1-1/2" girder truss to lintel or bond beam	2630	block
USP	1	mtw16	14	10d com ea truss or rafter to top plate	1005	frame
USP	1	mtw16	14	10d com ea truss or rafter to wood beam or ledger	1005	frame

10d x 20 is 1" wide -HTA 20 and mtw16 are 1 1/4" wide

Design conditions may require additional or alternate connectors not shown here. truss to truss connections to be specified by truss co.

SIMPSON OR ALTERNATE CONNECTORS MAY BE USED (SUBJECT TO ENGINEER APPROVAL)

MISC CONNECTOR SCHED for bearing components, frame walls and wood beams

USE 2" wsh type USP or equiv WASHERS ON ALL BOLT ASSEMBLIES SPECIFIED j-bolts and wedge anchors

manufacturer	qty.	type	attach with	connected items	uplift max	wall type
USP	1	spth4	12	10d x 1 1/2" top & bottom plate to studs	2195	frame
USP	1	ab 1210	1	1/2"x10" j-bolt bottom plate to foundation	2000	frame
USP	1	ab 128	1/2"x8" j-bolt	frame wall to block wall vertical	na	frame
USP	1	ab 128	1/2"x8" j-bolt	or wedge anchor 24" oc	na	frame

Design conditions may require additional or alternate connectors not shown here.

NAILING SCHEDULE for wood framing, roof and wall sheathing, floor decking

Meets or exceeds FBC requirements

category	qty.	spacing	fastener	items nailed together	1st item	2nd item
non bearing wall	2	equal	16d com	top & bottom plate to studs	2x4/2x6	2x4/2x6
non bearing wall	4	equal	16d com	top & bottom plate to studs	2x8	2x8
non bearing wall	2	ea truss	16d com	top plate to truss bottom	2x4	typ truss
bearing wall	4	2xpr side	8d com	stud to bottom plate toenail	2x4	2x4
bearing wall	3	equal	16d com	top & bottom plate to studs	2x4/2x6	2x4/2x6
bearing wall	4	equal	16d com	top & bottom plate to studs	2x8	2x8
bearing wall	2	16" oc	16d com	bottom plate to joist face nail	2x4	typ joist
bearing wall	2	24" oc	16d com	double studs face nail	2x4	2x4
bearing wall	2	16" oc	16d com	double top plates face nail	2x4	2x4
bearing wall	2	equal	16d com	top plates laps and intersections	2x4	2x4
bearing wall	1	16" oc	16d com	double header nail along ea edge	size for span/load	size for span/load
bearing wall	2	16" oc	16d com	built up corner studs	2x4	2x4
bearing wall	1	16" oc	7d cut nails	bottom plate to slab/foundation	2x4	conc
bearing wall	2	32" oc	20d com	3 layers br stagger nails top & bottom	size for span/load	size for span/load
floor framing	3	equal	16d com	joist to band joist face nail	size for span/load	size for span/load
floor framing	2	equal	8d com	bridging to joist toenail ea end	1x2	typ joist
floor framing	3	6" oc	8d com	band joist to sill or top plate	size for span/load	size for span/load
ceiling framing	3	equal	16d com	ceiling joists lap over partitions	size for span/load	size for span/load
floor deck	2	equal	8d ringshank 1/2" or less subfloor nail to ea joist	size for span/load	size for span/load	size for span/load
floor deck	2	6" oc	8d ringshank 5/8" nominal wood structural panel	4ft x 8ft	typ joist	typ joist
floor deck	2	6" oc	8d ringshank 3/4" nominal wood structural panel	4ft x 8ft	typ joist	typ joist
wall sheathing	6" oc	8d com	1/2" nominal wood structural panel	4ft x 8ft	typ stud	typ stud
roof decking	6" oc	8d ringshank 1/2" nominal wood structural panel	4ft x 8ft	typ truss	typ truss	typ truss

ADDITIONAL NAILING MAY BE USED TO MEET WINDLOAD REQUIREMENTS

A 100 TO 16D NAIL PROVIDES UP TO 116 LBS OF HOLDING STRENGTH. AN 8D NAIL PROVIDES UP TO 45 LBS.

THE NUMBER OF NAILS IN A CONNECTOR TIMES HOLDING STRENGTH PER NAIL DETERMINES APPROX. STRENGTH OF CONNECTION. TEM 16D NAILS PROVIDES APPROX 1160 LBS OF STRENGTH. Or ten times 116LBS per nail = 1160 LBS. Variances occur due to connector design strength and steel thickness, wood type and strength, nailing patterns and type of loading. REFER TO MANUFACTURER TABLES AND FASTENER GUIDES FOR MORE ACCURATE INFO.

DOUBLING OF CONNECTORS GIVES DOUBLE THE STRENGTH, provided the connectors do not overlap and the nailing does not split the wood.

ENGINEERING NOTE

THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE 8TH EDITION (2023) FLORIDA BUILDING CODE, RESIDENTIAL. THE ENGINEERING ON THIS PLAN DOES NOT COVER ELECTRICAL, HARV, OR PLUMBING.

SEAL

CONSULTING ENGINEER: FL. P. E. # ADDRESS:

WINDOW & DR COMPLIANCE

ALL NEW WINDOWS AND EXTERIOR DOORS TO COMPLY WITH FBC WIND LOAD AND LABELING REQUIREMENTS

STUCCO NOTES

ALL EXTERIOR BLOCK WALLS ARE STUCCO COATED TO AVG. 5/8" DEPTH. RECOMMEND HOLDING BOTTOM EDGE 6" ABOVE GRADE. SEE FRONT ELEVATION FOR STUCCO BANDING DETAIL. THE REQUIREMENTS & STANDARDS OF ASTM C 926 SHALL BE IMPLEMENTED.

ALL EXTERIOR WOOD FRAME WALLS REQUIRE 7/8" STUCCO OVER GALV. STL WIRE LATHE OVER TWO LAYERS VAPOR BARRIER OVER 1/2" NOM CDX PLYWD OR OSB SHEATHING. NAIL WIRE LATHE SECURELY TO WALL WITH GALV ROOFING NAILS. WEEP SCREED TO BE INSTALLED 1" BELOW WALL AND 6" ABOVE GRADE MIN. ALLOW NO STUCCO TO COME IN DIRECT CONTACT WITH WOOD OR SHEATHING. PLASTIC CORNER BEAD PREFERRED. THE REQUIREMENTS AND STANDARDS OF ASTM C 926 & ASTM C 1063 SHALL BE IMPLEMENTED.

Install control joints at exterior wood frame walls spaced apart no more than 144 sq ft

DECKING NOTES

ROOF DECKING: SHALL BE 5/8" (NOMINAL) CDX PLYWOOD 4 X 8 SHEETS APA RATED STAGGERED EVERY OTHER ROW (MAX SPAN 24") INSTALL GALV STL PLYCLIP BETWEEN EA TRUSS AT SPAN JOINTS. ANY DECKING STRIPS LESS THAN 24" WIDE SHALL BE SUPPORTED BY 2 X 4 BLOCKING. INSTALL DECKING AT RIGHT ANGLES TO TRUSS SPAN AND STAGGER EVERY OTHER ROW. NAIL DECK WITH 8D RINGSHANK NAILS 6" OC (NO STAPLES) USE 2 X 4 BLOCKING AT HIP AND RIDGE JOINTS.

