

CITY OF TITUSVILLE
DEVELOPMENT REVIEW COMMITTEE (DRC)
Council Chamber
555 South Washington Avenue, Titusville, FL 32781
December 17, 2024 at 2:00 pm



Any person who decides to appeal any decision of the Development Review Committee, with respect to any matter considered at this meeting, will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 *Florida Statutes*, should at least 48 hours prior to the meeting, submit a written request to the chairperson of the meeting that the physically handicapped person desires to attend.

NOTICE

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution # 24-1997.

Those speaking in favor of a request will be heard first, those opposed will be heard second, and those who wish to make a public comment on the item will speak third. The applicant may make a brief rebuttal if necessary. A representative from either side, for or against, may cross-examine a witness.

Anyone who speaks is considered a witness. If you have photographs, sketches, or documents that you desire for the Commission to consider, they must be submitted into evidence and will be retained by the City. Please submit such exhibits to the Recording Secretary.

Applicants for land use and zoning related items are advised that the resumes of staff members who prepare applicable staff reports are on file in the City Clerk's Office.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **DETERMINATION OF A QUORUM**
5. **APPOVAL OF MINUTES**
6. **QUASI-JUDICIAL CONFIRMATION PROCEDURES**
 - a. Verify all persons wishing to speak before the committee has signed an Oath Card.
 - b. Chairman confirms that all agenda items have been properly advertised.
 - c. Member's statements if they have visited any of the sites or spoken to any members of the public regarding an item to be reviewed today.
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 1. DRC #24-2024 - Discussion of a requested waiver to the minimum parking space dimensions in the City's Transportation Infrastructure Technical Design Manual Section 9.17.1.1 for property located at 3175 Cheney Highway.
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**



City of Titusville Staff Report

DEVELOPMENT REVIEW COMMITTEE (DRC) - #24-2024

Waiver Request for Parking Space Dimension at 3175 Cheney Highway

Meeting Date:	December 17, 2024
Prepared By:	Mandy Lamothe, Deputy Community Development Director
Applicant(s):	Langan Engineering and Environmental Services, LLC
Applicant's Request:	To allow a reduction of parking space dimension width and depth
Staff Recommendation:	Consideration of the proposed waiver request

Background Information

The applicant, Langan Engineering and Environmental Services, LLC, is requesting the Development Review Committee (DRC) grant the following waiver for the site located at 3175 Cheney Highway:

1. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.17.1.1 which establishes the minimum parking space dimensions for development within the City.

The applicant requested a waiver to Section 9.71.2.1 for parking aisle dimensions; however, there is no proposed change to the existing parking aisle width and the waiver is not required.

Waiver Criteria

Pursuant to Section 34-286 of the Code, the DRC has the authority to waive this requirement using the following review criteria specified in Section 34-288:

1. The alternative standards promotes flexibility and environmental soundness in layout and design; or
2. The proposed new standards are appropriate to the proposed type of development; or
3. The property exhibits physical constraints that prevent the implementation of provisions of the City's technical manuals and the waiver would allow the implementation of the code provision to the greatest extent possible; or
4. The waiver would be based on the latest best professional practices that would not be possible in implementing the code provision.

