



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

H.13.

2/5/2026

### Subject:

Jacob Foune requests a Small-Scale Comprehensive Plan Amendment (25S.14) to change the Future Land Use designation from RES-1 to RES-2. (25SS00008) (Tax Account 2000804) (District 1)

### Fiscal Impact:

None

### Dept/Office:

Planning and Development

### Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (25S.14), to change the Future Land Use designation from RES-1 (Residential 1) to RES-2 (Residential 2).

### Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use Map (FLUM) designation from Residential 1 (RES 1) to Residential 2 (RES 2) on 0.54 acres to build a single-family home and provide consistency with the proposed rezoning request from SR with a BDP to SR with removal of a BDP and additional of a new BDP (companion application **25Z00037**). The subject parcel has a single-family residence under construction (**24BC21408**), which currently has a stop work order pending application approval(s). The proposed FLU designation can be considered an intensification of density and an introduction of a FLU designation to the area. The subject property retains the original FLU designation established in 1988 by the Brevard County Comprehensive Plan.

Given the unique circumstances of this application, it is staff's position that approval of this small-scale comprehensive plan amendment shall not be interpreted or construed as establishing a precedent for future land use amendments, zoning actions, or development approvals. Each application is reviewed on its own merits, based on the specific facts, circumstances, and applicable policies and regulations in effect at the time of review. Nothing in this action shall be deemed to create vested rights or to obligate the County to approve any future requests of a similar nature. In this particular case, the applicant is subject to Code Enforcement due to the actions of a predecessor in interest who improperly split the property into a substandard lot violating Section 62-2102, Brevard County Code.

The existing BDP was approved under zoning action **19PZ00098** and recorded in ORB 8662, Page 2523. Specifically, this action approved a rezoning from GU (General Use) to the SR classification on 1.34 acres. At the time, the subject property complied with the RES 1 FLU designation. However, RES 1 was, and is not, consistent with the SR zoning classification. The original BDP stipulated the developer/owner shall limit development to one single-family residence and may be further restricted by any changes to the

Comprehensive Plan or Land Development Regulations. The original BDP further stipulated that the developer/owner shall limit density to one unit per acre and may be further restricted by any changes to the Comprehensive Plan or Land Development Regulations.

One (1) single-family residence (SFR) permit, **20BC20801**, was issued for construction by Scott Minnick Construction Inc. on the 1.34 acres owned by Thomas & Barbara Tofte, on January 6, 2021. Subsequently, the property was sold to Joseph & Chelsea Minnick and split into two (2) lots of 0.54 acres and 0.89 acres on April 27, 2020, as recorded in ORB 8729, PG 2604 - 2605.

During staff review of the SFR permit, **20BC20801**, on October 15, 2020, it was noted by Zoning staff that the documents submitted did not appear to match the approved lot configuration of **19PZ00098**. After the submittal of the warranty deed and revised plot plan, Zoning staff was able to review and approve the permit on November 9, 2020.

The 0.89-acre property was sold on October 22, 2021, by Joseph & Chelsea Minnick as recorded in ORB 9302, PG 346 - 347. The 0.54-acre subject property was sold to the applicant, Jacob Foune, by Joseph & Chelsea Minnick on June 4, 2024, as recorded in ORB 10079, PG 2366 - 2367.

**These actions violated the conditions of the BDP and Section 62-2102, Brevard County Code of Ordinances, "Alteration of lot," which states that "no person shall sever any lot in such a manner that a violation of any of the provisions of this chapter would be created on any new or altered lot, including their uses or structures."**

Subsequent to this unlawful split, a permit for a single-family resident was issued in error (24BC21408). This permit should not have been issued because the lot is a substandard lot as a result of that split. Upon discovering the error, a Stop Work Order was issued by the Brevard County Building Official.

North of the subject property is a 1.07-acre parcel zoned RR-1 with a RES1 FLU designation. It has been improved with a single-family residence. South of the subject property, across Golden Shores Blvd., is a 1.43-acre parcel zoned RRMH-1 with a RES1 FLU designation. It has been improved with a single-family mobile home. East of the subject property is a 0.89-acre parcel zoned SR with a BDP with a RES1 FLU designation. It has been improved with a single-family residence. West of the subject property is a 1.72-acre parcel zoned RR-1 with a RES1 FLU designation. It has been improved with a single-family residence.

The Board may wish to consider if the request is consistent and compatible with the surrounding area.

On November 17, 2025, the Local Planning Agency considered the request and voted 10:2 to recommend approval.

At the December 11, 2025, Board of County Commission meeting this item was continued to the February 5, 2026, Board of County Commission meeting, in order to give the applicant an opportunity to contact his title company to explore potential remedies. Since that time, Code Enforcement action commenced (case number 25CE-02148) regarding the alteration of lots.

## **Clerk to the Board Instructions:**

Please return a copy of the filed ordinance to Planning and Development.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

February 9, 2026

Rachel Sadoff  
County Clerk  
Brevard County  
Post Office Box 999  
Titusville, FL 32781-0999

Dear Rachel Sadoff,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 26-02, which was filed in this office on February 6, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

February 6, 2026

MEMORANDUM

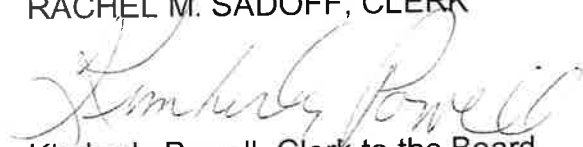
TO: Billy Prasad, Planning and Development Director Attn: Trina Gilliam  
RE: Item H.13., Ordinance for Small Scale Comprehensive Plan Amendment (25S.14),  
Changing the Future Land Use Designation from RES-1 to RES-2

The Board of County Commissioners, in regular session on February 5, 2026, adopted Ordinance No. 26-02, setting forth the fourteenth Small Scale Comprehensive Plan Amendment of 2025 (25S.14) to change the Future Land Use designation from RES-1 to RES-2 (25SS00008). Enclosed is a fully-executed Ordinance.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

Encl. (1)

cc: County Attorney

ORDINANCE 26-02

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE FOURTEENTH SMALL SCALE PLAN AMENDMENT OF 2025, 25S.14 TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; AMENDING SECTION 62- 501 ENTITLED CONTENTS OF THE PLAN; SPECIFICALLY AMENDING SECTION 62-501, PART XVI(E), THE FUTURE LAND USE APPENDIX; AND PROVISIONS WHICH REQUIRE AMENDMENT TO MAINTAIN INTERNAL CONSISTENCY WITH THESE AMENDMENTS; PROVIDING LEGAL STATUS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 et. seq., Florida Statutes (1987) established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Section 163.3167, Florida Statutes, requires each County in the State of Florida to prepare and adopt a Comprehensive Plan as scheduled by the Department of Economic Opportunity; and

WHEREAS, on September 8, 1988, the Board of County Commissioners of Brevard County, Florida, approved Ordinance No. 88-27, adopting the 1988 Brevard County Comprehensive Plan, hereafter referred to as the 1988 Plan; and

WHEREAS, Sections 163.34 and 163.3187, and 163.3189, Florida Statutes, established the process for the amendment of comprehensive plans pursuant to which Brevard County has established procedures for amending the 1988 Plan; and

WHEREAS, Brevard County initiated amendments and accepted application for small scale amendments to the Comprehensive Plan for adoption in calendar year 2025 as Small Scale Plan Amendment 25S.14; and

WHEREAS, Brevard County established Technical Advisory Groups consisting of County technical employees grouped according to their operational relationship to the subject of a plan element or sub-element being prepared or amended, and these

Officially filed with the Secretary of State on February 6, 2026.

Technical Advisory Groups have provided technical expertise for the Amendment 25S.14; and

WHEREAS, the Board of County Commissioners of Brevard County, Florida, have provided for the broad dissemination of proposals and alternatives, opportunity for written comments, public hearings after due public notice, provisions for open discussion, communication programs and consideration of and response to public comments concerning the provisions contained in the 1988 Plan and amendments thereto; and

WHEREAS, Section 62-181, Brevard County Code designated the Brevard County Planning and Zoning Board as the Local Planning Agency for the unincorporated areas of Brevard County, Florida, and set forth the duties and responsibilities of said local planning agency; and

WHEREAS, on November 17, 2025, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 25S.14, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on February 05, 2026, the Brevard County Board of County Commissioners held a duly noticed public hearing and considered the findings and recommendations of the Technical Advisory Group, and all interested parties submitting written or oral comments, and the recommendations of the Local Planning Agency, and upon thorough and complete consideration and deliberation, approved for adoption Plan Amendment 25S.14; and

WHEREAS, Small Scale Plan Amendment 25S.14 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 25S.14 adopted by this Ordinance is based upon findings of fact as included in data and analysis.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

Section 1. Authority. This ordinance is adopted in compliance with, and pursuant to the Local Government Comprehensive Planning and Land Development Regulations Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section 2. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to clarify, expand, correct, update, modify and otherwise further the provisions of the 1988 Brevard County Comprehensive Plan.

Section 3. Adoption of Comprehensive Plan Amendments. Pursuant to Plan Amendment 25S.14 to the 1988 Comprehensive Plan, Article III, Chapter 62-504, Brevard County Code, the 1988 Brevard County Comprehensive Plan is hereby amended based on documentation shown in Exhibit A and as specifically shown in Exhibit B. Exhibits A and B are hereby incorporated into and made part of this Ordinance.

Section 4. Legal Status of the Plan Amendments. After and from the effective date of this Ordinance, the plan amendment, Plan Amendment 25S.14, shall amend the 1988 Comprehensive Plan and become part of that plan and the plan amendment shall retain the legal status of the 1988 Brevard County Comprehensive Plan established in Chapter 62-504 of the Code of Laws and Ordinances of Brevard County, Florida, as amended.

Section 5. Severability. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 6. Effective Date. The effective date of this small scale plan amendment shall be 31 days after adoption, unless the amendment is challenged

pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. A certified copy of the ordinance shall be filed with the Office of the Secretary of State, State of Florida, within ten days of enactment.

DONE AND ADOPTED in regular session, this 5 day of February, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA



Rachel M. Sadoff, Clerk

By:   
Thad Altman, Chairman

As approved by the Board on February 5, 2026.

**EXHIBIT A  
25S.14 SMALL SCALE  
COMPREHENSIVE PLAN AMENDMENT**

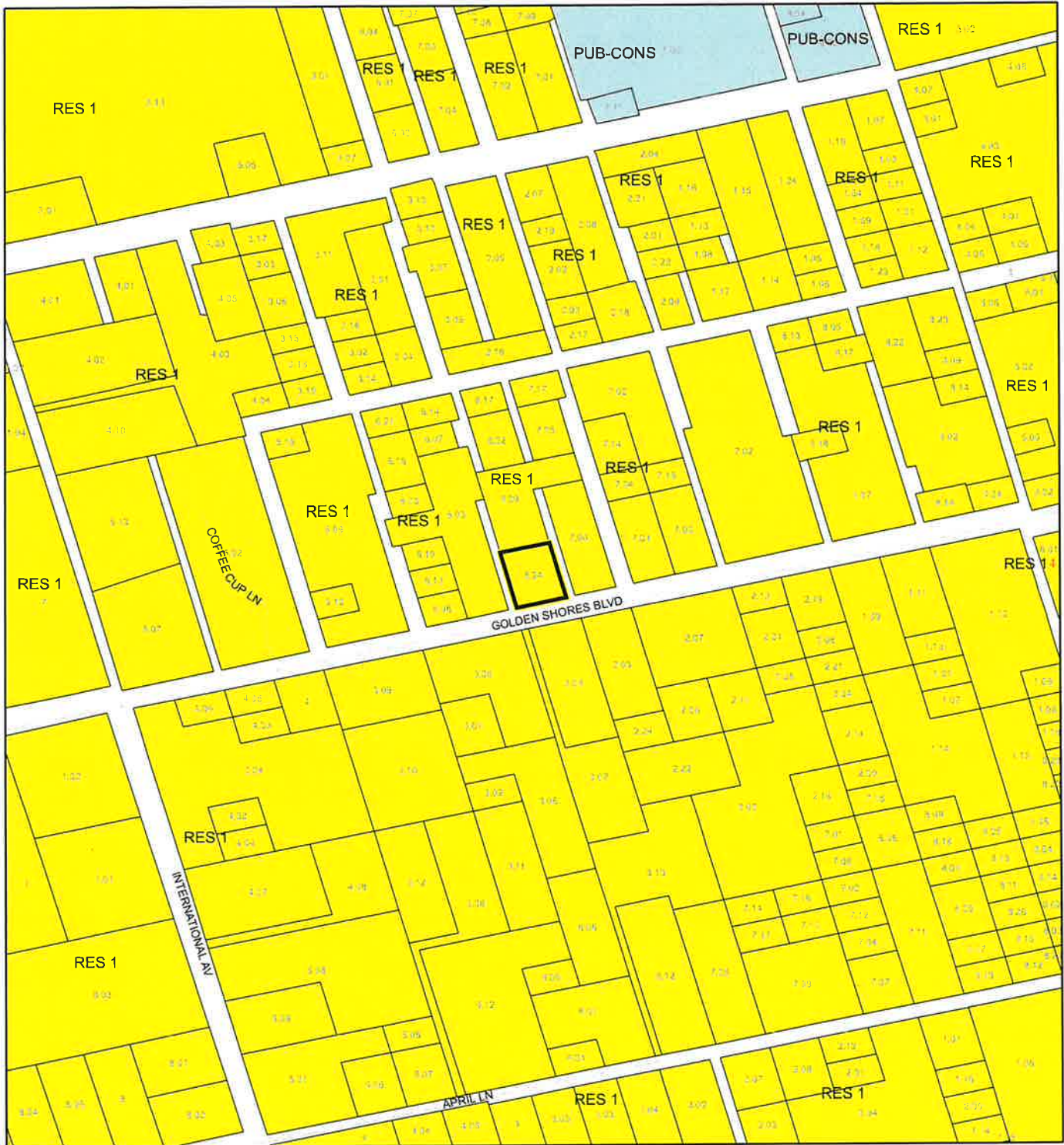
Contents

1. Proposed Future Land Use Map



# FUTURE LAND USE MAP

FOUNE, JACOB

25SS00008



1:4,800 or 1 inch = 400 feet

-  Subject Property
-  Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

## EXHIBIT B

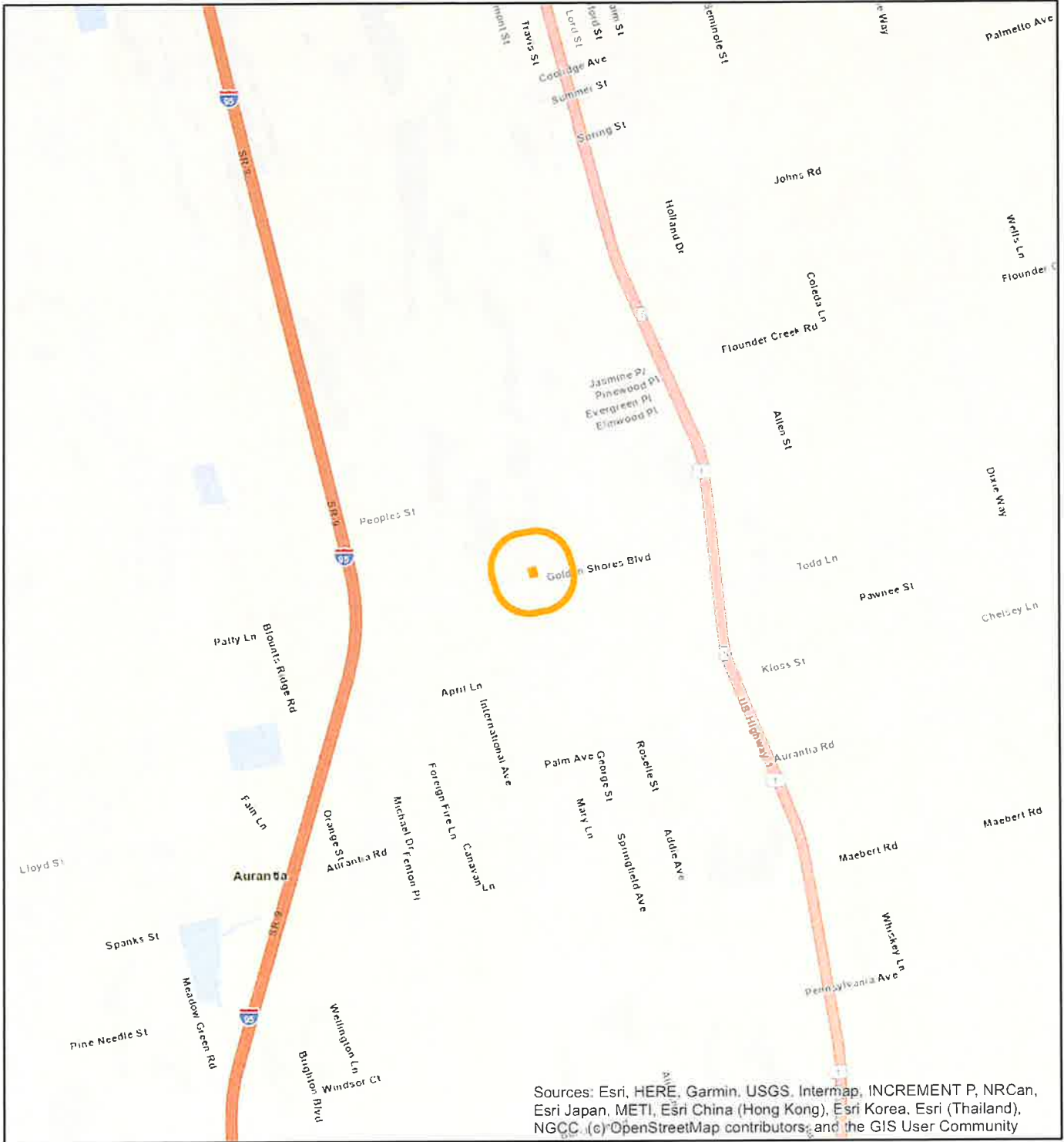
### Contents

#### 1. Legal Description

Lots 16 and 17, Block 5, Golden Shores Estates, unrecorded plat, more particularly described as follows: From the Southeast corner of Section 3, Indian River Park Subdivision as recorded in Plat Book 2, Page 33, of the Public Records of Brevard County, Florida, run Westerly along the South line of said Section 3 and on a relative bearing of North 79°01'04" East, for a distance of 1160.00 feet to the Point of Beginning; thence continue North 79°01'04" East, a distance of 145.00 feet to a point; thence run North 17°00'00" West, a distance of 190.00 feet to a point; thence run South 79°01'04" West, a distance of 145.00 feet to a point; thence run South 17°00'00" East, a distance of 190.00 feet to the Point of Beginning. Reserving therefrom the Southerly and Westerly 25 feet for road Right of Way. Said lands situate, lying and being in Brevard County, Florida.

# LOCATION MAP

FOUNE, JACOB  
25SS00008



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

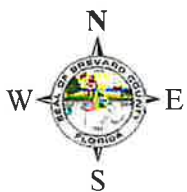
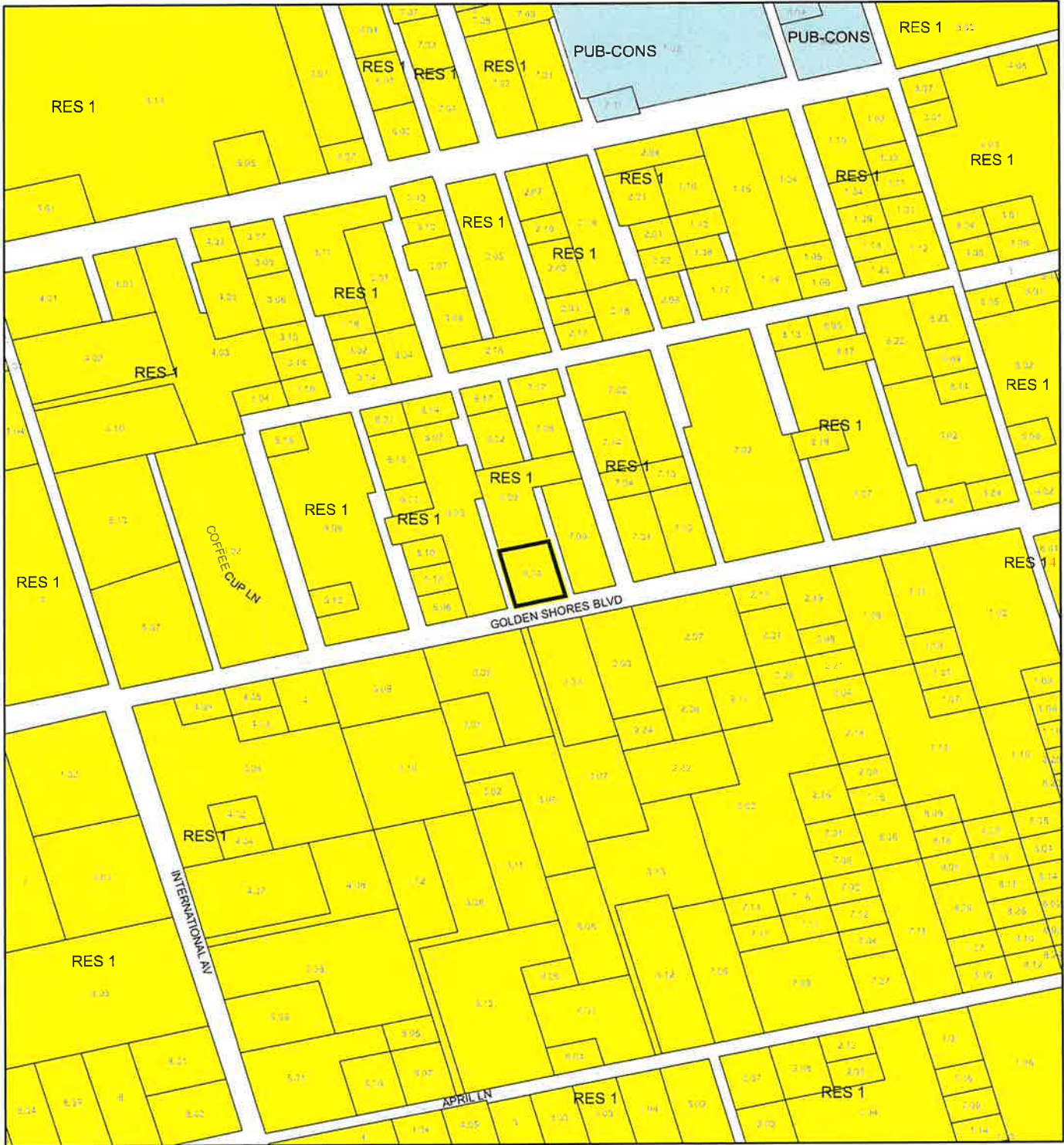
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025



-  Buffer
-  Subject Property

# FUTURE LAND USE MAP

FOUNE, JACOB  
25SS00008



1:4,800 or 1 inch = 400 feet

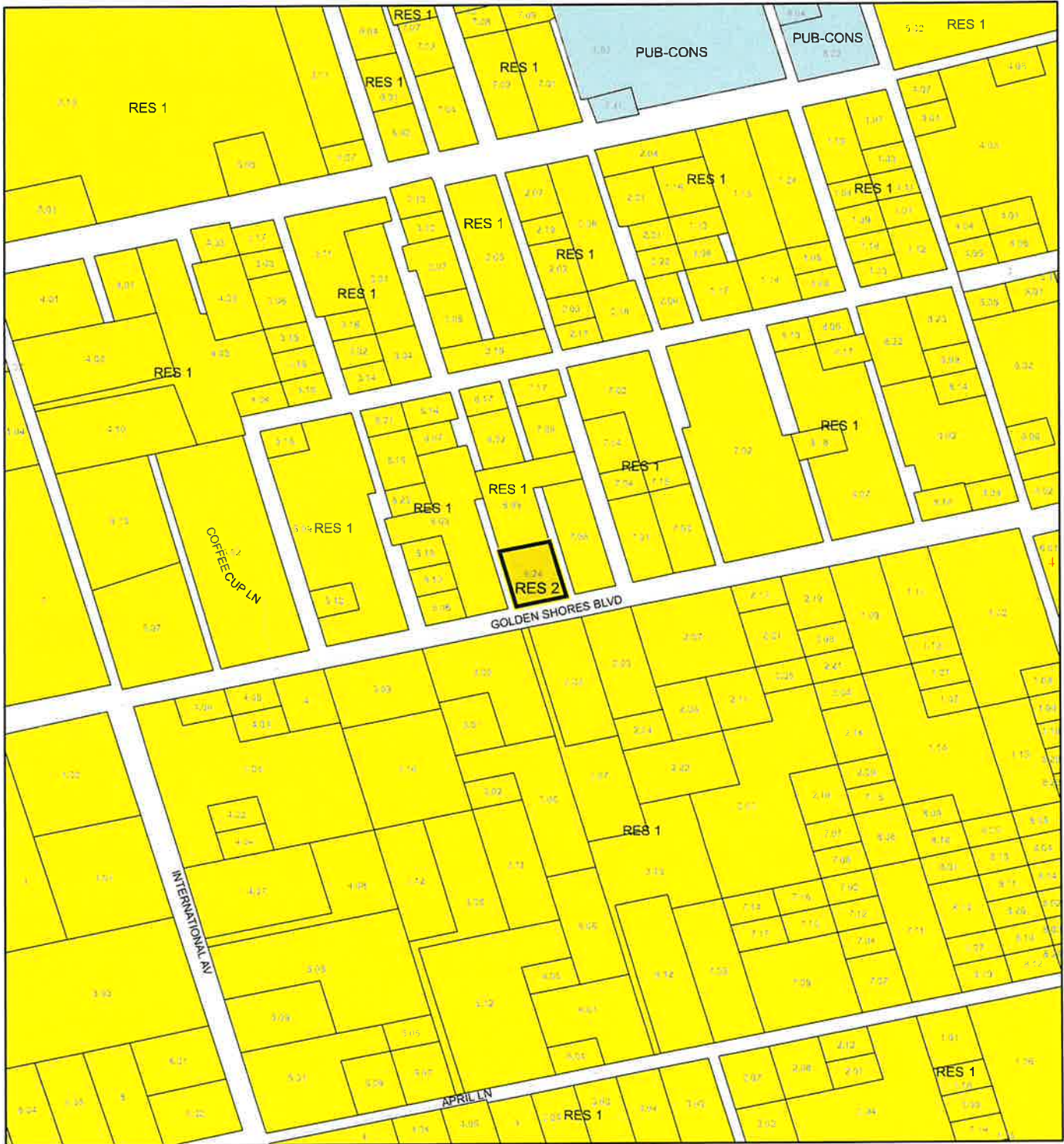
-  Subject Property
-  Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.