ROOF TRUSSES

FOR PRE-ENGINEERED TRUSS INFORMATION REFER TO ENGINEERED TRUSS COMPANY. TRUSS DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO FABRICATION BY TRUSS CO. APPROVED DRAWING SHALL INCLUDE LAYOUT, DESIGN LOADS, REACTIONS (DL AND LL) AND ALL INFORMATION FOR INSTALLATION. TRUSS DESIGN SHALL INCLUDE UPLIFT CALCS AND DESIGN LOADS FOR GRAVITY AND UPLIFT. ALL APPROVED DRAWINGS AND CALCS MUST BE SEALED BY A FL REGISTERED ENGINEER. ALL BRACING CALLED FOR IN TRUSS DESIGN IS TO BE PROPERLY INSTALLED.

TRUSS COMPANY MUST NOTIFY ENGINEER in writing OF ANY PLAN DISCREPANCIES or changes IN BEARING POINTS, ROOF DESIGN OR FOOTING LOCATIONS NOT INDICATED ON THIS ORIGINAL PLAN. THIS PLAN WAS DESIGNED BEFORE AND WITHOUT BENEFIT OF THE TRUSS DESIGN AND ANY MODIFICATION TO MEET TRUSS REQUIREMENTS IS THE RESPONSIBILITY OF THE TRUSS CO AND THE BUILDER.

ROOF NOTES

UNLESS OTHERWISE INDICATED ON ELEV VIEWS, TYP ROOF COVERING IS METAL PANELS OVER SELF-ADHERING, WATERPROOF, FIBERGLAS REINFORCED, ASPHALT MEMBRANE UNDERLAYMENT (PEEL & STICK).

PROJECT: 1 AZALEA DRIVE
ADDRESS: COCOA BEACH, FL 32931
SUBDIV: RIVER ISLES
BUILDER:
PH:
DATE DRAWN: FEBRUARY 16TH 2026
REVISION DATES:

NEW CUSTOM DETACHED ACCESSORY STRUCTURES

ISLAND PLAN DESIGN .COM
eric.critt@islandowner.com 321-632-7643 islandplandesign@gmail.com

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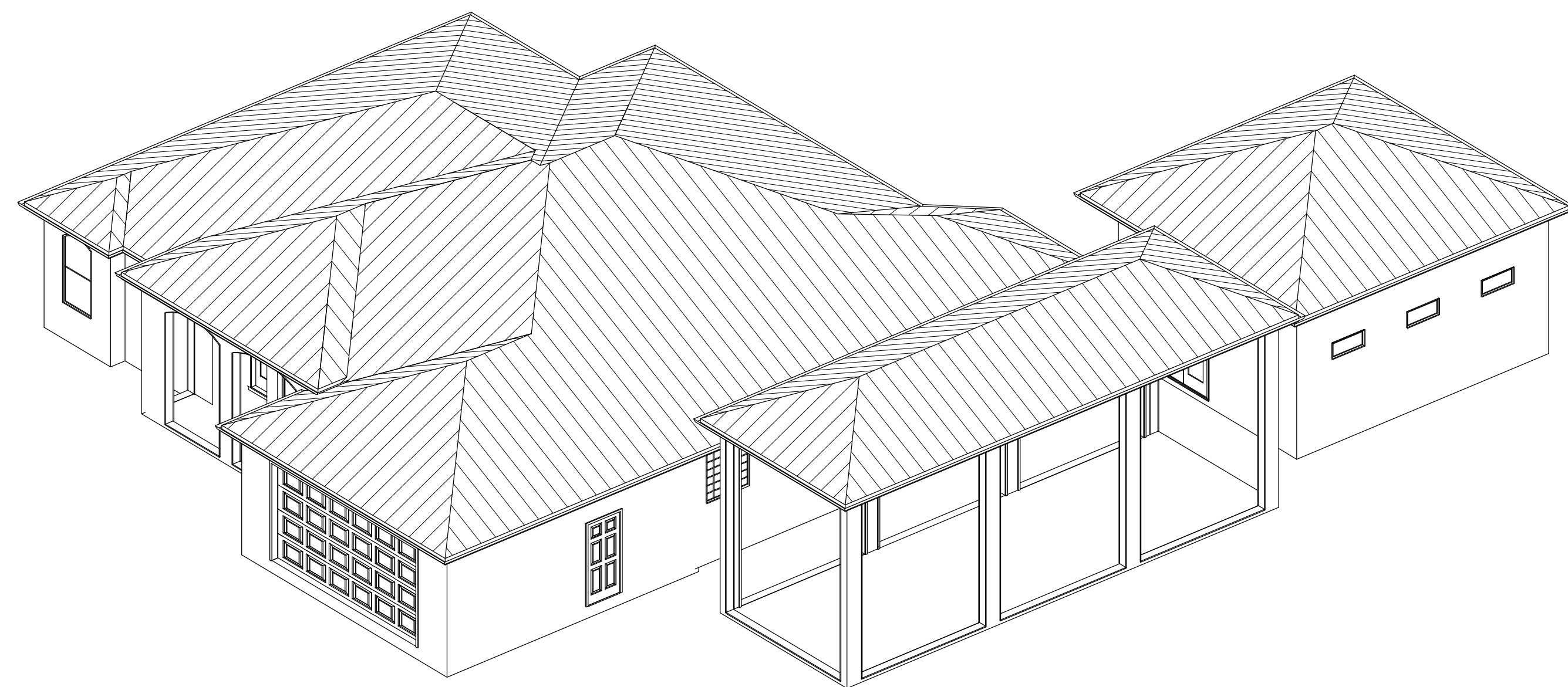
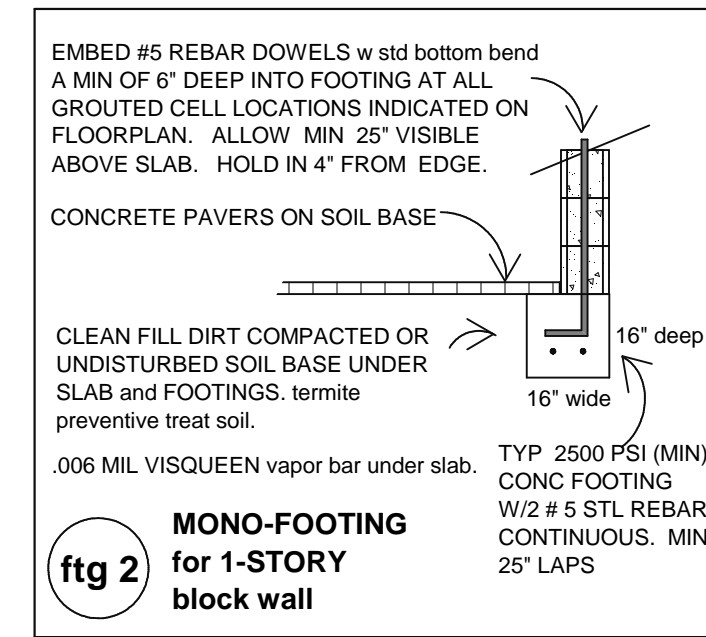
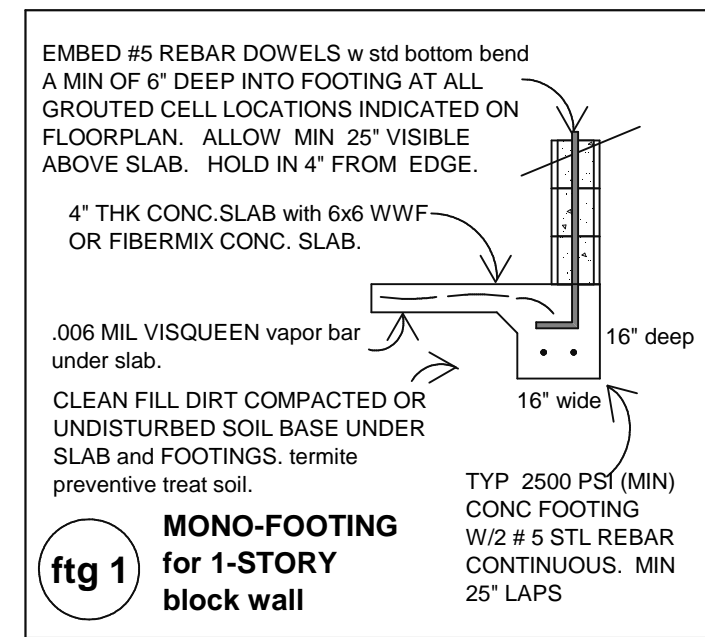
PG 2 OF 4