Analysis

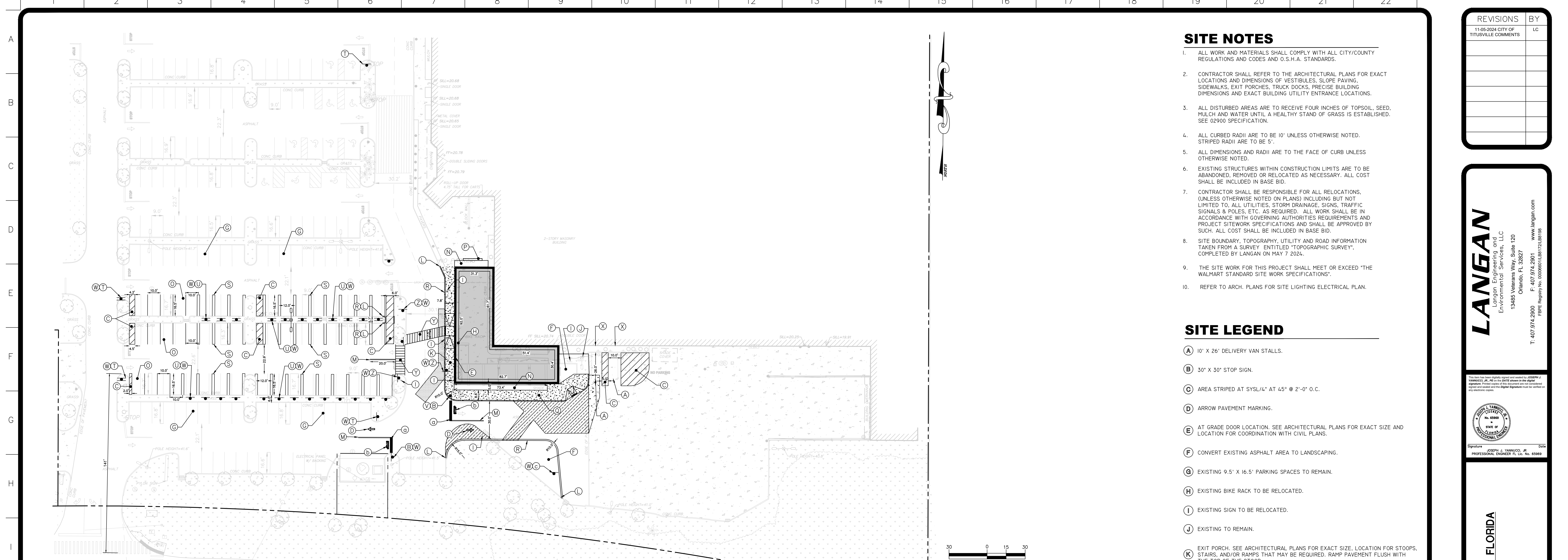
The waiver request is associated with an addition to the existing Walmart. The addition will impact the existing online pick up order parking spots and the proposal is to relocate those parking spots in regular parking spots and re-stripe the area around those spots (see attached site plan).

The City's Technical Manual requires a 10x20 parking space; however, according to the site plan and survey, the existing parking stall size is 9' wide and anywhere from 16.8' long to 16.3' long. The applicant is proposing a re-stripe of a small portion of the site to include spaces that are anywhere from 10' to 12' wide and 16.5' long abutting landscape islands. At one time, the City's standard parking space dimension was 9-foot wide by 18-foot deep.

Recommendation

The Development Review Committee (DRC) shall weigh the physical development constraints involved with the property in order to implement the code to the greatest extent possible, consider the criteria for waivers in Sec. 34-288.

Pursuant to Section 34-289 of the Code, the DRC shall review waiver applications with staff comments and either approve, approve with conditions or deny the request by a majority of the attending committee members. Any appeals to the decision of the DRC shall be heard by the Board of Adjustment and Appeals within thirty (30) days after the decision has been rendered.



PARKING DATA

WALMART BUILDING INFO	AHJ PARKING REQUIRED SPACES ⁽¹⁾	WALMART PARKING REQUIRED SPACES ⁽²⁾	REGULAR PARKING STALLS PROVIDED SPACES ⁽³⁾	OPD PARKING STALLS PROVIDED SPACES ⁽³⁾	ADA PARKING STALLS PROVIDED SPACES ⁽³⁾	CART CORRALS STALLS PROVIDED SPACES ⁽³⁾	TOTAL AHJ STALLS PROVIDED SPACES ⁽¹⁾	TOTAL WALMART STALLS PROVIDED SPACES ⁽²⁾	TOTAL AHJ PARKING RATIO SPACES ⁽¹⁾	TOTAL WALMART PARKING RATIO SPACES ⁽²⁾
EXISTING 205,970 SF ⁽⁴⁾	693	624	759	10	32	14	801	801	3.89 SP / 1,000 SF	3.89 SP / 1,000 SF
PROPOSED 210,586 SF ⁽⁵⁾	693	843	707	36	32	14	775	775	3.68 SP / 1,000 SF	3.68 SP / 1,000 SF