Produced by BoCC - GIS Date: 9/3/2025

# PROPOSED FUTURE LAND USE MAP

FOUNE, JACOB  
25SS00008



1:4,800 or 1 inch = 400 feet

-  Subject Property
-  Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

# ZONING MAP

FOUNE, JACOB


25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

 Subject Property

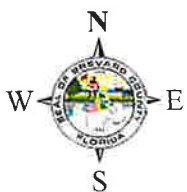
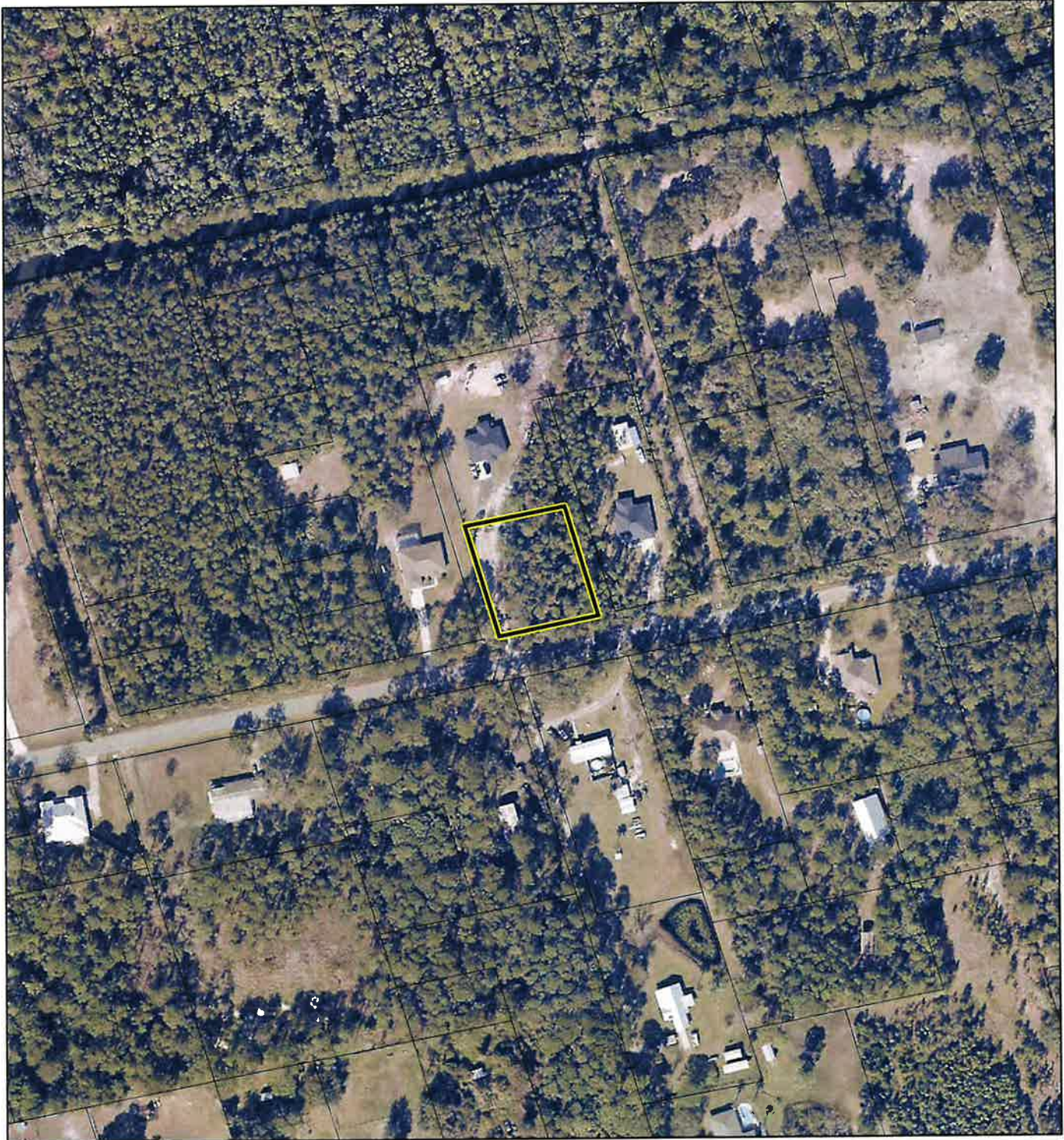
 Parcels

 Zoning

# AERIAL MAP

FOUNE, JACOB

25SS00008



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2025

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

 Subject Property

 Parcels

## **ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT**

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

### **Administrative Policy 1**

The Brevard County zoning official, planners and the Director of the Planning and Development, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

### **Administrative Policy 2**

Upon Board request, members of the Brevard County planning and zoning staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan amendments, vested rights, or other applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

#### **Criteria:**

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For development applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

### **Administrative Policy 3**

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

#### **Criteria:**

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:
  - 1. historical land use patterns;
  - 2. actual development over the immediately preceding three years; and
  - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

#### **Administrative Policy 4**

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

##### **Criteria:**

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
  - 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
  - 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
  - 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

#### **Administrative Policy 5**

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the

use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following:

**Criteria:**

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;
- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

**Administrative Policy 6**

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

**Administrative Policy 7**

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

**Administrative Policy 8**

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

#### **CONDITIONAL USE PERMITS (CUPs)**

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in

support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.
  - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
  - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
  - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:

- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by Section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

**FACTORS TO CONSIDER FOR A REZONING REQUEST**

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

“The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.”

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

### DEFINITIONS OF CONCURRENCY TERMS

**Maximum Acceptable Volume (MAV):** Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

**Current Volume:** Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

**Volume with Development (VOL W/DEV):** Equals Current Volume plus trip generation projected for the proposed development.

**Volume/Maximum Acceptable Volume (VOL/MAV):** Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

**Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV):** Ratio of volume with development to the Maximum Acceptable Volume.

**Acceptable Level of Service (CURRENT LOS):** The Level of Service at which a roadway is currently operating.

**Level of Service with Development (LOS W/DEV):** The Level of Service that a proposed development may generate on a roadway.

**FUTURE LAND USE MAP SERIES  
PLAN AMENDMENT**

**STAFF COMMENTS**

*Small Scale Plan Amendment 25S.14 (25SS00008)*  
**Township 20G, Range 34, Section 03**

---

**Property Information**

Owner / Applicant: **Jacob Foune**

Adopted Future Land Use Map Designation: Residential 1 (RES 1)

Requested Future Land Use Map Designation: Residential 2 (RES 2)

Acreage: 0.54 +/- acres

Tax Account #: 2000804

Site Location: North side of Golden Shores Blvd., approx. 1,167 ft. east of International Ave.

Commission District: 1

Current Zoning: SR (Suburban Residential) with BDP (Binding Development Plan)

Requested Zoning: SR with removal of BDP and addition of a new BDP

**Background & Purpose**

The applicant is requesting to amend the Future Land Use Map (FLUM) designation from Residential 1 (RES 1) to Residential 2 (RES 2) on 0.54 acres to build a single-family home and provide consistency with the proposed rezoning request from SR with a BDP to SR with removal of a BDP and additional of a new BDP (companion application **25Z00037**). The subject parcel has a single-family residence under construction (**24BC21408**), which currently has a stop work order pending application approval(s). The proposed FLU designation can be considered an intensification of density and an introduction of a FLU designation to the area.

Staff would like to add the following disclaimer: Approval of this small-scale comprehensive plan amendment shall not be interpreted or construed as establishing a precedent for future land use amendments, zoning actions, or development approvals. Each application is reviewed on its own merits, based on the specific facts, circumstances, and applicable policies and regulations in effect at the time of review. Nothing in this action shall be deemed to create vested rights or to obligate the County to

approve any future requests of a similar nature. In this particular case, the applicant is subject to Code Enforcement due to the actions of a predecessor in interest who improperly split the property into a substandard lot violating Section 62-2102, Brevard County Code.

The subject property retains the original FLU designation established in 1988 by the Brevard County Comprehensive Plan.

The BDP was approved under zoning action **19PZ00098** and recorded in ORB 8662, Page 2523. Specifically, this action approved a rezoning from GU (General Use) to the SR classification on 1.34 acres. At the time, the subject property complied with the RES 1 FLU designation. However, RES 1 was, and is not, consistent with the SR zoning classification. The original BDP stipulated the developer/owner shall limit development to one single-family residence and may be further restricted by any changes to the Comprehensive Plan or Land Development Regulations. The original BDP further stipulated that the developer/owner shall limit density to one unit per acre and may be further restricted by any changes to the Comprehensive Plan or Land Development Regulations.

One (1) single-family residence (SFR) permit, **20BC20801**, was issued for construction by Scott Minnick Construction Inc. on the 1.34 acres owned by Thomas & Barbara Tofte, on January 6, 2021. Subsequently, the property was sold to Joseph & Chelsea Minnick and split into two (2) lots of 0.54 acres and 0.89 acres on April 27, 2020, as recorded in ORB 8729, PG 2604 – 2605.

During staff review of the SFR permit, **20BC20801**, on October 15, 2020, it was noted by Zoning staff that the documents submitted did not appear to match the approved lot configuration of **19PZ00098**. After the submittal of the warranty deed and revised plot plan, Zoning staff was able to review and approve the permit on November 9, 2020.

The 0.89-acre property was sold on October 22, 2021, by Joseph & Chelsea Minnick as recorded in ORB 9302, PG 346 – 347. The 0.54-acre subject property was sold to the applicant, Jacob Foune, by Joseph & Chelsea Minnick on June 4, 2024, as recorded in ORB 10079, PG 2366 – 2367.

**These actions violated the conditions of the BDP and Section 62-2102, Brevard County Code of Ordinances, “Alteration of lot,” which states that “no person shall sever any lot in such a manner that a violation of any of the provisions of this chapter would be created on any new or altered lot, including their uses or structures.”**

Subsequent to this unlawful split, a permit for a single-family resident was issued in error (24BC21408). This permit should not have been issued because the lot is a substandard lot as a result of that split. Upon discovering the error, a Stop Work Order was issued by the Brevard County Building Official.

The subject parcel is located on the north side of Golden Shores Blvd., a County maintained road, approximately 1,167 ft. east of International Ave.

There are no current code enforcement complaints on the property.

**Surrounding Area**

	<b>Existing Use</b>	<b>Zoning</b>	<b>Future Land Use</b>
<b>North</b>	Single-family residence	RR-1	RES 1
<b>South</b>	Single-family mobile home across Golden Shores Blvd	RRMH-1	RES 1
<b>East</b>	Single-family residence	SR w/ BDP	RES 1
<b>West</b>	Single-family residence	RR-1	RES 1

North of the subject property is a 1.07-acre parcel zoned RR-1 with a RES1 FLU designation. It has been improved with a single-family residence.

South of the subject property, across Golden Shores Blvd., is a 1.43-acre parcel zoned RRMH-1 with a RES1 FLU designation. It has been improved with a single-family mobile home.

East of the subject property is a 0.89-acre parcel zoned SR with a BDP with a RES1 FLU designation. It has been improved with a single-family residence. This eastern property was previously connected to the subject property but was split out illegally in violation of Section 62-2102, Brevard County Code, and created two (2) substandard lots, the subject property and the eastern property.

West of the subject property is a 1.72-acre parcel zoned RR-1 with a RES1 FLU designation. It has been improved with a single-family residence.

The Residential 1 land use designation permits low density residential development with a maximum density of up to one (1) unit per acre, except as otherwise may be provided for within this element.

**Future Land Use**

The subject property’s SR zoning classification with a BDP can be considered consistent with the RES 1 Future Land Use designation provided on the FLUM series contained within Chapter XI – Future Land Use Element of Brevard County’s Comprehensive Plan. The proposed SR zoning classification with the removal of the BDP can be considered consistent with the proposed RES 2 FLU designation.

## Comprehensive Plan Policies/Comprehensive Plan Analysis

Comprehensive Plan Policies are shown in plain text; Staff Findings of Fact are shown in **bold**.

**Notice:** The Comprehensive Plan establishes the broadest framework for reviewing development applications and provides the initial level of review in a three layer screening process. The second level of review entails assessment of the development application's consistency with Brevard County's zoning regulations. The third layer of review assesses whether the development application conforms to site planning/land development standards of the Brevard County Land Development Code. While each of these layers individually affords its own evaluative value, all three layers must be cumulatively considered when assessing the appropriateness of a specific development proposal.

### FLUE Residential 2 (maximum of 2 units per acre) Policy 1.8

The Residential 2 land use designation permits lower density residential development with a maximum density of up to two (2) units per acre, except as otherwise may be provided for within this element. The Residential 2 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

#### Criteria:

- A. Areas adjacent to existing Residential 2 land use designation; or  
**The subject property is not adjacent to another RES 2 land use designation.**
- B. Areas which serve as a transition between existing land uses or land use designations with density greater than two (2) units per acre and areas with density of less than two (2) units per acre; or  
**The subject property does not serve as a transition between areas of greater density and lesser density.**
- C. Unincorporated areas which are adjacent to incorporated areas and may be considered a logical transition for Residential 2.  
**The subject property is not adjacent to an incorporated area.**
- D. Up to a 25% density bonus to permit up to 1.25 dwelling units per acre may be considered with a Planned Unit Development were deemed compatible by the County with adjacent development, provided that minimum infrastructure requirements set forth in Policy 1.2 are available. Such higher densities should be relegated to interior portions of the PUD tract, away from perimeters, to enhance blending with adjacent areas and to maximize the integration of open space within the development and promote interconnectivity with surrounding uses. This density bonus shall not be utilized by properties within the CHHA.  
**The companion rezoning application does not request PUD zoning.**

**Administrative Policy 3** - Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered.

Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use;

**The proposed BDP removal and FLU designation amendment would allow the development of one single-family home similar to the existing developed lots in the surrounding area. The request is not anticipated to diminish the enjoyment of safety or quality of life in existing residential area. Development must meet concurrency and performance standards.**

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.

**Only a certified MAI (Master Appraiser Institute) appraisal can determine if material reduction has or will occur due to the proposed use(s).**

Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:

- 1. historical land use patterns;

**The historical land use patterns in the surrounding area can be categorized as vacant land, agricultural pursuits, or single-family residences situated on larger parcels ranging from 0.22 to 18.14 acres.**

**Residential 1 (RES 1) is the only FLU designation within the 0.5-mile search radius.**

**There have been no FLUM amendments within one-half mile of the subject property in the past three years.**

**There are multiple zoning classifications within a 0.5-mile radius of the subject parcel. The prominent zoning classification in the area is General Use (GU) followed by RRMH-1. Additional zonings include Rural Residential (RR-1), Single-Family Residential (RU-1-9), Suburban Residential (SR),**

**Single-Family Mobile Home (TR-1), and Agricultural Residential (AU) zoning classifications.**

**There is one other SR zoned property, immediately abutting on the east side of the subject property.**

2. actual development over the immediately preceding three years; and  
**Zoning actions within one half mile within the past three years:**

**•24Z00053: Approximately 600 ft. west of the subject property, approved on 03/13/2025, a rezoning from GU to AU and currently has a pending building permit for an addition to the existing single-family residence.**

**•23Z00064: Within 0.5 miles south of the subject property, on April Ln., approved on 11/2/2023, a rezoning from GU to RR-1 and has been improved with a single-family residence.**

**•22Z00043: Within 0.5 miles northwest of the subject property, on Peoples St., approved on 11/03/2022, a rezoning from RRMH-1 to AU. No pending development currently.**

3. development approved within the past three (3) years but not yet constructed.

**There has not been any development approved but not yet constructed within this area in the preceding three (3) years.**

- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

**No material violation of relevant policies has been identified.**

**Administrative Policy 4**

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

**Criteria:**

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

**This request is not anticipated to have a measurable impact on the area in terms of trip generation, or parking. No commercial or industrial activity is proposed.**

- B. In determining whether an established residential neighborhood exists, the following factors must be present:

- 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

**Staff analysis has determined that while it is not an established residential neighborhood, there are clearly established roads and residential lot boundaries.**

- 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.

**The proposed is not a commercial use.**

- 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

**The area is primarily a sparse residential area with vacant lands and no commercial zoning nearby.**

#### **Analysis of Administrative Policy #7**

Proposed use(s) shall not cause or substantially aggravate any (a) Substantial drainage problem on surrounding properties; or (b) significant, adverse and unmitigable impact on significant natural wetlands, water bodies or habitat for listed species.

#### **Environmental Constraints**

**Natural Resources Management Department has identified that the subject property is located within a mapped FEMA Special Flood Hazard Area (SFHA) A. Also, the subject property may have federally protected species and/or state**

**protected species may be present on the property. The property is mapped within a large area of Florida Scrub Jay habitat / occupancy.**

**Please refer to all comments provided by the Natural Resource Management Department at the end of this report.**

### **Environmental Constraints**

#### **Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Floodplain Protection
- Land Clearing and Landscape Requirements
- Protected Species

See the full NRM comments at the end of this report.

### **Preliminary Concurrency**

The closest concurrency management segment to the subject property is US Highway 1, between Burkholm Road and Volusia County, which has a Maximum Acceptable Volume (MAV) of 21,800 trips per day, a Level of Service (LOS) of C, and currently operates at 21.8% of capacity daily. The maximum development potential from the proposed rezoning does not increase the proposed trip generation. The corridor is anticipated to continue to operate at 21.8% of capacity daily (LOS C). The proposal is not anticipated to create a deficiency in LOS Applicable Land Use Policies.

The subject property is not served by potable water or sewer and the provision of such would need to be provided by well and septic or a private sewer system.

No school concurrency information has been provided as the development potential of this site falls below the minimum number of new residential lots that would require a formal review.

### **Historic Resources**

There are no recorded historic or archaeological sites on the project site according to the Master Site File from the Florida Division of Historic Resources.

### **For Board Consideration**

The Board may wish to consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area. In addition, the Board should consider the request based on the facts and circumstances surrounding the actions of a predecessor in interest, which resulted in the subject property being turned into a substandard lot

**NATURAL RESOURCES MANAGEMENT DEPARTMENT  
Land Use Review & Summary  
Item No. 25SS00008**

**Applicant:** Jacob Foune (Owner: Jacob Foune)

**Land Use Request:** Amend FLUM from RES 1 to RES 2

**Note:** to legitimize property to continue building home

**LPA Hearing:** 11/17/2025; **BCC Hearing:** 12/11/2025

**Tax ID No.:** 2000804

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

**Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Floodplain Protection
- Land Clearing and Landscape Requirements
- Protected Species

**Land Use Comments:**

**Floodplain Protection**

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) A, as identified by the Federal Emergency Management Agency, and as shown on the FEMA Flood Map. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

**Land Clearing and Landscape Requirements**

The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for Protected and Specimen tree preservation. Land clearing is not permitted without prior authorization by NRM. **Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.**

**Protected Species**

Federally and/or state protected species may be present on the property. Specifically, the property lies within a large area of mapped Florida Scrub Jay occupancy. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the U.S. Fish and Wildlife Service (904-731-3121 or email [FW4FLESRegs@fws.gov](mailto:FW4FLESRegs@fws.gov)), as applicable.



LEGEND:

N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
I.R. = IRON ROD  
N & D = NAIL & DISK  
I.P. = IRON PIPE  
C = CENTER LINE  
O/S = OFFSET  
CH = CHORD  
R = RADIUS  
Δ = DELTA  
T = TANGENT  
A = ARC DISTANCE  
ENCR. = ENCROACH  
SCRN. = SCREENED  
ENCL. = ENCLOSURE  
DECOR. = DECORATIVE  
MEAS. = MEASURE  
COMM. = COMMERCIAL  
ID. = IDENTIFYING NAME  
OR NUMBER  
L.S. = LICENSED SURVEYOR  
U.S.P. = UTILITY SERVICE  
POLE  
U.P. = UTILITY POLE  
W.S. = WATER SERVICE  
T.J.B. = TELEPHONE  
JUNCTION BOX  
W.F. = WETLAND FLAG

C.M. = CONCRETE MONUMENT  
A/C = AIR CONDITIONING  
COMPRESSOR  
FNC. = FENCE  
C & G = CURB & GUTTER  
B.M. = BENCHMARK  
ELEV. = ELEVATION  
P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
D.B. = DEED BOOK  
P.I. = POINT OF INTERSECTION  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
P.R.M. = PERMANENT REFERENCE  
MONUMENT  
P.U. & D.E. = PUBLIC UTILITIES &  
DRAINAGE EASEMENT  
L.B. = LICENSED BUSINESS  
N.T.S. = NOT TO SCALE  
R.C.P. = REINFORCED CONCRETE PIPE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
C.M.P. = CORRUGATED METAL PIPE  
N.G.V.D.29 = NATIONAL GEODETIC  
VERTICAL DATUM 1929  
N.A.V.D.88 = NORTH AMERICAN  
VERTICAL DATUM 1988  
E.S.H.H. = ELECTRIC SERVICE HAND HOLE  
C.T.V.J.B. = CABLE T.V. JUNCTION BOX  
L.P. = LIGHT POLE

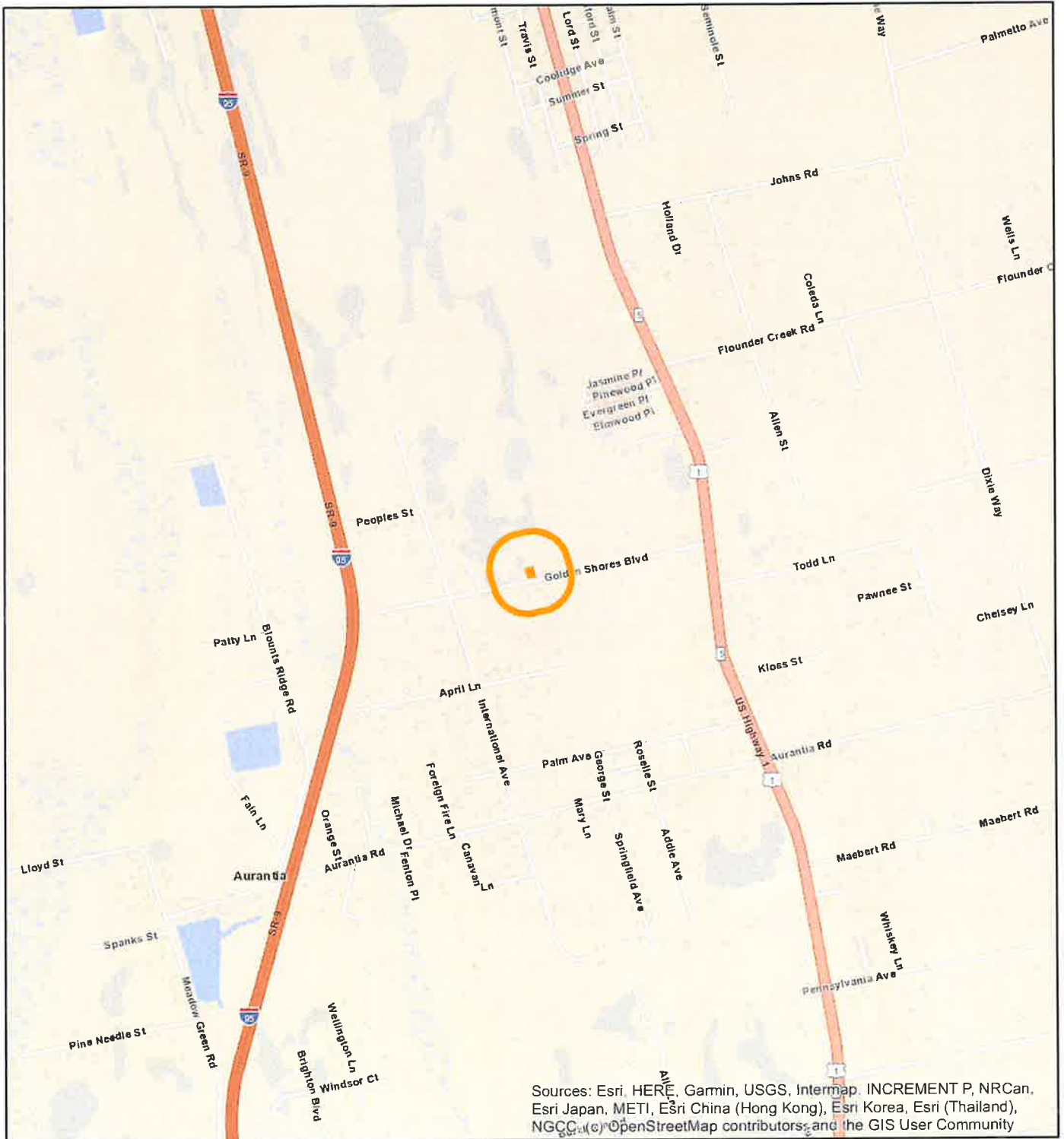
PG. = PAGE  
BLVD. = BOULEVARD  
ST. = STREET  
AV. = AVENUE  
RD. = ROAD  
LN. = LANE  
TERR. = TERRACE  
STY. = STORY  
RES. = RESIDENCE  
MAS. = MASONRY  
FRM. = FRAME  
CONC. = CONCRETE  
DRAIN. = DRAINAGE  
UTL. = UTILITY  
ADD'T. = ADDITION  
BRNG. = BEARING  
STOR. = STORAGE  
ENT. = ENTRY  
COMP. = COMPUTED  
RET. = RETAINING  
G.A. = GUY ANCHOR  
G.S. = GAS SERVICE  
G.M. = GAS METER  
FD. = FOUND  
MTL. = METAL  
MH. = MANHOLE  
E.T. = ELECTRIC  
TRANSFORMER  
E.M. = ELECTRIC  
METER

NOTE:

1. ALL IRON RODS SET ARE 18" #4 (1/2") REBAR WITH CAP MARKED HOLLEY & ASSOC. L.B. #4595.
2. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, ONLY THOSE RIGHTS OF WAY AND EASEMENTS SHOWN OR NOTED ON THE RECORD PLAT AND ANY OPEN AND NOTORIOUS EVIDENCE ON OR ACROSS THE LAND SURVEYED IS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. DATE SHOWN IS DATE OF FIELD SURVEY, UNLESS OTHERWISE STATED.
5. BEARINGS & DISTANCES MEASURED ARE THE SAME AS PLAT OR DEED CALL UNLESS OTHERWISE SHOWN.
6. ALL LOTS LIE WITHIN THE SAME BLOCK, UNLESS OTHERWISE SHOWN.