ELEVATIONS, CONNECTORS & FASTENERS. ENGINEERING NOTES.

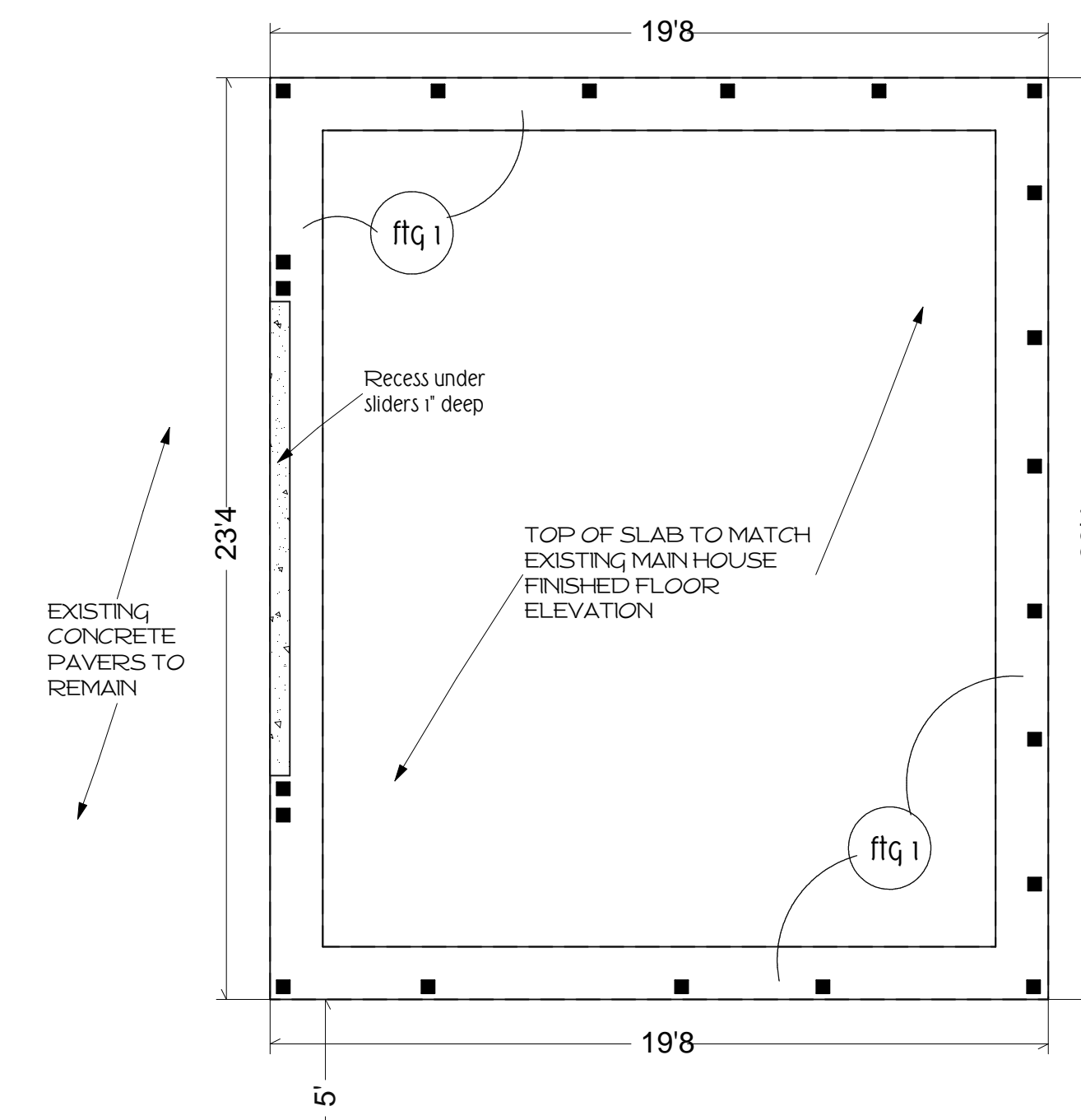
VERIFICATION REQUIRED

this note applies to builder, owner and all subcontractors

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3-D VIEWS SHOWN ARE FOR CONCEPTUAL USE ONLY refer to standard elevation views for actual structure to scale