NOTES:
 (1) GROSS FLOOR AREA IS PER STORE CONSTRUCTION PLANS.
 (2) EXISTING PARKING COUNTS ARE BASED ON ORIGINAL CONSTRUCTION PLANS AND ORIGINAL CONSTRUCTION PLANS AND A SITE VISIT PERFORMED IN JUNE 2024.
 (3) PARKING SPACES OCCUPIED BY CART CORRALS HAVE BEEN EXCLUDED FROM THE PARKING COUNTS AND PARKING RATIOS.
 (4) EXISTING WALMART STORE = 196,699 SF & EXISTING WALMART LIQUOR STORE = 9,280 SF.
 (5) INCLUDES 4,816 SF OPD EXPANSION.
 (6) PER CITY OF TITUSVILLE MUNICIPAL CODE, SECTION 9.16.
 (7) REFERENCED FROM THE DOCUMENT TITLED "SPECIAL PARKING DEMAND CALCULATION FOR WALMART OPD EXPANSION APPLICATION" PREPARED BY CITY OF TITUSVILLE ENGINEER KWABENA OFOSU DATED SEPTEMBER 10th, 2024.

LEGEND

- PROPOSED BUILDING
- PROPOSED 6" CURB AND GUTTER
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- ASPHALT OVERLAY (BASED ON GEOTECHNICAL REPORT)
- AREA OF STORE EXPANSION
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT REPAIR

PAINT STRIPING LEGEND

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
- ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY", COMPLETED BY LANGAN ON MAY 7 2024.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE WALMART STANDARD SITE WORK SPECIFICATIONS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

SITE LEGEND

- A** 10' X 26' DELIVERY VAN STALLS.
- B** 30" X 30" STOP SIGN.
- C** AREA STRIPED AT SYSL/4" AT 45° @ 2'-0" O.C.
- D** ARROW PAVEMENT MARKING.
- E** AT GRADE DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- F** CONVERT EXISTING ASPHALT AREA TO LANDSCAPING.
- G** EXISTING 9.5' X 16.5' PARKING SPACES TO REMAIN.
- H** EXISTING BIKE RACK TO BE RELOCATED.
- I** EXISTING SIGN TO BE RELOCATED.
- J** EXISTING TO REMAIN.
- K** EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS, AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF THE STOOP.
- L** MATCH EXISTING CURB.
- M** NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE (PICKUP SPACE PARKING. SEE DETAILS.)
- N** NEW 5' LANDSCAPE STRIP ALONG BUILDING PERIMETER (TYP.)
- O** NEW 10' X 16.5' REGULAR PARKING STALLS.
- P** NEW BIKE RACK LOCATION.
- Q** NEW CONCRETE SIDEWALK.
- R** NEW CURB.
- S** NEW DWSL/6" AT 90° @ 1'-0" O.C.
- T** NEW ONLINE PICKUP DELIVERY DIRECTIONAL SIGN.
- U** NEW ONLINE PICKUP DELIVERY PARKING SIGN.
- V** NEW SIGN MOUNT AND BASE WITH BOLLARD.
- W** NEW SIGN MOUNT WITH BREAK AWAY POST.
- X** NEW WALL-MOUNTED ONLINE PICKUP DELIVERY PARKING SIGN.
- Y** PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND 1'-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. SEE DETAILS.
- Z** NEW RI-SB "STOP HERE FOR PEDESTRIANS" SIGN.
- AA** STOP BAR. SEE DETAILS.
- BB** STOP PAVEMENT MARKING TEXT. SEE DETAILS.
- CC** NEW NO PARKING SIGN.

SITE PLAN

REVISIONS	BY
11-05-2024 CITY OF TITUSVILLE COMMENTS	LC

LANGAN
 Langan Engineering and Environmental Services, LLC
 13485 Velezana Way, Suite 120
 Orlando, FL 32827
 T: 407.274.2900 F: 407.274.2901 www.langan.com
 PERMITS REGISTRY NO. 0006901812318198

Professional Engineer Seal for Joseph J. Yankovic, No. 6586, State of Florida.

OPD EXPANSION #649-1005
 TITUSVILLE, BREVARD COUNTY, FLORIDA
 WAL-MART STORES EAST, LP.
 702 SW 8TH STREET
 BENTONVILLE, AR 72716