# LOCATION MAP

FOUNE, JACOB  
25SS00008



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

- Buffer
- Subject Property

# ZONING MAP

FOUNE, JACOB  
25SS00008



1:4,800 or 1 inch = 400 feet

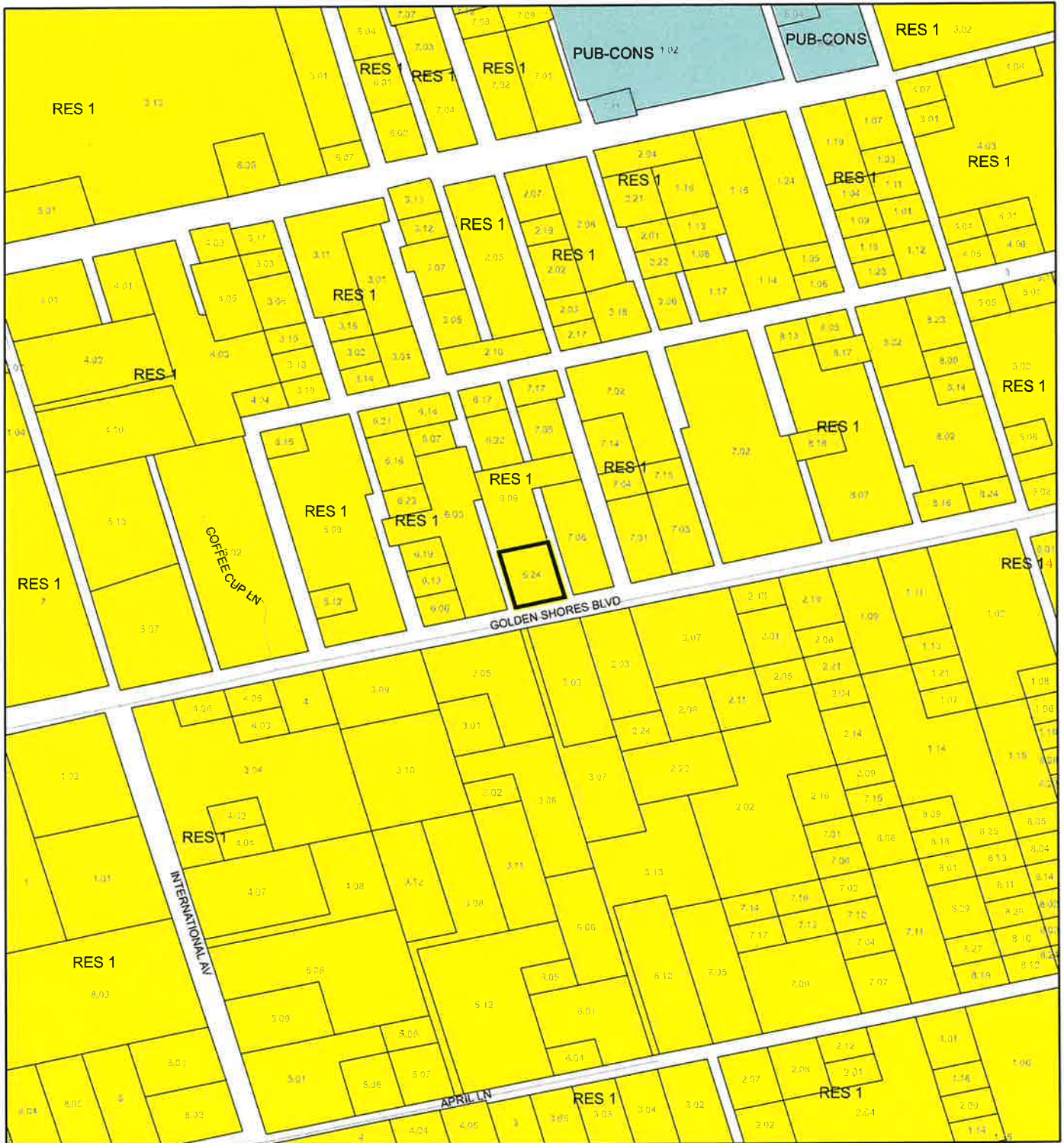
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

-  Subject Property
-  Parcels
-  Zoning

# FUTURE LAND USE MAP

FOUNE, JACOB  
25SS00008



1:4,800 or 1 inch = 400 feet

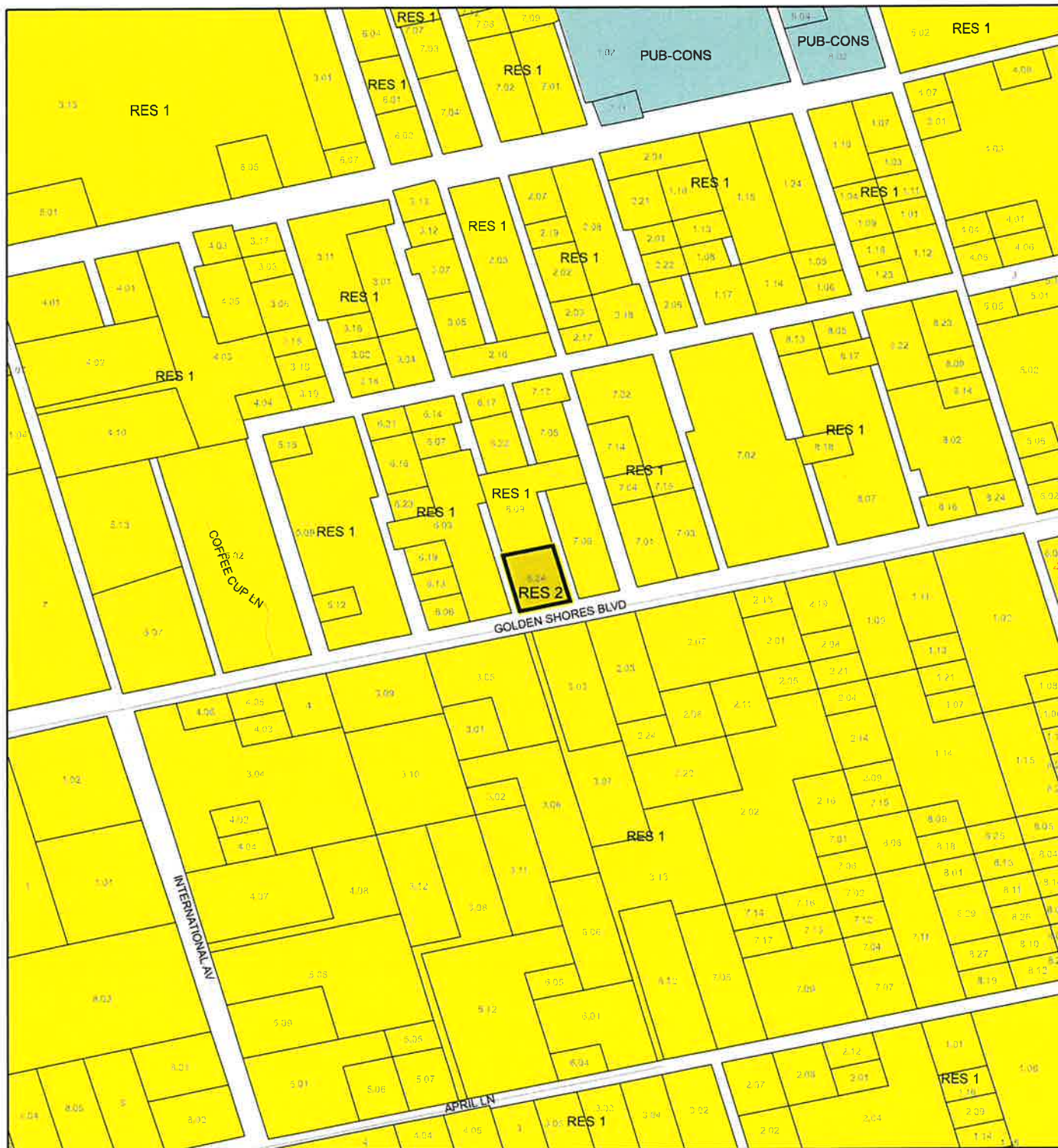
- Subject Property
- Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions herein.



Produced by BoCC - GIS Date: 9/3/2025

# PROPOSED FUTURE LAND USE MAP

FOUNE, JACOB  
25SS00008



1:4,800 or 1 inch = 400 feet

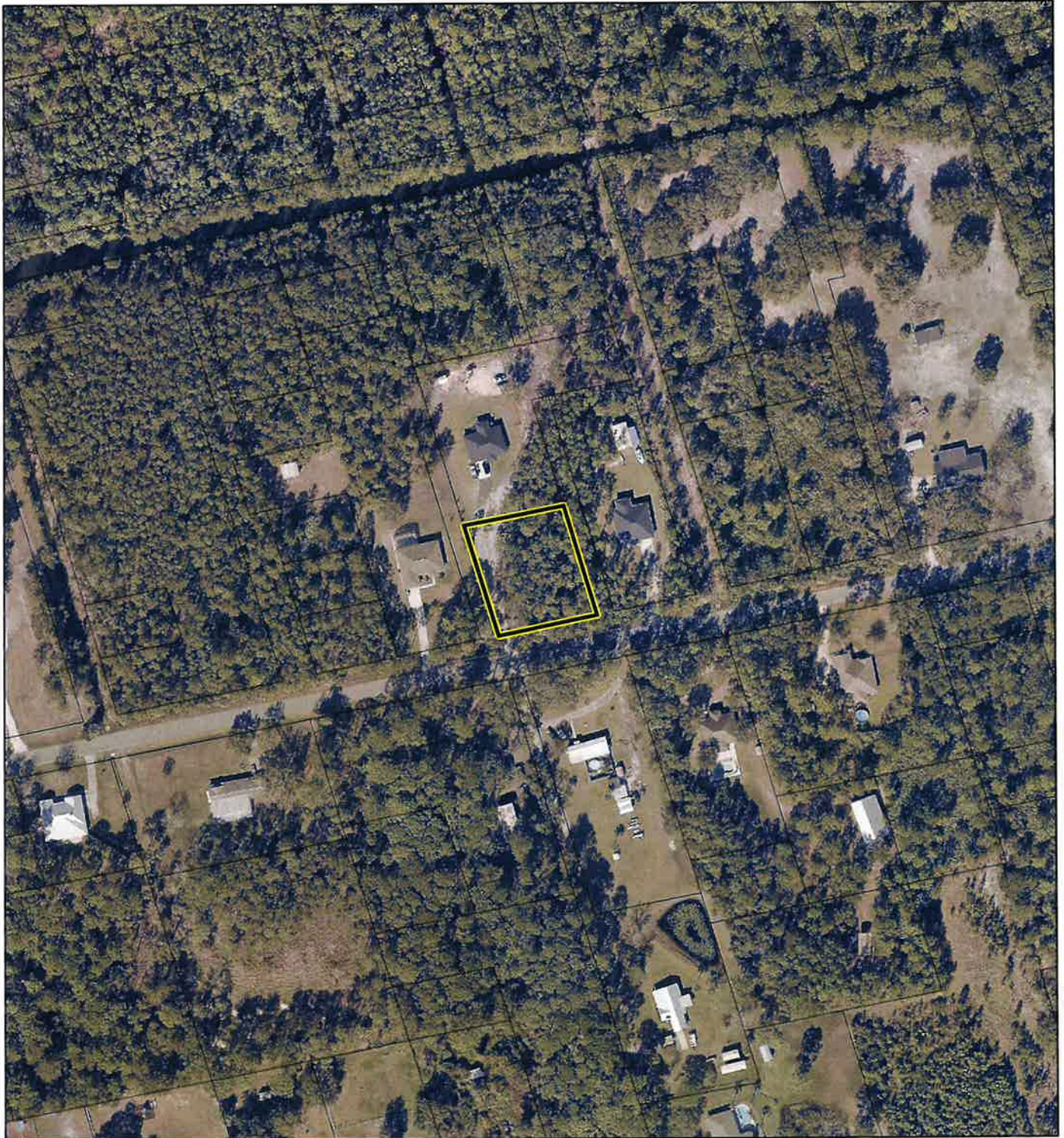
-  Subject Property
-  Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

# AERIAL MAP

FOUNE, JACOB  
25SS00008




1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2025

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

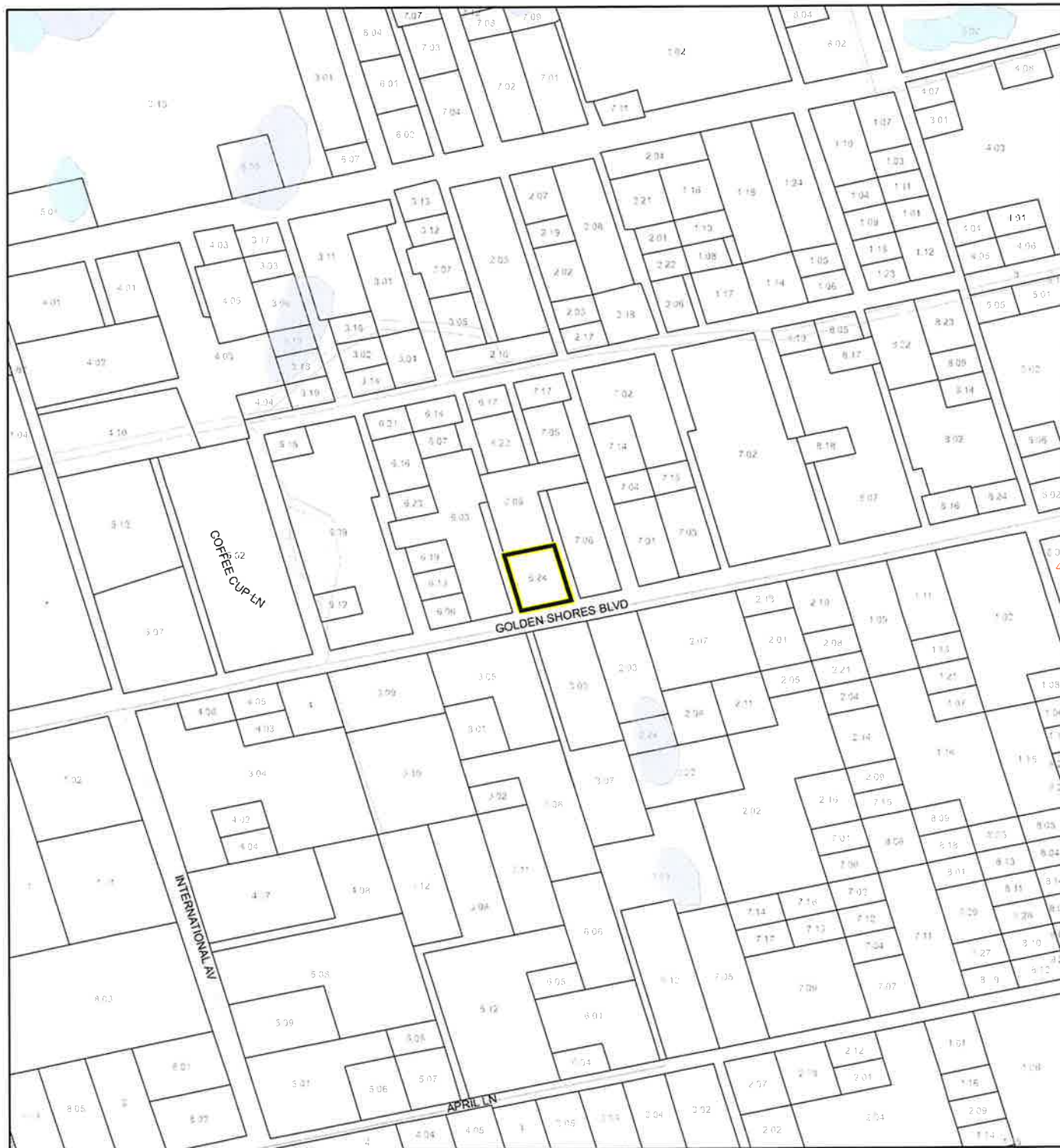
Produced by BoCC - GIS Date: 9/3/2025

 Subject Property

 Parcels

# NWI WETLANDS MAP

FOUNE, JACOB  
25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

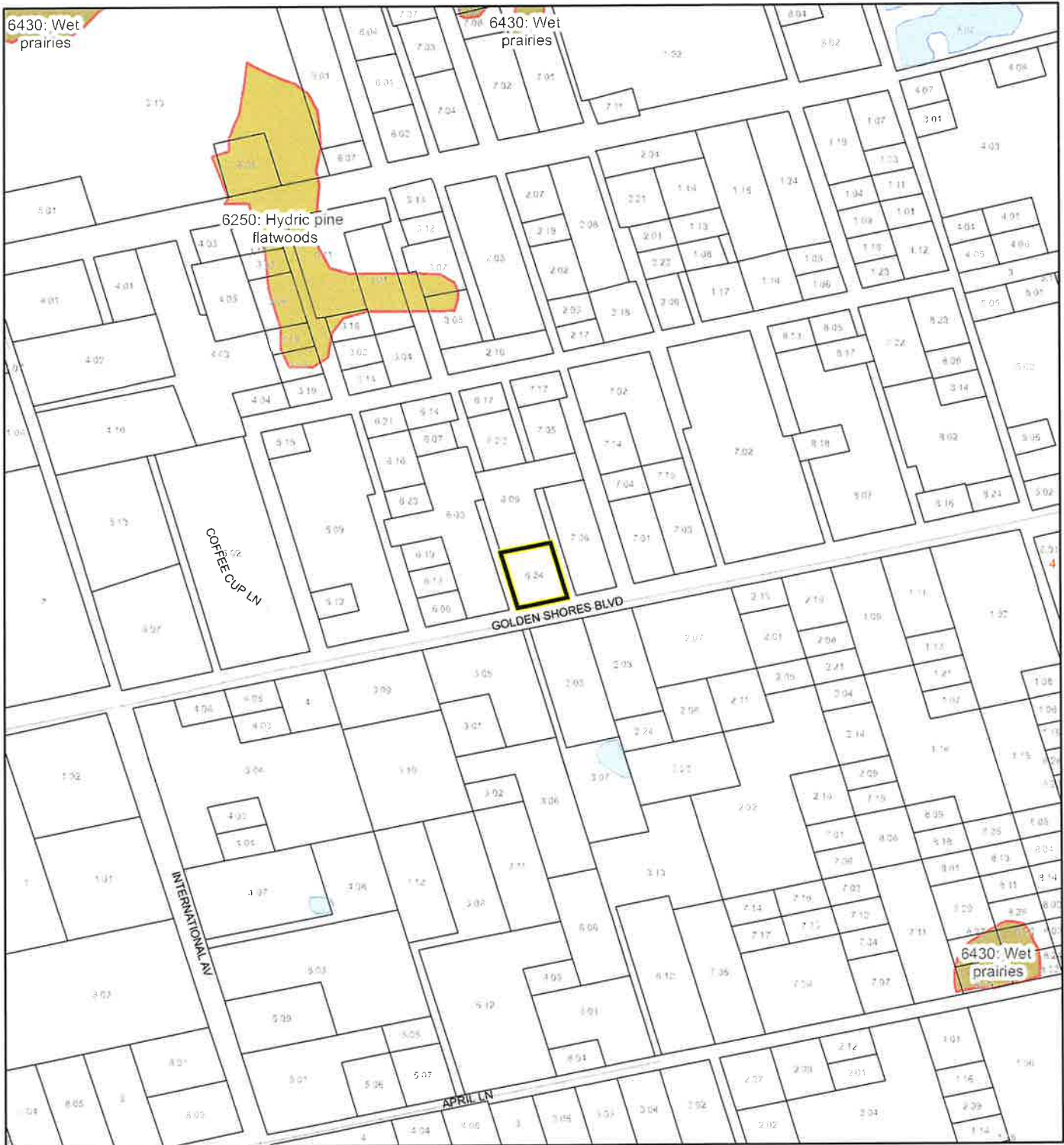
Produced by BoCC - GIS Date: 9/3/2025

### National Wetlands Inventory (NWI)

- |                                   |                  |
|-----------------------------------|------------------|
| Estuarine and Marine Deepwater    | Freshwater Pond  |
| Estuarine and Marine Wetland      | Lake             |
| Freshwater Emergent Wetland       | Other            |
| Freshwater Forested/Shrub Wetland | Riverine         |
|                                   | Subject Property |
|                                   | Parcels          |

# SJRWMD FLUCCS WETLANDS - 6000 Series MAP

FOUNE, JACOB  
25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

## SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

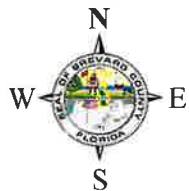
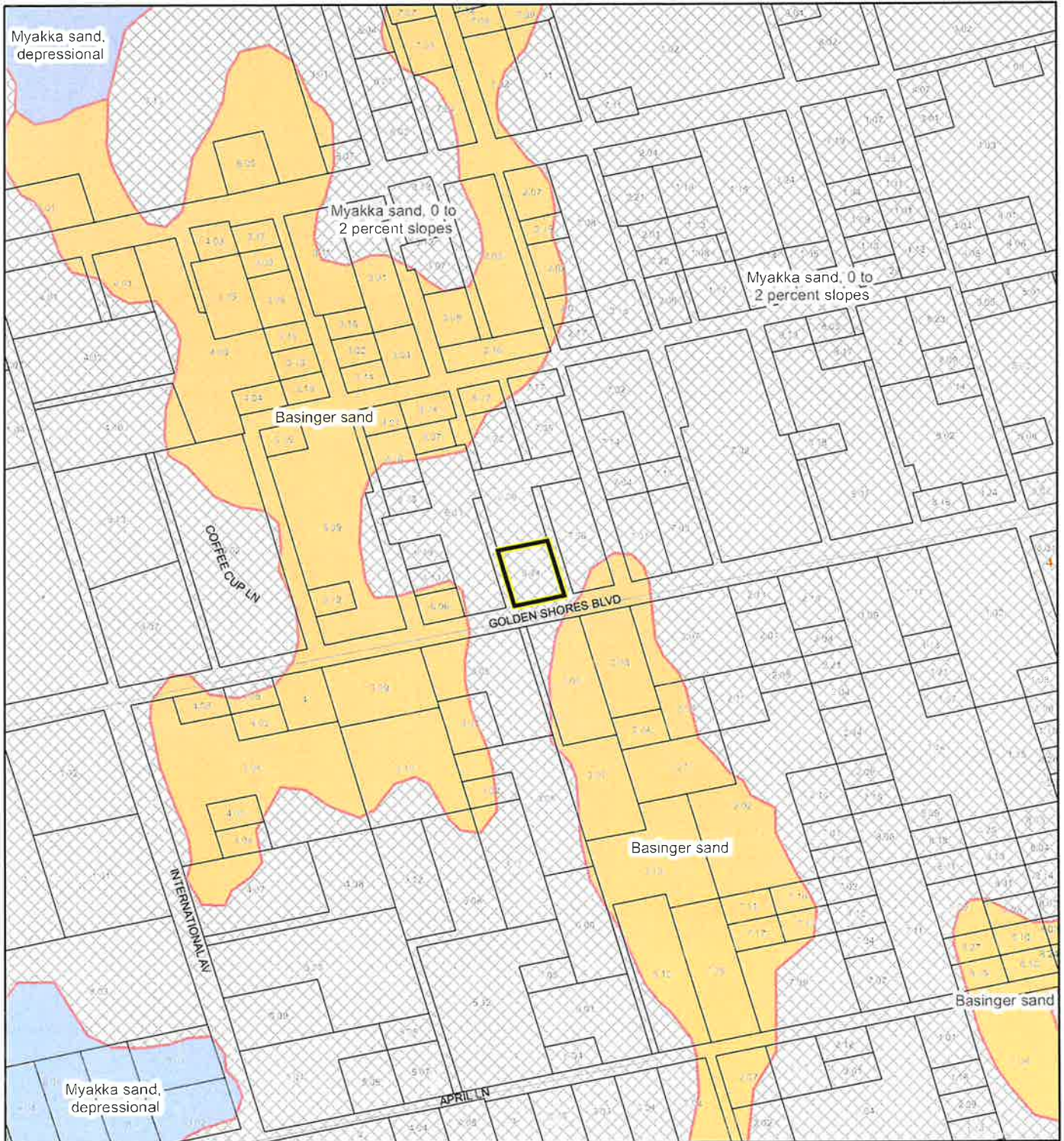
Subject Property

Parcels

# USDA SCSSS SOILS MAP

FOUNE, JACOB

25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

### USDA SCSSS Soils

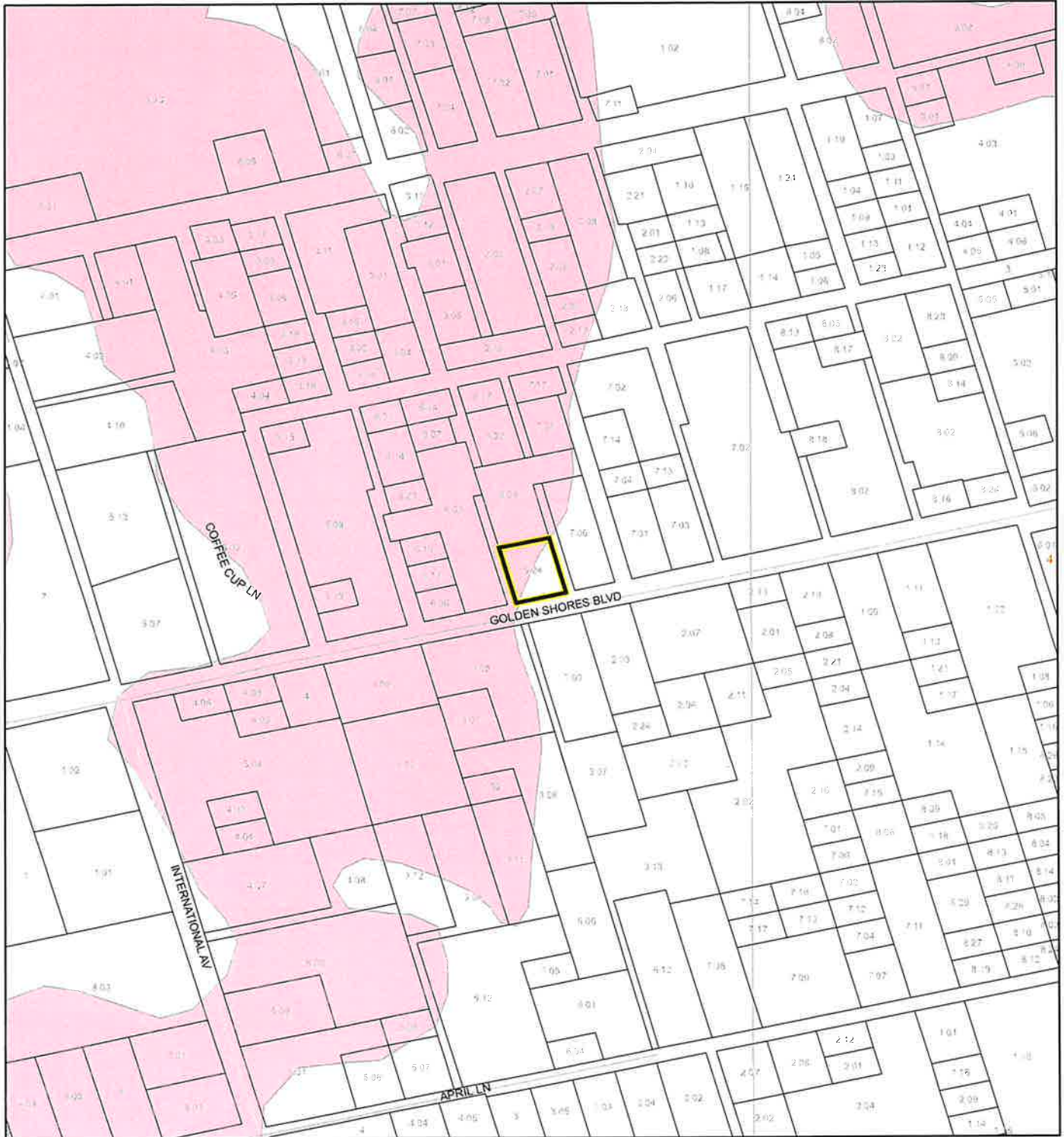
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