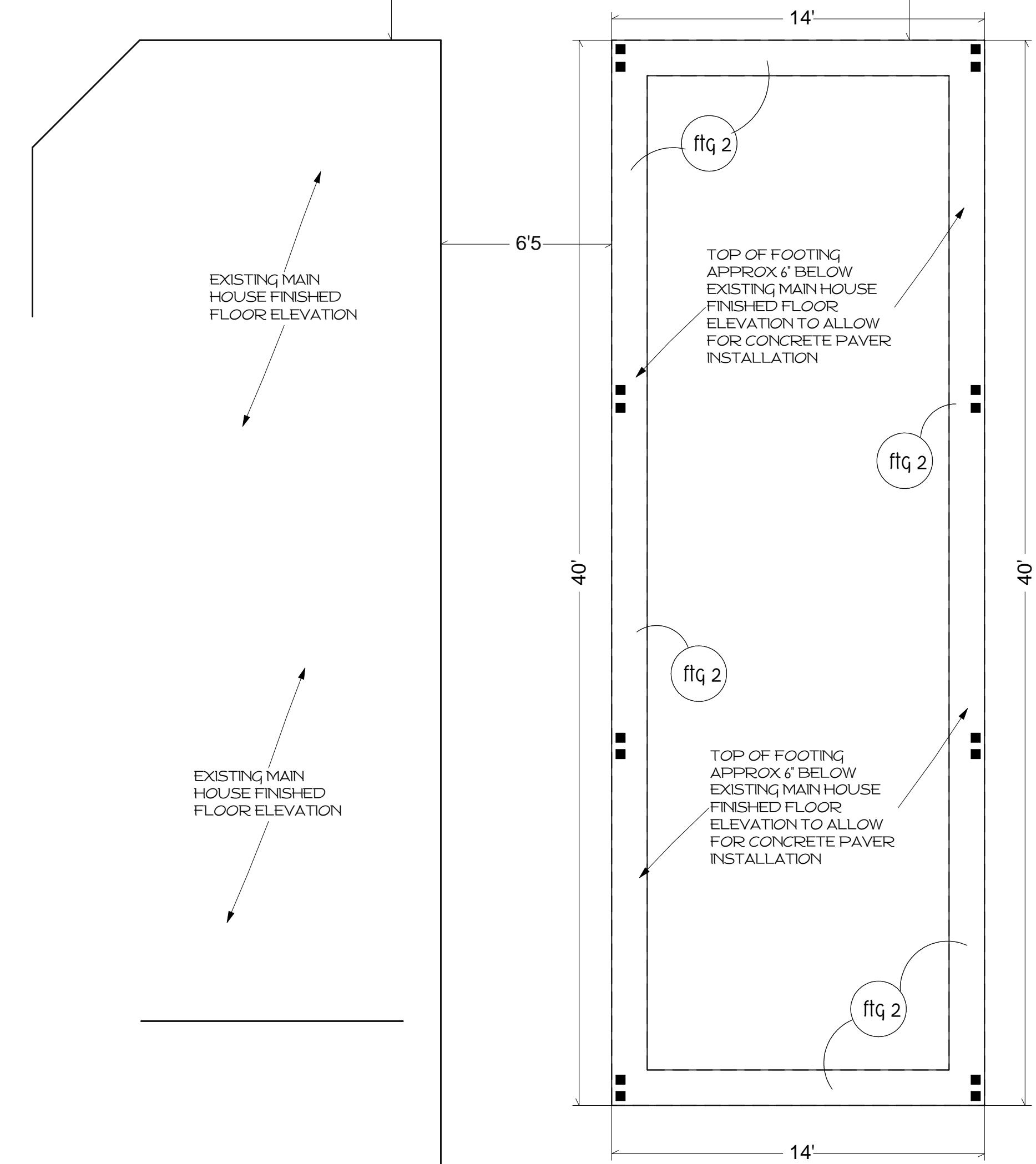


MONOLITHIC FOOTING NOTE:
TYP. 6" WIDE X 16" DEEP 2500 PSI MINIMUM CONCRETE FOOTING, W 2 # 5 STL REBAR CONT. MIN 25' LAPS.

REBAR DOWEL NOTE: EMBED #5 REBAR DOWELS WITH 10" BOTTOM BEND A MIN OF 6" DEEP INTO FOOTING AT ALL GROUDED CELL LOCATIONS INDICATED ON FLOORPLAN. ALLOW A MIN OF 25" VISIBLE ABOVE SLAB. HOLD IN 4" FROM OUTER EDGE.

IMPORTANT NOTE:
CHECK FLOORPLAN FOR ANY ITEMS REQUIRING UNDER SLAB INSTALLATION

VERIFY ALL DIMENSIONS WITH FLOORPLAN



FOUNDATION PLAN 1/4" = 1'0"

ENGINEERING NOTE
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SEAL _____

CONSULTING ENGINEER: _____
FL. P. E. # _____

ADDRESS: _____

BLOCK SHEARWALL NOTE: EACH BLOCK WALL SEGMENT FROM GROUT FILLED CELL TO CELL CONSTITUTES A STRUCTURAL SHEARWALL.

WINDOW & DR COMPLIANCE
ALL NEW WINDOWS AND EXTERIOR DOORS TO COMPLY WITH FBC WIND LOAD AND LABELING REQUIREMENTS

SLAB NOTES
4" THICK 2500 PSI CONC MIN. CONCRETE SLAB WITH 6 X 6 10/10 WWF REINFORCING OR FIBERMIX AND .006 MIL VISQUEEN OR OTHER PROVEN VAPOR BARRIER OVER TERMITE TREATED SOIL.

FOOTING NOTES
MINIMUM 2500 PSI CONCRETE FOOTINGS. PLACE # 5 REBAR CONTINUOUS IN BOTTOM OF FOOTING. OBTAIN REBAR COUNT FROM TYP FOOTING DETAIL. LAY REBAR HORIZONTALLY ON WIRE CHAIRS IN BOTTOM OF FOOTINGS. MAINTAIN MINIMUM LAP OF 25" AT ALL SPLICES. WIRE TIE ALL LAPS. PLACE 1 #5 CORNER BAR AT EA EXTERIOR FTG INTERSECTION

BLOCK WALL REBAR NOTES
EMBED #5 REBAR VERTICAL DOWEL WITH STANDARD BOTTOM BEND A MIN OF 6" DEEP INTO FOOTING AT ALL GROUDED CELL LOCATIONS INDICATED ON FLOORPLAN. ALLOW A MIN OF 25" VISIBLE ABOVE SLAB. HOLD IN 4" FROM OUTER EDGE.

REBAR NOTE: UNLESS OTHERWISE NOTED, USE MIN GRADE 40 #5 REBAR WITH A STANDARD STRENGTH OF 40,000 PSI. AS REINFORCEMENT IN ALL CONCRETE FOOTINGS, WALLS, CONCRETE BEAMS, AND COLUMNS.

MIN 2" CLEARANCE FROM ALL REBAR TO EDGE OF FOOTING OR SLAB. NOTIFY BUILDER OF ANY DIMENSIONAL ERRORS BEFORE FOOTING DIG-OUT.

SOIL PREPARATION NOTES
SOIL AREA UNDER FOOTINGS SHALL HAVE A MIN OF 2000 PSF BEARING CAPACITY. SOIL AREAS UNDER BUILDING AND 5 FT BEYOND SHALL HAVE ALL VEGETATION, STUMPS AND ORGANIC DEBRIS REMOVED. ADDED FILL SHALL BE CLEAN, GRANULAR AND PROPERLY PLACED, LEVELED, AND COMPACTED.