DRAWN ZT
 CHECKED JJY
 DATE 8 NOVEMBER 2024
 SCALE 1" = 30'
 JOB No. 342027501
 SHEET
C-1

LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

- — NAIL & WASHER (FOUND/SET)
- — MONUMENT (FOUND/SET)
- — PIN AND CAP (FOUND/SET)
- — SUBDIVISION BOUNDARY
- — SUBDIVISION LINES
- — EASEMENT BOUNDARY
- — ADJOINING PROPERTY BOUNDARY
- — RIGHT-OF-WAY LINE
- — SETBACK LINE
- FHA — FLOOD HAZARD AREA
- — BUILDING
- — CONCRETE
- — PRIVACY FENCE
- — WIRE FENCE
- — CHAIN LINK FENCE
- — WOOD GUARD RAIL
- — METAL GUARD RAIL
- — BUILDING OUTLINE
- — BUILDING PORCH
- — BUILDING OVERHANG
- — UNDERGROUND COMMUNICATION LINE
- — UNDERGROUND DRAINAGE LINE
- — UNDERGROUND ELECTRIC LINE
- — UNDERGROUND FUEL LINE
- — UNDERGROUND GAS LINE
- — UNDERGROUND WATER LINE
- — UNDERGROUND STEAM LINE
- — UNIDENTIFIED UNDERGROUND UTILITY
- — SANITARY FORCE MAIN
- — SANITARY GRAVITY MAIN
- — IRRIGATION LINE
- — OVERHEAD WIRES
- — DECIDUOUS TREE
- — PALM TREE
- — PINE TREE
- — SHRUB
- — STUMP
- — LIGHT POLES
- — SIGN
- — UTILITY POLE
- — GUY ANCHOR
- — GUY POLE
- — FENCE POST
- — UTILITY BOX/PEDESTAL (AS IDENTIFIED)
- — UTILITY METER (AS IDENTIFIED)
- — UTILITY MARKER
- — UNDERGROUND VAULT
- — CATCH BASIN
- — MANHOLE (AS IDENTIFIED)
- — UTILITY VALVE (AS IDENTIFIED)
- — FIRE HYDRANT
- — STANDPIPE
- — POST INDICATOR VALVE
- — IRRIGATION CONTROL VALVE
- — METAL COVER
- — CLEANOUT
- — ROOF DRAIN
- — VENT PIPE
- — OVERHEAD DOOR
- — ENTRY DOOR (SINGLE/DOUBLE)
- — FLAG POLE
- — BUMPER BLOCK
- — BOLLARD
- — LIGHTING FIXTURE
- — SPRINKLER HEAD
- — BOTTOM OF CURB
- — BOTTOM OF WALL
- — EDGE OF PAVEMENT
- — FINISHED FLOOR
- — TOP OF CURB
- — TOP OF WALL
- — GRATED INLET
- — INVERT ELEVATION
- — CORRUGATED METAL PIPE
- — DUCTILE IRON PIPE
- — HIGH DENSITY POLYETHYLENE PIPE
- — POLYVINYL CHLORIDE PIPE
- — REINFORCED CONCRETE PIPE
- — SMOOTH PLASTIC PIPE
- — VITRIFIED CLAY PIPE
- ELEV — ELEVATION
- CONC — CONCRETE

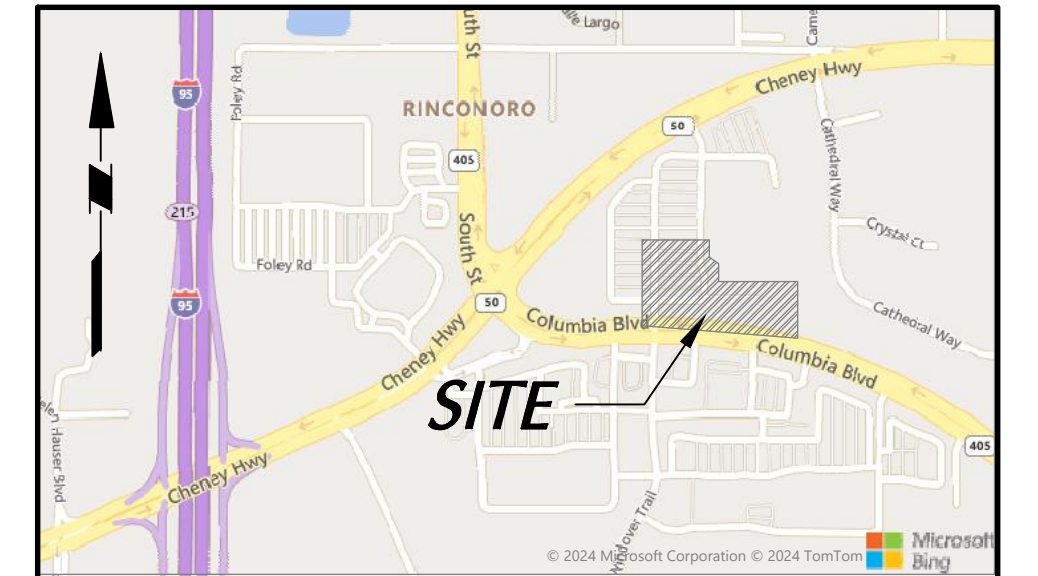
TITLE REPORT

PROPERTY INFORMATION REPORT ISSUED BY STEWART TITLE.

FILE NUMBER: 20240152
EFFECTIVE DATE OF SEARCH: 01/26/1989 TO 04/22/2024 @ 8:00 AM

THE FOLLOWING DOCUMENTS PERTAINING TO THE ABOVE DESCRIBED PROPERTY APPEAR IN THE OFFICIAL RECORDS AS DESCRIBED IN F.S. SECTION 28.222 AND IN THE RECORDS OF THE COUNTY TAX COLLECTOR PERTAINING TO AD VALOREM REAL PROPERTY TAXES FOR THE EFFECTIVE DATE OF THE SEARCH SET FORTH ABOVE. IN ADDITION A 20 YEAR JUDGMENT AND LIEN SEARCH WAS CONDUCTED IN SAID OFFICIAL RECORDS FOR THE GRANTEE(S) ON THE DEED(S) LISTED BELOW AND THOSE JUDGMENTS AND VOLUNTARY AND INVOLUNTARY LIENS WHICH PERTAIN TO THE PROPERTY ARE ALSO SHOWN BELOW UNLESS THERE ARE RECORDED DOCUMENTS PURPORTING TO SATISFY, TERMINATE OR RELEASE SAID JUDGMENTS OR LIENS. DEEDS PRIOR TO THE LAST DEED OF RECORD ARE NOT SHOWN.

- TAXES AND ASSESSMENTS FOR THE YEAR 2023 UNDER TAX I.D. NUMBER 2218925, SHOWING A GROSS AMOUNT OF \$245,969.62 WERE PAID IN THE AMOUNT OF \$238,130.84 ON 11/21/2023. (NOT A MATTER OF SURVEY)
- GENERAL WARRANTY DEED FROM WAL-MART STORES INC. A DELAWARE CORPORATION TO WAL-MART STORES EAST LP, A DELAWARE LIMITED PARTNERSHIP DATED 03/31/2009 AND RECORDED 04/13/2009 IN OFFICIAL RECORDS BOOK 5929, PAGE 485, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (PARTIAL PROPERTY BOUNDARY SHOWN ON SURVEY)
- FINAL JUDGMENT FOR PLAINTIFF IN FAVOR OF LAURA RENRO AGAINST WAL-MART STORES EAST LP IN THE SUM OF 407,229.12 WITH INTEREST RECORDED 12/13/2023 IN OFFICIAL RECORDS BOOK 9952, PAGE 588, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (NOT A MATTER OF SURVEY)
- NOTICE OF COMMENCEMENT RECORDED ON 06/06/2023, IN OFFICIAL RECORDS BOOK 9806, PAGE 1658, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (NOT A MATTER OF SURVEY)
- NOTICE OF COMMENCEMENT RECORDED ON 08/28/2023, IN OFFICIAL RECORDS BOOK 9873, PAGE 1330, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (NOT A MATTER OF SURVEY)
- PLAT OF TITUSVILLE WAL-MART AS RECORDED IN PLAT BOOK 41, PAGE 30, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS A PORTION OF THE PROPERTY, AS SHOWN ON THE SURVEY)
- ALL MATTERS SHOWN ON THE PLAT OF RINCONORO RECORDED IN PLAT BOOK 5, PAGE 70, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS A PORTION OF THE PROPERTY, OUTSIDE THE AREA SHOWN BY THIS SURVEY)
- WATER AND SEWER AGREEMENT RECORDED ON 12/10/1990, IN OFFICIAL RECORDS BOOK 3097, PAGE 4215, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AS SHOWN ON THE SURVEY)
- EASEMENT TO FLORIDA POWER AND LIGHT CORPORATION RECORDED ON 10/12/1993, IN OFFICIAL RECORDS BOOK 3331, PAGE 139, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS ADJACENT WAL-MART PROPERTY, OUTSIDE THE AREA SHOWN ON THIS SURVEY)
- PUBLIC UTILITIES EASEMENT TO THE CITY OF TITUSVILLE RECORDED ON 03/03/2000, IN OFFICIAL RECORDS BOOK 4127, PAGE 2807, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AS SHOWN ON THIS SURVEY)
- UTILITY EASEMENT TO MURPHY OIL USA, INC. A DELAWARE CORPORATION ON 05/09/2001, IN OFFICIAL RECORDS BOOK 4338, PAGE 3018, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AS SHOWN ON THIS SURVEY)
- EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BETWEEN WAL-MART STORES, INC. A DELAWARE CORPORATION AND MURPHY OIL USA, INC. A DELAWARE CORPORATION RECORDED ON 12/23/2008, IN OFFICIAL RECORDS BOOK 5904, PAGE 2488, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (BLANKET EASEMENTS)
- UTILITY EASEMENT TO THE CITY OF TITUSVILLE RECORDED ON 07/12/2018, IN OFFICIAL RECORDS BOOK 8210, PAGE 1653, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AS SHOWN ON THIS SURVEY)
- EASEMENT (BUSINESS) TO FLORIDA POWER & LIGHT COMPANY RECORDED ON 11/14/2022, IN OFFICIAL RECORDS BOOK 9584, PAGE 1854, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (AFFECTS A PORTION OF THE PROPERTY, OUTSIDE AREA SHOWN ON THIS SURVEY)



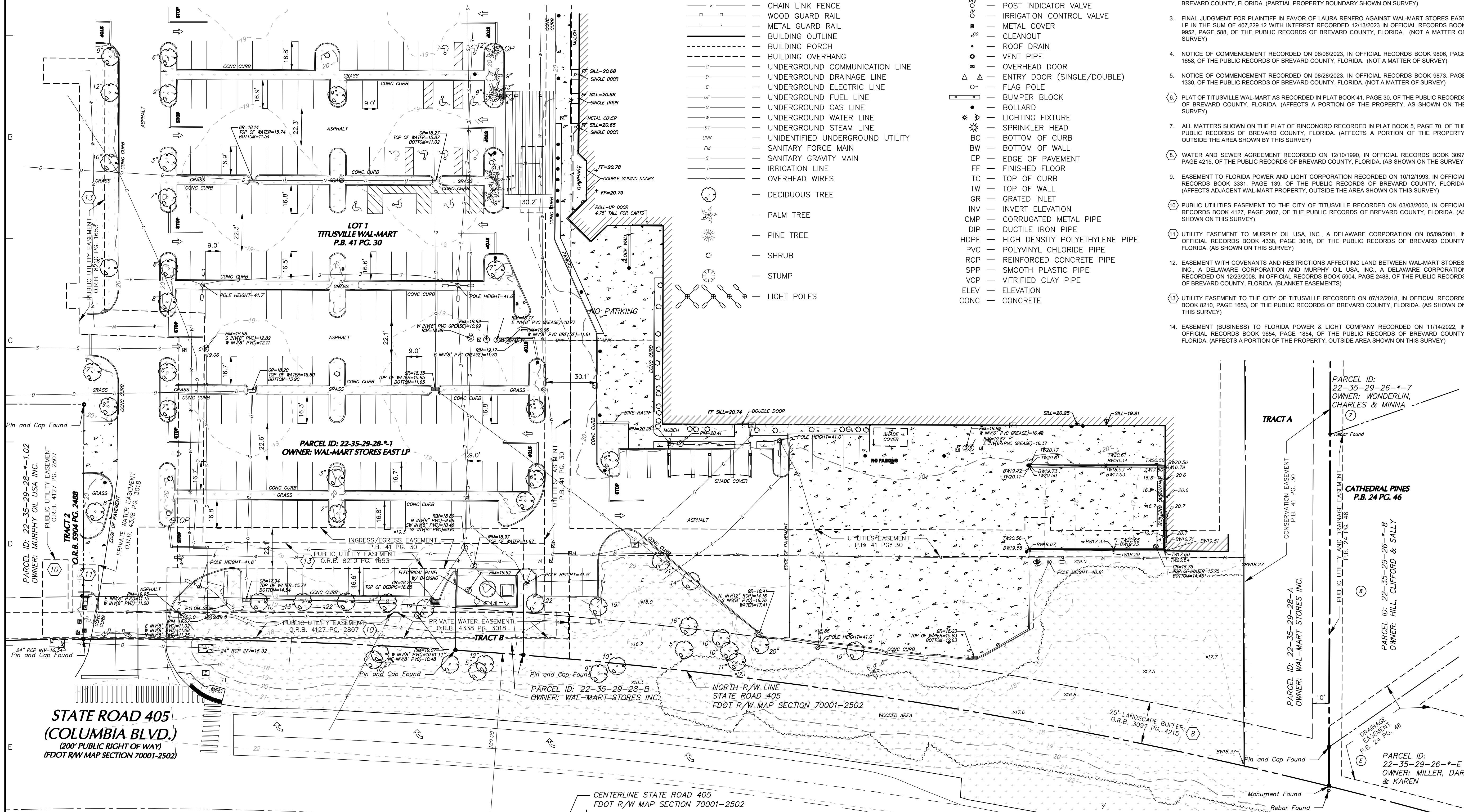
PROJECT LOCATION MAP
SCALE: NOT TO SCALE

SURVEYOR'S NOTES

- INITIAL SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON APRIL 16, 2024. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON MAY 7, 2024.
- ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENTATION TO THE BOUNDARY CORNERS, RELATIVE TO THE BEARING BASIS (I.E., N.0.2° NORTH 0.2°).
- ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.01 (HUNDREDTH) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 (TENTH) OF A FOOT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER, UNLESS OTHERWISE NOTED. LINKED UNITS SHOWN ARE U.S. SURVEY FEET.
- TYPE OF SURVEY, LIMITED BOUNDARY AND TOPOGRAPHIC SURVEY PER CHAPTER 53-17 F.A.C. USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISERS WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
- BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER, MAP EFFECTIVE DATE MONTH 00, 0000 AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
- THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
- DRAINAGE AND SEWER PIPE SIZES AND CONNECTIONS BETWEEN STRUCTURES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. THESE CONNECTIONS ARE BELIEVED TO BE ACCURATE, HOWEVER CANNOT BE RELIED UPON THEREFORE IS NOT CERTIFIED BY THIS SURVEY.
- INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED.
- THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS, UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES.
- THE TREES IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. SIZE OF THE TRUNK (IF SPECIFIED) IS THE DIAMETER OF THE TRUNK, IN INCHES, AT BREAST HEIGHT. SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.) AND CANNOT BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
- SPOT ELEVATIONS / CONTOUR LINES SHOWN ON THIS SURVEY ARE DERIVED FROM A DIGITAL TERRAIN MODEL GENERATED FROM AERIAL LIDAR / CONVENTIONAL GROUND SURVEY DATA COLLECTED ON APRIL 16, 2024 WITH AN ESTIMATED PRECISION OF +/- 0.2 FEET.
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 53-17 FROM BEING MET.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE SUBJECT PROPERTY ABUTS AND HAS ACCESS TO PUBLICLY DEDICATED RIGHT-OF-WAYS FOR STATE ROAD 405 DESCRIBED IN PLAT BOOK PAGE ___ AND FOOT RIGHT OF WAY MAP SECTION 70001-2502.
- THERE WAS NO EVIDENCE OF ACTIVE CONSTRUCTION ACTIVITIES OBSERVED DURING THE PROCESS OF CONDUCTING FIELD WORK.
- ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS SURVEY. NO ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED BY THIS SURVEY.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LINES.

SURVEYED DESCRIPTION

LOT 1, TITUSVILLE WAL-MART, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 30 AND 31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS THAT PART CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED JUNE 22, 1995 IN OFFICIAL RECORDS BOOK 3484, PAGE 4461, AND LESS THAT PART CONVEYED TO MURPHY OIL USA, INC. IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2008 IN OFFICIAL RECORDS BOOK 5904, PAGE 2482, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



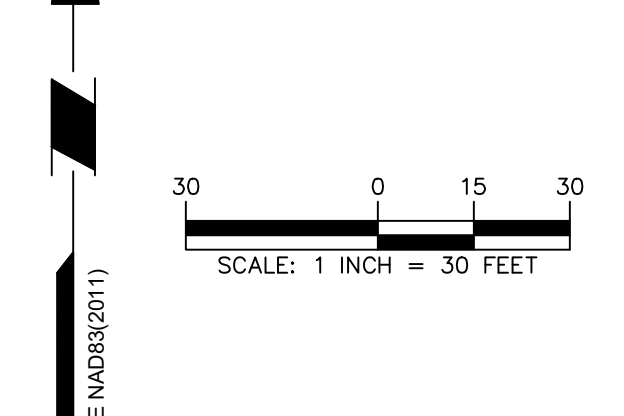
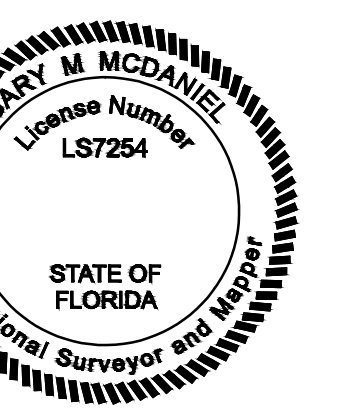
SURVEYOR'S CERTIFICATION

TO: CERTIFICATION NEEDED

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7(a), 8, 11 (OBSERVED EVIDENCE) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2021. DATE OF PLAT OR MAP: SEE TITLE BLOCK FOR DATE OF LAST REVISION.

GARY M. MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS7254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOGRAPHIC PRIVATE KEY IGC DIGITAL CERTIFICATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.



Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, LLC
13485 Veterans Way, Suite 120
Orlando, FL 32827
T: 407.974.2900 F: 407.974.2901 www.langan.com
FBPE Registry No. 00006601/LB8172/LB198

Project
WALMART TITUSVILLE - OPD EXPANSION
3175 CHENEY HIGHWAY
TITUSVILLE
BREVARD COUNTY FLORIDA

Drawing Title
TOPOGRAPHIC SURVEY

Project No.	342027501	Drawing No.	VT101
Date	6/14/2024	Drawn By	STJDRH
Checked By	GM	Sheet	1 of 1

05 December 2024

555 South Washington Avenue
City of Titusville, Florida 32781-2806

**Re: PSP24-0196 DRC Waiver Narrative
649.1005 Walmart OPD Expansion
3175 Cheney Highway, Titusville FL 32780
Langan Project No.: 342027501**

To whom it may concern:

Attached is the DRC waiver application associated with the PSP24-0196 Site Plan Class 2 application for the Walmart Online Pick and Delivery (OPD) Expansion project. Per coordination with City staff the site plan application requires a DRC waiver for the project's parking space dimensions (City of Titusville Table 9.17.1.1) and parking aisle dimension (City of Titusville 9.17.2.1). See below for Langan's justification of the required waivers.

Parking Space Dimensions (City of Titusville Table 9.17.1.1)

Note that the project will utilize the existing on-site parking lot but proposes modifications to the parking lot striping for Walmart's expanded OPD operation. 14 regular customer parking spaces will be restriped but will match the existing parking lengths on site. The spaces will be 10 FT wide by ~16.5 FT in length and are adjacent to a landscape island strip that can be used for vehicle overhangs. Therefore, the proposed spaces will not meet the city Parking Space Dimensions requirements listed in Table 9.17.1.1 of the City of Titusville code.

The existing parking lot dimensions were built smaller than the current standards. The plan proposes to add OPD parking spaces for customers, which would result in shifting existing stalls further down the line of the existing row.

Expanding the restriped parking stalls to the required 20-FT width will further reduce the existing deficient drive aisle widths noted below unless the landscape strip is removed. Additional paving can be added with an expanded landscape strip for the reorganized parking spaces but our preference is to preserve as much green space on the site as possible.

Parking Aisle Dimension (City of Titusville Table 9.17.2.1)

The project is not proposing to revise the existing drive aisles in the parking lot which were built smaller than the current City dimensional requirements. The two-way drive aisles in the existing parking lot are less than 24 FT in width. This is an existing non-conformity which in our opinion is not feasible since it could result in reorganization of a large portion of the existing lot, a reduction in green space.

Langan's intent is to provide a net increase in pervious area to be compliant with the site's existing on-site (ERP) # 40-009-16702-2.

Please do not hesitate to contact myself (arakowski@langan.com, 267-629-9987) with questions about the contents of this submittal.

Sincerely,
Langan Engineering and Environmental Services, LLC



Andrew Rakowski, P.E.
Senior Project Manager

INITIAL:AR
Enclosure(s):

cc: Joseph Yannucci, Christian Bassolino (Langan)
Casey Fairchild - Walmart

FBPE Registry No. 6601
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