# FEMA FLOOD ZONES MAP

FOUNE, JACOB

25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

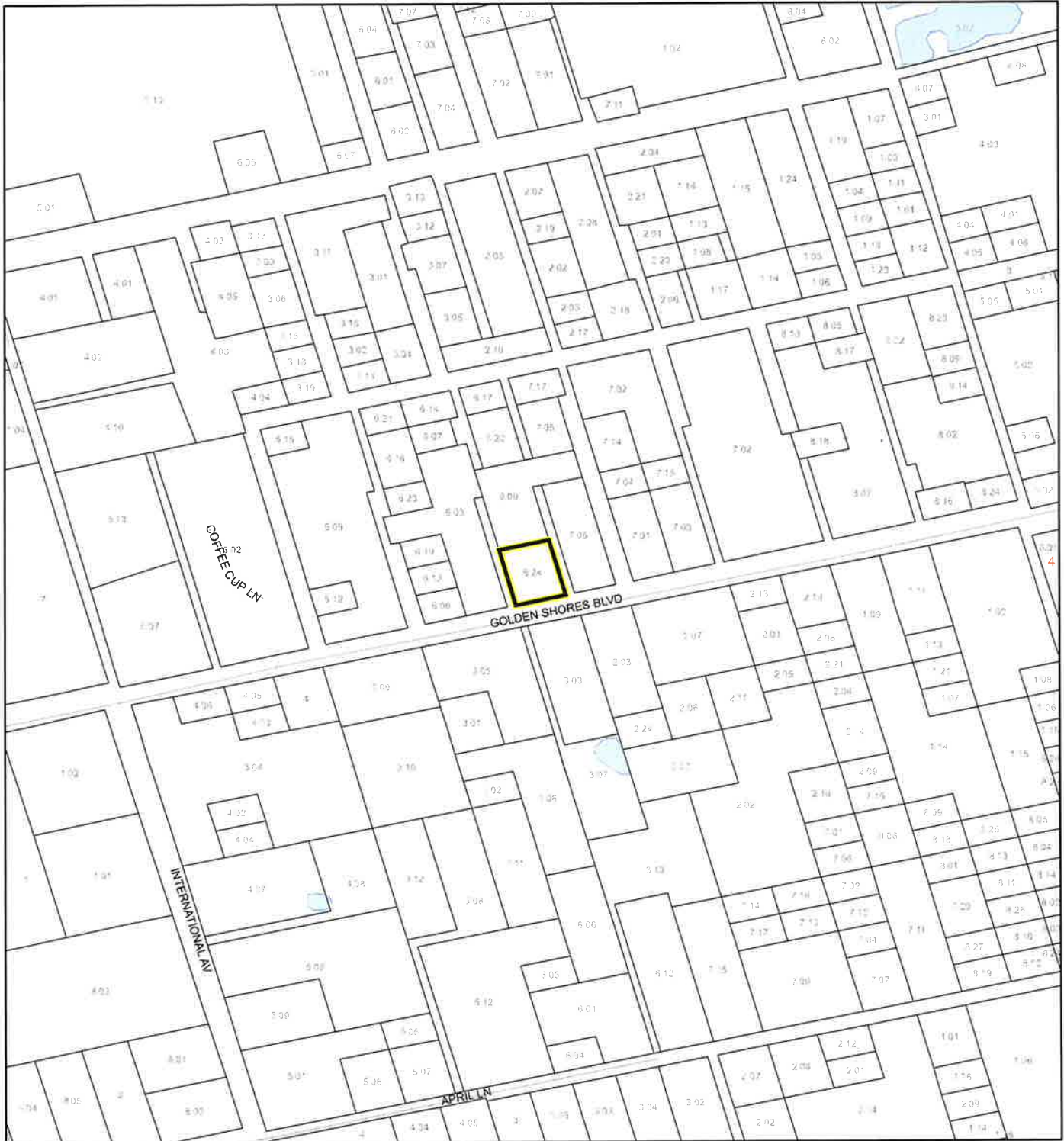
### FEMA Flood Zones

- |  |  |   |
|--|--|---|
|  A                |  AO         |  X |
|  AE               |  Open Water |   |
|  AH               |  VE         |   |
|  Subject Property |  Parcels    |   |

# COASTAL HIGH HAZARD AREA MAP

FOUNE, JACOB

25SS00008



1:4,800 or 1 inch = 400 feet


This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

 Subject Property

 Parcels

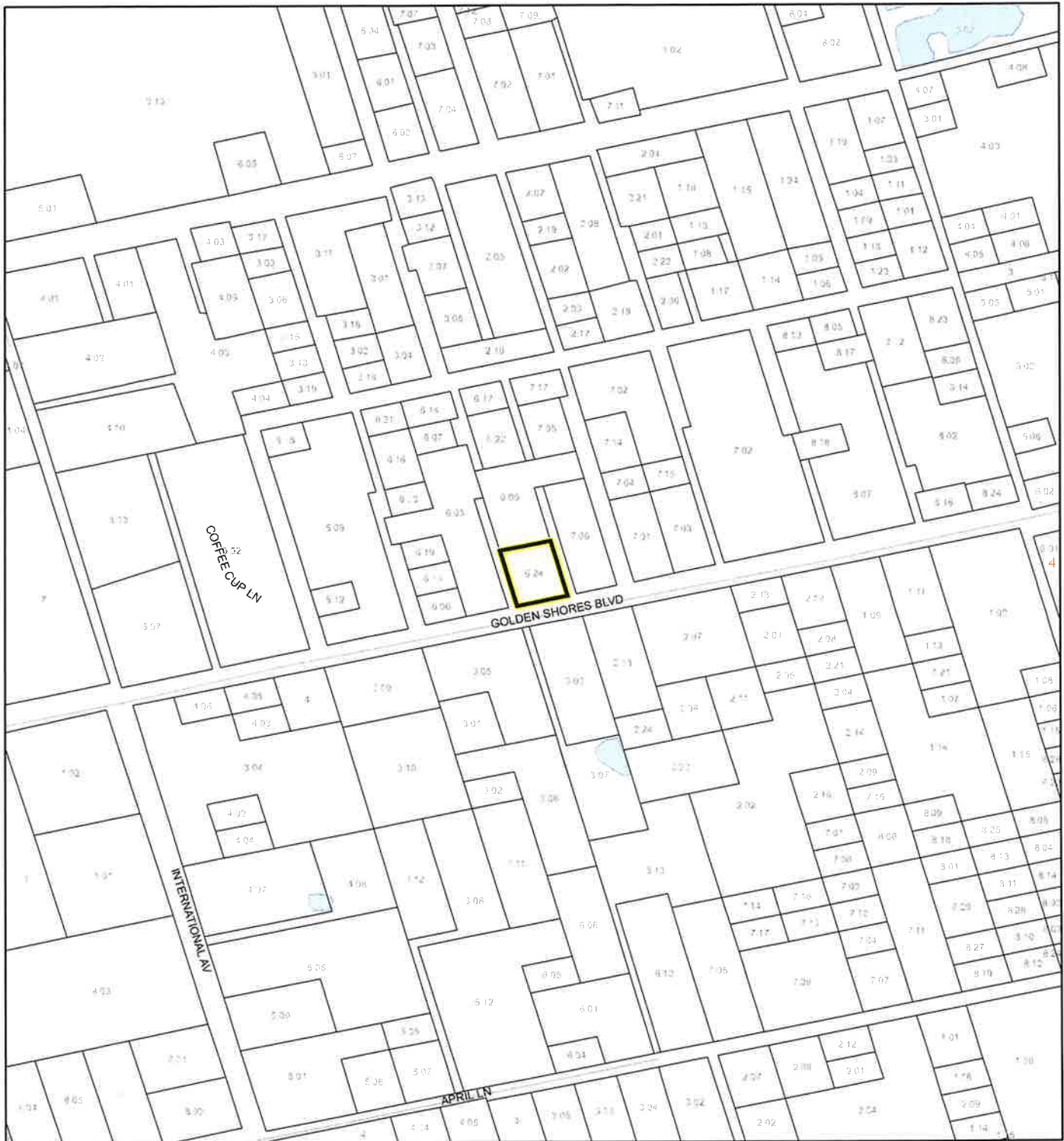
**Coastal High Hazard Area**

 SurgeZoneCat1

# INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

FOUNE, JACOB


25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

 Subject Property

 Parcels

**Septic Overlay**

 40 Meters

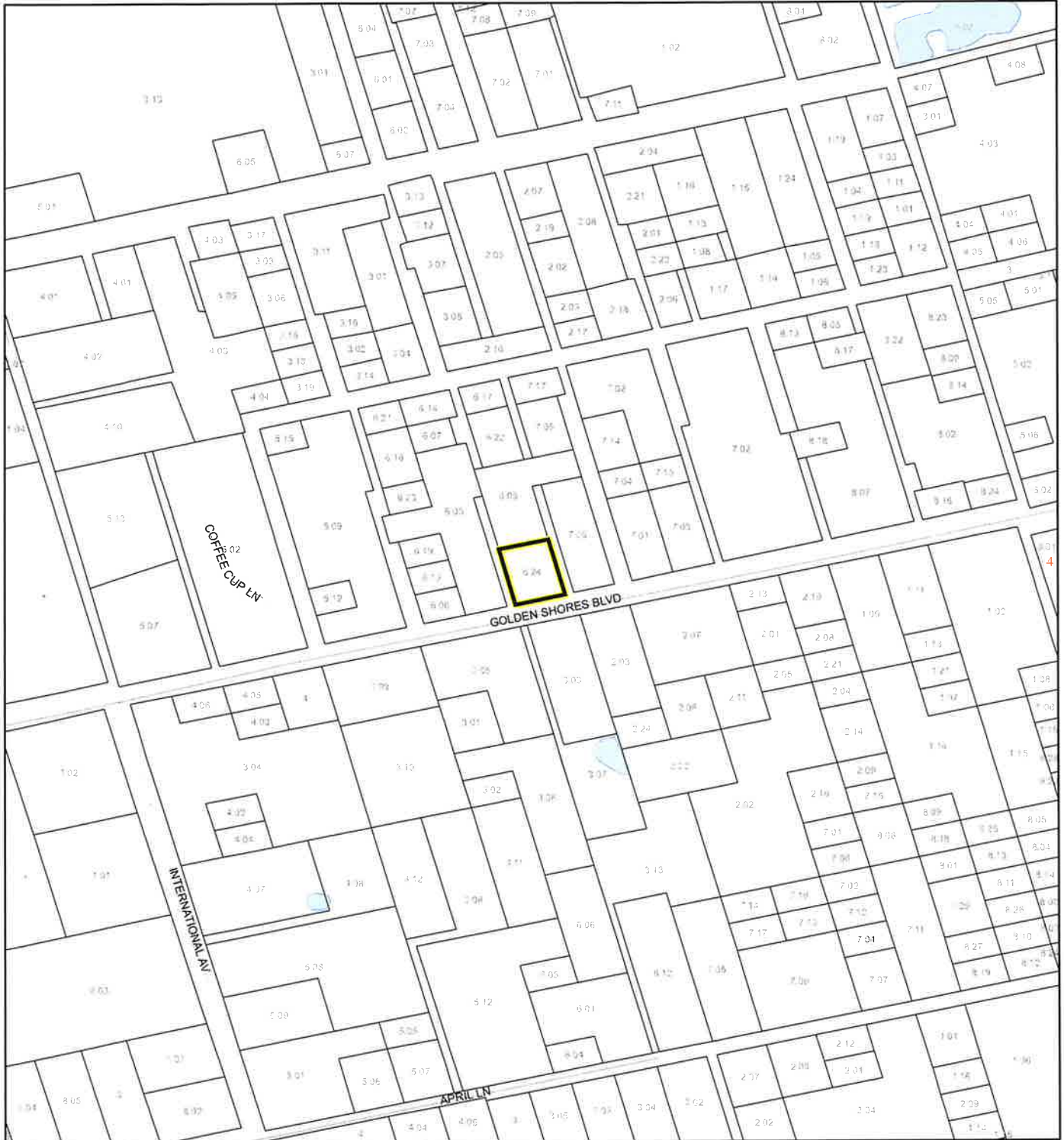
 60 Meters

 All Distances

# EAGLE NESTS MAP

FOUNE, JACOB

25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

 Subject Property

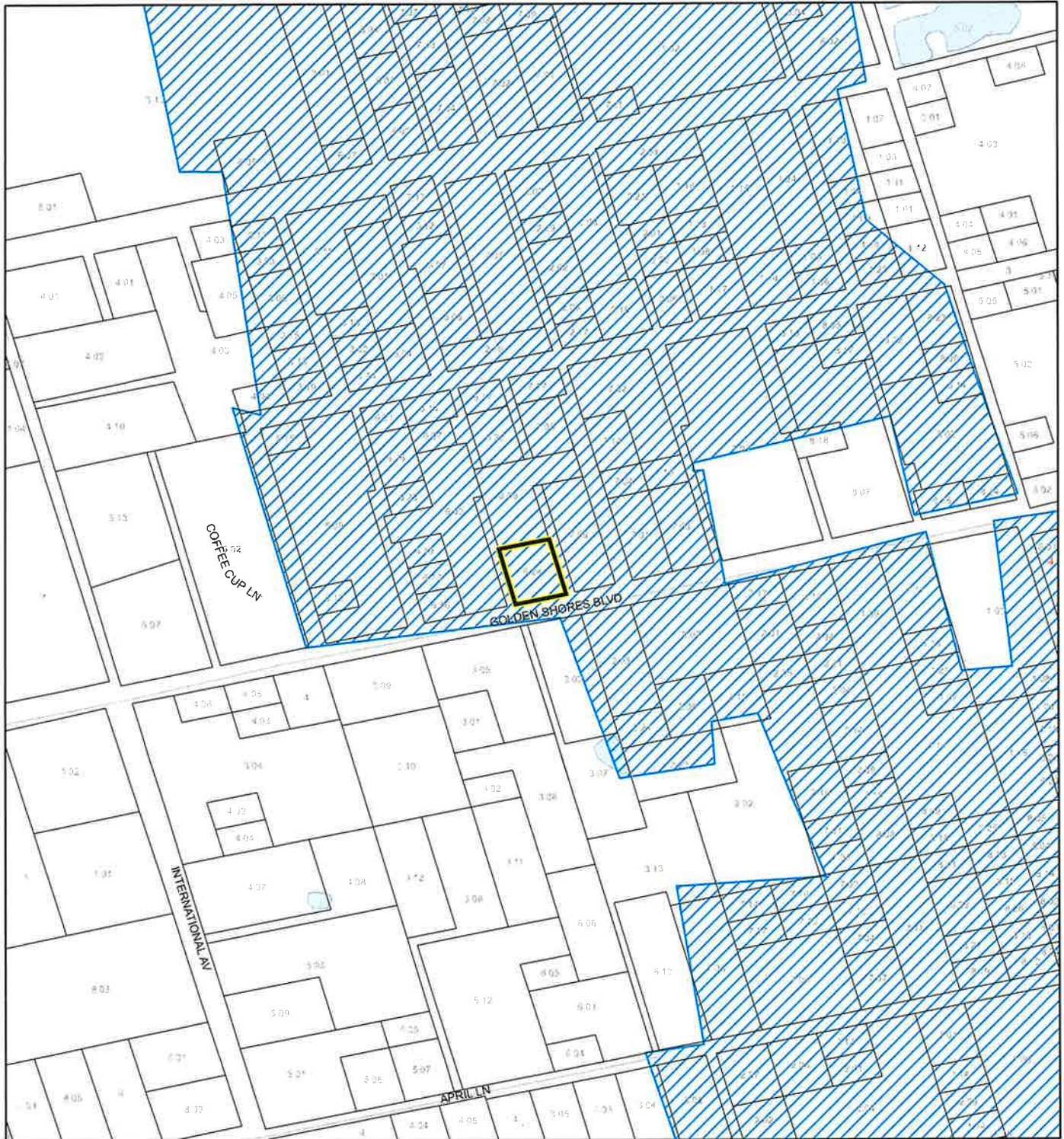
 Parcels

 Eagle Nests FWS

# SCRUB JAY OCCUPANCY MAP

FOUNE, JACOB




25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

# SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

FOUNE, JACOB  
25SS00008



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/3/2025

## SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property

Parcels

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, November 17, 2025, at 3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D1); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Robert Brothers (D5); Melissa Jackson (D5); Neal Johnson (D4); Ana Saunders (D5); Greg Nicklas (D3); Erika Orriss (D3); and Debbie Thomas (D4).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Derrick Hughey, Planner; Tim Craven, Planner; Alex Esseesse, Deputy County Attorney; and Jordan Sagosz, Operations Support Specialist.

**H.6. Jacob Foune requests a Small-Scale Comprehensive Plan Amendment (25S.14) to change the Future Land Use designation from RES-1 (Residential 1) to RES-2 (Residential 2). (25SS00008) (Tax Account 2000804) (District 1)**

**H.7. Jacob Foune requests a zoning classification change from SR (Suburban Residential) with a BDP to SR (Suburban Residential) with removal of the existing BDP and addition of a new BDP. (25SS00008) (Tax Account 2000804) (District 1)**

Paul Body read both item H.6. and H.7. into the record as they are companion applications but will need separate recommendations.

Jacob Foune spoke to the applications. He stated he initially bought the property not aware of any issues to build on it. I turned in all my permits, got everything accepted, started construction. I currently already have my concrete slab done, my block. I have trusses sitting in the dirt for almost five or six months now. Now I'm just waiting to get it approved to continue my construction.

### Public Comment

Clifford McKnight stated currently the rezoning, I don't know what happened to get this approved. Where you're supposed to get rezoned, you can rezone down to one acre. This is going to rezone it down to a half an acre, setting a precedence for future building in the area. According to the property appraiser website, this property is listed at .45 acres. It is now with the current survey listed as .51. So, I have a discrepancy there. I don't know what happened to get this thing rubber stamped to where he could start building. I feel sorry for him. But also with this property, the house directly behind it that just got built, 4070, their driveway runs directly through this piece of land also. So, by building this, approving it and building this house, you're cutting off their flag lot. They don't have direct access. The current BDP, I'm not sure what is going to entail with that being changed, but I'm not in favor of this.

### End Public Comment

Mr. Hopengarten asked how did you buy this? Did you go through a realtor?

Mr. Foune replied no, no realtor. Nope. Just bought it. I work construction, so I just work in the area all the time and work with people that sell lots. I was told of the lot and made a deal and closed on it and turned everything in.

Mr. Hopengarten asked who did the survey for you. Did you pay for the survey?

Mr. Founé replied yes, sir.

Mr. Hopengarten asked so, your surveyor didn't notify you that this was an illegal lot.

Mr. Founé replied no, sir.

Mr. Hopengarten stated might be a lawsuit there for you. Also, it seems that the county mis-stepped on this too when they issued you a building permit, which is sad. Also, the last gentleman that spoke said that there's another lot that's supposed to be flagged through yours.

Mr. Founé replied correct. So, they have an easement, a 25 ft easement to the left.

Mr. Hopengarten asked is that what's showing on the survey? On the I guess it's the west side.

Mr. Founé replied yes, correct.

Mr. Body stated the parcel that's to the rear does have an approved easement to get to their lot.

Mr. Hopengarten stated that's not the west, that's the east side. I'm looking at the survey just to see where that is. But you're aware of that.

Mr. Founé replied correct.

Mr. Hopengarten stated I'm looking at this wrong. You're saying on the east side there's the flag lot.

Mr. Founé replied on the west side there is an easement for them. The other side there's like a piece of property. I think it's like a something the county owns. I think it's 25 ft wide as well.

Mr. Hopengarten replied okay, but it doesn't affect the house that you wanted to build.

Mr. Founé replied no, the slab's already done.

Mr. Hopengarten stated I really feel bad about this. The county let you down, the surveyor let you down. The seller let you down and you're paying money on construction that's not being completed. I think number one that they shouldn't charge you any fee for this change that you want and that they should let you proceed. That's sad.

Mr. Atkins asked who sold you the lot? And who is building the house?

Mr. Founé replied, Scotty Minnick. I'm owner builder.

Ms. Amato stated in the packet, it says that if the zoning request is approved that it will not be introducing a new zoning into the area, that it won't like RES2, can't be used in the future to build on the intensity and density in the area. How do we guarantee that? Because we got here there was a BDP to prevent this and multiple steps were missed. So, if we put another barrier in place, what guarantee is there that we're not going to be sitting here in another 6 months or so? There seems to

be quite a few mistakes happening up in the Scottsmoor area and it's repeated up against this board. And how do we stop, what does that guarantee?

Ms. Gilliam replied that the technicians that reviewed the building permit originally went through additional 8 weeks training. So, we have corrected that and tightened it up, so their reviews are more focused, and they know what to look for in the future. Additionally, we have cited in the staff report that this action if it is approved would not be precedential in nature. So, by stating that we feel that that would not allow for other people to do the same thing because this is a unique situation. Staff did make an error in originally approving the building permit and we're doing what we can for Mr. Foune to correct our errors.

Ms. Amato replied when we get these reports it'll give us a range sometimes like there's 0.2 2 acres to 5-acre properties in the area. Is there going to be a note attached to any rezoning in the area that this one will not be considered when we get those reports before a planning and zoning board. So that way in the future everybody who's considering a rezoning in that area will have a note to that effect.

Ms. Gilliam responded as you know when we do our staff reports, we do a search radius of a thousand square feet. So, any zonings, rezonings or small scales that have happened within that thousand square feet is noted in the staff report. That's how we would protect this from not happening again, from moving forward, is by doing that search.

Ms. Amato stated and in that staff report, it would let us know that this property shouldn't be considered.

Ms. Gilliam replied we would do what we can to work with the applicant before even bringing it forward. But of course, it is still up to the applicant in the end.

Ms. Amato responded it kind of feels like we're stuck between a rock and a hard place. People moved up that way and they have larger lots. They did that on purpose. They didn't stumble into larger lots. And now we have somebody who's going to lose an immense amount of money because somebody who sold him the lot dropped the ball, his surveyor dropped the ball, and someone in staff dropped the ball. And now there's no RES2 anywhere near that. And now we're going to introduce a new zoning into the area all to make everybody else's missteps correct. And the problem I have with that is considering everybody who lives there that moved there not to have that zoning. And that's quite a conundrum.

Mr. Johnson asked when you bought the property, did you close with a title company?

Mr. Foune replied yes, I did.

Mr. Johnson then asked, have you spoken to them about this? You should.

Mr. Foune replied I have not yet. No.

Mr. Bartcher stated relating to what Ruth was saying, when this lot was split back in 2020, who should have recognized that this was illegal. Would it be the property appraisers office, the buyer's lawyer, the county clerk, zoning staff, who would you expect to have found this error?

Ms. Gilliam responded zoning staff are not involved with properties when they're split. That is done through the clerk of courts. They also take it over to the property appraiser, but it must be recorded with the clerk of courts. Clerk of court staff does not look at zoning or BDPs or anything else. So, we don't know about it until it gets mapped.

Mr. Bartcher responded so in essence, what the situation that we have here is that until he pulls a building permit, he would never have known he had a problem.

Ms. Gilliam replied that is correct.

Mr. Bartcher stated and in this case, he actually got a building permit.

Ms. Gilliam replied yes, sir.

Mr. Body stated a lot of times the property appraisers will call zoning if they're trying to get a mortgage on it and make sure that it's properly done, and we'll tell them when something like this has been recorded that it's done without meeting the requirements for the zoning classification. The surveyors don't usually look at stuff like that. All they do is get a legal description and they go out and survey the property by that. The title company is the one that should be looking at that.

Mr. Bartcher stated I was thinking the title company ought to have found that and advised him that there was a problem. Because of all these failures, I'm going to recommend that we approve this with the disclaimer. But before we get to that, how are we going to put this disclaimer in effect? Are we going to ask him to put a BDP on the property or how's that known? How's it made known?

Ms. Gilliam responded yes, sir. We are requesting a BDP with this action. What we're proposing is two things. The applicant agrees that this rezoning request and companion future land use amendment application was the result of an unlawful split by the predecessor and interest and will stipulate to the fact in any future proceedings regarding that action. And number two, that this rezoning and companion future land use amendment application are not precedential but instead are being requested to resolve the substandard lot that has arisen as a result of the unlawful lot split. And under these particular circumstances, that it be recognized that these actions are being granted based upon the unique conditions of the subject property.

Mr. Bartcher stated I recommend approval with that disclaimer.

Ms. Orriss stated I've done a lot of real estate transactions in my lifetime, but I've always used a realtor and it's been brought to my attention, Erica this is zoned this way. And so, then the onus always is.... you know for sale by owner then you know a lot of things get hidden and so just recommendation for the future. And I don't want to see this set a precedent, so I do want to make sure that we've got this BDP, and it is we know not to use it. So along with that I guess I'll go along with everyone else.

Mr. Atkins asked out of curiosity, what kind of construction do you do?

Mr. Founé responded HVAC.

Mr. Atkins asked do you work for the gentleman that sold you the property at all?