COMPACTION BENEATH ALL FLOOR SLABS & FOOTINGS SHOULD BE VERIFIED FOR A DEPTH OF 12" AND MEET THE 95% CRITERIA (MODIFIED PROCTOR, ASTM D-1557) DENSITY TESTING

PROJECT ADDRESS: 1 AZALEA DRIVE COCOA BEACH, FL 32931
SUBDIV: RIVER ISLES
BUILDER: _____
PH: _____
DATE DRAWN: FEBRUARY 16TH 2026
REVISION DATES: _____

NEW CUSTOM DETACHED ACCESSORY STRUCTURES

ISLAND PLAN DESIGN.COM
eric.griffith@owner 321-612-7643 islandplandesign@gmail.com

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PG 3 OF 4
SLAB, FOUNDATION & FOOTING DETAILS

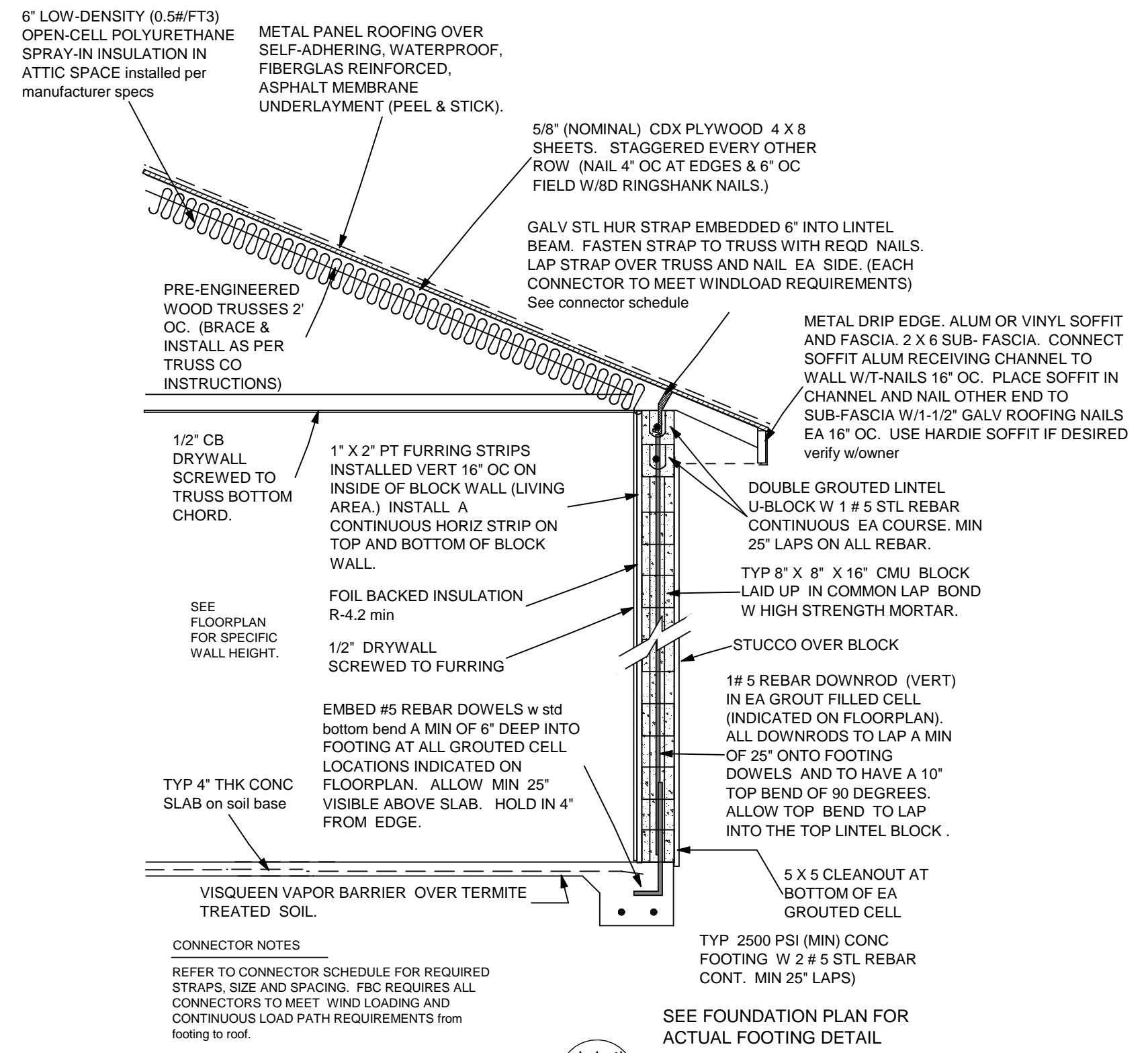
GENERAL NOTES

THIS PLAN MUST BE THOROUGHLY REVIEWED FOR ACCURACY BY BOTH BUILDER AND OWNER AND ALL SUBCONTRACTORS AND SUPPLIERS BEFORE COMMENCING CONSTRUCTION. SITEWORK OR ORDERING MATERIALS: ANY PLAN ERRORS, OMISSIONS OR DIMENSIONS REQUIRE BUILDER OR OWNER TO NOTIFY THE DESIGNER OF SAME BY CERTIFIED MAIL TO CORRECT ORIGINAL DRAWINGS. FAILURE TO NOTIFY DESIGNER PRIOR TO ANY CONSTRUCTION COMMENCING ON PROJECT OF THE ABOVE ITEMS SHALL IMPEMPY DESIGNER FROM ANY AND ALL LIABILITY IN REGARDS TO SAID ITEMS. NOTICE IS HEREBY GIVEN TO BUILDER AND OWNER THAT THE DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND IS NOT RESPONSIBLE FOR ANY PROJECT OVERSITE OR STRUCTURAL DESIGN DISCREPANCIES THAT MAY OCCUR. ALL DETAILS, NOTES, STRUCTURAL DETAILS AND DRAWINGS SHALL REMAIN THE COPYRIGHTED PROPERTY OF ISLAND PLAN DESIGN. THIS FLOORPLAN MAY HAVE BEEN DESIGNED FROM IDEAS AND SKETCHES FURNISHED BY THE OWNER OR BUILDER TO THE DESIGNER. NONE OF THE INFORMATION FURNISHED TO THE DESIGNER CONTAINED COPYRIGHT MARKS OR APPEARED TO BE COPYRIGHTED. ANY COPYRIGHT INFRINGEMENT NOTICES OR LIABILITY REGARDING THE ORIGINAL PLAN SHALL REMAIN BETWEEN THOSE INTERESTED PARTIES. USE OF THIS PLAN OR ANY COPIES OF THIS PLAN WHETHER ALTERED OR UNCHANGED IS GRANTED BY DESIGNER ONLY TO THE ORIGINAL PURCHASER, FOR THE CONSTRUCTION OF ONE STRUCTURE ONLY.

VERIFICATION REQUIRED

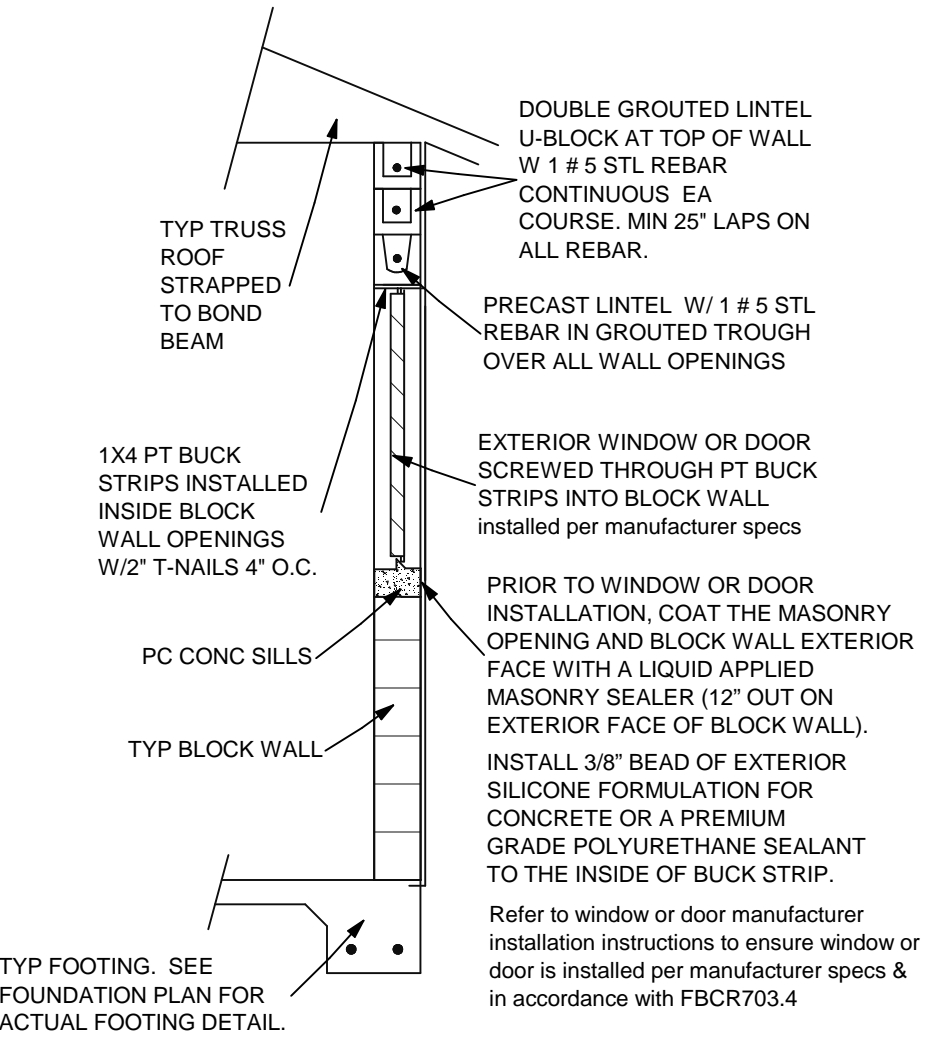
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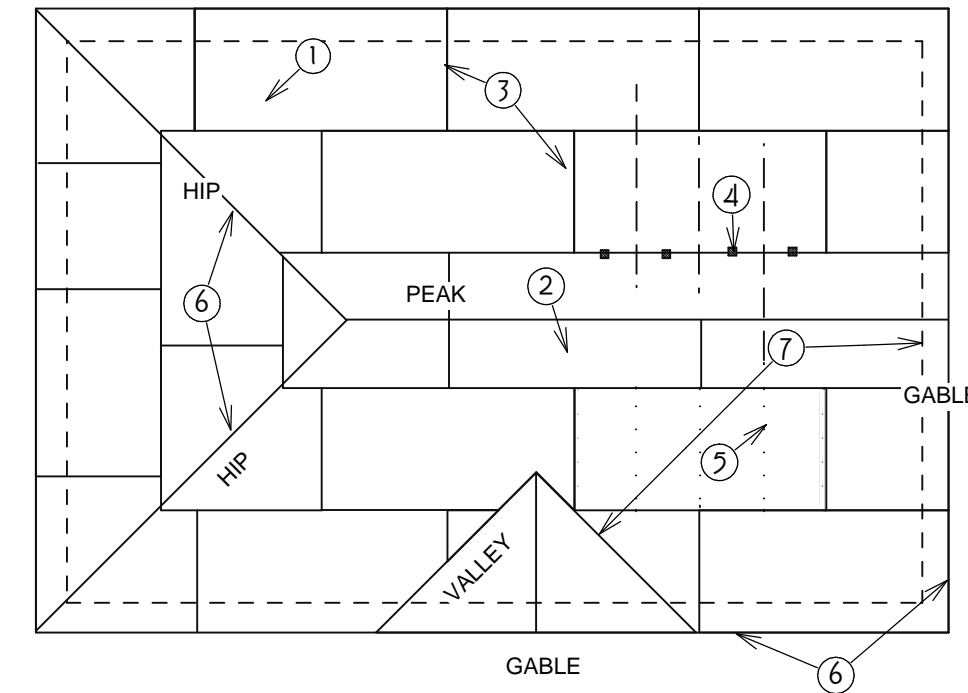
ACCESSORY STRUCTURE # 1 WALL SECTION not to scale