Mr. Foune responded yes, I do. I work for a lot of the small builders in Titusville, Mims area.

Mr. Minneboo asked if this falls under the auspices of the septic tank moratorium.

Ms. Gilliam responded no it does not.

Mr. Minneboo asked who said that? The area is not.

Ms. Gilliam responded it is not in the septic tank moratorium.

Mr. Hopengarten asked do you still work for Minnick.

Mr. Foune replied yes, I do.

Mr. Hopengarten asked does he know the troubles he's put you in?

Mr. Foune replied yep.

Mr. Hopengarten asked if he's helping you out in any way?

Mr. Foune replied we'll see. Hopefully.

Mr. Hopengarten stated this is an expense that... Do you have a mortgage on this?

Mr. Foune replied I don't.

Mr. Hopengarten stated you're paying cash for everything. I'll second his motion.

Motion to recommend approval of Item H.6. by Ron Bartcher, seconded by John Hopengarten.  
Motion passed with a vote of 10:2.

Motion to recommend approval of Item H.7. by Ron Bartcher, seconded by Neal Johnson. Motion passed with a vote of 10:2.

Meeting adjourned at 4:27 p.m.

**From:** [Cliff McKnight](#)  
**To:** [Commissioner, D4](#)  
**Subject:** ID # 25SS00008 and ID # 25Z00037  
**Date:** Sunday, December 7, 2025 4:19:22 PM

---

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Clifford McKnight  
3900 Golden Shores Blvd, Mims  
321-432-7928

Dear Commissioner Feltner,

I am writing on behalf of numerous residents of Golden Shores Blvd in Mims regarding the proposed rezoning and the removal of the existing Binding Development Plan (BDP) for the property at 4060 Golden Shores Blvd. We wish to express our strong disapproval of this rezoning initiative.

This is to be heard at the meeting on December 11, 2025. ID # 25SS00008 and ID # 25Z00037.

Current zoning: SR with a BDP

Requested Zoning: SR with removal of the existing BDP

Current future land use: RES-1

Requested future land use: Res-2

The removal of the existing BDP, along with the new land use request, is inconsistent with the current development plan and undermines the character of our community. This change sets a concerning precedent that could transform our area into a disorganized urban landscape—something many of us sought to avoid when we chose to live here.

Even with the proposed half-acre variance, this rezoning should not proceed. The Brevard County property website lists this parcel at 0.45 acres, contrary to the 0.51 acres indicated by the new survey. Additionally, the house directly behind this parcel, located at 4070 Golden Shores Blvd, has its driveway running through the proposed property, not on an easement. This situation raises significant concerns about access and impacts the actual usable acreage of the lot.

We emphasize that current zoning regulations should not be adjusted to accommodate negligence or oversight. This discussion is occurring after construction has progressed to a quarter completion due to a breakdown in the planning process. It is crucial that accountability is enforced rather than granting variances that would complicate the situation and set an undesirable precedent for other properties and builders. Notably, the contractor responsible for the construction is also the seller of the property. Given his experience building homes in the area, he should be fully aware of the zoning regulations and BDP.

Furthermore, it is important to note that alongside this property, there is another change in future land use affecting an additional 6.24 acres linked to this petition, potentially allowing

for up to 12 more homes in our area. Our community cannot support such extensive changes and strongly implores that the current BDP remains intact.

Thank you for your attention to this matter. We hope you will consider our concerns seriously and prioritize the integrity of our community.

Sincerely,  
Clifford McKnight  
3900 Golden Shores Blvd. Mims  
cliff.mcknight@att.net  
321-432-7028

Chad Trexler  
4075 Golden Shores Blvd. Mims  
321-505-9181

Randy and Susan Trexler  
4085 Golden Shores Blvd. Mims  
321-432-7420

Chase McKnight  
4095 Golden Shores Blvd. Mims  
321-291-1077

Justin Duncan  
4045 Golden Shores Blvd. Mims  
321-863-8603

Jamie McKnight  
3900 Golden Shores Blvd. Mims  
321-432-7608

Phillip Smith  
4118 Golden Shores Blvd. Mims  
321-417-9350

Cole McKnight  
3900 Golden Shores Blvd  
321-291-1078

Susan Koon  
3855 Golden Shores Blvd. Mims

Sent from my iPhone

*H. 13. Jacob Founé requests a Small-Scale Comprehensive Plan Amendment (25S. 14) to change the Future Land Use designation from RES-1 to RES-2. (25SS00008) (Tax Account 2000804) (District 1)*

*H. 14. Jacob Founé requests a zoning classification change from SR with a BDP to SR with removal of the existing BDP and addition of a new BDP. (25Z00037) (Tax Account 2000804) (District 1)*

In regard to the property located at 4060 Golden Shores Blvd. It is my request that you deny the approval of the rezoning due to the illegal split of the property on a previously issued BDP.

There appears to be either a systemic loophole that requires immediate review and correction, or a significant oversight within the relevant departments—specifically Permitting and Property Appraisal—related to property splits, adverse possession claims, and the issuance of permits for properties that should not have been approved.

Seminole County previously issued a permit for a swimming pool constructed within a front yard, in direct violation of local setback requirements. This error resulted in substantial neighborhood conflict and, within the past month, required a \$40,000 settlement funded by taxpayers due to mistakes made within the permitting department. The settlement was issued to avoid potential litigation stemming from that error—an outcome that could similarly occur in this situation.

(<https://www.clickorlando.com/news/local/2026/01/22/county-error-leads-to-40k-settlement-after-seminole-county-front-yard-pool-controversy/>)

This matter reflects a departmental error that should be acknowledged, corrected, and addressed with appropriate accountability. Accordingly, I respectfully request that a formal audit be conducted of both the Property Appraiser's Office and the Permitting Department to prevent these issues because it is becoming a habitual occurrence in our area.

It is both time-consuming and deeply frustrating to repeatedly raise these concerns at public meetings after the fact, particularly when preventable errors continue to be approved or overlooked by the departments responsible. These practices must be corrected to restore public confidence and ensure compliance moving forward.

Furthermore, I respectfully ask that consideration be given in supporting Commissioner Katie's votes within her district. She has demonstrated a genuine effort to listen to and advocate for the residents who elected her. It is disheartening to see the voices and votes of our district consistently overridden by commissioners representing other districts, thereby diminishing the will of the constituents she serves. When an issue does not pertain to her assigned district, she generally votes in alignment with the other district commissioners. It would be reasonable to expect the same consideration for District One.

Thank you,

Stephanie Knight

3995 Golden Shores Blvd.

Honorable Commissioners,

Jacob Founé stated in the last commission meeting that he did not have a realtor and that he purchased the property from Joseph Scotty Minnick. Attached you will see that Joseph Minnick is a realtor.

Also, construction costs are typically handled by Minnick even on an owner/builder permit they assist in obtaining. It makes it possible for Minnick Construction to remain a small scale builder. This is one of the most important factors in this case as far as the commissioners are concerned, is who actually paid for construction materials, in my opinion. No one wants to punish Jacob and I agree. The question is, who really paid for construction and will take the loss. We do not believe it is Jacob, but if it is he could be compensated by Scotty Minnick for selling him the illegal land split in the first place. Otherwise, the county runs the risk of compensating Jacob Founé for approving the building permit, using taxpayer money, if challenged in court and found to be an improper building permit approval like the recent award in Seminole County.

Thank You,

Ken Harrison

**From:** [Ken Harrison](#)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Liesenfelt, Jim](#); [Richardson, Morris](#); [Billy.Presad@brevardfl.gov](mailto:Billy.Presad@brevardfl.gov)  
**Subject:** Golden Shores Rezoning Attempt 2-5-26  
**Date:** Tuesday, February 3, 2026 9:29:57 PM

---

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Honorable Commissioners,

Jacob Foune stated in the last commission meeting that he did not have a realtor and that he purchased the property from Joseph Scotty Minnick. Attached you will see that Joseph Minnick is a realtor.

Also, construction costs are typically handled by Minnick even on an owner/builder permit they assist in obtaining. It makes it possible for Minnick Construction to remain a small scale builder. This is one of the most important factors in this case as far as the commissioners are concerned, is who actually paid for construction materials, in my opinion. No one wants to punish Jacob and I agree. The question is, who really paid for construction and will take the loss. We do not believe it is Jacob, but if it is he could be compensated by Scotty Minnick for selling him the illegal land split in the first place. Otherwise, the county runs the risk of compensating Jacob Foune for approving the building permit, using taxpayer money, if challenged in court and found to be an improper building permit approval like the recent award in Seminole County.

Thank You,  
Ken Harrison

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone  
Get [Outlook for Android](#)



# LANDSHARK

- REALTY -



[www.FloridaLandShark.com](http://www.FloridaLandShark.com)

LISTED BY:



**Joseph "Scotty"  
Minnick**

**321-289-8284**

**From:** [Stephanie Knight](#)  
**To:** [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Commissioner, D1](#); [Commissioner, D2](#); [Prasad, Billy](#); [Richardson, Morris](#); [Liesenfelt, Jim](#); [Calkins, Tad](#)  
**Subject:** February 5, 2026 Board Meeting H.13 & H.14  
**Date:** Tuesday, February 3, 2026 8:36:19 PM

---

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

*H.13. Jacob Foune requests a Small-Scale Comprehensive Plan Amendment (25S.14) to change the Future Land Use designation from RES-1 to RES-2. (25SS00008) (Tax Account 2000804) (District 1)*  
*H. 14. Jacob Foune requests a zoning classification change from SR with a BDP to SR with removal of the existing BDP and addition of a new BDP. (25Z00037) (Tax Account2000804) (District 1)*

In regard to the property located at 4060 Golden Shores Blvd. It is my request that you deny the approval of the rezoning due to the illegal split of the property on a previously issued BDP.

There appears to be either a systemic loophole that requires immediate review and correction, or a significant oversight within the relevant departments—specifically Permitting and Property Appraisal—related to property splits, adverse possession claims, and the issuance of permits for properties that should not have been approved.

Seminole County previously issued a permit for a swimming pool constructed within a front yard, in direct violation of local setback requirements. This error resulted in substantial neighborhood conflict and, within the past month, required a \$40,000 settlement funded by taxpayers due to mistakes made within the permitting department. The settlement was issued to avoid potential litigation stemming from that error—an outcome that could similarly occur in this situation. (<https://www.clickorlando.com/news/local/2026/01/22/county-error-leads-to-40k-settlement-after-seminole-county-front-yard-pool-controversy/>)

This matter reflects a departmental error that should be acknowledged, corrected, and addressed with appropriate accountability. Accordingly, I respectfully request that a formal audit be conducted of both the Property Appraiser's Office and the Permitting Department to prevent these issues because it is becoming a habitual occurrence in our area.

It is both time-consuming and deeply frustrating to repeatedly raise these concerns at public meetings after the fact, particularly when preventable errors continue to be approved or overlooked by the departments responsible. These practices must be corrected to restore public confidence and ensure compliance moving forward.

Furthermore, I respectfully ask that consideration be given in supporting Commissioner Katie's votes within her district. She has demonstrated a genuine effort to listen to and advocate for the residents who elected her. It is disheartening to see the voices and votes of

our district consistently overridden by commissioners representing other districts, thereby diminishing the will of the constituents she serves. When an issue does not pertain to her assigned district, she generally votes in alignment with the other district commissioners. It would be reasonable to expect the same consideration for District One.

Thank you,

Stephanie Knight  
3995 Golden Shores Blvd.



September 15, 2025

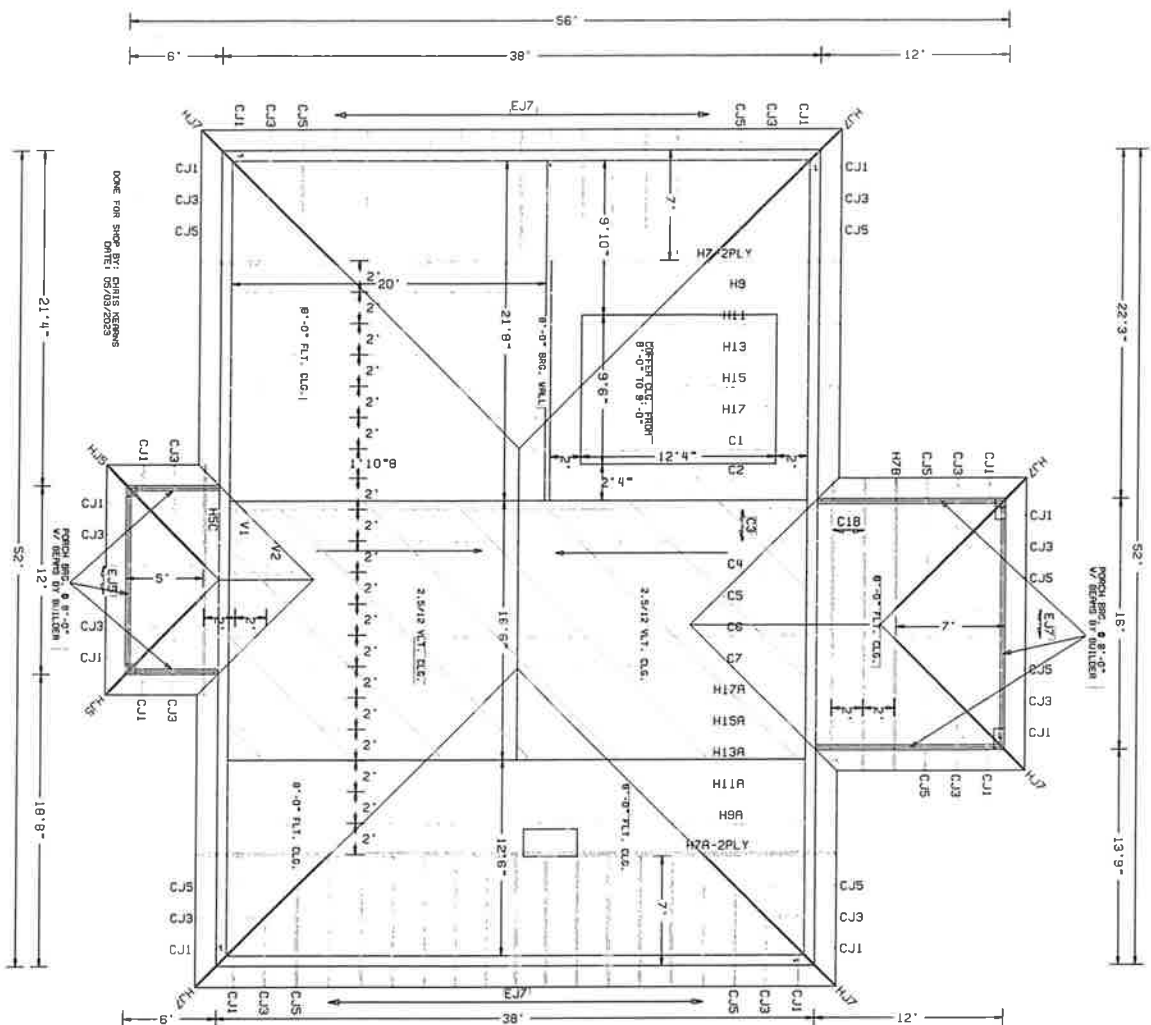
To: Alice Randall, Operations Support Specialist  
From: Katie Delaney, Brevard County Commissioner, District 1  
Re: Disclosure – Zoning Item H.13 & H.14 Tax Account: 2000804

Concerning **(Zoning Item H.13 & H.14)** on the 02/05/2025 , Brevard County Zoning meeting agenda; on 01/21/2026, Commissioner Delaney met with Micheal Bigler. The Commissioner listened to his concerns about North Brevard a part of that included this zoning Item. The meeting lasted approximately 90 minutes.

Thank you.

Commissioner Katie Delaney  
Brevard County  
District 1





TRUSSWOOD  
 Roof & Floor Trusses  
 3820 Bobb Lane 32280  
 Of. Phone: (321) 383-0385  
 Fax: (321) 383-0382  
 Email: general@trusswood.net

CUSTOMER: MINNICK CONSTRUCTION  
 JOB NAME: 4060 GOLDEN SHORES  
 JOB DATE: 06/25/2024  
 JOB NO.: 35815

- \* BUILDERS WARNING \*
- \* THIS LAYOUT IS FOR PLACEMENT OF ENGINEERED COMPONENTS.
- \* FOR ERECTION AND INSTALLATION FOLLOW INSTRUCTIONS ON DCSI-81 SUMMARY SHEETS AND FINL ENGINEERING SHEETS FOR EACH TRUSS.
- \* SEE FINL ENGINEERING SHEETS FOR NUMBER OF GIRDER PLATE CONNECTIONS, WEB CONNECTIONS, BRACING, TRUSS BRACING AND REINCTIONS.
- \* ALTERATIONS AND/OR REPAIRS TO TRUSSES MUST BE APPROVED IN WRITING BY OUR ENGINEERING DEPARTMENT.
- \* BRACKAGES WILL NOT BE ACCEPTED UNLESS THEY ARE APPROVED BY THE ENGINEER IN ADVANCE.
- \* ALL PLANS ARE NOT TO SCALE. DO NOT MISUSE OR MAKE UNLESSER PLEASE CALL THE OFFICE TO GET THE DIMENSION.

UNLOADING: 20'x10' - 32'x16' Exp. 8  
 BRACING: 2x4 @ 4' ON CENTER  
 OVERSIGHT: 15'  
 FLOOR DEPTH: N/A  
 BEARING WALLS: 2x10 @ 9'  
 WALL HEIGHT (ca): 8'-0"

COME FOR SOPS BY: DAVID SCHOEN  
 DATE: 05/13/2023



# INPUT SUMMARY CHECKLIST REPORT

## PROJECT

Title:	<b>MINNICK 4060 GOLDEN SHORES</b>	Address type:	Street Address
Building Type:	User	Bedrooms:	3
Owner:		Conditioned Area:	1521
Builder Home ID:		Total Stories:	1
Builder Name:	<b>SCOTT MINNICK</b>	Worst Case:	No
Permit Office:		Rotate Angle:	0
Jurisdiction:		Cross Ventilation:	
Family Type:	Detached	Whole House Fan:	
New/Existing:	New (From Plans)	Terrain:	Suburban
Year Construct:	2024	Shielding:	Suburban
Comment:			

## CLIMATE

Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily temp Range
FL, MELBOURNE_REGIONAL	FL_MELBOURNE_REGIONAL_	45	90	70	75	369	69	Medium

## BLOCKS

Number	Name	Area	Volume
1	Block1	1521	12168 cu ft

## SPACES

Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
1	MAIN	1521	12168	Yes	4	3	Yes	Yes	Yes

## FLOORS

(Total Exposed Area = 1521 sq.ft.)

#	Floor Type	Space	Exposed Perim(ft)	Area	R-Value Perim.	U-Factor Jolst	Slab Insul. Vert/Horiz	Tile	Wood	Carpet
1	Slab-On-Grade Edge Ins	MAIN	152	1521 sqft	0	0.473	0 (ft)/0 (ft)	0.00	1.00	0.00

## ROOF

#	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
1	Hip	Composition shingles	1648 ft²	0 ft²	Medium	N	0.6	No	0.9	No	0	22.62

## ATTIC

#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
1	Full attic	Vented	300	1521 ft²	N	N

## CEILING

(Total Exposed Area = 1521 sq.ft.)

#	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
1	Flat ceiling under attic(Vented)	MAIN	30.0	Blown	1521.0ft²	0.030	0.11	Wood

# INPUT SUMMARY CHECKLIST REPORT

WALLS (Total Exposed Area = 1448 sq.ft.)													
✓ #	Omt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft In	Height Ft In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
1	S	Garage	Frame - Wood	MAIN	13.0	22.0 0	8.0 0	176.0	0.084		0.23	0.01	0 %
2	W	Garage	Frame - Wood	MAIN	13.0	21.0 0	8.0 0	168.0	0.084		0.23	0.01	0 %
3	S	Exterior	Conc. Blk - Int Ins	MAIN	7.0	30.0 0	8.0 0	240.0	0.104		0	0.40	0 %
4	E	Exterior	Conc. Blk - Int Ins	MAIN	7.0	38.0 0	8.0 0	304.0	0.104		0	0.40	0 %
5	N	Exterior	Conc. Blk - Int Ins	MAIN	7.0	36.0 0	8.0 0	288.0	0.104		0	0.40	0 %
6	N	Exterior	Conc. Blk - Int Ins	MAIN	7.0	16.0 0	8.0 0	128.0	0.104		0	0.40	0 %
7	W	Exterior	Conc. Blk - Int Ins	MAIN	7.0	18.0 0	8.0 0	144.0	0.104		0	0.10	0 %

DOORS (Total Exposed Area = 63 sq.ft.)											
✓ #	Omt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft In	Height Ft In	Area		
1	W	Garage	Insulated	MAIN	None	0.40	3.00 0	7.00 0	21.0ft²		
2	S	Exterior	Insulated	MAIN	None	0.40	3.00 0	7.00 0	21.0ft²		
3	N	Exterior	Insulated	MAIN	None	0.40	3.00 0	7.00 0	21.0ft²		

WINDOWS (Total Exposed Area = 69 sq.ft.)																
✓ #	Omt	Wall ID	Frame	Panes	NFRC U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	—Overhang— Depth (ft)	Sep. (ft)	Interior Shade	Screen
1	S	3	Vinyl	Low-E Double	Y 0.33	0.23	Y	N	30.0	2	3.00	5.00	9.3	1.0	Drapes/blinds	None
2	N	5	Vinyl	Low-E Double	Y 0.33	0.23	Y	N	30.0	2	3.00	5.00	1.3	1.0	Drapes/blinds	None
3	N	6	Vinyl	Low-E Double	Y 0.33	0.23	Y	N	9.0	1	3.00	3.00	1.3	1.0	Drapes/blinds	None

INFILTRATION										
✓ #	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)	Infiltration Test Volume
1	Wholehouse	Proposed ACH(50)	0.00030	1217	66.76	125.33	0.1176	6.0	All	12168 cu ft

GARAGE					
✓ #	Floor Area	Roof Area	Exposed Wall Perimeter	Avg. Wall Height	Exposed Wall Insulation
1	462 ft²	462 ft²	64 ft	8 ft	1

MASS					
✓ #	Mass Type	Area	Thickness	Furniture Fraction	Space
1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	MAIN

HEATING SYSTEM										
✓ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	—Geothermal HeatPump—			Ducts	Block
						Entry	Power	Volt	Current	
1	Electric Heat Pump	None/Single		HSPF2: 8.50	24.0	0.00	0.00	0.00	sys#1	1

# INPUT SUMMARY CHECKLIST REPORT

<b>COOLING SYSTEM</b>													
✓ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block				
___ 1	Central Unit	Split/Single		SEER2:15.2	24.0	720	0.75	sys#1	1				
<b>HOT WATER SYSTEM</b>													
✓ #	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length			
___ 1	Electric	None	Garage	0.95 (0.93)	50.00 gal	60 gal	120 deg	Standard	None	99			
	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits			
___ 1	No		NA	NA	NA	No	NA	NA	NA	None			
<b>DUCTS</b>													
✓ Duct #	Supply Location	R-Value	Area	Return Location	R-Value	Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN	RLF	HVAC # Heat Cool
___ 1	Attic	6.0	304 ft²	Attic	6.0	76 ft²	Default Leakage	MAIN	(Default)	(Default)			1 1
<b>TEMPERATURES</b>													
Programable Thermostat: Y      Ceiling Fans: N Cooling <input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input checked="" type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input type="checkbox"/> Oct <input type="checkbox"/> Nov <input type="checkbox"/> Dec Heating <input checked="" type="checkbox"/> Jan <input checked="" type="checkbox"/> Feb <input checked="" type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input type="checkbox"/> Sep <input type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec Venting <input type="checkbox"/> Jan <input type="checkbox"/> Feb <input checked="" type="checkbox"/> Mar <input checked="" type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input type="checkbox"/> Dec													
✓ Thermostat Schedule:	HERS 2006 Reference	Hours											
Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12
___ Cooling (WD)	AM PM	78 80	78 80	78 78	78 78	78 78	78 78	78 78	78 78	80 78	80 78	80 78	80 78
___ Cooling (WEH)	AM PM	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78
___ Heating (WD)	AM PM	66 68	66 68	66 68	66 68	66 68	68 68	68 68	68 68	68 68	68 68	68 66	68 66
___ Heating (WEH)	AM PM	66 68	66 68	66 68	66 68	66 68	68 68	68 68	68 68	68 68	68 68	68 66	68 66

# ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

## ESTIMATED ENERGY PERFORMANCE INDEX\* = 95

The lower the Energy Performance Index, the more efficient the home.

4060 GOLDEN SHORES, MIMS, FL, 32754

<p>1. New construction or existing <span style="float: right;">New (From Plans)</span></p> <p>2. Single-family or multiple family <span style="float: right;">Detached</span></p> <p>3. Number of units, if multiple family <span style="float: right;">1</span></p> <p>4. Number of Bedrooms <span style="float: right;">3</span></p> <p>5. Is this a worst case? <span style="float: right;">No</span></p> <p>6. Conditioned floor area above grade (ft²) <span style="float: right;">1521</span>          Conditioned floor area below grade (ft²) <span style="float: right;">0</span></p> <p>7. Windows**</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">a. U-Factor:</td> <td style="width: 30%;">Dbl, U=0.33</td> <td style="width: 10%;"></td> <td style="width: 10%;">Area</td> <td style="width: 20%;"></td> </tr> <tr> <td>SHGC:</td> <td>SHGC=0.23</td> <td></td> <td>69.00 ft²</td> <td></td> </tr> <tr> <td>b. U-Factor:</td> <td>N/A</td> <td></td> <td>ft²</td> <td></td> </tr> <tr> <td>SHGC:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>c. U-Factor:</td> <td>N/A</td> <td></td> <td>ft²</td> <td></td> </tr> <tr> <td>SHGC:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Area Weighted Average Overhang Depth:</td> <td></td> <td>4.812 ft</td> <td></td> </tr> <tr> <td colspan="2">Area Weighted Average SHGC:</td> <td></td> <td>0.230</td> <td></td> </tr> </table> <p>8. Skylights</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">U-Factor:(AVG)</td> <td style="width: 30%;">N/A</td> <td style="width: 10%;"></td> <td style="width: 10%;">Area</td> <td style="width: 20%;"></td> </tr> <tr> <td>SHGC(AVG):</td> <td>N/A</td> <td></td> <td>N/A ft²</td> <td></td> </tr> </table> <p>9. Floor Types</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">a. Slab-On-Grade Edge Insulation</td> <td style="width: 10%;">R= 0.0</td> <td style="width: 10%;"></td> <td style="width: 10%;">Area</td> <td style="width: 20%;"></td> </tr> <tr> <td>b. N/A</td> <td>R=</td> <td></td> <td>1521.00 ft²</td> <td></td> </tr> <tr> <td>c. N/A</td> <td>R=</td> <td></td> <td>ft²</td> <td></td> </tr> </table>	a. U-Factor:	Dbl, U=0.33		Area		SHGC:	SHGC=0.23		69.00 ft²		b. U-Factor:	N/A		ft²		SHGC:					c. U-Factor:	N/A		ft²		SHGC:					Area Weighted Average Overhang Depth:			4.812 ft		Area Weighted Average SHGC:			0.230		U-Factor:(AVG)	N/A		Area		SHGC(AVG):	N/A		N/A ft²		a. Slab-On-Grade Edge Insulation	R= 0.0		Area		b. N/A	R=		1521.00 ft²		c. N/A	R=		ft²		<p>10. Wall Types(1448.0 sqft.)</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">a. Concrete Block - Int Insul, Exterior</td> <td style="width: 10%;">Insulation</td> <td style="width: 10%;">R=7.0</td> <td style="width: 10%;">Area</td> <td style="width: 10%;"></td> </tr> <tr> <td>b. Frame - Wood, Adjacent</td> <td>R=13.0</td> <td></td> <td>1104.00 ft²</td> <td></td> </tr> <tr> <td>c. N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>d. N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>11. Ceiling Types(1521.0 sqft.)</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">a. Flat ceiling under att (Vented)</td> <td style="width: 10%;">Insulation</td> <td style="width: 10%;">R=30.0</td> <td style="width: 10%;">Area</td> <td style="width: 10%;"></td> </tr> <tr> <td>b. N/A</td> <td></td> <td></td> <td>1521.00 ft²</td> <td></td> </tr> <tr> <td>c. N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>12. Roof(Comp. Shingles, Vented) Deck R=0.0 <span style="float: right;">1648 ft²</span></p> <p>13. Ducts, location &amp; insulation level</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">a. Sup: Attic, Ret: Attic, AH: MAIN</td> <td style="width: 10%;">R</td> <td style="width: 10%;"></td> <td style="width: 10%;">ft²</td> <td style="width: 10%;"></td> </tr> <tr> <td>b.</td> <td></td> <td></td> <td>6</td> <td>304</td> </tr> <tr> <td>c.</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>14. Cooling Systems</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">a. Central Unit</td> <td style="width: 10%;">kBtu/hr</td> <td style="width: 10%;">Efficiency</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td>24.0</td> <td>SEER2:15.20</td> <td></td> <td></td> </tr> </table> <p>15. Heating Systems</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">a. Electric Heat Pump</td> <td style="width: 10%;">kBtu/hr</td> <td style="width: 10%;">Efficiency</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td>24.0</td> <td>HSPF2:8.50</td> <td></td> <td></td> </tr> </table> <p>16. Hot Water Systems</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">a. Electric</td> <td style="width: 10%;"></td> <td style="width: 10%;">Cap: 50 gallons</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td></td> <td>EF: 0.950</td> <td></td> <td></td> </tr> <tr> <td>b. Conservation features</td> <td></td> <td></td> <td></td> <td>None</td> </tr> </table> <p>17. Credits <span style="float: right;">Pstat</span></p>	a. Concrete Block - Int Insul, Exterior	Insulation	R=7.0	Area		b. Frame - Wood, Adjacent	R=13.0		1104.00 ft²		c. N/A					d. N/A					a. Flat ceiling under att (Vented)	Insulation	R=30.0	Area		b. N/A			1521.00 ft²		c. N/A					a. Sup: Attic, Ret: Attic, AH: MAIN	R		ft²		b.			6	304	c.					a. Central Unit	kBtu/hr	Efficiency				24.0	SEER2:15.20			a. Electric Heat Pump	kBtu/hr	Efficiency				24.0	HSPF2:8.50			a. Electric		Cap: 50 gallons					EF: 0.950			b. Conservation features				None
a. U-Factor:	Dbl, U=0.33		Area																																																																																																																																																				
SHGC:	SHGC=0.23		69.00 ft²																																																																																																																																																				
b. U-Factor:	N/A		ft²																																																																																																																																																				
SHGC:																																																																																																																																																							
c. U-Factor:	N/A		ft²																																																																																																																																																				
SHGC:																																																																																																																																																							
Area Weighted Average Overhang Depth:			4.812 ft																																																																																																																																																				
Area Weighted Average SHGC:			0.230																																																																																																																																																				
U-Factor:(AVG)	N/A		Area																																																																																																																																																				
SHGC(AVG):	N/A		N/A ft²																																																																																																																																																				
a. Slab-On-Grade Edge Insulation	R= 0.0		Area																																																																																																																																																				
b. N/A	R=		1521.00 ft²																																																																																																																																																				
c. N/A	R=		ft²																																																																																																																																																				
a. Concrete Block - Int Insul, Exterior	Insulation	R=7.0	Area																																																																																																																																																				
b. Frame - Wood, Adjacent	R=13.0		1104.00 ft²																																																																																																																																																				
c. N/A																																																																																																																																																							
d. N/A																																																																																																																																																							
a. Flat ceiling under att (Vented)	Insulation	R=30.0	Area																																																																																																																																																				
b. N/A			1521.00 ft²																																																																																																																																																				
c. N/A																																																																																																																																																							
a. Sup: Attic, Ret: Attic, AH: MAIN	R		ft²																																																																																																																																																				
b.			6	304																																																																																																																																																			
c.																																																																																																																																																							
a. Central Unit	kBtu/hr	Efficiency																																																																																																																																																					
	24.0	SEER2:15.20																																																																																																																																																					
a. Electric Heat Pump	kBtu/hr	Efficiency																																																																																																																																																					
	24.0	HSPF2:8.50																																																																																																																																																					
a. Electric		Cap: 50 gallons																																																																																																																																																					
		EF: 0.950																																																																																																																																																					
b. Conservation features				None																																																																																																																																																			

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address of New Home: 4060 GOLDEN SHORES City/FL Zip: MIMS ,FL,32754



\*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) Incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

\*\*Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

**Project Information**

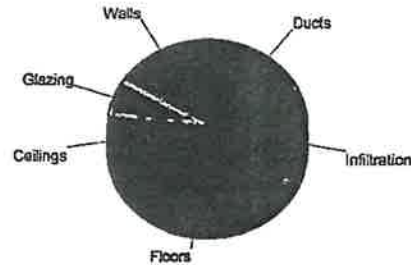
For: MINNICK 1521 MODEL HP  
 4060 GOLDEN SHORES, MIMS BREVARD CO., FL 32754

**Design Conditions**

Location:		Indoor:		Heating	Cooling
Melbourne Intl, FL US		Indoor temperature (°F)		70	75
Elevation: 27 ft		Design TD (°F)		27	15
Latitude: 28°N		Relative humidity (%)		50	50
<b>Outdoor:</b>		Moisture difference (gr/lb)		22.0	57.5
Dry bulb (°F)	Heating 43	Cooling 90			
Daily range (°F)	-	14 ( L )	<b>Infiltration:</b>		
Wet bulb (°F)	-	78	Method	Simplified	
Wind speed (mph)	15.0	7.5	Construction quality	Average	
			Fireplaces	0	

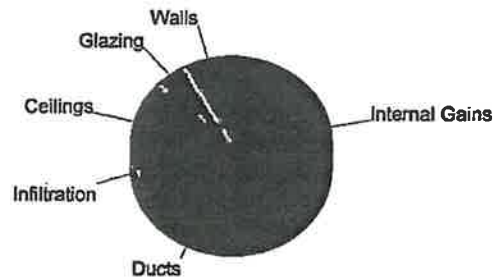
**Heating**

Component	Btuh/ft²	Btuh	% of load
Walls	2.6	2231	16.0
Glazing	8.9	982	7.1
Doors	0	0	0
Ceilings	0.9	1313	9.4
Floors	2.9	4365	31.4
Infiltration	2.2	2177	15.6
Ducts		2842	20.4
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	0
<b>Total</b>		<b>13910</b>	<b>100.0</b>



**Cooling**

Component	Btuh/ft²	Btuh	% of load
Walls	1.6	1380	8.0
Glazing	8.8	967	5.6
Doors	0	0	0
Ceilings	1.7	2597	15.0
Floors	0	0	0
Infiltration	0.7	653	3.8
Ducts		4128	23.8
Ventilation		0	0
Internal gains		7610	43.9
Blower		0	0
Adjustments		0	0
<b>Total</b>		<b>17335</b>	<b>100.0</b>



Latent Cooling Load = 3925 Btuh  
 Overall U-value = 0.082 Btuh/ft²·°F, Window / Floor Area = 7.2 %

Data entries checked.

*Handwritten signature and ID: CAC058194*



**Manual S Compliance Report**  
**Entire House**  
**MINNICK HOMES**

Job:  
 Date: AUGUST 18 2024  
 By:

ENERGYCALCS.NET INC 287 DELEON RD, DEBARY, FL 32713 Phone: 386-775-0909 Fax: 888-262-5406 Email: INFO@ENERGYCALCS.NET Web: WWW.ENERGYCALCS.NET

**Project Information**

For: MINNICK 1521 MODEL HP  
 4060 GOLDEN SHORES, MIMS BREVARD CO., FL 32754

**Cooling Equipment**

**Design Conditions**

Outdoor design DB:	90.4°F	Sensible gain:	17335 Btuh	Entering coil DB:	76.5°F
Outdoor design WB:	77.5°F	Latent gain:	3925 Btuh	Entering coil WB:	63.3°F
Indoor design DB:	75.0°F	Total gain:	21260 Btuh		
Indoor RH:	50%	Estimated airflow:	800 cfm		

**Manufacturer's Performance Data at Actual Design Conditions**

Equipment type:	Split ASHP	Model:	
Manufacturer:	RHEEM		
Actual airflow:	800 cfm		
Sensible capacity:	19500 Btuh	112% of load	
Latent capacity:	4500 Btuh	115% of load	
Total capacity:	24000 Btuh	113% of load	SHR: 81%

**Heating Equipment**

**Design Conditions**

Outdoor design DB:	43.0°F	Heat loss:	13910 Btuh	Entering coil DB:	69.5°F
Indoor design DB:	70.0°F				

**Manufacturer's Performance Data at Actual Design Conditions**

Equipment type:	Split ASHP	Model:		Capacity balance:	0 °F
Manufacturer:	RHEEM			Economic balance:	0 °F
Actual airflow:	800 cfm				
Output capacity:	24000 Btuh	173% of load			
Supplemental heat required:	0 Btuh				

Meets all requirements of ACCA Manual S.



**Component Constructions**  
**Entire House**

**MINNICK HOMES**

Job:  
Date: **AUGUST 18 2024**  
By:

ENERGYCALCS.NET INC 287 DELEON RD, DEBARY FL 32713 Phone: 388-775-0908 Fax: 888-262-5406 Email: INFO@ENERGYCALCS.NET Web: WWW.ENERGYCALCS.NET

**Project Information**

For: **MINNICK 1521 MODEL HP**  
**4060 GOLDEN SHORES, MIMS BREVARD CO., FL 32754**

**Design Conditions**

<b>Location:</b>				<b>Indoor:</b>	<b>Heating</b>	<b>Cooling</b>
Melbourne Intl, FL, US				Indoor temperature (°F)	70	75
Elevation: 27 ft				Design TD (°F)	27	15
Latitude: 28°N				Relative humidity (%)	50	50
<b>Outdoor:</b>	<b>Heating</b>	<b>Cooling</b>		Moisture difference (gr/lb)	22.0	57.5
Dry bulb (°F)	43	90		<b>Infiltration:</b>		
Daily range (°F)	-	14 ( L )		Method	Simplified	
Wet bulb (°F)	-	78		Construction quality	Average	
Wind speed (mph)	15.0	7.5		Fireplaces	0	

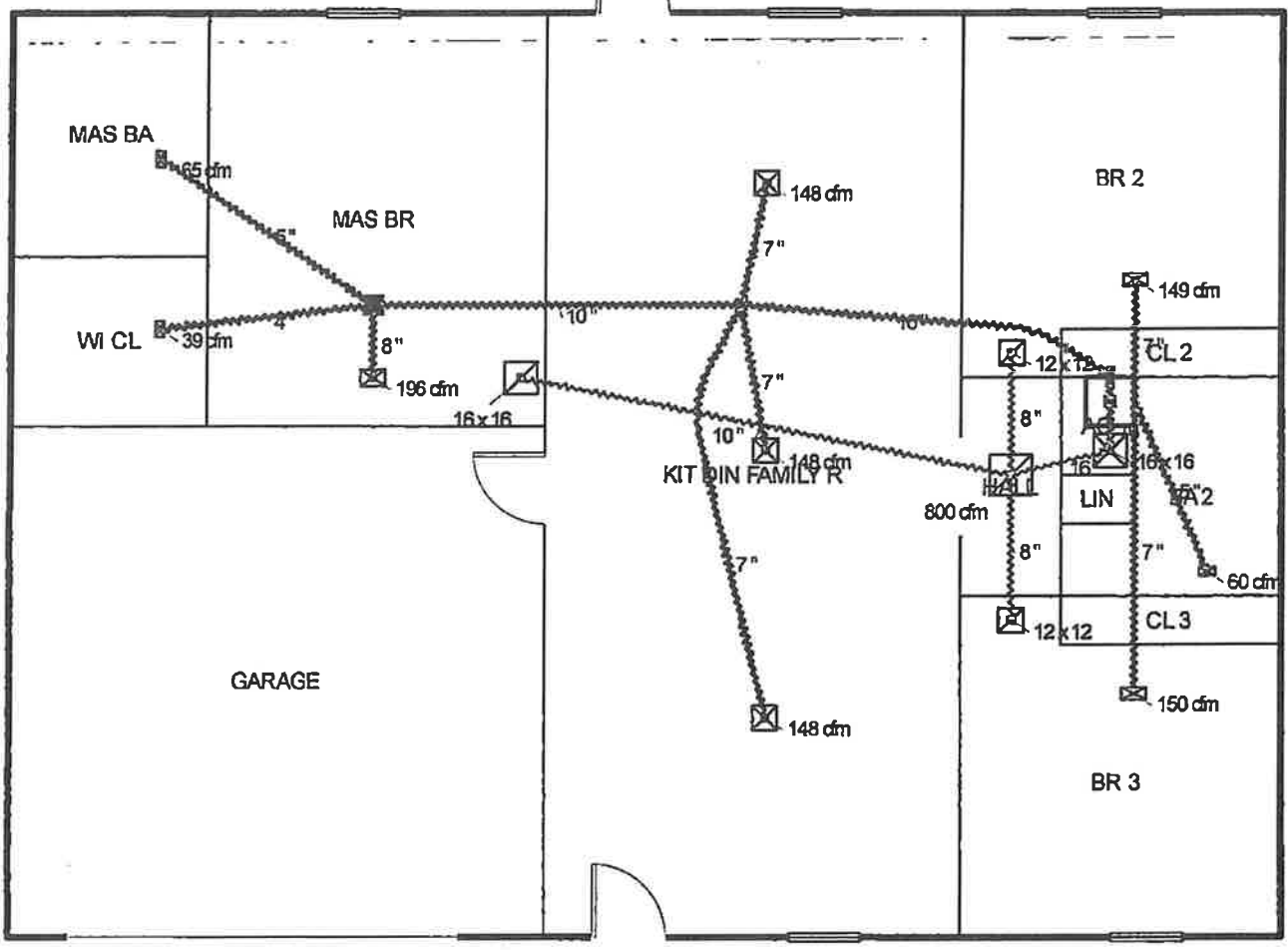
**Construction descriptions**

	Or	Area ft²	U-value Btu/ft²·F	Insul R ft²·F/Btu	Htg HTM Btu/ft²	Loss Btu	Clg HTM Btu/ft²	Gain Btu
<b>Walls</b>								
13A-7.5ocs: Blk wall, stucco ext, r-7 ext bd ins, 8" thk, 1/2" gypsum board int frsh								
	n	303	0.095	7.5	2.57	777	1.59	481
	e	291	0.095	7.5	2.57	746	1.59	462
	s	190	0.095	7.5	2.57	487	1.59	301
	w	86	0.095	7.5	2.57	221	1.59	136
	all	870	0.095	7.5	2.57	2231	1.59	1380
<b>Partitions</b> (none)								
<b>Windows</b>								
10D-v: 2 glazing, clr low-e outr, air gas, vnl frm mat, clr innr, 1/4" gap, 1/4" thk; NFRC rated (SHGC=0.23); 1.33 ft overhang (7 ft window ht, 0.5 ft sep.); 6.67 ft head ht								
	n	21	0.330	0	8.91	187	6.93	146
	s	21	0.330	0	8.91	187	6.96	146
	all	42	0.330	0	8.91	374	6.95	292
4A5-2ov: 2 glazing, clr low-e outr, air gas, vnl frm mat, clr innr, 1/4" gap, 1/4" thk; NFRC rated (SHGC=0.23); 1.33 ft overhang (3 ft window ht, 0.5 ft sep.); 6.67 ft head ht								
	n	9	0.330	0	8.91	80	9.90	89
4A5-2ov: 2 glazing, clr low-e outr, air gas, vnl frm mat, clr innr, 1/4" gap, 1/4" thk; NFRC rated (SHGC=0.23); 1.33 ft overhang (5 ft window ht, 0.5 ft sep.); 6.67 ft head ht								
	n	30	0.330	0	8.91	267	9.90	297
	s	29	0.330	0	8.91	260	9.90	289
	all	59	0.330	0	8.91	527	9.90	586
<b>Doors</b> (none)								
<b>Ceilings</b>								
16B-30ad: Attic ceiling, asphalt shingles roof mat, r-30 cell ins, 1/2" gypsum board int frsh								
		1520	0.032	30.0	0.88	1313	1.71	2597
<b>Floors</b>								
22A-4pm: Bg floor, heavy dry or light damp soil, on grade depth								
		137	1.180	0	31.9	4365	0	0





Level 1



**Job #:**  
**Performed for:**  
MINNICK 1521 MODEL HP  
4060 GOLDEN SHORES  
MIMS BREVARD CO., FL 32754

**MINNICK HOMES**  
ENERGYCALCS.NET INC 287 DELEON RD  
DEBARY, FL 32713  
Phone: 386-775-0908 Fax 888-262-5406  
WWW.ENERGYCALCS.NET INFO@ENERGYCALCS.NET

**Scale: 1 : 91**  
Page 1  
Right-Subs® Universal 2024  
24.0.01 RSU19927  
2024-Aug-18 11:20:58  
..wribads\MINNICK MODEL 1521.rup

**Project Information**

For: **MINNICK 1521 MODEL HP**  
**4060 GOLDEN SHORES, MIMS BREVARD CO., FL 32754**

	<b>Heating</b>	<b>Cooling</b>
External static pressure	0.50 in H2O	0.50 in H2O
Pressure losses	0 in H2O	0 in H2O
Available static pressure	0.50 in H2O	0.50 in H2O
Supply / return available pressure	0.350 / 0.150 in H2O	0.350 / 0.150 in H2O
Lowest friction rate	0.267 in/100ft	0.267 in/100ft
Actual air flow	800 cfm	800 cfm
Total effective length (TEL)	188 ft	

**Supply Branch Detail Table**

Name	Design (Btuh)	Htg (cfm)	Clg (cfm)	Design FR	Diam (in)	H x W (in)	Duct Matl	Actual Ln (ft)	Ftg.Eqv Ln (ft)	Trunk
BA 2	h 1051	60	23	0.451	5.0	0x 0	VIFx	7.6	70.0	
BR 2	h 2582	149	54	0.467	<b>7.0</b>	<b>0x 0</b>	VIFx	5.0	70.0	
BR 3	h 2614	150	55	0.427	<b>7.0</b>	<b>0x 0</b>	VIFx	12.0	70.0	
KIT DIN FAMILY R	c 3201	81	148	0.386	<b>7.0</b>	<b>0x 0</b>	VIFx	20.7	70.0	sst2
KIT DIN FAMILY R-A	c 3201	81	148	0.382	<b>7.0</b>	<b>0x 0</b>	VIFx	21.7	70.0	sst2
KIT DIN FAMILY R-B	c 3201	81	148	0.323	<b>7.0</b>	<b>0x 0</b>	VIFx	33.5	75.0	sst2
MAS BA	h 1132	65	16	0.267	5.0	0x 0	VIFx	41.5	90.0	sst1
MAS BR	c 4258	93	196	0.283	<b>8.0</b>	<b>0x 0</b>	VIFx	33.6	90.0	sst1
WI CL	h 678	39	13	0.270	4.0	0x 0	VIFx	39.7	90.0	sst1

**Supply Trunk Detail Table**

Name	Trunk Type	Htg (cfm)	Clg (cfm)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Duct Material	Trunk
sst1	PeakAVF	197	226	0.267	414	<b>10.0</b>	<b>0 x 0</b>	VinIFlx	sst2
sst2	PeakAVF	441	669	0.267	479	16.0	0 x 0	VinIFlx	

**Return Branch Detail Table**

Name	Grille Size (in)	Htg (cfm)	Clg (cfm)	TEL (ft)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Stud/Joist Opening (in)	Duct Matl	Trunk
rb1	0x 0	800	800	56.1	0.267	573	16.0	0x 0		VIFx	rst5

*Bold/italic values have been manually overridden*

## Return Trunk Detail Table

Name	Trunk Type	Htg (cfm)	Clg (cfm)	Design FR	Veloc (fpm)	Diam (in)	H x W (in)	Duct Material	Trunk
rst5	Peak AVF	800	800	0.267	573	16.0	0 x 0	VinIFix	rst6
rst6	Peak AVF	800	800	0.267	573	<b>16.0</b>	<b>0 x 0</b>	VinIFix	

*Bold/italic values have been manually overridden*





820 Brevard Avenue, Rockledge, FL 32955 - P: 321.638.0808 - F: 321.638.0978

**Construction Materials Testing Services  
FIELD AND LABORATORY REPORT COVER PAGE**

**Client:** Scott Minnick Construction  
1968 Turpentine Road  
Mims, FL 32754

**Project:** 4060 Golden Shores Boulevard  
Mims, Brevard County, FL

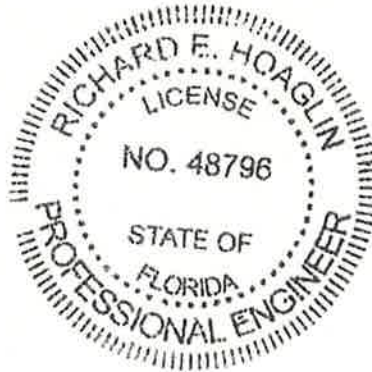
As requested, Universal Engineering Sciences, LLC. (UES) representative(s) performed construction materials testing and/or field inspection services on the above project. Testing results and/or inspection observations are reported on the attached sheets. The contents of this package are summarized below:

**Scope of Work**

Work Order No.	Date	Type of Report
209772-1	05/21/2025	In-Place Density Test Report w/Activity Record

We hope this information is sufficient for your immediate needs. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,  
**Universal Engineering Sciences, LLC**  
FBPE Registry No. 00000549



Digitally signed  
by Richard E  
Hoaglin  
Date: 2025.06.03  
13:05:38 -04'00'

Richard E. Hoaglin, P.E.  
**FLORIDA**  
Professional Engineer No. 48796

*This item has been electronically signed and sealed by Richard E. Hoaglin, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.*



UES Project No: 0310.2300276.0040  
UES DOCS No:  
UES Report No: 209772-1 ARC 052125

On-Site Time (hrs): 1.00  
Lab Time (hrs): 0.00  
Travel Time (hrs): 1.00  
Total Time (hrs): 2.00

820 Brevard Avenue, Rockledge, FL 32955 - P: 321.638.0808 - F: 321.638.0978

---

### Activity Record

**Client:** Scott Minnick Construction  
1968 Turpentine Road  
Mims, FL 32754

**Project:** 4060 Golden Shores Boulevard  
Mims, Brevard County, FL

**Date of Activity:** Wednesday, 21 May, 2025

**Technician:** Cliff Cherrnay

---

As requested, a Universal Engineering Sciences Technician was present at the above referenced project site for the purpose of earthwork testing for the House Pad on 4060 Golden Shores Boulevard.

While on site, the technician observed the general condition of the areas to be tested and performed 4 density test(s) for the House Pad on 4060 Golden Shores Boulevard. All test(s) were performed in accordance with the ASTM D-6938 Nuclear Gauge Method and were found to meet the project compaction requirements of 95% of the maximum dry density per ASTM D-1557.

As Requested, a Universal Engineering Sciences Technician was present at the above referenced location for the purpose of Compaction testing and proctor pick up.



820 Brevard Avenue, Rockledge, FL 32955 - P: 321.638.0808 - F: 321.638.0978

**In-Place Density Test Report**

**Client:** Scott Minnick Construction  
 1968 Turpentine Road  
 Mims, FL 32754

**Project:** 4060 Golden Shores Boulevard  
 Mims, Brevard County, FL

**Area Tested:** House Pad on 4060 Golden Shores Boulevard

**Type of Test:** Field: ASTM D-6938 Nuclear Gauge Method      **Date of Test:** 05/21/2025  
 Lab: ASTM D1557 Modified Proctor

**Technician:** Cliff Cherrnay

**Requirements:** 95% of Proctor maximum dry density. These tests apply to the fill and/or surficial soil conditions only and do not address the condition of the underlying soils below the tested depths.

Test No.	Location of Test	Range	Depth (inch)	Proctor (2)	Field Dry Density (PCF)	Field Moisture %	% Compaction	Comments (3)
1	N/W Test	0-1 ft	12.00	15357	105.4	8.1	99	A
2	N/E Test	0-1 ft	12.00	15357	105.6	9.1	99	A
3	S/E Test	0-1 ft	12.00	15357	105.1	7.9	99	A
4	S/W Test	0-1 ft	12.00	15357	105.7	8.2	99	A

(1) Ref. Datum: 0 = Top of Final Grade

(3) Comments Key

(2)

Proctor #	Maximum Dry Density	Optimum Moisture Content
15357	106.5	12.5

- A. Compaction meets min. requirements
- B. Compaction does not meet min. requirements
- C. Moisture does not meet requirements
- D. Recompanction required
- E. Recompancted, Retested, Meets Requirements

*This test was performed without deviation from ASTM procedures.*

*This report shall not be reproduced, except in full, without the written approval of Universal Engineering Sciences.*





Project Number: 0310.2300276.0040  
Lab Number: 32479  
FDC Number: 15357

820 Brevard Avenue, Rockledge, Florida 32955 Phone 321-638-0808 Fax 321-638-0978 www.teamues.com

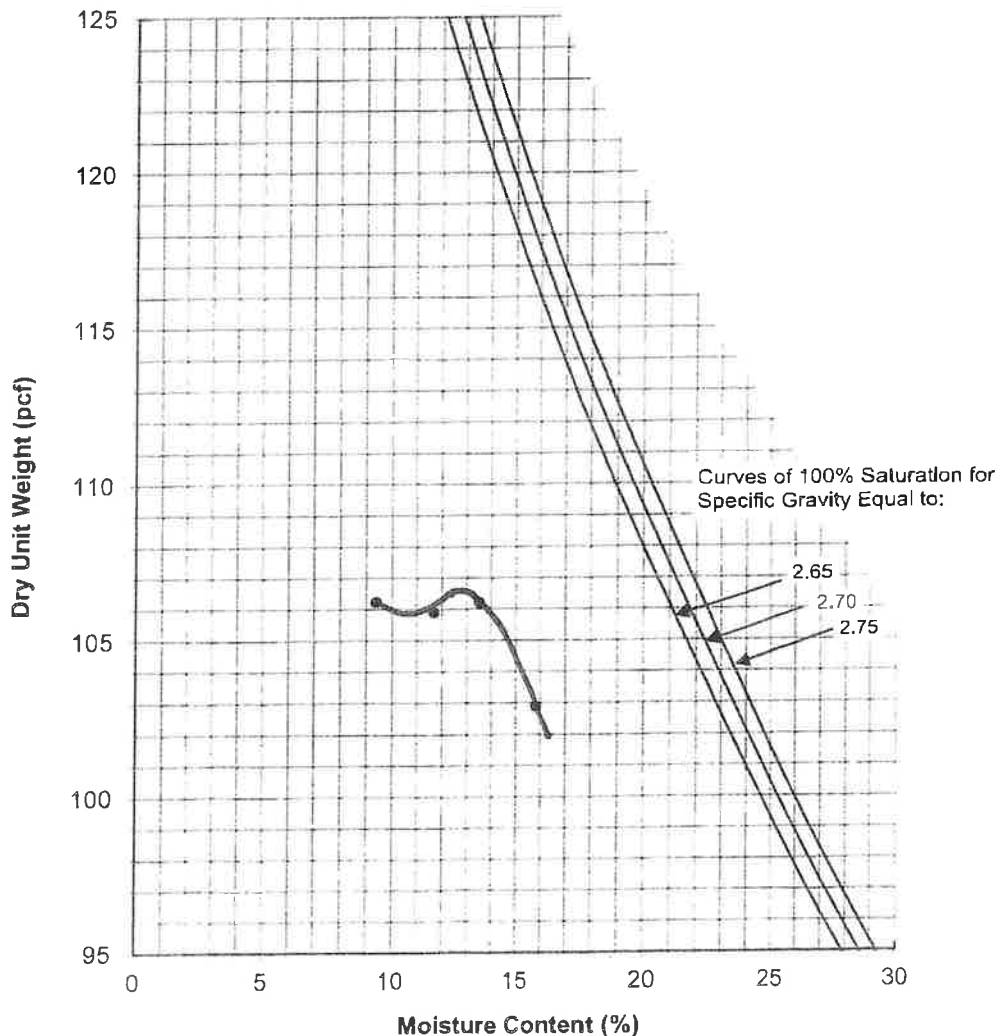
Client: Scott Minnick Construction  
Project Name: 4060 Golden Shores Boulevard  
Sample Location: House Pad  
Intended Use: Fill  
Material Description: Grey and Tan Sand  
Sampled By: Cliff Cherrnay  
Date Sampled: 5/21/2025

Soil Classification: SP  
Date Plotted: 5/28/2025  
Tested By: Shana Crooms  
Date Tested: 5/27/2025

### SUMMARY OF TEST RESULTS

Test Method: ASTM D1557 Method A

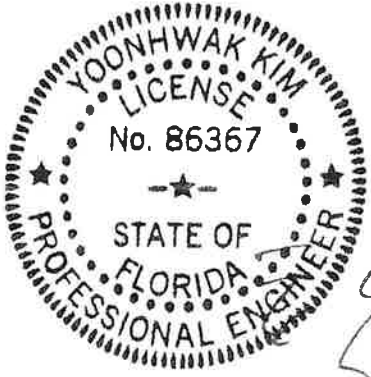
Maximum Dry Density, pcf: 106.5  
Optimum Moisture, %: 12.5  
Passing 3.5" Sieve, %: 100  
Passing No. 4 Sieve, %: 100  
Passing No. 200 Sieve, %: N/A



Sampled according to AASHTO T 002.

This report shall not be reproduced, except in full, without the written approval of UES.





This item has been digitally signed and sealed by Yoonhwak Kim on the date adjacent to the seal.

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

09/04/2024

COA#0-278, Yoonhwak Kim, FL PE #86367  
 Florida Certificate of Product Approval #FL 1999



\* Building Code Compliance

**REVIEWED**

By Frank Piccirilli

<b>Site Information:</b>	<b>Page 1:</b>
Customer: Truss Wood, Inc.	Job Number: 39615
Job Description: ,Minnick Construction ,4060 GOLDEN SHORES	
Address: 4060 GOLDEN SHORES , Mims, FL 32754	

<b>Job Engineering Criteria:</b>	
Design Code: FBC 8th Ed. 2023 Res.	IntelliVIEW Version: 23.02.01A through 23.02.04 JRef #: 1Y2Y66660009
Wind Standard: ASCE 7-22      Wind Speed (mph): 150	Design Loading (psf): 37.00
Building Type: Closed, Partial	

This package contains general notes pages, 31 truss drawing(s) and 5 detail(s).

Item	Drawing Number	Truss
1	248.24.0016.31907	C1
3	248.24.0016.33867	C2
5	247.24.1558.21920	C4
7	247.24.1558.21479	C6
9	248.24.0016.35867	CJ1
11	248.24.0016.38747	CJ5
13	247.24.1558.21966	EJ7
15	248.24.0016.43037	H7-2PLY
17	248.24.0016.46523	H7B
19	247.24.1558.21792	H9A
21	247.24.1558.21431	H11A
23	247.24.1558.21997	H13A
25	247.24.1558.21478	H15A
27	247.24.1558.21777	H17A
29	248.24.0017.20603	HJ7
31	247.24.1558.21509	V2
33	BRWEBLOK1014	
35	VAL180220723	

Item	Drawing Number	Truss
2	247.24.1558.21808	C1B
4	247.24.1558.21494	C3
6	247.24.1558.21447	C5
8	247.24.1558.21992	C7
10	248.24.0016.37290	CJ3
12	247.24.1558.21730	EJ5
14	248.24.0016.41110	H5C
16	248.24.0016.44803	H7A-2PLY
18	247.24.1558.21824	H9
20	247.24.1558.21950	H11
22	248.24.0016.54380	H13
24	248.24.0017.01557	H15
26	248.24.0017.07180	H17
28	248.24.0017.09520	HJ5
30	247.24.1558.21746	V1
32	BRCLBSUB0119	
34	DEFLECAMB1014	
36	PB160220723	

## **General Notes**

### **Truss Design Engineer Scope of Work, Design Assumptions and Design Responsibilities:**

The design responsibilities assumed in the preparation of these design drawings are those specified in ANSI/TPI 1, Chapter 2; and the National Design Standard for Metal Plate Connected Wood Truss Construction, by the Truss Plate Institute. The truss component designs conform to the applicable provisions of ANSI/TPI 1 and NDS, the National Design Specification for Wood Construction by AWC. The truss component designs are based on the specified loading and dimension information furnished by others to the Truss Design Engineer. The Truss Design Engineer has no duty to independently verify the accuracy or completeness of the information provided by others and may rely on that information without liability. The responsibility for verification of that information remains with others neither employed nor controlled by the Truss Design Engineer. The Truss Design Engineer's seal and signature on the attached drawings, or cover page listing these drawings, indicates acceptance of professional engineering responsibility solely for the truss component designs and not for the technical information furnished by others which technical information and consequences thereof remain their sole responsibility.

The suitability and use of these drawings for any particular structure is the responsibility of the Building Designer in accordance with ANSI/TPI 1 Chapter 2. The Building Designer is responsible for determining that the dimensions and loads for each truss component match those required by the plans and by the actual use of the individual component, and for ascertaining that the loads shown on the drawings meet or exceed applicable building code requirements and any additional factors required in the particular application. Truss components using metal connector plates with integral teeth shall not be placed in environments that will cause the moisture content of the wood in which plates are embedded to exceed 19% and/or cause corrosion of connector plates and other metal fasteners.

The Truss Design Engineer shall not be responsible for items beyond the specific scope of the agreed contracted work set forth herein, including but not limited to: verifying the dimensions of the truss component, calculation of any of the truss component design loads, inspection of the truss components before or after installation, the design of temporary or permanent bracing and their attachment required in the roof and/or floor systems, the design of diaphragms or shear walls, the design of load transfer connections to and from diaphragms and shear walls, the design of load transfer to the foundation, the design of connections for truss components to their bearing supports, the design of the bearing supports, installation of the truss components, observation of the truss component installation process, review of truss assembly procedures, sequencing of the truss component installation, construction means and methods, site and/or worker safety in the installation of the truss components and/or its connections.

This document may be a high-quality facsimile of the original engineering document which is a digitally signed electronic file with third party authentication. A wet or embossed seal copy of this engineering document is available upon request.

### **Temporary Lateral Restraint and Bracing:**

Temporary lateral restraint and diagonal bracing shall be installed according to the provisions of BCSI chapters B1, B2, B7 and/or B10 (Building Component Safety Information, by TPI and SBCA), or as specified by the Building Designer or other Registered Design Professional. The required locations for lateral restraint and/or bracing depicted on these drawings are only for the permanent lateral support of the truss members to reduce buckling lengths, and do not apply to and may not be relied upon for the temporary stability of the truss components during their installation.

### **Permanent Lateral Restraint and Bracing:**

The required locations for lateral restraint or bracing depicted on these drawings are for the permanent lateral support of the truss members to reduce buckling lengths. Permanent lateral support shall be installed according to the provisions of BCSI chapters B3, B7 and/or B10, or as specified by the Building Designer or other Registered Design Professional. These drawings do not depict or specify installation/erection bracing, wind bracing, portal bracing or similar building stability bracing which are parts of the overall building design to be specified, designed, and detailed by the Building Designer.

### **Connector Plate Information:**

Alpine connector plates are made of ASTM A653 or ASTM A1063 galvanized steel with the following designations, gauges and grades: W=Wave, 20ga, grade 40; H=High Strength, 20ga, grade 60; S=Super Strength, 18ga, grade 60. Information on model code compliance is contained in the ICC Evaluation Service report ESR-1118, available on-line at [www.icc-es.org](http://www.icc-es.org).

### **Bearing Information:**

The bearing area factor,  $C_b$ , is considered for the allowable capacity of solid sawn wood bearings supporting trusses that are located a minimum of 3" from the end of the lumber piece.

## **General Notes** (continued)

### **Coated Lumber:**

Coated lumber must be properly re-dried and maintained below 19% or less moisture level through all stages of construction and usage. Coated lumber has no adjustments to lumber properties. Coated lumber may be more brittle than uncoated lumber. Special handling care must be taken to prevent breakage during all handling activities. Refer to manufacturer literature, specifications, and code evaluation reports for restrictions, details, and requirements.

### **Fire Retardant Treated Lumber:**

Fire retardant treated lumber must be properly re-dried and maintained below 19% or less moisture level through all stages of construction and usage. Fire retardant treated lumber may be more brittle than untreated lumber. Special handling care must be taken to prevent breakage during all handling activities.

### **Key to Terms:**

Information provided on drawings reflects a summary of the pertinent information required for the truss design. Detailed information on load cases, reactions, member lengths, forces and members requiring permanent lateral support may be found in calculation sheets available upon written request.

BCDL = Bottom Chord standard design Dead Load in pounds per square foot.

BCLL = Bottom Chord standard design Live Load in pounds per square foot.

C = Coated lumber.

C-AT = AtTEK coated lumber.

C-FX = FX Lumber Guard coated lumber.

C-TE = TechWood 4400 coated lumber.

CL = Certified lumber.

Des Ld = total of TCLL, TCDL, BCLL and BCDL Design Load in pounds per square foot.

FRT = Fire Retardant Treated lumber.

FRT-BF = Boraflame Fire Retardant Treated lumber

FRT-DB = D-Blaze Fire Retardant Treated lumber.

FRT-DC = Dricon Fire Retardant Treated lumber.

FRT-FP = FirePRO Fire Retardant Treated lumber.

FRT-FL = FlamePRO Fire Retardant Treated lumber.

FRT-FT = FlameTech Fire Retardant Treated lumber.

FRT-ON = OnWood Fire Retardant Treated lumber.

FRT-PG = PYRO-GUARD Fire Retardant Treated lumber.

FRT-PR = ProWood Fire Retardant Treated lumber.

g = green lumber.

HORZ(LL) = maximum Horizontal panel point deflection due to Live Load, in inches.

HORZ(TL) = maximum Horizontal panel point long term deflection in inches, due to Total Load, including creep adjustment.

HPL = additional Horizontal Load added to a truss Piece in pounds per linear foot or pounds.

Ic = Incised lumber.

FJ = Finger Jointed lumber.

L/# = user specified divisor for limiting span/deflection ratio for evaluation of actual L/defl value.

L/defl = ratio of Length between bearings, in inches, divided by the vertical Deflection due to creep, in inches, at the referenced panel point. Reported as 999 if greater than or equal to 999.

Loc = Location, starting location of left end of bearing or panel point (joint) location of deflection.

Max BC CSI = Maximum bending and axial Combined Stress Index for Bottom Chords for all load cases.

Max TC CSI = Maximum bending and axial Combined Stress Index for Top Chords for all load cases.

Max Web CSI = Maximum bending and axial Combined Stress Index for Webs for all load cases.

NCBCLL = Non-Concurrent Bottom Chord design Live Load in pounds per square foot.

PL = additional Load applied at a user specified angle on a truss Piece in pounds per linear foot or pounds.

PLB = additional vertical load added to a Bottom chord Piece of a truss in pounds per linear foot or pounds

PLT = additional vertical load added to a Top chord Piece of a truss in pounds per linear foot or pounds.

PP = Panel Point.

R = maximum downward design Reaction, in pounds, from all specified gravity load cases, at the indicated location (Loc).

-R = maximum upward design Reaction, in pounds, from all specified gravity load cases, at the identified location (Loc).

Rh = maximum horizontal design Reaction in either direction, in pounds, from all specified gravity load cases, at the indicated location (Loc).

RL = maximum horizontal design Reaction in either direction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the indicated location (Loc).

## **General Notes** (continued)

### **Key to Terms** (continued):

Rw = maximum downward design Reaction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the identified location (Loc).

TCDL = Top Chord standard design Dead Load in pounds per square foot.

TCLL = Top Chord standard design Live Load in pounds per square foot.

U = maximum Upward design reaction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the indicated location (Loc).

VERT(CL) = maximum Vertical panel point deflection in inches due to Live Load and Creep Component of Dead Load in inches.

VERT(CTL) = maximum Vertical panel point deflection ratios due to Live Load and Creep Component of Dead Load, and maximum long term Vertical panel point deflection in inches due to Total load, including creep adjustment.

VERT(LL) = maximum Vertical panel point deflection in inches due to Live Load.

VERT(TL) = maximum Vertical panel point long term deflection in inches due to Total load, including creep adjustment.

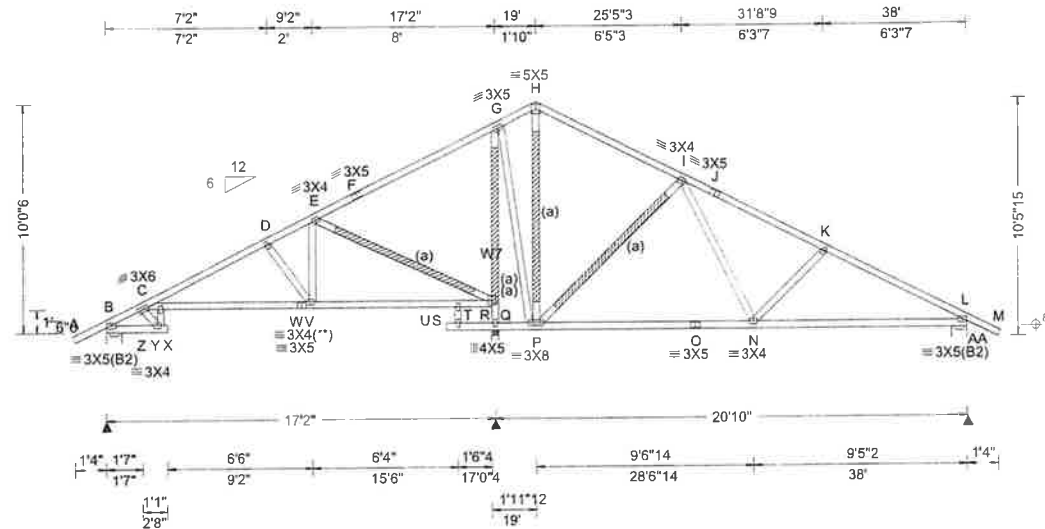
W = Width of non-hanger bearing, in inches.

Refer to ASCE-7 for Wind and Seismic abbreviations.

Uppercase Acronyms not explained above are as defined in TPI 1.

### **References:**

1. AWC: American Wood Council; 222 Catoctin Circle SE, Suite 201; Leesburg, VA 20175; [www.awc.org](http://www.awc.org).
2. ICC: International Code Council; [www.iccsafe.org](http://www.iccsafe.org).
3. Alpine, a division of ITW Building Components Group Inc.: 155 Harlem Ave, North Building, 4th Floor, Glenview, IL 60025; [www.alpineitw.com](http://www.alpineitw.com).
4. TPI: Truss Plate Institute, 2670 Crain Highway, Suite 203, Waldorf, MD 20601; [www.tpinst.org](http://www.tpinst.org).
5. SBCA: Wood Truss Council of America, 6300 Enterprise Lane, Madison, WI 53719; [www.sbcacomponents.com](http://www.sbcacomponents.com)



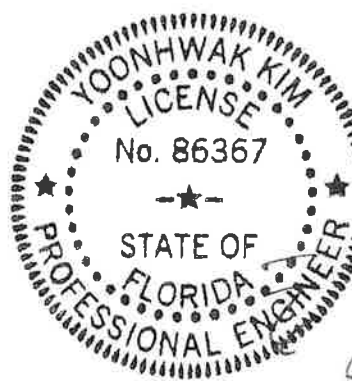
<b>Loading Criteria (psf)</b> TCCL: 20.00 TCDL: 7.00 BCCL: 0.00 BCDL: 10.00 Des Ld: 37.00 NCBCCL: 10.00 Soffit: 0.00 Load Duration: 1.25 Spacing: 24.0"	<b>Wind Criteria</b> Wind Std: ASCE 7-22 Speed: 150 mph Enclosure: Closed Risk Category: II EXP: B Kzt: NA Mean Height: 15.00 ft TCDL: 4.2 psf BCDL: 3.0 psf MWFRS Parallel Dist: h to 2h C&C Dist a: 3.80 ft Loc. from endwall: not in 9.00 ft GCpi: 0.18 Wind Duration: 1.60	<b>Snow Criteria (Pg,Pf in PSF)</b> Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: FBC 8th Ed. 2023 Res. TPI Std: 2014 Rep Fac: Yes FT/RT:20(0)/0(0) Plate Type(s): WAVE	<b>Defl/CSI Criteria</b> PP Deflection in loc L/defl L/# VERT(LL): 0.259 X 790 360 VERT(CL): 0.489 X 419 240 HORZ(LL): 0.097 Q - - HORZ(TL): 0.182 Q - - Creep Factor: 2.0 Max TC CSI: 0.852 Max BC CSI: 0.983 Max Web CSI: 0.704 VIEW Ver: 23.02.04.0123.14	<b>▲ Maximum Reactions (lbs)</b> <table border="1"> <thead> <tr> <th rowspan="2">Loc</th> <th colspan="3">Gravity</th> <th colspan="3">Non-Gravity</th> </tr> <tr> <th>R+</th> <th>/R-</th> <th>/Rh</th> <th>/Rw</th> <th>/U</th> <th>/RL</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>571</td> <td>-</td> <td>-</td> <td>288</td> <td>84</td> <td>262</td> </tr> <tr> <td>R</td> <td>1741</td> <td>-</td> <td>-</td> <td>1033</td> <td>67</td> <td>-</td> </tr> <tr> <td>AA</td> <td>794</td> <td>-</td> <td>-</td> <td>545</td> <td>152</td> <td>-</td> </tr> </tbody> </table> Wind reactions based on MWFRS B Brg Wid = 8.0 Min Req = 1.5 R Brg Wid = 4.0 Min Req = 1.7 AA Brg Wid = 8.0 Min Req = 1.5 Bearings B, R, & L are a rigid surface. Bearings B & L require a seat plate. Members not listed have forces less than 375# <b>Maximum Top Chord Forces Per Ply (lbs)</b> <table border="1"> <thead> <tr> <th>Chords</th> <th>Tens.</th> <th>Comp.</th> <th>Chords</th> <th>Tens.</th> <th>Comp.</th> </tr> </thead> <tbody> <tr> <td>B - C</td> <td>252</td> <td>-496</td> <td>F - G</td> <td>471</td> <td>-158</td> </tr> <tr> <td>C - D</td> <td>334</td> <td>-691</td> <td>I - J</td> <td>338</td> <td>-709</td> </tr> <tr> <td>D - E</td> <td>329</td> <td>-516</td> <td>J - K</td> <td>332</td> <td>-831</td> </tr> <tr> <td>E - F</td> <td>394</td> <td>-165</td> <td>K - L</td> <td>363</td> <td>-1076</td> </tr> </tbody> </table>	Loc	Gravity			Non-Gravity			R+	/R-	/Rh	/Rw	/U	/RL	B	571	-	-	288	84	262	R	1741	-	-	1033	67	-	AA	794	-	-	545	152	-	Chords	Tens.	Comp.	Chords	Tens.	Comp.	B - C	252	-496	F - G	471	-158	C - D	334	-691	I - J	338	-709	D - E	329	-516	J - K	332	-831	E - F	394	-165	K - L	363	-1076
Loc	Gravity			Non-Gravity																																																																
	R+	/R-	/Rh	/Rw	/U	/RL																																																														
B	571	-	-	288	84	262																																																														
R	1741	-	-	1033	67	-																																																														
AA	794	-	-	545	152	-																																																														
Chords	Tens.	Comp.	Chords	Tens.	Comp.																																																															
B - C	252	-496	F - G	471	-158																																																															
C - D	334	-691	I - J	338	-709																																																															
D - E	329	-516	J - K	332	-831																																																															
E - F	394	-165	K - L	363	-1076																																																															

**Lumber**  
 Top chord: 2x4 SP #2;  
 Bot chord: 2x4 SP #2;  
 Webs: 2x4 SP #3; W7 2x4 SP #2;

**Bracing**  
 (a) #3 or better scab reinforcement. Same size & 80% length of web member. Attach with 10d Box or Gun (0.128"x3",min.)nails @ 6" oc.

**Plating Notes**  
 All plates are 2X4 except as noted.  
 (\*\*) 1 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

**Wind**  
 Wind loads based on MWFRS with additional C&C member design.  
 Wind loading based on both gable and hip roof types.  
 Laterally brace chord above/below filler at 24" OC (or as designed) including a lateral brace on chord directly above/ below both ends of filler (if no rigid diaphragm exists at that point)



**Maximum Bot Chord Forces Per Ply (lbs)**

Chords	Tens.	Comp.	Chords	Tens.	Comp.
C - Y	511	-151	S - Q	530	-153
Y - W	588	-177	P - O	476	-106
W - V	588	-177	O - N	476	-106
V - S	414	-115	N - L	894	-237

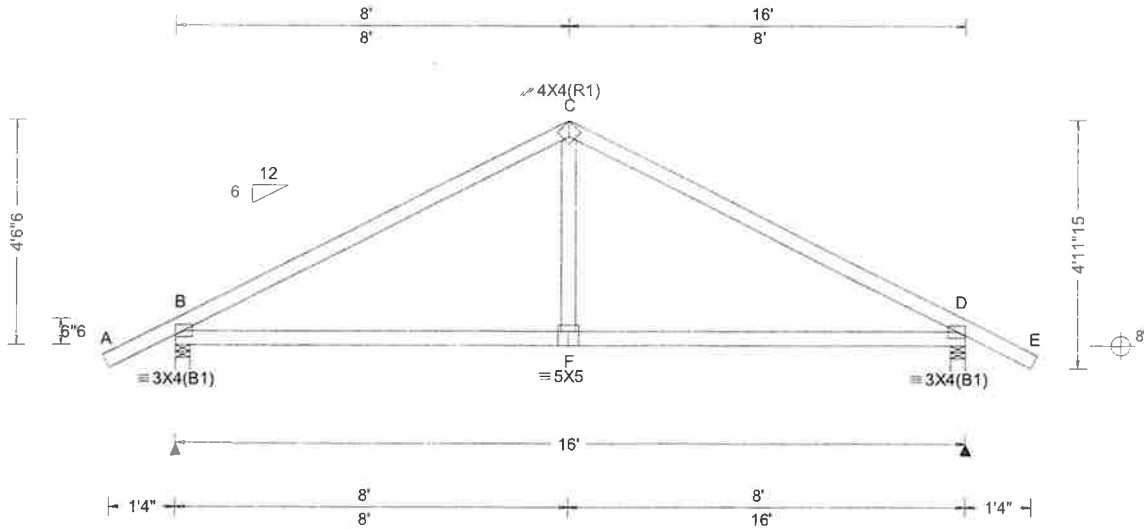
**Maximum Web Forces Per Ply (lbs)**

Webs	Tens.	Comp.	Webs	Tens.	Comp.
C - Z	216	-455	Q - G	268	-1342
Z - Y	392	-159	G - P	900	-39
V - E	487	-51	P - I	267	-671
E - Q	269	-796	I - N	537	-69
Q - R	381	-1696			

COA#0-278, Yoonhwak Kim, FL PE #86367  
 Florida State Seal of Product Approval #FL 1999

**\*\*WARNING\*\* READ AND FOLLOW ALL NOTES ON THIS DRAWING!**  
**\*\*IMPORTANT\*\* FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**  
 Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have continuous lateral restraint (CLR), installed with diagonal bracing installed on the CLR per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to job's General Notes page for additional information.  
 Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.  
 For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org





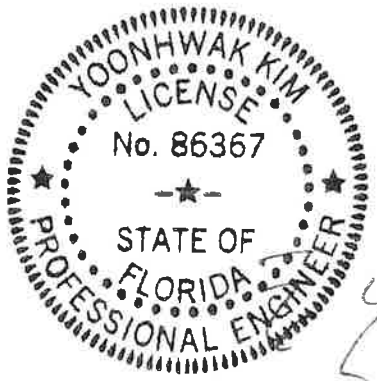
Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria	▲ Maximum Reactions (lbs)						
				Gravity			Non-Gravity			
TCLL: 20.00	Wind Std: ASCE 7-22	Pg: NA Ct: NA CAT: NA	PP Deflection in loc L/def L/#	Loc	R+	/R-	/Rh	/Rw	/U	/RL
TCDL: 7.00	Speed: 150 mph	Pf: NA Ce: NA	VERT(LL): 0.012 F 999 360	B	683	/-	/-	/487	/253	/124
BCLL: 0.00	Enclosure: Part. Enc.	Lu: NA Cs: NA	VERT(CL): 0.023 F 999 240	D	683	/-	/-	/487	/253	/-
BCDL: 10.00	Risk Category: II	Snow Duration: NA	HORZ(LL): 0.009 D - -	Wind reactions based on MWFRS						
Des Ld: 37.00	EXP: B Kzt: NA	Building Code:	HORZ(TL): 0.014 D - -	B Brg Wid = 3.5 Min Req = 1.5						
NCBCLL: 10.00	Mean Height: 15.00 ft	FBC 8th Ed. 2023 Res.	Creep Factor: 2.0	D Brg Wid = 3.5 Min Req = 1.5						
Soffit: 0.00	TCDL: 4.2 psf	TPI Std: 2014	Max TC CSI: 0.742	Bearings B & D are a rigid surface.						
Load Duration: 1.25	BCDL: 3.0 psf	Rep Fac: Yes	Max BC CSI: 0.723	Members not listed have forces less than 375#						
Spacing: 24.0 "	MWFRS Parallel Dist: h/2 to h	FT/RT:20(0)/0(0)	Max Web CSI: 0.134	<b>Maximum Top Chord Forces Per Ply (lbs)</b>						
	C&C Dist a: 3.00 ft	Plate Type(s):	VIEW Ver: 23.02.01A.1204.18	B - C	419	-817	C - D	419	-817	
	Loc. from endwall: not in 9.00 ft	WAVE		<b>Maximum Bot Chord Forces Per Ply (lbs)</b>						
	GCpi: 0.55			Chords	Tens.Comp.	Chords	Tens. Comp.			
	Wind Duration: 1.60			B - F	648	-217	F - D	648	-217	

**Lumber**

Top chord: 2x4 SP #2;  
 Bot chord: 2x4 SP #2;  
 Webs: 2x4 SP #3;

**Wind**

Wind loads based on MWFRS with additional C&C member design.  
 Wind loading based on both gable and hip roof types.

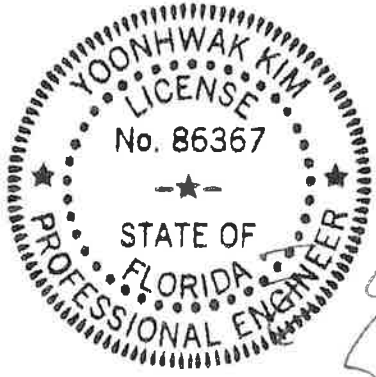


COA#0-278, Yoonhwak Kim, FL PE #86367  
 Florida Certificate of Product Approval #FL 1999

**\*\*WARNING\*\*** READ AND FOLLOW ALL NOTES ON THIS DRAWING!  
**\*\*IMPORTANT\*\*** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS  
 Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have continuous lateral restraint (CLR), installed with diagonal bracing installed on the CLR per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to job's General Notes page for additional information.  
 Alpine, a division of ITW Building Components Group Inc, shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.  
 For more information see these web sites: Alpine: [alpineitw.com](http://alpineitw.com); TPI: [tpinst.org](http://tpinst.org); SBCA: [sbccomponents.com](http://sbccomponents.com); ICC: [iccsafe.org](http://iccsafe.org); AWC: [awc.org](http://awc.org)



Alpine, an ITW Company  
 155 Harlem Ave  
 North Building, 4th Floor  
 Glenview, IL 60025  
 Phone: (800)755-6001  
 www.alpineitw.com



This item has been digitally signed and sealed by Yoonhwak Kim on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
 09/04/2024

COA#0-278, Yoonhwak Kim, FL PE #86367  
 Florida Certificate of Product Approval #FL 1999



<b>Site Information:</b>	<b>Page 1:</b>
Customer: Truss Wood, Inc.	Job Number: 39615
Job Description: Minnick Construction ,4060 GOLDEN SHORES	
Address: 4060 GOLDEN SHORES , Mims, FL 32754	

<b>Job Engineering Criteria:</b>	
Design Code: FBC 8th Ed. 2023 Res.	IntelliVIEW Version: 23.02.01A through 23.02.04 JRef #: 1Y2Y66660009
Wind Standard: ASCE 7-22      Wind Speed (mph): 150	Design Loading (psf): 37.00
Building Type: Closed, Partial	

This package contains general notes pages, 31 truss drawing(s) and 5 detail(s).

Item	Drawing Number	Truss	Item	Drawing Number	Truss
1	248.24.0016.31907	C1	2	247.24.1558.21808	C1B
3	248.24.0016.33867	C2	4	247.24.1558.21494	C3
5	247.24.1558.21920	C4	6	247.24.1558.21447	C5
7	247.24.1558.21479	C6	8	247.24.1558.21992	C7
9	248.24.0016.35867	CJ1	10	248.24.0016.37290	CJ3
11	248.24.0016.38747	CJ5	12	247.24.1558.21730	EJ5
13	247.24.1558.21966	EJ7	14	248.24.0016.41110	H5C
15	248.24.0016.43037	H7-2PLY	16	248.24.0016.44803	H7A-2PLY
17	248.24.0016.46523	H7B	18	247.24.1558.21824	H9
19	247.24.1558.21792	H9A	20	247.24.1558.21950	H11
21	247.24.1558.21431	H11A	22	248.24.0016.54380	H13
23	247.24.1558.21997	H13A	24	248.24.0017.01557	H15
25	247.24.1558.21478	H15A	26	248.24.0017.07180	H17
27	247.24.1558.21777	H17A	28	248.24.0017.09520	HJ5
29	248.24.0017.20603	HJ7	30	247.24.1558.21746	V1
31	247.24.1558.21509	V2	32	BRCLBSUB0119	
33	BRWEBLOK1014		34	DEFLCAMB1014	
35	VAL180220723		36	PB160220723	

## **General Notes**

### **Truss Design Engineer Scope of Work, Design Assumptions and Design Responsibilities:**

The design responsibilities assumed in the preparation of these design drawings are those specified in ANSI/TPI 1, Chapter 2; and the National Design Standard for Metal Plate Connected Wood Truss Construction, by the Truss Plate Institute. The truss component designs conform to the applicable provisions of ANSI/TPI 1 and NDS, the National Design Specification for Wood Construction by AWC. The truss component designs are based on the specified loading and dimension information furnished by others to the Truss Design Engineer. The Truss Design Engineer has no duty to independently verify the accuracy or completeness of the information provided by others and may rely on that information without liability. The responsibility for verification of that information remains with others neither employed nor controlled by the Truss Design Engineer. The Truss Design Engineer's seal and signature on the attached drawings, or cover page listing these drawings, indicates acceptance of professional engineering responsibility solely for the truss component designs and not for the technical information furnished by others which technical information and consequences thereof remain their sole responsibility.

The suitability and use of these drawings for any particular structure is the responsibility of the Building Designer in accordance with ANSI/TPI 1 Chapter 2. The Building Designer is responsible for determining that the dimensions and loads for each truss component match those required by the plans and by the actual use of the individual component, and for ascertaining that the loads shown on the drawings meet or exceed applicable building code requirements and any additional factors required in the particular application. Truss components using metal connector plates with integral teeth shall not be placed in environments that will cause the moisture content of the wood in which plates are embedded to exceed 19% and/or cause corrosion of connector plates and other metal fasteners.

The Truss Design Engineer shall not be responsible for items beyond the specific scope of the agreed contracted work set forth herein, including but not limited to: verifying the dimensions of the truss component, calculation of any of the truss component design loads, inspection of the truss components before or after installation, the design of temporary or permanent bracing and their attachment required in the roof and/or floor systems, the design of diaphragms or shear walls, the design of load transfer connections to and from diaphragms and shear walls, the design of load transfer to the foundation, the design of connections for truss components to their bearing supports, the design of the bearing supports, installation of the truss components, observation of the truss component installation process, review of truss assembly procedures, sequencing of the truss component installation, construction means and methods, site and/or worker safety in the installation of the truss components and/or its connections.

This document may be a high-quality facsimile of the original engineering document which is a digitally signed electronic file with third party authentication. A wet or embossed seal copy of this engineering document is available upon request.

### **Temporary Lateral Restraint and Bracing:**

Temporary lateral restraint and diagonal bracing shall be installed according to the provisions of BCSI chapters B1, B2, B7 and/or B10 (Building Component Safety Information, by TPI and SBCA), or as specified by the Building Designer or other Registered Design Professional. The required locations for lateral restraint and/or bracing depicted on these drawings are only for the permanent lateral support of the truss members to reduce buckling lengths, and do not apply to and may not be relied upon for the temporary stability of the truss components during their installation.

### **Permanent Lateral Restraint and Bracing:**

The required locations for lateral restraint or bracing depicted on these drawings are for the permanent lateral support of the truss members to reduce buckling lengths. Permanent lateral support shall be installed according to the provisions of BCSI chapters B3, B7 and/or B10, or as specified by the Building Designer or other Registered Design Professional. These drawings do not depict or specify installation/erection bracing, wind bracing, portal bracing or similar building stability bracing which are parts of the overall building design to be specified, designed, and detailed by the Building Designer.

### **Connector Plate Information:**

Alpine connector plates are made of ASTM A653 or ASTM A1063 galvanized steel with the following designations, gauges and grades: W=Wave, 20ga, grade 40; H=High Strength, 20ga, grade 60; S=Super Strength, 18ga, grade 60. Information on model code compliance is contained in the ICC Evaluation Service report ESR-1118, available on-line at [www.icc-es.org](http://www.icc-es.org).

### **Bearing Information:**

The bearing area factor,  $C_b$ , is considered for the allowable capacity of solid sawn wood bearings supporting trusses that are located a minimum of 3" from the end of the lumber piece.

## **General Notes** (continued)

### **Coated Lumber:**

Coated lumber must be properly re-dried and maintained below 19% or less moisture level through all stages of construction and usage. Coated lumber has no adjustments to lumber properties. Coated lumber may be more brittle than uncoated lumber. Special handling care must be taken to prevent breakage during all handling activities. Refer to manufacturer literature, specifications, and code evaluation reports for restrictions, details, and requirements.

### **Fire Retardant Treated Lumber:**

Fire retardant treated lumber must be properly re-dried and maintained below 19% or less moisture level through all stages of construction and usage. Fire retardant treated lumber may be more brittle than untreated lumber. Special handling care must be taken to prevent breakage during all handling activities.

### **Key to Terms:**

Information provided on drawings reflects a summary of the pertinent information required for the truss design. Detailed information on load cases, reactions, member lengths, forces and members requiring permanent lateral support may be found in calculation sheets available upon written request.

BCDL = Bottom Chord standard design Dead Load in pounds per square foot.

BCLL = Bottom Chord standard design Live Load in pounds per square foot.

C = Coated lumber.

C-AT = AtTEK coated lumber.

C-FX = FX Lumber Guard coated lumber.

C-TE = TechWood 4400 coated lumber.

CL = Certified lumber.

Des Ld = total of TCLL, TCDL, BCLL and BCDL Design Load in pounds per square foot.

FRT = Fire Retardant Treated lumber.

FRT-BF = Boraflame Fire Retardant Treated lumber

FRT-DB = D-Blaze Fire Retardant Treated lumber.

FRT-DC = Dricon Fire Retardant Treated lumber.

FRT-FP = FirePRO Fire Retardant Treated lumber.

FRT-FL = FlamePRO Fire Retardant Treated lumber.

FRT-FT = FlameTech Fire Retardant Treated lumber.

FRT-ON = OnWood Fire Retardant Treated lumber.

FRT-PG = PYRO-GUARD Fire Retardant Treated lumber.

FRT-PR = ProWood Fire Retardant Treated lumber.

g = green lumber.

HORZ(LL) = maximum Horizontal panel point deflection due to Live Load, in inches.

HORZ(TL) = maximum Horizontal panel point long term deflection in inches, due to Total Load, including creep adjustment.

HPL = additional Horizontal Load added to a truss Piece in pounds per linear foot or pounds.

Ic = Incised lumber.

FJ = Finger Jointed lumber.

L/# = user specified divisor for limiting span/deflection ratio for evaluation of actual L/defl value.

L/defl = ratio of Length between bearings, in inches, divided by the vertical Deflection due to creep, in inches, at the referenced panel point. Reported as 999 if greater than or equal to 999.

Loc = Location, starting location of left end of bearing or panel point (joint) location of deflection.

Max BC CSI = Maximum bending and axial Combined Stress Index for Bottom Chords for all load cases.

Max TC CSI = Maximum bending and axial Combined Stress Index for Top Chords for all load cases.

Max Web CSI = Maximum bending and axial Combined Stress Index for Webs for all load cases.

NCBCLL = Non-Concurrent Bottom Chord design Live Load in pounds per square foot.

PL = additional Load applied at a user specified angle on a truss Piece in pounds per linear foot or pounds.

PLB = additional vertical load added to a Bottom chord Piece of a truss in pounds per linear foot or pounds

PLT = additional vertical load added to a Top chord Piece of a truss in pounds per linear foot or pounds.

PP = Panel Point.

R = maximum downward design Reaction, in pounds, from all specified gravity load cases, at the indicated location (Loc).

-R = maximum upward design Reaction, in pounds, from all specified gravity load cases, at the identified location (Loc).

Rh = maximum horizontal design Reaction in either direction, in pounds, from all specified gravity load cases, at the indicated location (Loc).

RL = maximum horizontal design Reaction in either direction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the indicated location (Loc).

## **General Notes** (continued)

### **Key to Terms** (continued):

Rw = maximum downward design Reaction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the identified location (Loc).

TCDL = Top Chord standard design Dead Load in pounds per square foot.

TCLL = Top Chord standard design Live Load in pounds per square foot.

U = maximum Upward design reaction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the indicated location (Loc).

VERT(CL) = maximum Vertical panel point deflection in inches due to Live Load and Creep Component of Dead Load in inches.

VERT(CTL) = maximum Vertical panel point deflection ratios due to Live Load and Creep Component of Dead Load, and maximum long term Vertical panel point deflection in inches due to Total load, including creep adjustment.

VERT(LL) = maximum Vertical panel point deflection in inches due to Live Load.

VERT(TL) = maximum Vertical panel point long term deflection in inches due to Total load, including creep adjustment.

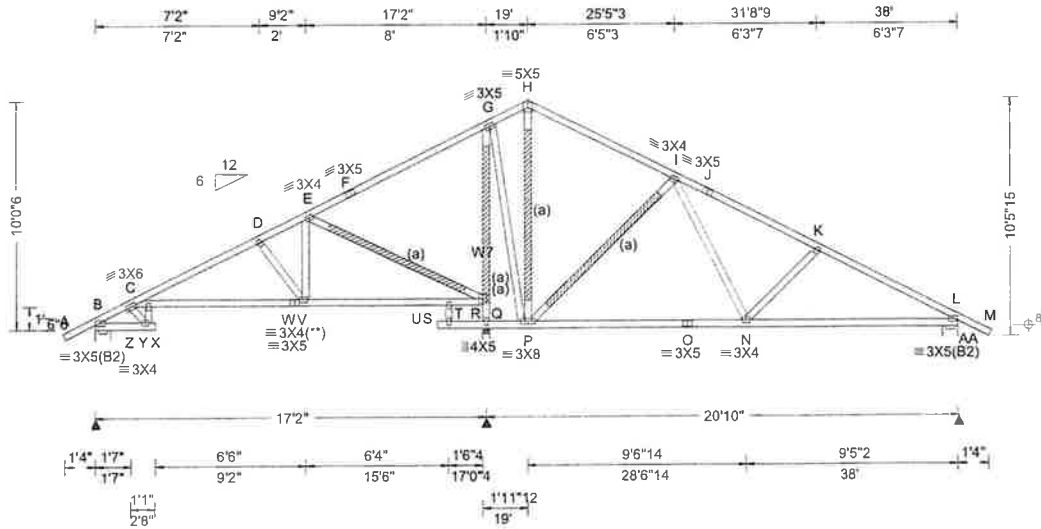
W = Width of non-hanger bearing, in inches.

Refer to ASCE-7 for Wind and Seismic abbreviations.

Uppercase Acronyms not explained above are as defined in TPI 1.

### **References:**

1. AWC: American Wood Council; 222 Catocin Circle SE, Suite 201; Leesburg, VA 20175; [www.awc.org](http://www.awc.org).
2. ICC: International Code Council; [www.iccsafe.org](http://www.iccsafe.org).
3. Alpine, a division of ITW Building Components Group Inc.: 155 Harlem Ave, North Building, 4th Floor, Glenview, IL 60025; [www.alpineitw.com](http://www.alpineitw.com).
4. TPI: Truss Plate Institute, 2670 Crain Highway, Suite 203, Waldorf, MD 20601; [www.tpinst.org](http://www.tpinst.org).
5. SBCA: Wood Truss Council of America, 6300 Enterprise Lane, Madison, WI 53719; [www.sbcacomponents.com](http://www.sbcacomponents.com)



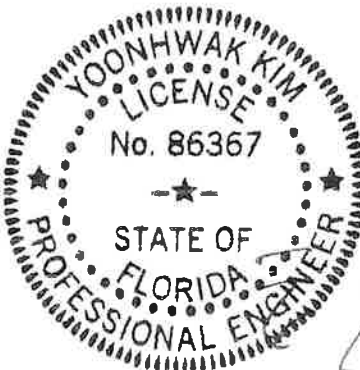
<b>Loading Criteria (psf)</b>	<b>Wind Criteria</b>	<b>Snow Criteria (Pg,Pf in PSF)</b>	<b>Defl/CSI Criteria</b>	<b>▲ Maximum Reactions (lbs)</b>
TCLL: 20.00 TCDL: 7.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 37.00 NCBCLL: 10.00 Soffit: 0.00 Load Duration: 1.25 Spacing: 24.0 "	Wind Std: ASCE 7-22 Speed: 150 mph Enclosure: Closed Risk Category: II EXP: B Kzt: NA Mean Height: 15.00 ft TCDL: 4.2 psf BCDL: 3.0 psf MWFRS Parallel Dist: h to 2h C&C Dist a: 3.80 ft Loc. from endwall: not in 9.00 ft GCpi: 0.18 Wind Duration: 1.60	Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA  Building Code: FBC 8th Ed. 2023 Res. TPI Std: 2014 Rep Fac: Yes FT/RT:20(0)/0(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.259 X 790 360 VERT(CL): 0.489 X 419 240 HORZ(LL): 0.097 Q - - HORZ(TL): 0.182 Q - - Creep Factor: 2.0 Max TC CSI: 0.852 Max BC CSI: 0.983 Max Web CSI: 0.704  VIEW Ver: 23.02.04.0123.14	Gravity Non-Gravity Loc R+ /R- /Rh /Rw /U /RL B 571 /- /- /288 /84 /262 R 1741 /- /- /1033 /67 /- AA 794 /- /- /545 /152 /- Wind reactions based on MWFRS B Brg Wid = 8.0 Min Req = 1.5 R Brg Wid = 4.0 Min Req = 1.7 AA Brg Wid = 8.0 Min Req = 1.5 Bearings B, R, & L are a rigid surface. Bearings B & L require a seat plate. Members not listed have forces less than 375# <b>Maximum Top Chord Forces Per Ply (lbs)</b> Chords Tens.Comp. Chords Tens. Comp.

**Lumber**  
Top chord: 2x4 SP #2;  
Bot chord: 2x4 SP #2;  
Webs: 2x4 SP #3; W7 2x4 SP #2;

**Bracing**  
(a) #3 or better scab reinforcement. Same size & 80% length of web member. Attach with 10d Box or Gun (0.128"x3",min.)nails @ 6" oc.

**Plating Notes**  
All plates are 2X4 except as noted.  
(\*\*) 1 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

**Wind**  
Wind loads based on MWFRS with additional C&C member design.  
Wind loading based on both gable and hip roof types.  
Laterally brace chord above/below filler at 24" OC (or as designed) including a lateral brace on chord directly above/ below both ends of filler (if no rigid diaphragm exists at that point)



**Maximum Bot Chord Forces Per Ply (lbs)**

Chords	Tens.Comp.	Chords	Tens. Comp.
C - Y	511 -151	S - Q	530 -153
Y - W	588 -177	P - O	476 -106
W - V	588 -177	O - N	476 -106
V - S	414 -115	N - L	894 -237

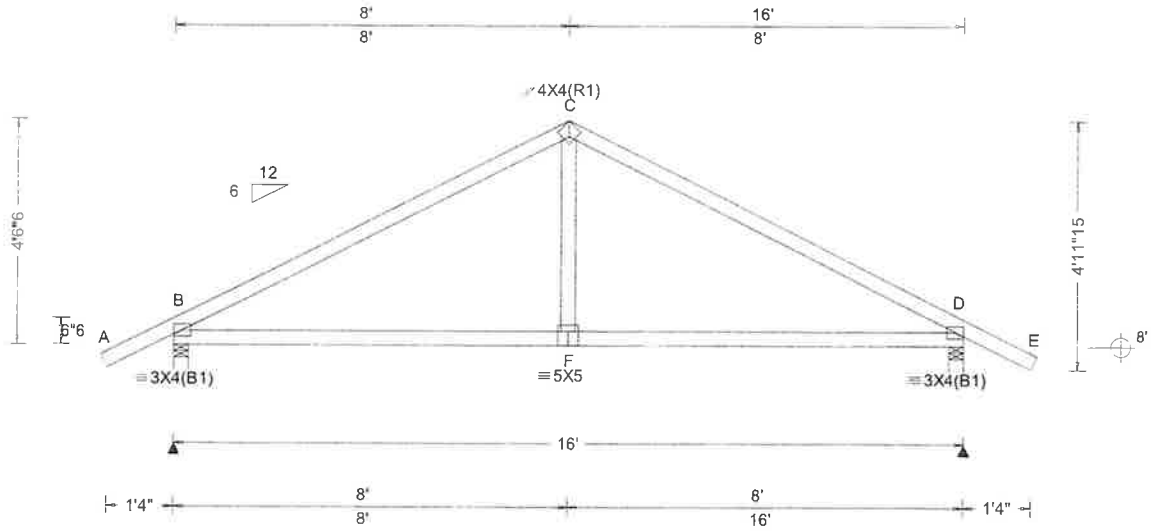
**Maximum Web Forces Per Ply (lbs)**

Webs	Tens.Comp.	Webs	Tens. Comp.
C - Z	216 -455	Q - G	268 -1342
Z - Y	392 -159	G - P	900 -39
V - E	487 -51	P - I	267 -671
E - Q	269 -796	I - N	537 -69
Q - R	381 -1696		

COA#0-278, Yoonhwak Kim, FL PE #86367  
Florida Certificate of Product Approval #FL 1999

**\*\*WARNING\*\* READ AND FOLLOW ALL NOTES ON THIS DRAWING!**  
**\*\*IMPORTANT\*\* FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**  
Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have continuous lateral restraint (CLR), installed with diagonal bracing installed on the CLR per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to job's General Notes page for additional information.  
Alpine, a division of ITW Building Components Group Inc, shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.  
For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org





<b>Loading Criteria (psf)</b> TCCL: 20.00 TCDL: 7.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 37.00 NCBCLL: 10.00 Soffit: 0.00 Load Duration: 1.25 Spacing: 24.0 "	<b>Wind Criteria</b> Wind Std: ASCE 7-22 Speed: 150 mph Enclosure: Part. Enc. Risk Category: II EXP: B Kzt: NA Mean Height: 15.00 ft TCDL: 4.2 psf BCDL: 3.0 psf MWFRS Parallel Dist: h/2 to h C&C Dist a: 3.00 ft Loc. from endwall: not in 9.00 ft GCpi: 0.55 Wind Duration: 1.60	<b>Snow Criteria (Pg,Pf in PSF)</b> Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA  Building Code: FBC 8th Ed. 2023 Res. TPI Std: 2014 Rep Fac: Yes FT/RT:20(0)/0(0) Plate Type(s): WAVE	<b>Defl/CSI Criteria</b> PP Deflection in loc L/defl L/# VERT(LL): 0.012 F 999 360 VERT(CL): 0.023 F 999 240 HORZ(LL): 0.009 D - - HORZ(TL): 0.014 D - - Creep Factor: 2.0 Max TC CSI: 0.742 Max BC CSI: 0.723 Max Web CSI: 0.134  VIEW Ver: 23.02.01A.1204.18	<b>▲ Maximum Reactions (lbs)</b>					
				Gravity      Non-Gravity Loc R+ / R- / Rh / Rw / U / RL		Gravity      Non-Gravity Loc R+ / R- / Rh / Rw / U / RL		Gravity      Non-Gravity Loc R+ / R- / Rh / Rw / U / RL	

**Lumber**  
 Top chord: 2x4 SP #2;  
 Bot chord: 2x4 SP #2;  
 Webs: 2x4 SP #3;

**Wind**  
 Wind loads based on MWFRS with additional C&C member design.  
 Wind loading based on both gable and hip roof types.

**Maximum Top Chord Forces Per Ply (lbs)**

Chords	Tens.Comp.	Chords	Tens. Comp.
B - C	419 -817	C - D	419 -817

**Maximum Bot Chord Forces Per Ply (lbs)**

Chords	Tens.Comp.	Chords	Tens. Comp.
B - F	648 -217	F - D	648 -217



COA#0-278, Yoonhwak Kim, FL PE #86367  
 Florida Certificate of Product Approval #FL 1999

**\*\*WARNING\*\*** READ AND FOLLOW ALL NOTES ON THIS DRAWING!  
**\*\*IMPORTANT\*\*** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS  
 Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have continuous lateral restraint (CLR), installed with diagonal bracing installed on the CLR per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to job's General Notes page for additional information.  
 Alpine, a division of ITW Building Components Group Inc, shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.  
 For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org