detail 1



TYPICAL WINDOW/DOOR LINTEL DETAIL not to scale

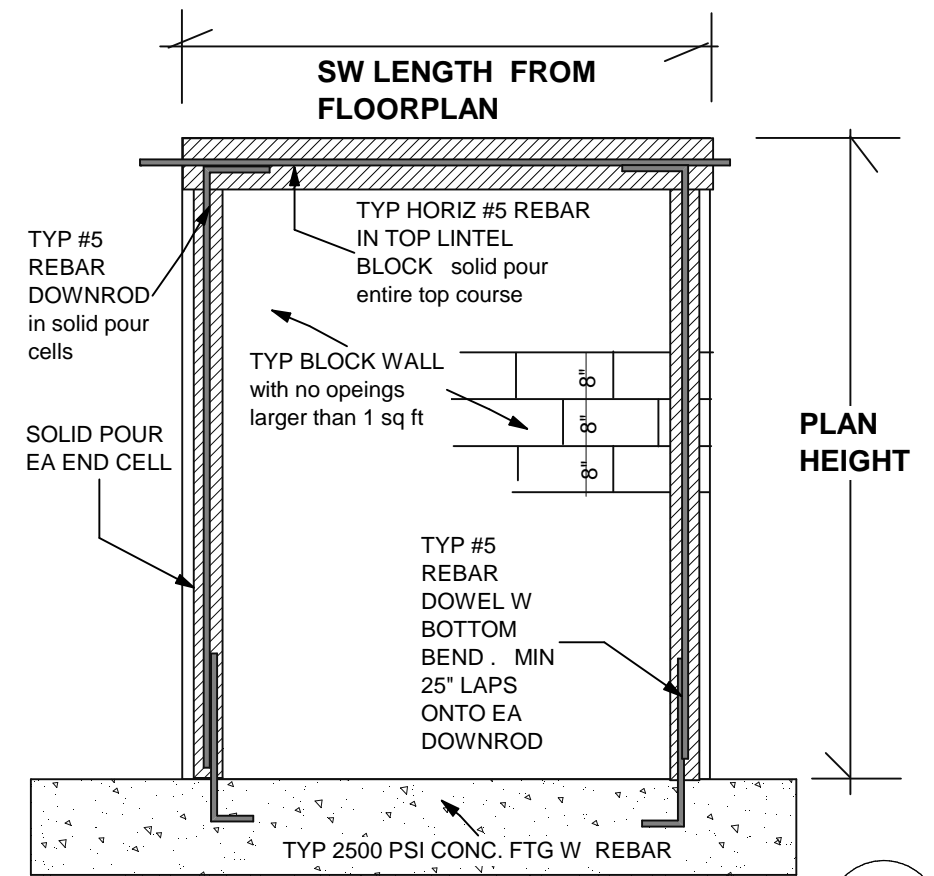
detail 2



TYP ROOF DIAPHRAGM FOR ENCLOSED STRUCTURES not to scale

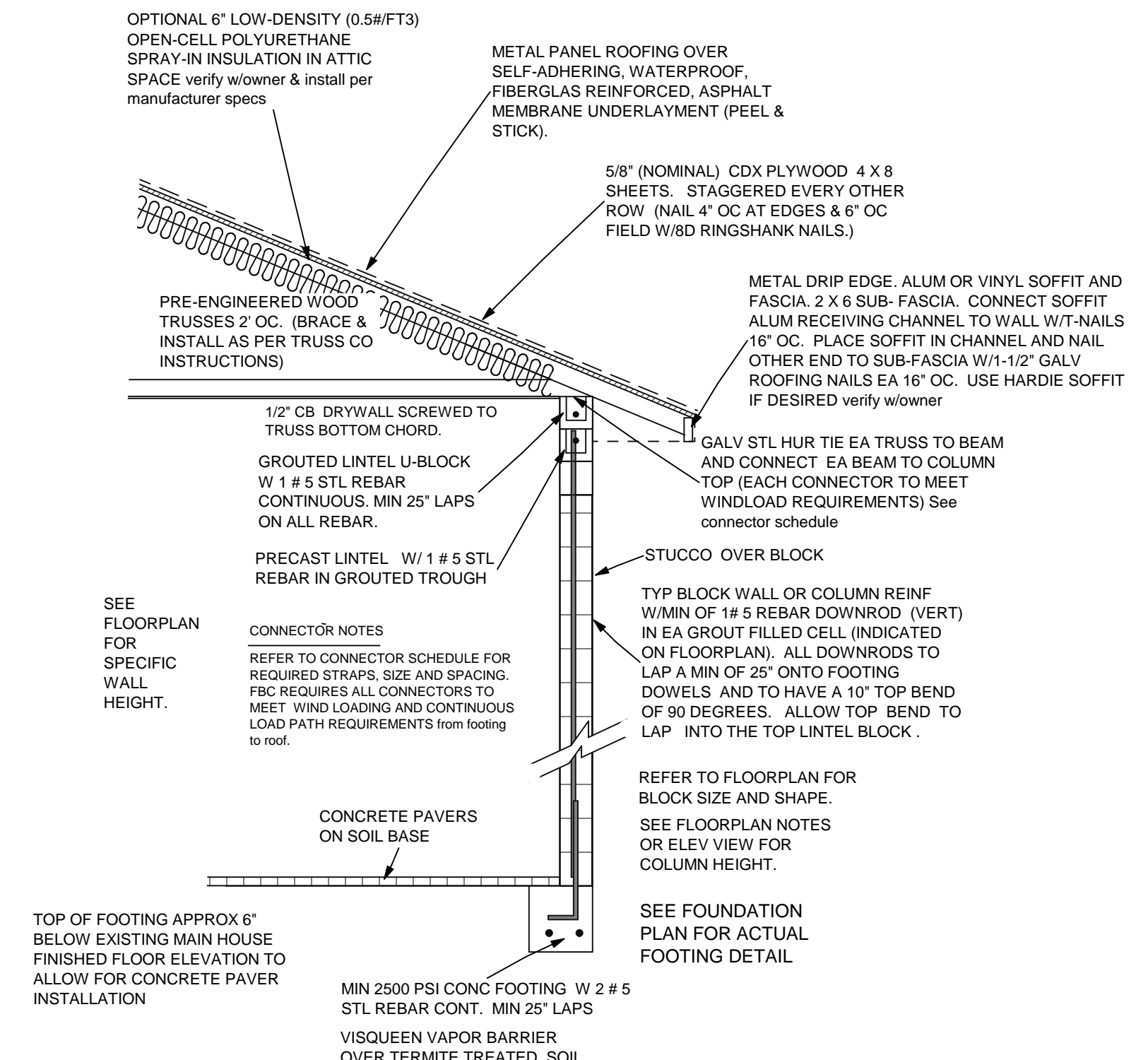
detail 3

- DECKING NOTES**
- INSTALL 4 X 8 5/8\" NOM CDX PLYWOOD DECKING AT RIGHT ANGLES TO ROOF TRUSSES/RAFTERS BELOW
 - MIN PLYWOOD WIDTH IS 24"
 - STAGGER END JOINTS centered over framing member
 - INSTALL STEEL H-CLIP BETWEEN EACH UNBLOCKED PLYWOOD SEAM
- NAILING SCHEDULE**
- 5\" NAIL DECKING 4\" OC AT EDGES AND 6\" OC INTERIOR WITH 8D RINGSHANK NAILS
 - 3\" NAIL DECKING 3\" OC AT SUB FASCIA AND CORNERS AND AT HIP WITH 8D RINGSHANK NAILS
 - 4\" NAIL DECKING 4\" OC AT VALLEYS AND GABLE ENDS WITH 8D RINGSHANK NAILS
- 2X4 BLOCKING NOTES**
- INSTALL 2X4 BLOCKING AT GABLE END JOINTS 48\" OC MAX



BLOCK SHEARWALL DETAIL not to scale

detail 4



ACCESSORY STRUCTURE # 2 WALL SECTION not to scale

detail 5

ENGINEERING NOTE

THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE 15TH EDITION (2023) FLORIDA BUILDING CODE, RESIDENTIAL. THE ENGINEERING ON THIS PLAN DOES NOT COVER ELECTRICAL, HVAC, OR PLUMBING.

SEAL _____

CONSULTING ENGINEER: _____

FL. P. E. # _____

ADDRESS: _____

BLOCK SHEARWALL NOTE: EACH BLOCK WALL SEGMENT FROM GROUT FILLED CELL TO CELL CONSTITUTES A STRUCTURAL SHEARWALL.

WINDOW & DR COMPLIANCE

ALL NEW WINDOWS AND EXTERIOR DOORS TO COMPLY WITH FBC WIND LOAD AND LABELING REQUIREMENTS

CONCRETE NOTES

CAST IN PLACE CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI MINIMUM, AND SHALL BE PROPERLY MIXED, PLACED AND CURED. USE 6X6 WELDED WIRE IN SLAB OR FIBERMIX CONCRETE. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE NOT LESS THAN 2\" FOR WALLS AND SLABS AND 3\" FOR STEM WALLS AND FOOTINGS. ALL CONCRETE FOOTINGS SHALL HAVE A MINIMUM OF 2 # 5 STEEL REBAR CONTINUOUS AND A #5 CORNER BAR AT EXTERIOR FOOTING INTERSECTIONS. AT EACH GROUTED CELL LOCATION INDICATED ON FLOORPLAN EMBED A vertical #5 REBAR DOWEL WITH BOTTOM BEND 6\" DEEP INTO FOOTING AND LEAVE A MIN OF 25\" VISIBLE ABOVE SLAB LEVEL.

BLOCK WALL NOTES

8\" X 8\" X 16\" CMU 2 CELL HOLLOW CONCRETE BLOCK SHALL BE COMMON LAP BONDED WITH HIGH STRENGTH MORTAR. ONE #5 REBAR vertical DOWNROD W TOP BEND SHALL BE PLACED IN EACH GROUTED CELL INDICATED ON FLOORPLAN. TOP COURSE OF BLOCK WALL SHALL BE LINTEL U-BLOCK AND SHALL HAVE ONE #5 REBAR PLACED HORIZ WITH 25\" LAPS IN GROUTED TROUGH ALONG ENTIRE BLOCK WALL PERIMETER.

GROUT IN BEAM, LINTELS AND FILLED CELLS SHALL BE CONSOLIDATED BY RODDING OR MECH VIBRATION. 5 X 5 CLEANOUTS ARE REQ AT THE BOTTOM OF EA GROUTED CELL.

GALV TRUSS STRAPS ARE TO BE PLACED IN TOP OF BEAM WHILE GROUT IS LIQUID. USE TRUSS PLAN TO PROPERLY LOCATE STRAPS. USE STRAP SCHEDULE FOR STRAP TYPES.

LINTEL NOTES

PRECAST LINTELS SHALL BE USED ABOVE ALL BLOCK WALL OPENINGS UNLESS OTHERWISE INDICATED ON FLOORPLAN. MIN OF 8\" BEARING OF MASONRY AT EACH END OF LINTEL. ALL LINTELS TO CONTAIN 1 #5 REBAR PLACED HORIZ IN GROUTED TROUGH TO FULL LENGTH OF LINTEL.

REBAR NOTE UNLESS OTHERWISE NOTED, USE MIN GRADE 40 #5 REBAR WITH A STANDARD STRENGTH OF 40,000 PSI. AS REINFORCEMENT IN ALL CONCRETE FOOTINGS, WALLS, CONCRETE BEAMS, AND COLUMNS.

PROJECT ADDRESS: 1 AZALEA DRIVE COCOA BEACH, FL 32931

SUBDIV: RIVER ISLES

BUILDER: _____

PH: _____

DATE DRAWN: FEBRUARY 16TH 2026

REVISION DATES: _____

NEW CUSTOM DETACHED ACCESSORY STRUCTURES

ISLAND PLAN DESIGN.COM

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**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

June 17, 2026

REQUESTED MOTION/ACTION

Area view of where the accessory structure would be constructed.

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:



**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

June 17, 2026

REQUESTED MOTION/ACTION

Current Survey

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

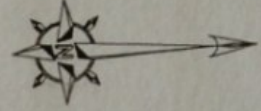
DAVID A. BLOCK SURVEYING & MAPPING

FINAL SURVEY OF:

LOT 1 AS SHOWN ON THE PLAT OF RIVER ISLES; NORTH ISLE NO. 1
AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

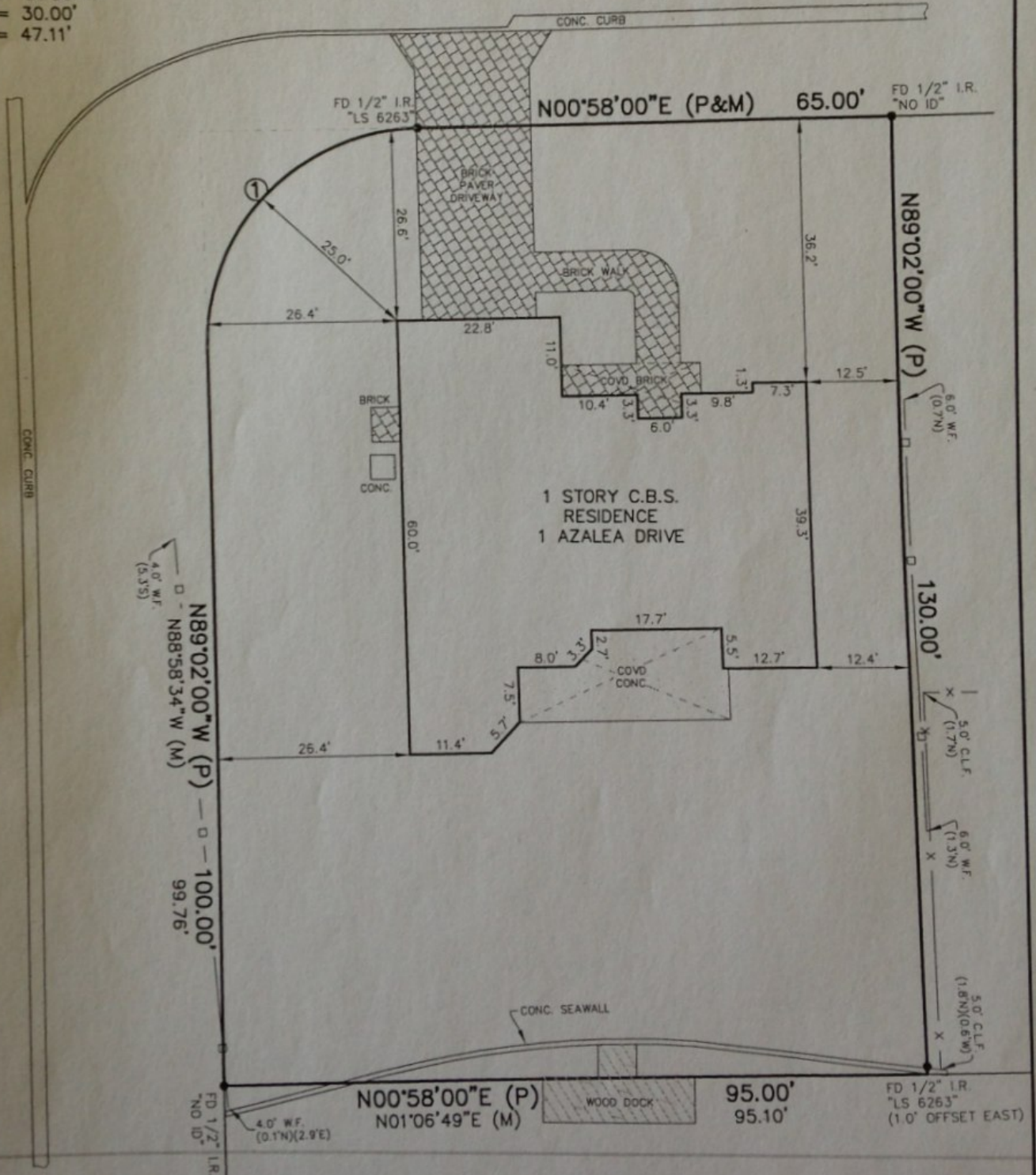
AZALEA DRIVE

(PUBLIC RIGHT - OF - WAY)



- ① $\Delta = 90^{\circ}00'00''$
R = 30.00'
L = 47.12'
- ② $\Delta = 89^{\circ}58'47''$
R = 30.00'
L = 47.11'

MINUTEMAN CAUSEWAY
 (66' PUBLIC RIGHT - OF - WAY)
 (COCOA AVENUE - PLAT)



LEGEND (AKA) = Also Known As Centerline
 CERTIFIED TO: DANA MCALHANY HUTCHERSON
 JIFRFMY T. HUTCHERSON
 CERTIFIED BY: