



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

March 4, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. DETERMINATION OF A QUORUM**
- 5. APPROVAL OF MINUTES**
  - A. Minutes February 18, 2026**

Approve Minutes
- 6. QUASI-JUDICIAL CONFIRMATION PROCEDURES**
- 7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**
- 8. OLD BUSINESS**

**9. NEW BUSINESS**

- A. **Rezoning (REZ) No. 8-2025 317 Oleander Place**  
Consider the request.
- B. **Conditional Use Permit (CUP) #9-2024 Titusville Storage**  
Consider the Conditional Use Permit request.

**10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

**11. REPORTS**

- A. **City Staff**
- B. **City Attorney**
- C. **Chairman**
- D. **Members**

**12. ADJOURNMENT**

Any person who decides to appeal any decision of the Planning and Zoning Commission 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 that the physically handicapped person desires to attend the meeting.

**City of Titusville**  
"Gateway to Nature and Space"

REPORT

**To:** Members of the Planning and Zoning Commission  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Minutes February 18, 2026**  
**Department/Office:** Planning

**Recommended Action:**

Approve Minutes

**Summary Explanation & Background:**

Minutes February 18, 2026

**Alternatives:**

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. 02.18.26 Minutes Draft P&Z.

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday February 18, 2026 at 6:00 p.m.

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Chairman Aton called the meeting to order at 6:00 p.m. Present were, Vice Chairman Christopher Childs, Secretary Erron Fayson, Member John Scully, Member Theodore Garrod, and Alternate Member AnnMarie Seidler. Member Janay Gelin and Alternate Member James Troutman were absent. Also, in attendance were Senior Planner Christie Anderson, Assistant City Attorney David Melito and Recording Secretary Laurie Dargie.

XXX

Secretary Fayson made a motion to approve the minutes of the February 4, 2026 meeting as presented. Vice Chairman Childs seconded. There was a unanimous voice vote in favor.

XXX

**Quasi-Judicial Confirmation Procedures**

XXX

**Petitions and Requests from the Public Present**

None

XXX

**Old Business**

None

XXX

**New Business**

**Tranquility Development Agreement DA#1-2025 Fifth Amendment**

Senior Planner Christie Anderson gave an overview of this item.

Member Garrod made comments and asked some questions of staff.

Member Seidler made comments and asked some questions of staff.

Cole Oliver, representing the developer, came to answer questions that were asked regarding the height. Mr. Oliver stated they are not asking for any height increase.

Senior Planner Christie Anderson made comments about the height and the need for more information from the applicant.

The Planning and Zoning Commission members had discussion relating to each of the five amendments being requested.

Mr. Oliver addressed the Planning and Zoning Commission members regarding their comments and concerns that were brought up during discussion. Mr. Oliver read from Section 37.1 of the code regarding Mixed-Use. Mr. Oliver made comments about his interpretation of the Mixed-Use code. Mr. Oliver said they are seeking height clarification. Mr. Oliver stated they want to be able to utilize private mains to connect if it is necessary through the process. Mr. Oliver said they want to utilize private driveways and cross access easements that tie into the public road to cut down on the number of intersections on the main spine roads and allow for connectivity throughout the site. Mr. Oliver stated they mirrored the language in Amendment Four (4) regarding the setbacks.

Secretary Fayson had questions regarding the Mixed-Use definition and the Mixed-Use Overlay definition and if they are two separate definitions. Ms. Anderson said yes, they each have specific language. Ms. Anderson said Mr. Oliver is using the general Mixed-Use definition and not the Mixed-Use Overlay definition.

The conflict between staff and the Developer is that the Developer states “buildings (plural) with a minimum of two (2) uses not a building (singular) with two uses.”

Secretary Fayson had questions regarding the stockpiles of dirt. Mr. Oliver stated that they would work with staff on the placement of the stockpiles and mature vegetation would be left around the piles.

Member Seidler asked why they are requesting a reduction of the landscape buffer and also if the enhancements requested in Amendment Four (4) are the same enhancements that have already been requested. Mr. Oliver said these are new enhancements on different areas of the project.

Member Seidler asked Ms. Anderson if this qualifies as a small-scale plat. Ms. Anderson said there is not enough information at this time to make that determination. Mr. Oliver said the request is to allow utilization of private mains and to utilize adjoining stormwater retention on parcels provided they have stormwater permitting from the applicable authorities and the right to have cross access to neighbor parcels instead of going to public rights-of-way.

Member Garrod had questions about the private mains.

Rodney Honeycutt of 3700 S. Washington Avenue came to answer questions. Mr. Honeycutt said that the only road that is not complete is the spine road between the two traffic circles. Once that is complete there will be water and sewer and no need for any sewer lift stations.

Member Garrod asked the size of the pipe mains. Mr. Honeycutt said eight (8) inches.

Member Garrod had questions about the dirt stockpiles. Mr. Oliver stated that the excavation will be done in accordance with the Saint John’s permitting for the stormwater that is being put in.

Secretary Fayson said he has concerns about clear cutting and making stockpiles of dirt.

Chairman Aton wanted to provide clarification that the Developer is requesting to make stockpiles of dirt from the excavation of the stormwater ponds on the site. They are only going to clear enough property to hold the stockpiles of dirt on the site that will be developed in the future phasing of the property.

Chairman Aton said he has concerns with the reduction of the setback on US Highway 1 due to safety concerns of the properties near the road. Chairman Aton would like to see a wall built to help protect those properties. Mr. Oliver said there will be a wall built behind the properties along US Highway 1. Chairman Aton said that he would like to make sure that this is a condition in the plan to provide more safety.

Vice Chairman Childs made comments about the Mixed-Use interpretations with the general definition and the Overlay Mix Use.

Vice Chairman Childs asked Mr. Oliver to explain the request for the private mains. Mr. Oliver provided clarification.

Chairman Aton made comments about the five amendments. Chairman Aton said the market should dictate what amenity is used in the Mixed Use. Chairman Aton said that the small-scale platting might cut down on red tape but he wants to make sure that staff makes the approval. Chairman Aton said the landscape buffer should have language to state that this is allowed everywhere with the exception of abutting residential. Mr. Oliver said that there is no ability to do this abutting residential. Chairman Aton said he is okay with the dirt stockpiles but wants a deadline provision to prevent it from dragging on and provisions to be made so that the dirt cannot spread around to neighboring properties.

Member Garrod said he has strong concerns about the Development Agreement not being agreed upon. Member Garrod cannot support this since there are lingering disagreements.

The Planning and Zoning Commission had lengthy discussion regarding the interpretation of the Mixed Use and Overlay Mixed Use definitions and criteria.

The Planning and Zoning Commission had lengthy discussion regarding approving a Development Agreement that is not agreed upon by staff and the applicant.

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Member Garrod made a motion to recommend denial of Tranquility Development Agreement DA#1-2025. Secretary Fayson seconded.

Roll call was as follows:

Member Garrod	Yes
Member Scully	Yes

Member Seidler	Yes
Vice Chairman Childs	Yes
Secretary Fayson	Yes
Chairman Aton	Yes

Motion passed.

The reason for denial from each member is as follows:

Chairman Aton voted for denial based on

- A. **Amend Section 3.4 “Maximum Overall Height”** – because he does not agree that the building can be placed anywhere in the development. The buildings that exceed the height requirement need to be adjacent to the water and the walkway. He believes that this was the intent of the height relief that the overlay district granted.
- B. **Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – He agrees that as long as staff has the control and helps cut through some red-tape it gives staff the power to review each of the proposals and has the ability to do this through the small scale with staff approval instead of discretion of the developer.
- C. **Adds Section 3.6.8.1(e) related to Landscape Yards (buffers) to the Variances and Waivers”** – He said that generally he is okay with this and the market can dictate what is appropriate.
- D. **Adds Section 3.6.8.1(f) related to Accessory Structures within the RMU perimeter 50-foot setback to the Variances and Waivers”** – He said as long as there is a wall built that acts as a safety barrier to protect against vehicular traffic from US Highway 1 potentially going into those properties and giving privacy.
- E. **Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements”** – He said he would like staff approval as to where the stock piles of dirt to be placed and guidance as to keeping the wind from blowing it into adjacent properties, but it does make sense for them to keep the dirt close by as they are digging the ponds to use in other sections during development.

Vice Chairman Childs voted for denial based on

- A. **Amend Section 3.4 “Maximum Overall Height”**- Agrees with Chairman Aton
- B. **Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – Agrees with Chairman Aton
- C. **Adds Section 3.6.8.1(e) related to Landscape Yards (buffers) to the Variances and Waivers”** – Agrees with Chairman Aton
- D. **Adds Section 3.6.8.1(f) related to Accessory Structures within the RMU perimeter 50-foot setback to the Variances and Waivers”** – Agrees with Chairman Aton
- E. **Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements”** – Agrees with Chairman Aton

Member Seidler voted for denial based on

- A. **Amend Section 3.4 “Maximum Overall Height”**- She is unclear of the definition of what allows for the height increase on the overlay and she agrees with the walkway verses having the

150ft behind, she thinks if it was stipulated and more defined as staff has asked throughout the whole review is for more clarification

- B. Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – Staff is asking for more clarification and she would like applicant to bring back something that is more defined.
- C. Adds Section 3.6.8.1(e) related to Landscape Yards (buffers) to the Variances and Waivers”** – Staff is asking for more clarification and she would like applicant to bring back something that is more defined.
- D. Adds Section 3.6.8.1(f) related to Accessory Structures within the RMU perimeter 50-foot setback to the Variances and Waivers”** – Staff is asking for more clarification and she would like applicant to bring back something that is more defined.
- E. Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements”** – Staff is asking for more clarification and she would like applicant to bring back something that is more defined.

Member Garrod voted for denial based on three factors

1. The interpretation of Mixed Use, he does not agree with the applicant’s definition of Mixed Use but he does agree that you can create a definition of Mixed Use within the Development Agreement, he agrees with staff and the need for clarification to reach a maturity in this agreement.
2. Has a problem with deviating from the subdivision process and using a small-scale plat
3. He cannot support a disagreement between the applicant and staff

Secretary Fayson voted for denial based on

- A. Amend Section 3.4 “Maximum Overall Height”**- The interpretation of the definition by the applicant in “an addition to” which is taking away from the original definition. He does not agree with adding to the overlay
- B. Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – Does not have a problem with this one
- C. Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements”** – Would only agree with making the stock piles of dirt with strict constraints that they only clear enough land for the dirt to get in and out and make sure that the dirt doesn’t spread from wind (use a water system to keep it down) and that the dirt piles cannot be seen from outside the development.

Member Scully voted for denial based on

- A. Amend Section 3.4 “Maximum Overall Height”**- Agrees with Chairman Aton
- B. Adds Section 3.6.8.1(d) related to the Platting process to the “Variances and Waivers”** – Agrees with Chairman Aton
- C. Adds Section 3.6.8.1(e) related to Landscape Yards (buffers) to the Variances and Waivers”** – Agrees with Chairman Aton
- D. Adds Section 3.6.8.1(f) related to Accessory Structures within the RMU perimeter 50-foot setback to the Variances and Waivers”** – Agrees with Chairman Aton

- E. Adds a new Section 3.6.9 “Phased clearing and stormwater drainage improvements” – Agrees with Chairman Aton

XXX

**Petitions & Requests from the Public Present**

None

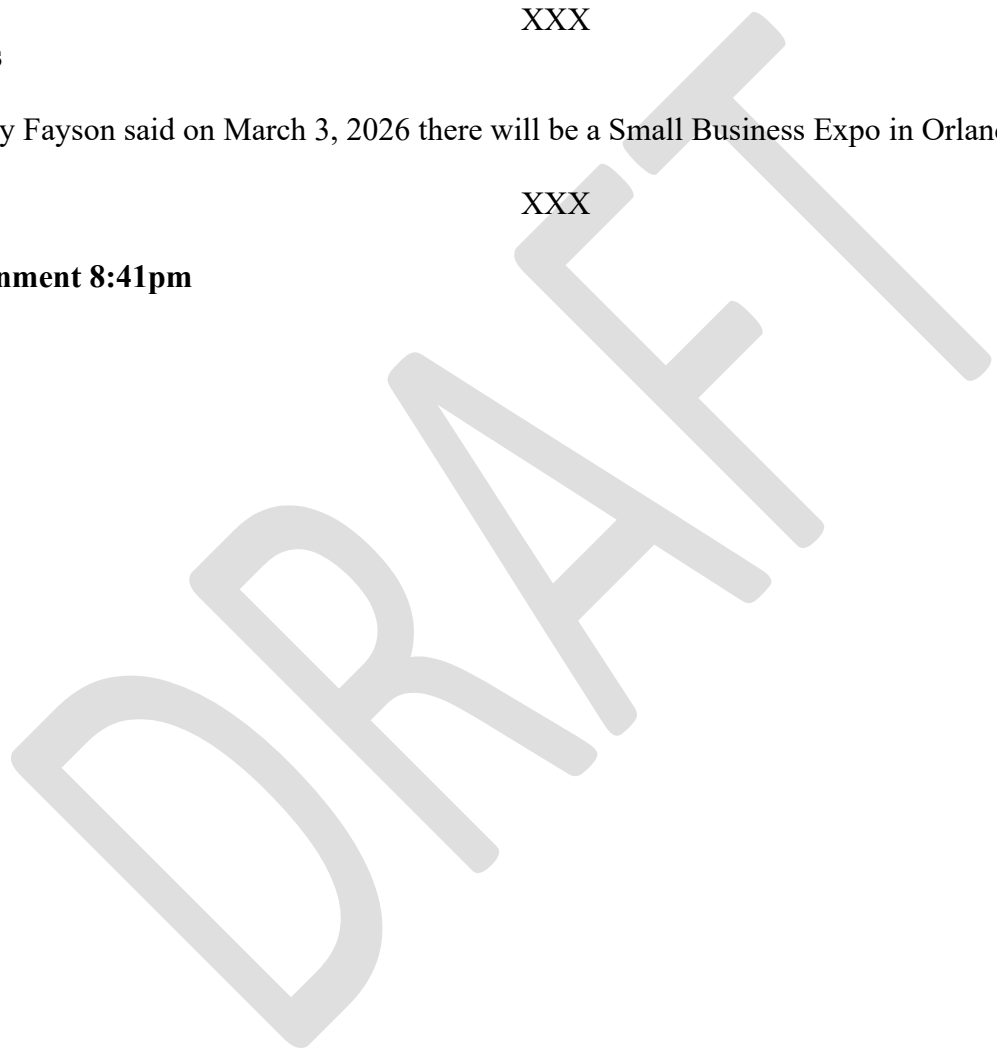
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**Reports**

Secretary Fayson said on March 3, 2026 there will be a Small Business Expo in Orlando.

XXX

**Adjournment 8:41pm**



**City of Titusville**  
"Gateway to Nature and Space"

REPORT

**To:** Members of the Planning and Zoning Commission  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Rezoning (REZ) No. 8-2025 317 Oleander Place**  
**Department/Office:** Planning

**Recommended Action:**

Consider the request.

**Summary Explanation & Background:**

The applicant is requesting a Rezoning (REZ) for property located at 317 Oleander Place from the Indian River City Neighborhood – Commercial (IRCN-C) zoning district to the Indian River City Neighborhood – Residential (IRCN-R) zoning district to construct a single-family residence. The current Indian River City Neighborhood – Commercial (IRCN-C) zoning on the property was adopted by Ordinance Number 2-2014, which established the Indian River City Neighborhood Zoning District for the area, generally bounded by Olmstead Drive to the north, Cheney Highway (SR50) to the south, the FEC railroad to the west, and the Indian River shoreline to the east.

This zoning district was created following the adoption of the Indian River City Neighborhood Plan. The plan began in 2005 by residents concerned with the long-term stability of their neighborhood. The main objective of the plan is to: Provide housing opportunities for residents with a range of incomes and promote homeownership and protect the residential character of the neighborhood from non-residential encroachment and non-conforming uses, while providing redevelopment and revitalization opportunities for the commercial corridors.

In reviewing the request, it is important to consider the likelihood that the property could be utilized in its current zoning district as part of a larger commercial redevelopment along the S. Hopkins Avenue corridor in the future. Prior to the adoption of the Neighborhood Plan, the property was zoned Community Commercial (CC) and had a future land use designation of Commercial High Intensity. The adjacent property to the west, at 4007 S. Hopkins Avenue, has a single-family residence, which is not a permitted use in the CC zoning district. At the time it would have been a nonconforming use. The Indian River City Neighborhood Commercial IRCN-C zoning district permits existing single-family residences to remain as a permitted use. Therefore, the subject property is separated from the commercial corridor along S. Hopkins Avenue by an existing home.

**This item is scheduled to be heard by the City Council at the March 24, 2026 meeting.**

**Alternatives:**

- 1. Approve the rezoning request.
- 2. Do not approve the rezoning request

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

N/A

**Strategic Plan:**

- Goal 2: Efficient & Effective Services
- Goal 5: Effective Governance
- Goal 6: Community Design

**Strategic Plan Impact:**

**ATTACHMENTS:**

- 1. Staff Report REZ 8-2025 317 Oleander Place 2-26-26 v2
- 2. Maps REZ #8-2025
- 3. Application
- 4. REZ Ordinance 2-26-26
- 5. Indian River City Plan Final



# City of Titusville

## Planning Department Staff Report

1 **Rezoning (REZ)**

2 **REZ No. 8-2025 – 317 OLEANDER PLACE**

3 **Meeting Dates:**

Commission/Council	Meeting dates
Planning and Zoning Commission	March 4, 2026
City Council Public Hearing	March 24, 2026

4 **Prepared By:** Eddy Galindo, AICP, Principal Planner

5 **Applicant(s):** Norman White, owner

6 **Applicant’s Request:** **REZ:** Rezone the approximately 7,840 square feet property located at  
7 317 Oleander Place from the Indian River City Neighborhood –  
8 Commercial (IRCN-C) zoning district to the Indian River City  
9 Neighborhood – Residential (IRCN-R) zoning district to allow the  
10 construction of a single-family residence.

11 **Staff Recommendation:** Consider the findings based upon the staff analysis, information and  
12 evidence presented, and in accordance with the City Charter of the  
13 City of Titusville, the Code of Ordinances and Land Development  
14 Regulations, Section 34-40 of the Code, the adopted comprehensive  
15 plan and the provisions of Chapter 163 and 166, Florida Statutes in  
16 the rezoning request from the Indian River City Neighborhood –  
17 Commercial (IRCN-C) zoning district to the Indian River City  
18 Neighborhood – Residential (IRCN-R) zoning district to allow the  
19 construction of a single-family residence.

20 **BACKGROUND INFORMATION**

21 The applicant is requesting a Rezoning (REZ) for property located at 317 Oleander Place from  
22 the Indian River City Neighborhood – Commercial (IRCN-C) zoning district to the Indian River City  
23 Neighborhood – Residential (IRCN-R) zoning district to construct a single-family residence. The  
24 current Indian River City Neighborhood – Commercial (IRCN-C) zoning on the property was  
25 adopted by Ordinance Number 2-2014, which established the Indian River City Neighborhood  
26 Zoning District for the area, generally bounded by Olmstead Drive to the north, Cheney Highway  
27 (SR50) to the south, the FEC railroad to the west, and the Indian River shoreline to the east.

28 This zoning district was created following the adoption of the Indian River City Neighborhood Plan.  
29 The plan “began in 2005 by residents concerned with the long-term stability of their  
30 neighborhood.” (p.2). The stated main objective of the plan is to:

31 “Provide housing opportunities for residents with a range of incomes and promote  
32 homeownership and protect the residential character of the neighborhood from non-

1 residential encroachment and non-conforming uses, while providing redevelopment and  
 2 revitalization opportunities for the commercial corridors.” (p.7)

3 In reviewing the request, it is important to consider the likelihood that the property could be utilized  
 4 in its current zoning district as part of a larger commercial redevelopment along the S. Hopkins  
 5 Avenue corridor in the future. Prior to the adoption of the Neighborhood Plan, the property was  
 6 zoned Community Commercial (CC) and had a future land use designation of Commercial High  
 7 Intensity. The adjacent property to the west, at 4007 S. Hopkins Avenue, has a single-family  
 8 residence, which is not a permitted use in the CC zoning district. At the time it would have been  
 9 a nonconforming use. The Indian River City Neighborhood Commercial IRCN-C zoning district  
 10 permits existing single-family residences to remain as a permitted use. Therefore, the subject  
 11 property is separated from the commercial corridor along S. Hopkins Avenue by an existing home,  
 12 which is not considered a nonconforming use and is not encouraged to redevelop to a commercial  
 13 use in the future.

14 **PROPERTY INFORMATION**

15 **Existing Use, Future Land Use, and Zoning**

Existing Use	Future Land Use	Zoning
Vacant	US-1 Corridor	Indian River City Neighborhood – Commercial (IRCN-C)

16 **Proposed Use, Future Land Use, and Zoning**

Proposed Use	Future Land Use	Zoning
Single Family Residence	US-1 Corridor	Indian River City Neighborhood – Residential (IRCN-R)

17 **Surrounding Property Information**

18 **Existing Use, Future Land Use, and Zoning**

Location	Use	Future Land Use	Zoning
North	Public Right of Way (Oleander Pl.)	N/A	N/A
	Multifamily	US-1 Corridor	Indian River City Neighborhood – Residential (IRCN-R)
South	Public Alley	N/A	N/A
	Vacant	US-1 Corridor	Indian River City Neighborhood – Commercial (IRCN-C)
West	Single Family Residence	US-1 Corridor	Indian River City Neighborhood – Commercial (IRCN-C)
East	Single Family Residence	US-1 Corridor	Indian River City Neighborhood – Residential (IRCN-R)

19 **STAFF ANALYSIS**

20 **General Information:**

1 The applicant is proposing to construct a single-family residence on an existing, vacant lot  
2 within the Indian River City Brevard County Florida plat (Plat Book 1 Page 168). The current  
3 zoning on the subject property is Indian River City Neighborhood – Commercial (IRCN-C),  
4 which permits single family residences with the following limitation:

5 *In the Indian River City Neighborhood-Commercial (IRCN-C) zoning district, existing*  
6 *single-family dwellings shall be allowed as permitted in the IRCN-C sub-district. [Sec. 28-*  
7 *80(c)(2)]*

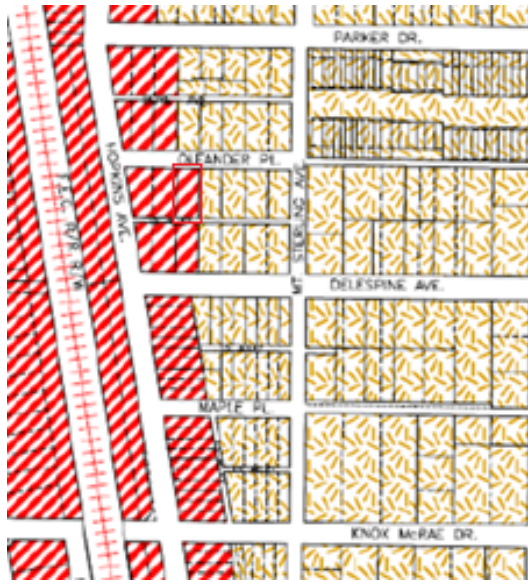
8 Thus, a new single-family residence is not a permitted use in the IRCN-C zoning district. The  
9 applicant is requesting to rezone the property from the Indian River City Neighborhood –  
10 Commercial (IRCN-C) zoning district to the Indian River City Neighborhood – Residential  
11 (IRCN-R) zoning district, which does allow a single-family residence as a permitted use.

### 12 **Indian River City Neighborhood Plan**

- 13 • P.7 The Plan’s main objective: *“Provide housing opportunities for residents with a range*  
14 *of incomes and promote homeownership and protect the residential character of the*  
15 *neighborhood from non-residential encroachment and non-conforming uses, while*  
16 *providing redevelopment and revitalization opportunities for the commercial corridors.”*
- 17 • P.10 “Age of Structures” exhibit identifies the year ranges of when structures were  
18 constructed on properties in the IRC neighborhood. The subject property is not identified  
19 as having a structure built within the timeframes.



- 21 • P.11 The IRC Neighborhood Future Land Use Map identifies the subject property as  
22 designated with the Commercial High Intensity future land use designation (prior to  
23 adoption of the US-1 Corridor future land use designation)



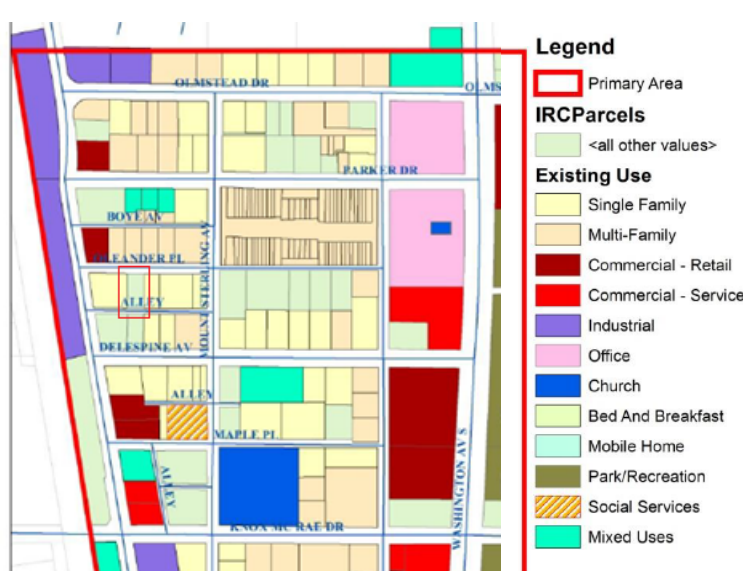
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- 2 • P.12 The Indian River City Existing Zoning Map identifies the subject property as zoned  
3 Community Commercial (CC) (prior to adoption of the IRCN zoning district)



4

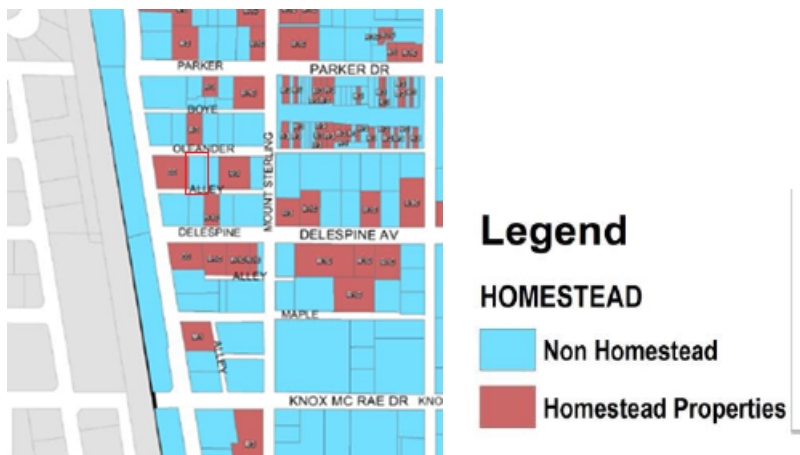
- 5 • P.14 The Map of Existing Uses identifies the subject property as “<all other values>”,  
6 which is presumed to indicate that the property was vacant. The abutting property to the  
7 west is identified as a single-family residence.



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- P.17 Map of Properties with Homestead Exemptions identifies the subject property as a separate lot, which was not receiving a homestead exemption at the time the map was developed



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- P. 22 “Influential Trends of Significance” third bullet: *“The aging of the neighborhood and changing demographics should be a warning to promote more single-family development and homeownership.”*

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- P.22 Recommendations:

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- Regulatory Controls for Stabilization and Revitalization

11

- #1 *Limit the encroachment of non-residential uses within the core residential areas of the neighborhood by instituting new zoning regulations that stabilize the single-family uses and encourage single-family land uses and growth.*

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- #2 *Limit the encroachment of multi-family uses within the core residential areas of the neighborhood by instituting zoning regulations that stabilize the single-family uses and encourage single-family land uses and growth, including the rezoning of vacant land to a single-family zoning district*

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***consistent with the City's Comprehensive Plan.*** The City may consider a vested rights component for properties along a collector roadway.

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- P.25 Core Residential Area Map: The subject property is identified as abutting, but, outside the “Core Residential Area” and the “Core Residential Area for Single Family”



**Legend**

- Primary Area
- Parcels
- Core Residential Area
- Core Residential Area for Single Family
- Vacant Commercial Land within Core Residential Area
- Vacant Land (Multifamily) within Core Residential Area

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- P.26 Vacant Lands Map: The subject property is identified as “vacant commercial land”



**Legend**

- Vacant Residential Land (Multifamily)
- Vacant Residential Land (Single Family)
- Vacant Residential Common Area
- Vacant Commercial Land
- Vacant Industrial Land
- Vacant Land - Institutional

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**Comprehensive Plan**

1 **Future Land Use Element Policy 1.13.1:** The City of Titusville shall provide for the preservation  
2 and revitalization of the established residential and commercial neighborhoods of the US 1  
3 Corridor Study Area as identified in the US 1 Corridor Master Plan (2006).

4 Staff Comment: *The US 1 Corridor Master Plan Concept Plan identifies the subject property and*  
5 *the surrounding area as “Single Family Residential” and emphasizes neighborhood preservation*  
6 *for the area between Olmstead Drive and SR 50 (p.78). **The “Character Districts” map within***  
7 ***the master plan identifies the subject property as within the “Residential Preservation***  
8 ***District” (p.108). The request to rezone from the IRCN-C zoning district to IRCN-R zoning***  
9 ***district is consistent with the US 1 Corridor Master Plan.***

10 **Future Land Use Element Strategy 1.13.1.1:** The US 1 Corridor Neighborhoods Land Use  
11 District shall protect the interior established single-family areas of the neighborhoods by  
12 preventing commercial and multi-family encroachment, unless appropriate areas for commercial  
13 and multi-family uses are identified by a Neighborhood Plan.

14 Staff Comment: *The Indian River City Neighborhood Plan identifies the subject property as vacant*  
15 *commercial land lying outside of, although abutting, the core single family residential area.*  
16 *Approval of the request to allow the construction of a single-family residence will not result in*  
17 *reduced protection of the interior, established single-family area.*

18 **Future Land Use Element Strategy 1.13.1.3:** All commercial uses shall be limited to properties  
19 that have access to US 1 Hwy or Hopkins Avenue, unless otherwise provided for by a  
20 Neighborhood Plan.

21 Staff Comment: *The subject property is identified in the neighborhood plan as vacant commercial*  
22 *land; however, it does not have access to US Highway 1 or S. Hopkins Avenue. The relatively*  
23 *small size of the subject property, at approximately 7,849 square feet, could be a barrier for*  
24 *establishing a commercial use at the site when considering the need for parking, stormwater*  
25 *management, and landscape buffers typically required of non-residential sites, which may explain*  
26 *why the site remains vacant. The applicant proposes to establish a single-family residence on the*  
27 *subject property, which abuts the core single family residential area.*

28 **Future Land Use Element Strategy 1.13.1.7:** The Indian River City Neighborhood shall be  
29 designated with US 1 Corridor land use. The Neighborhood Plan for the Indian River City  
30 Neighborhood was adopted by the City with Resolution 8-2012 and shall be the guiding document  
31 for zoning regulations.

1 Staff Comment: *The applicant is requesting a rezoning from the IRCN-C zoning district to the*  
2 *IRCN-R zoning district to build a single-family residence. The subject property is a platted lot*  
3 *which is identified in the Indian River City Neighborhood Plan as vacant commercial land, outside*  
4 *of the core residential area. The request would result in a boundary change between the*  
5 *residential and commercial subdistricts of the Indian River City Neighborhood Plan. The request*  
6 *is consistent with the US 1 Corridor Study by allowing a residential use in the Residential*  
7 *Preservation District. The subject property may be difficult to develop for commercial purposes*  
8 *due to its relatively small size and lack of access onto S. Hopkins Ave; its only access being on*  
9 *Oleander Place—a local road. The subject property is also unlikely to be combined with the*  
10 *property to the west for the purpose of commercial redevelopment. While that property has access*  
11 *to S. Hopkins Avenue and is currently zoned IRCN-C, there is an existing single-family residence*  
12 *on the property. Existing single-family residences are a permitted use in the commercial*  
13 *subdistrict, rather than a non-conforming use, and therefore, experience no administrative*  
14 *pressure to transition to a commercial use.*

### 15 **Land Development Regulations**

- 16 • Sec. 28-329. - Indian River City Neighborhood-Commercial (IRCN-C). (a) Purpose:  
17 *“In the Indian River City Neighborhood Commercial (IRCN-C) district, it is intended*  
18 *that positive design elements of both commercial and residential development be*  
19 *protected and enhanced, and where appropriate mixed residential and commercial*  
20 *structures be developed. It is intended to encourage the expansion of commercial*  
21 *uses where stormwater requirements, buffering to residential areas and aesthetics*  
22 *can be improved. It is further intended that the district be in accord with and*  
23 *promote the purposes set forth in the Comprehensive Plan.”*
- 24 • Sec. 28-330. - Indian River City Neighborhood-Residential (IRCN-R). (a) Purpose:  
25 *“In the Indian River City Neighborhood Residential (IRCN-R) district, it is intended*  
26 *that the single-family residential land uses be recognized and enhanced as the*  
27 *predominant land use in this district, and to encourage new infill single-family*  
28 *residential development. Although the intent of the district is to preserve and*  
29 *expand single-family residential uses, existing multifamily uses shall be recognized*  
30 *as a permitted use. It is further intended that the district be in accord with and*  
31 *promote the purposes set forth in the Comprehensive Plan, specifically Future*  
32 *Land Use Element Policies 1.1.4 and Policy 1.1.5.”*

### 33 **Sec. 28-330(c) [IRCN-Residential] Intensity and Dimensional Standards:**

- 34 ○ **Lot area, minimum (sq. ft.) 10,000:**  
35     ▪ The lot was platted in 1913 and is approximately 7,840 sq. ft. in size. The  
36     lot is nonconforming with respect to lot area and remedies exist in Sec. 34-  
37     347. - Nonconforming lots. to allow for the construction of the proposed  
38     single-family residence.
- 39 ○ **Lot width, minimum (ft.) 85:**  
40     ▪ The lot was platted in 1913 and is approximately 63 feet wide. The lot is  
41     nonconforming with respect to lot width and remedies exist in Sec. 34-347.

- 1 - Nonconforming lots. to allow for the construction of the proposed single-  
2 family residence.
- 3 ○ **Building coverage, maximum (% of lot area) 35%:**
- 4 ■ For informational purposes, if the request is approved, the maximum  
5 building coverage permitted on the lot will change from “none” (IRCN-C) to  
6 “35%” (IRCN-R). Given the approximate lot size of 7,849 square feet, the  
7 lot could have an approximate maximum building cover of 2,744 square  
8 feet.
- 9 ○ **Density, Maximum (du/ac): 4 dwelling units per acre**
- 10 ■ One acre is the equivalent of 43,560 square feet. At a maximum density of  
11 4 dwelling units per acre, the zoning district requires a lot area of at least  
12 10,890 square feet for one residential unit. The property is only  
13 approximately 7,840 square feet and does not meet the density standard.  
14 A variance to the maximum density could be considered by the Board of  
15 Adjustments and Appeals.

16 ***Area of Critical Concern:***

17 The property is not located within the Area of Critical Concern.

18

1 **REZONING REVIEW**

2 **Zoning Review Criteria**

3 Section 34-40 of the LDR lists the review criteria under which the Planning and Zoning  
4 Commission and the City Council review applications as they relate to **zoning**.

5 The following are staff's findings.

6 1. **Comprehensive Plan Consistency Statement.** The proposed rezoning is consistent with  
7 the comprehensive plan. The requested IRCN-R zoning district is consistent with the current  
8 U.S.1 Corridor Future Land Use designation on the property.

9 1.1. Public facilities are available and concurrent with the land use change per the  
10 Comprehensive Plan and Concurrency provisions of the LDRs.

11 *Staff Comment: The property is in the City's urban service area. Sewer service is*  
12 *available via an 8-inch sewer gravity main and water service is available via a 2-inch*  
13 *water main located within the Oleander Place right-of-way. Reclaimed water service is*  
14 *not available; however, connection is not required at this location.*

15 *The development of one single family residence is anticipated to have a 'de minimum'*  
16 *impact on public facilities and services.*

17 Adequate existing improved public streets are available and/or the applicant has made  
18 provisions for installation of said improvements.

19 *Staff Comment: The property abuts an improved public street, Oleander Place, which*  
20 *intersects S. Hopkins Avenue, an arterial roadway, approximately 140 feet west of the*  
21 *subject property. In addition, an improved public alley abuts the subject property to the*  
22 *south which provides connectivity between S. Hopkins Avenue and Mount Sterling*  
23 *Avenue, a local road.*

24 Solid Waste.

25 *Staff Comment: Solid waste services are available to serve an additional single-family*  
26 *residence.*

27 Schools

28 *Staff Comment: The anticipated new student population of one single family residence*  
29 *is expected to have a 'de minimus' impact on school facilities and services.*

30 1.2. Public facilities as required by the Comprehensive Plan and Land Development  
31 Regulations will be available and concurrent with the development.

32 *Staff Comment: Street and utilities are available to serve the site.*

33 1.3. The land will support the proposed development and will not be subject to flooding or  
34 other physical constraints so as not to support the development.

35 *Staff Comment: The property is in Flood Zone X, area of minimal flood hazard.*

36 1.4. The environmental impact of the proposed rezoning.

37 *Staff Comment: The request is not expected to generate an adverse environmental*  
38 *impact. The subject property is an existing, platted lot within an established*  
39 *neighborhood. The request would allow for the construction of a single-family residence*  
40 *as opposed to the construction of one of the commercial uses permitted in the current*  
41 *Indian River City Neighborhood – Commercial (IRCN-C) zoning district.*

- 1 2. **The existing zoning**, if deemed consistent with the Comprehensive Plan, shall be presumed  
2 correct unless substantial change in the area has occurred since the original zoning.

3 *Staff Comment: The request is consistent with the Comprehensive Plan and the US 1*  
4 *Corridor Study. The Indian River City Neighborhood Plan identifies the property as vacant*  
5 *commercial land, lying outside of the core residential area; however, the property lacks*  
6 *direct access to S. Hopkins Avenue and is limited in size for commercial use.*

- 7 3. **The density or intensity of the proposed rezoning and use shall be consistent with:**

8 3.1. The development in the area:

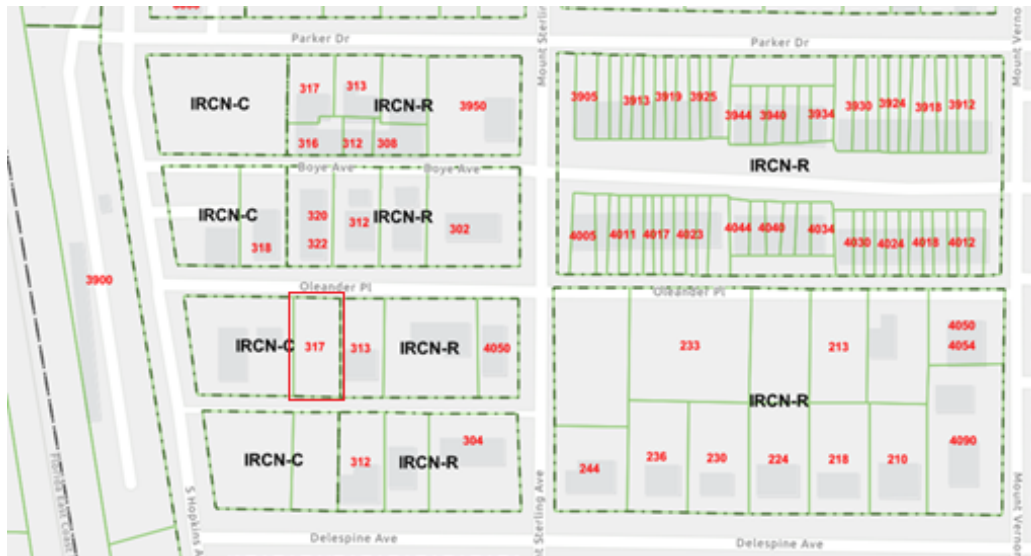
9 *Staff Comment: The subject property is a platted lot within the Indian River City Brevard*  
10 *Co Florida plat (Plat Book 1 Page 168). The request is to allow the construction of one*  
11 *single family residence. The properties to the east and west are developed with single*  
12 *family residences. The properties to the north are of a similar size and developed with*  
13 *duplex multifamily units. The IRCN-R zoning district has a maximum density of 4 dwelling*  
14 *units per acre; therefore, a minimum of 10,890 square feet of lot area is required for each*  
15 *unit. The property is only approximately 7,840 square feet in area. A variance to the*  
16 *maximum density could be considered by the Board of Adjustments and Appeals.*

17 3.2. Not likely to cause a depreciation of property values in the area.

18 *Staff Comment: It is unlikely that the addition of a new single-family residence on a vacant*  
19 *lot will have a negative impact on property values in the area.*

- 20 4. **The application is consistent with zoning in the area.**

21 *Staff Comment: The request is generally consistent with the zoning in the area where the*  
22 *property fronting S. Hopkins Ave is zoned IRCN-C and the remaining properties internal*  
23 *to the Indian River City Neighborhood are zoned IRCN-R. The request would result in a*  
24 *boundary change between the residential and commercial subdistricts of the Indian River*  
25 *City Neighborhood Plan.*



- 26  
27 5. **The application will protect the public health, safety, morals or welfare of the general**  
28 **public.**

1            *Staff Comment: The construction of a single-family residence adjacent to existing single*  
 2            *family and multifamily residences is not expected to negatively impact the public health,*  
 3            *safety, morals, or welfare of the general public.*

4        **6. Whether the applicant has sufficiently protected adjacent land uses and zoning**  
 5        **districts by adequate buffering and screening.**

6            *Staff Comment: The subject property is a platted lot in the Indian River City Brevard Co*  
 7            *Florida plat. The applicant proposes to construct one single family residence. The property*  
 8            *to the west is an existing single-family residence in the IRCN-C zoning district. The*  
 9            *property to the east is an existing single-family residence in the IRCN-R zoning district.*  
 10           *No additional buffering or screening is anticipated to be required outside of those required*  
 11           *by Land Development Regulations Chapter 30 – Development Standards, Article III. –*  
 12           *Improvements, Division 10. – Landscaping.*

13        **7. Substantial reasons why the property cannot be used in the existing zoning district.**

14           *Staff Comment: A new detached single-family residence is not a permitted use in the*  
 15           *current IRCN-C zoning district. Existing single-family residences are considered permitted*  
 16           *uses in Section 28-80(c)(2). The property appears to have remained vacant since at least*  
 17           *1971 and appears unlikely to be used for commercial purposes due to its limited size and*  
 18           *access.*

19           ***The application is exempt from community engagement requirements of Section 34-13.***  
 20           ***– Community engagement per Section 34-13(b)(2)a.***

21        **FINDINGS:**

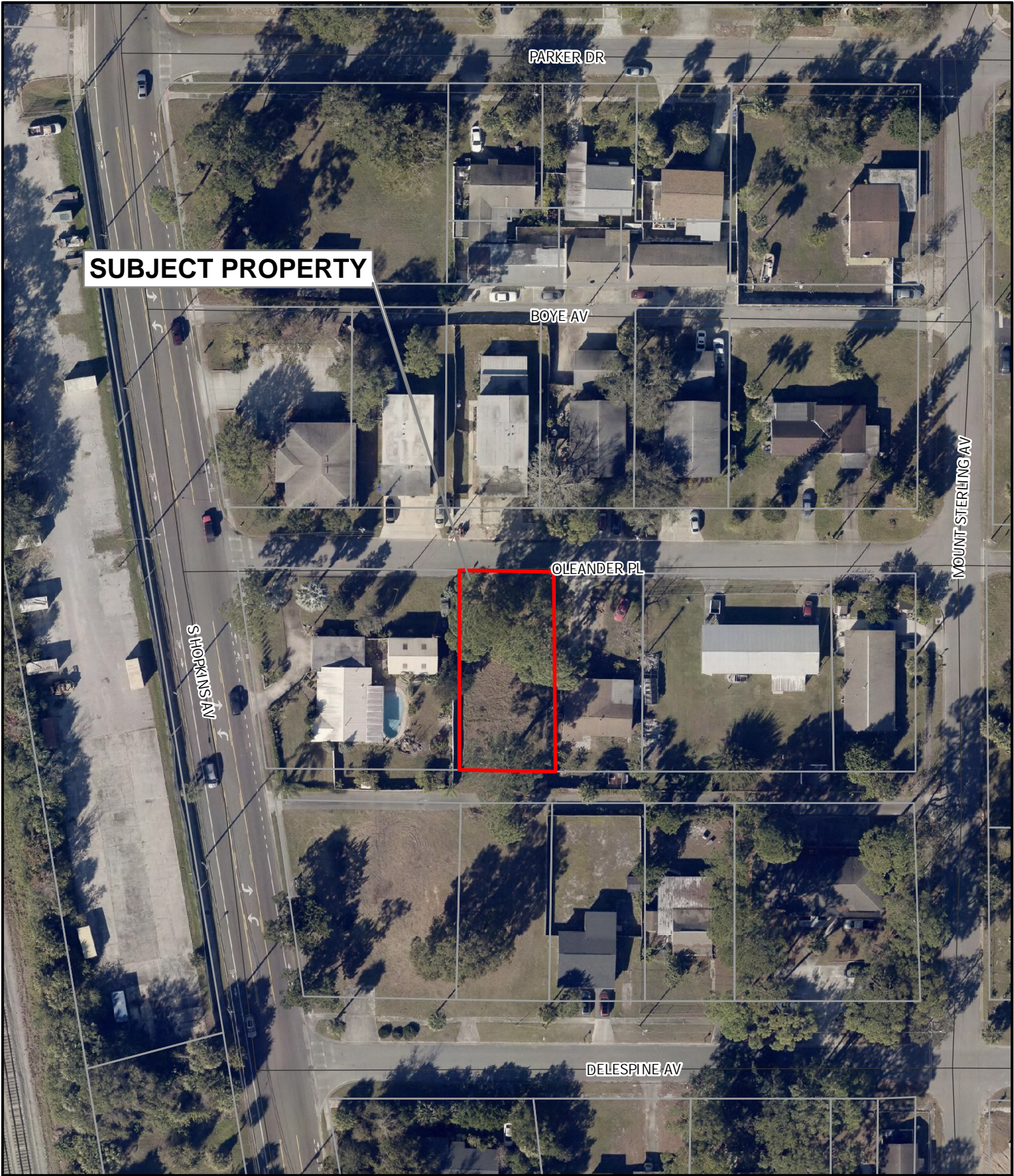
Support	Do Not Support
<ul style="list-style-type: none"> <li>• The request to rezone from the IRCN-C zoning district to the IRCN-R zoning district is consistent with the US 1 Corridor Master Plan</li> <li>• The property lacks direct access to S. Hopkins Avenue. Its access is on Oleander Place, which is a local road, and a rear alley</li> <li>• The Indian River City Neighborhood Plan recommendations include growing single family residential uses and rezoning vacant land to residential zoning districts</li> <li>• The relatively small size of the subject property, at approximately 7,849 square feet, could be a barrier for establishing one of the permitted commercial uses in the current zoning district at the site when considering the need for parking, stormwater management, and landscape buffers</li> </ul>	<ul style="list-style-type: none"> <li>• The lot is a conforming lot in the current IRCN-C zoning district and would be made non-conforming with regards to lot area and lot width in the proposed IRCN-R zoning district</li> <li>• A single-family residence cannot be permitted on the lot without a variance to the IRCN-R maximum density (4 units per acre) due to its size</li> <li>• The Indian River City Neighborhood Plan identifies the property as vacant commercial land lying outside of, although abutting, the core single family residential area</li> <li>• Prior to adoption of the neighborhood plan, the property was designated Commercial High Intensity future land use and Community Commercial zoning</li> </ul>

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• The subject property is unlikely to be unified with the property to the west, along S. Hopkins Ave, and used for a commercial purpose. The existing single-family residence to the west is a permitted use in the commercial subdistrict, rather than a non-conforming use, and therefore, experiences no administrative pressure to transition to a commercial use</li></ul> |  |
|---|--|

1  
2  
3  
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7  
8

**RECOMMENDATION:**

Consider the findings based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes in the rezoning request from the Indian River City Neighborhood – Commercial (IRCN-C) zoning district to the Indian River City Neighborhood – Residential (IRCN-R) zoning district to allow the construction of a single-family residence.



**SUBJECT PROPERTY**

PARKER DR

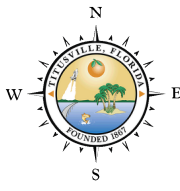
BOYE AV

OLEANDER PL

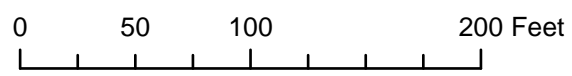
DELESPINE AV

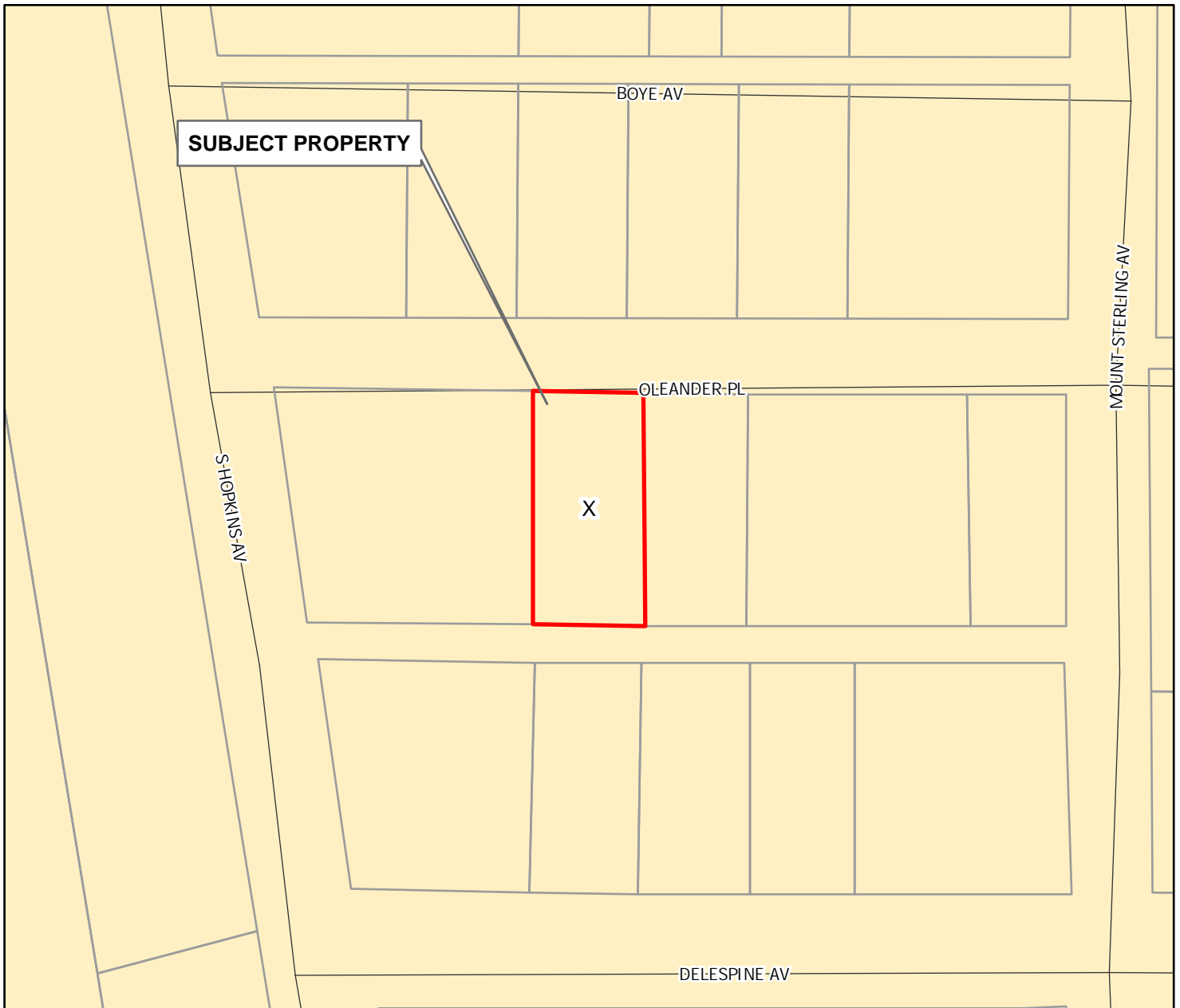
S HOPKINS AV

MOUNT STERLING AV



# Aerial 2025 REZ #8-2025





# FEMA FLOOD HAZARD AREAS

## REZ #8-2025




### Special Flood Hazard Area Zones

-  A
-  AO
-  AE
-  AO
-  VE

### Moderate Flood Hazard Area Zone

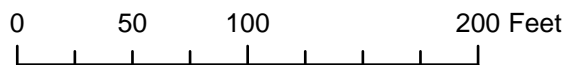
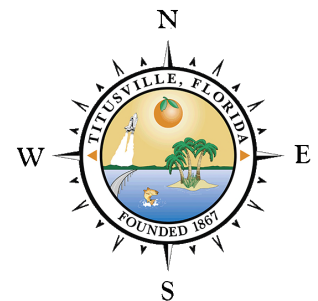
-  X5

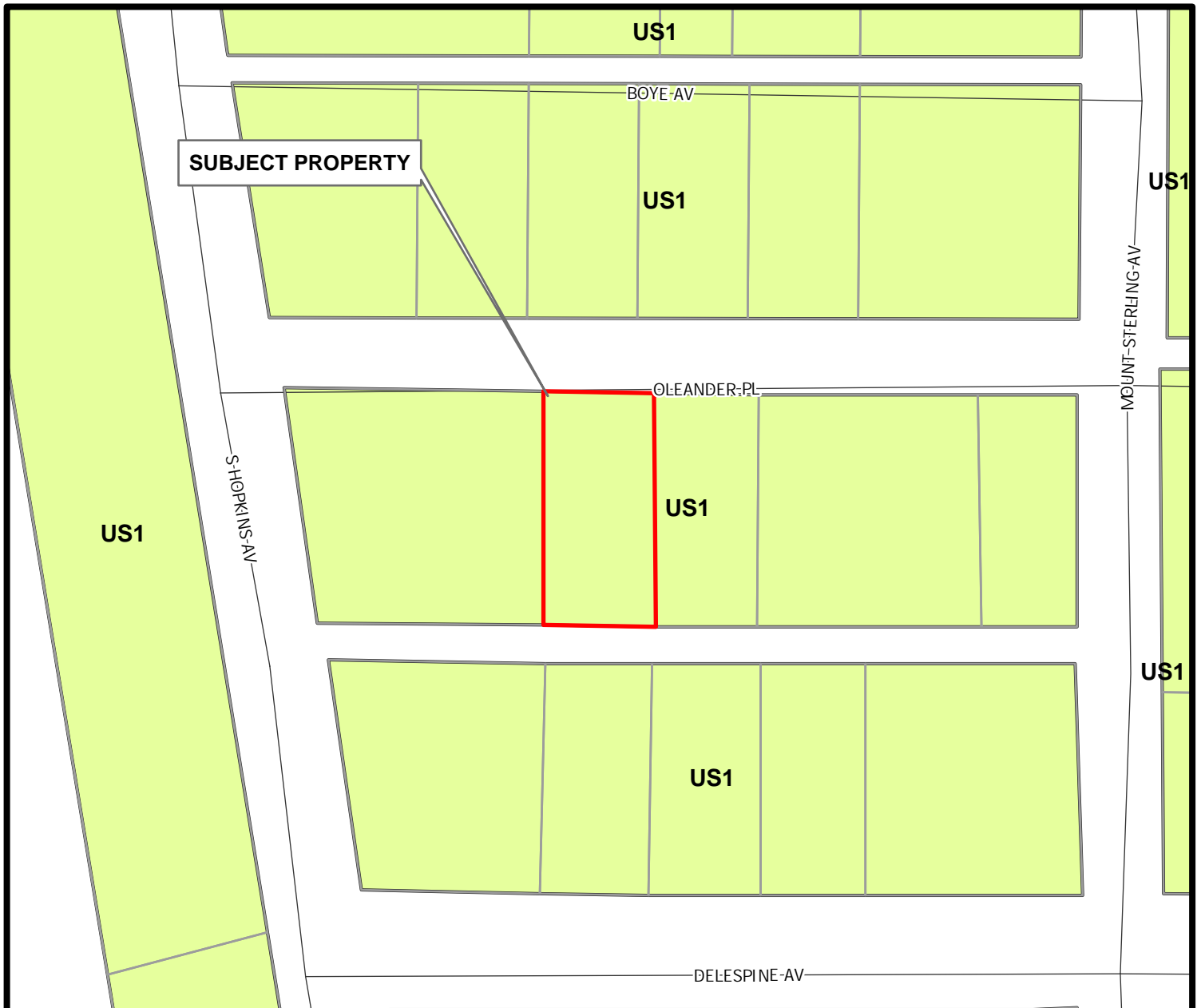
### Minimal Flood Hazard Zones

-  C
-  X
-  X.2PCT

### Other Flood Zone Areas

-  D
-  FW

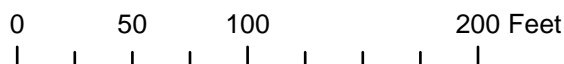
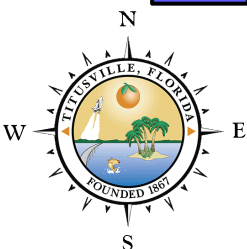


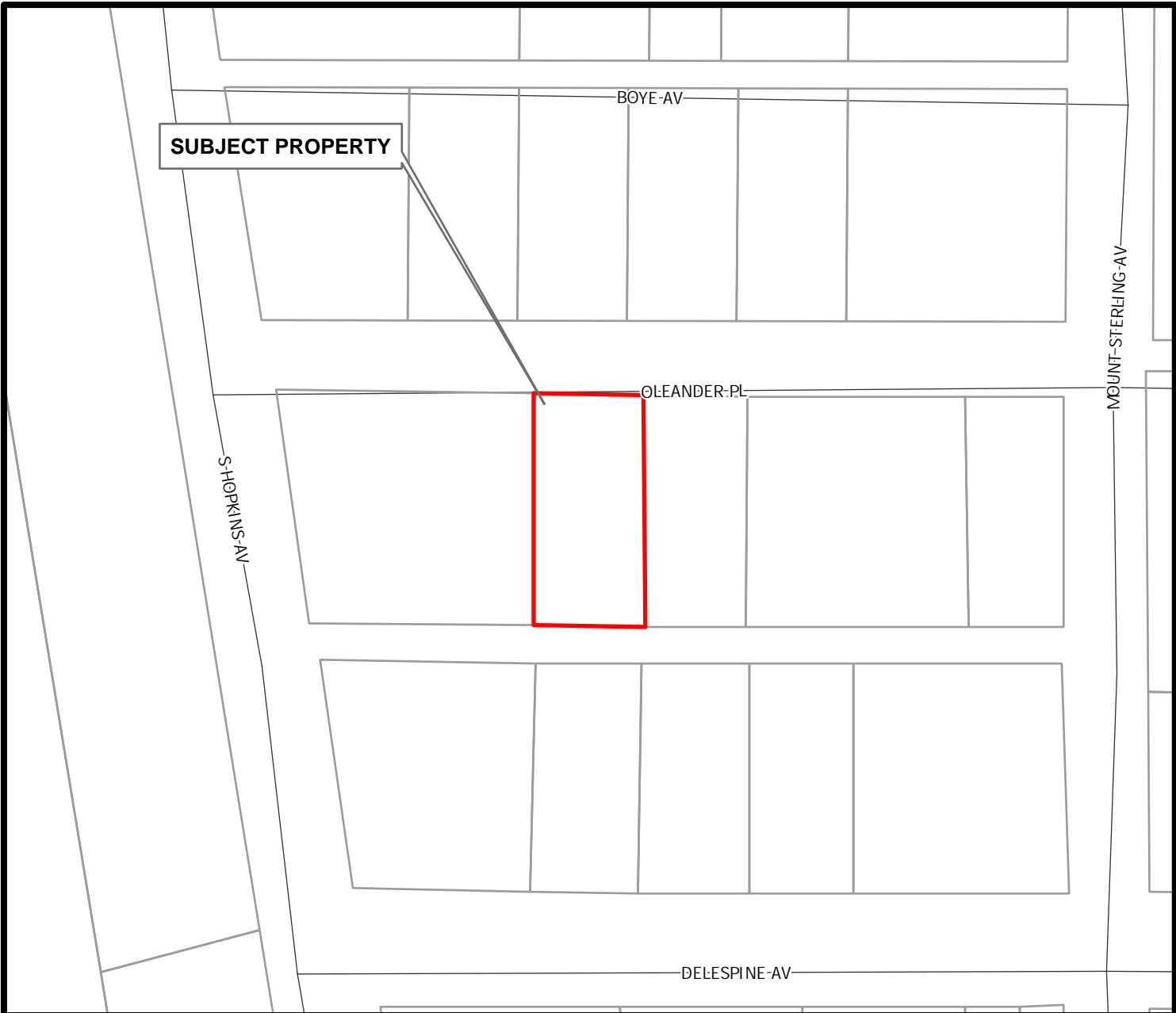


## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

<b>CHI</b> COMMERCIAL HIGH INTENSITY	<b>ED</b> EDUCATIONAL	<b>PIP</b> PLANNED INDUSTRIAL PARK	<b>RES-2</b> RESIDENTIAL-2
<b>CLI</b> COMMERCIAL LOW INTENSITY	<b>IND</b> INDUSTRIAL	<b>PSP</b> PUBLIC/ SEMI-PUBLIC	<b>RMU</b> REGIONAL MIXED USE
<b>CONS</b> CONSERVATION	<b>HDR</b> HIGH-DENSITY RESIDENTIAL	<b>PUD</b> PLANNED UNIT DEVELOPMENT	<b>SMU</b> SHORELINE MIXED-USE
<b>DMU</b> DOWNTOWN MIXED-USE	<b>MDR</b> MEDIUM-DENSITY RESIDENTIAL	<b>REC</b> RECREATIONAL	<b>UMU</b> URBAN MIXED-USE
<b>LDR</b> LOW-DENSITY RESIDENTIAL	<b>RES-1</b> RESIDENTIAL-1	<b>US1</b> US-1 CORRIDOR	

Subject

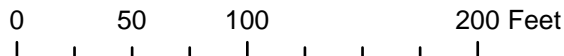




**SJRWMD Florida Land Use Cover Classification System  
Upland Forests - 4000 Series  
REZ #8-2025**

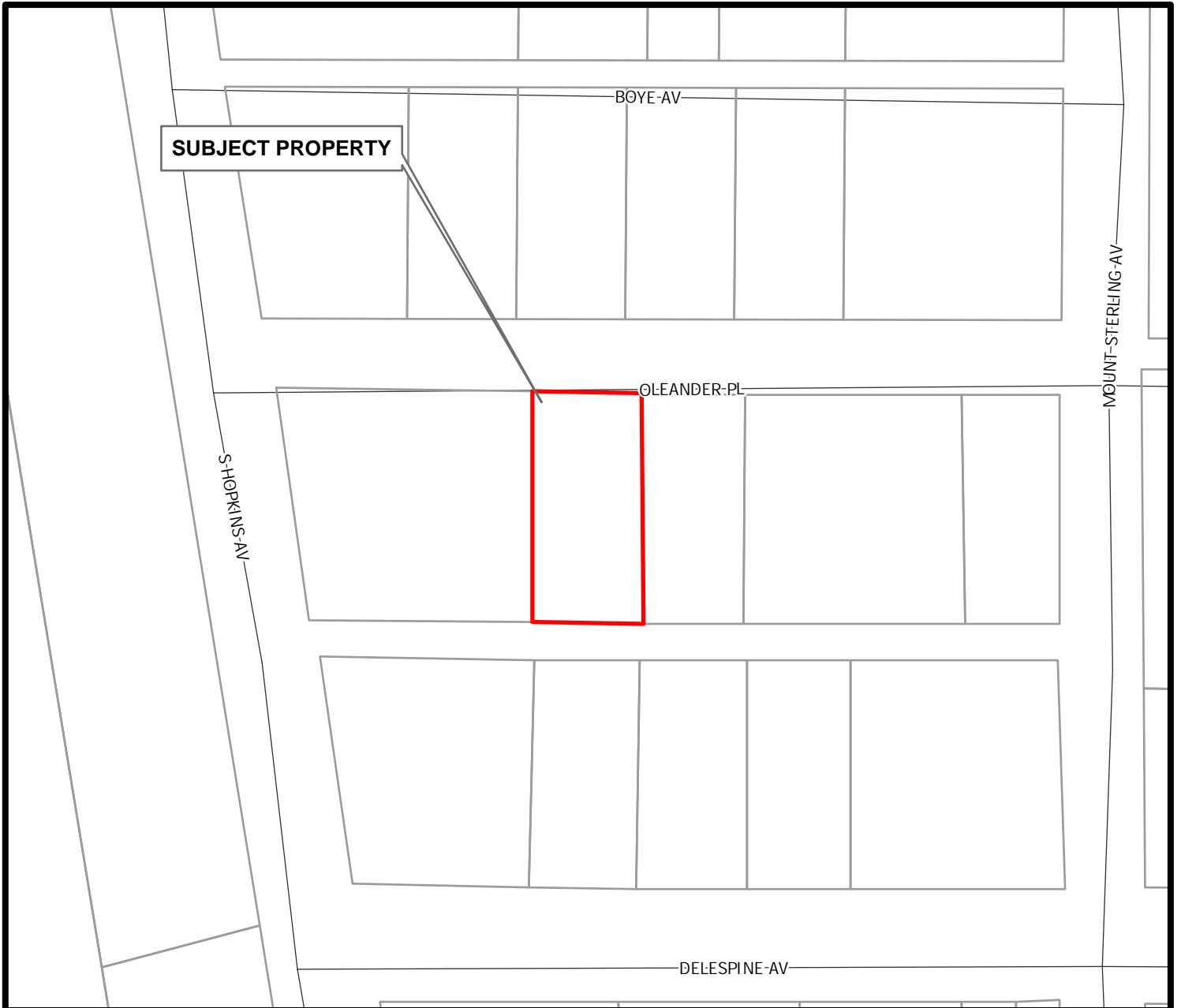


Community Development Department



1/21/2026

This dataset (2017) is a compilation of the Land Use, Land Cover datasets created by St. John's River Water Management District



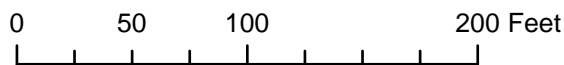
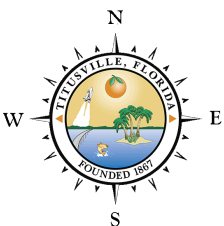
# SJRWMD Florida Land Use Cover Classification System

## Wetlands - 6000 Series

### REZ #8-2025

**Base Map**

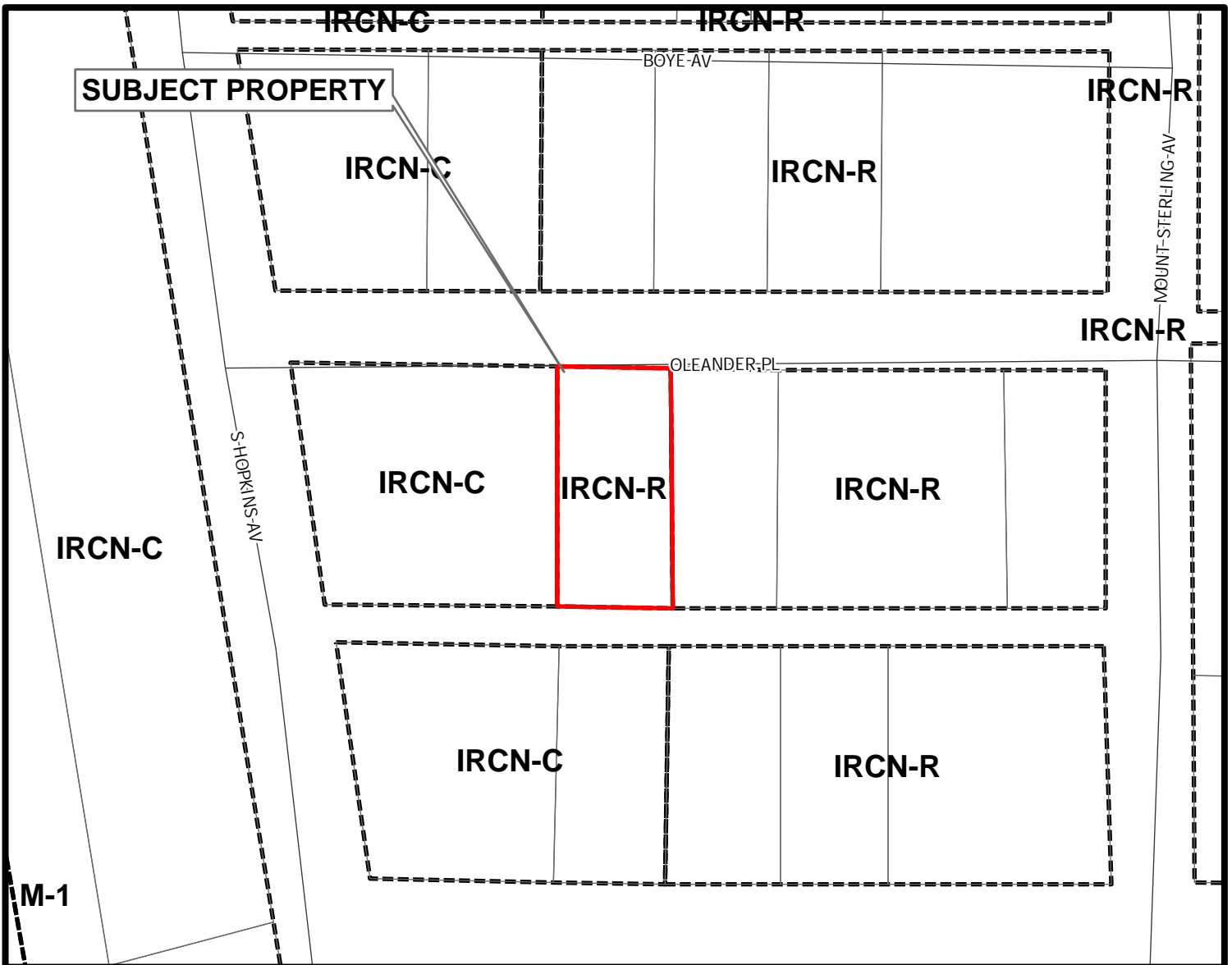
- Parcels
- Subject



Community Development Department

This dataset (2017) is a compilation of the Land Use/Land Cover datasets created by St. John's River Water Management District

1/21/2026



# PROPOSED ZONING MAP

## RESIDENTIAL DISTRICTS

- RE RESIDENTIAL ESTATES
- RR RURAL RESIDENTIAL
- R-1A SINGLE FAMILY, LOW DENSITY
- R-1B SINGLE FAMILY, MEDIUM DENSITY
- R-1C SINGLE FAMILY, HIGH DENSITY
- R-2 MULTIFAMILY, MEDIUM DENSITY
- R-3 MULTIFAMILY, HIGH DENSITY
- RMH-1 RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
- RMH-2 RESIDENTIAL MANUFACTURED HOUSING PARK

## COMMERCIAL DISTRICTS

- HM HOSPITAL MEDICAL
- T TOURIST
- NC NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- RC REGIONAL COMMERCIAL
- OP OFFICE PROFESSIONAL

## SPECIAL DISTRICTS

- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRC-N-R INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRC-N-C INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL

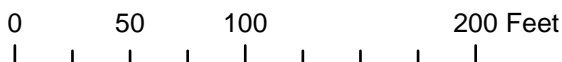
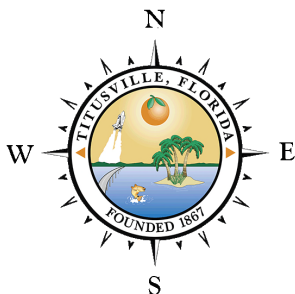
## INDUSTRIAL DISTRICTS

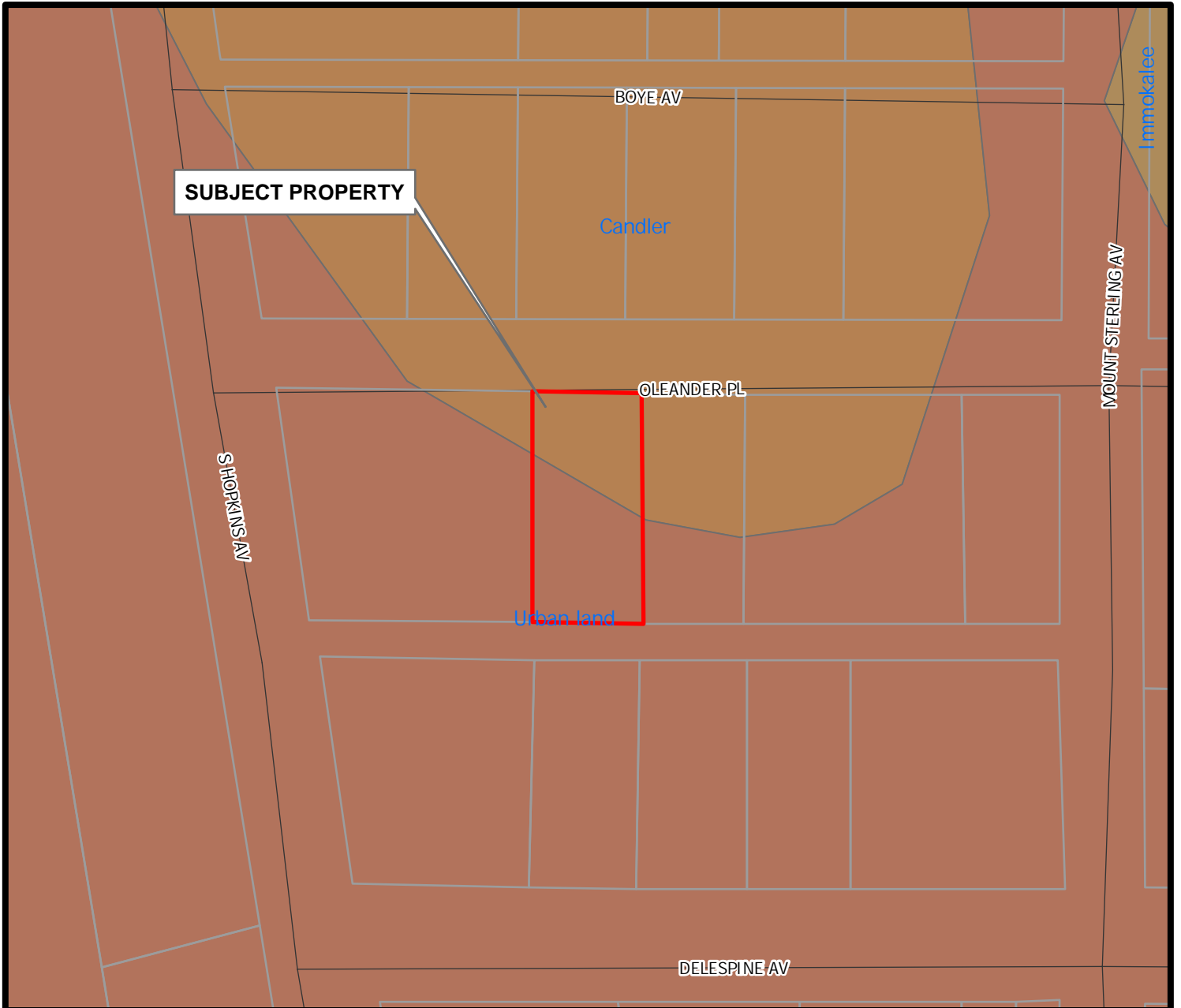
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

## OVERLAY DISTRICTS

- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

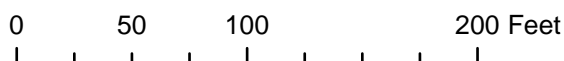
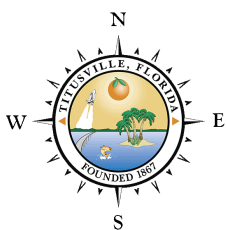
- Subject
- Proposed Zoning





## SOILS IN THE VICINITY OF SUBJECT PROPERTY REZ #8-2025

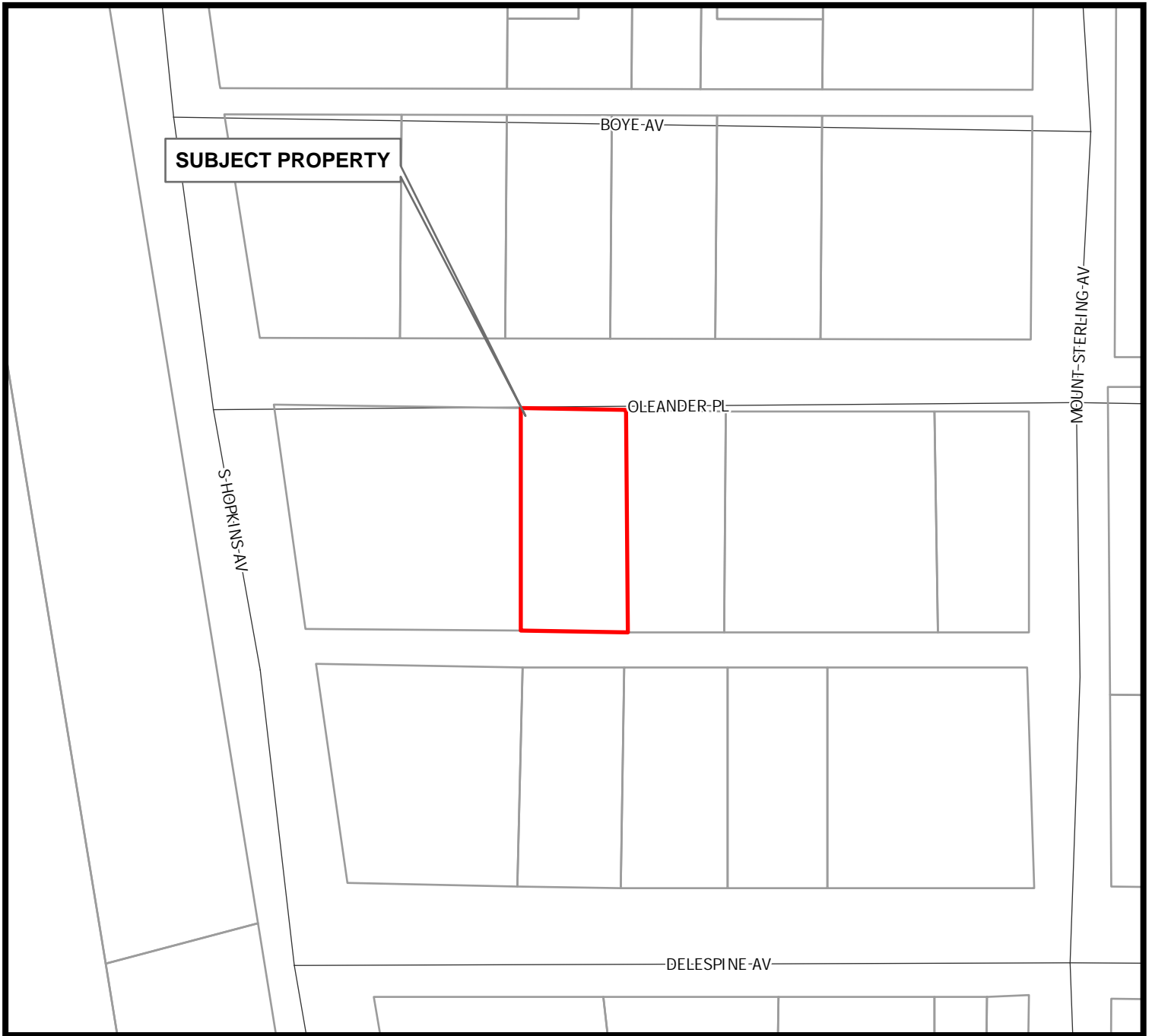
- Candler
- Immokalee
- Urban land



Community Development Department

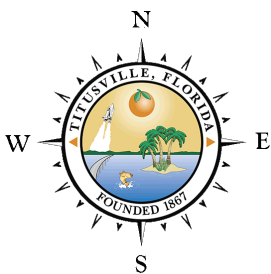
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

1/21/2026



# WETLANDS IN VICINITY OF PROPERTY

## REZ #8-2025



**WETLAND\_TY**

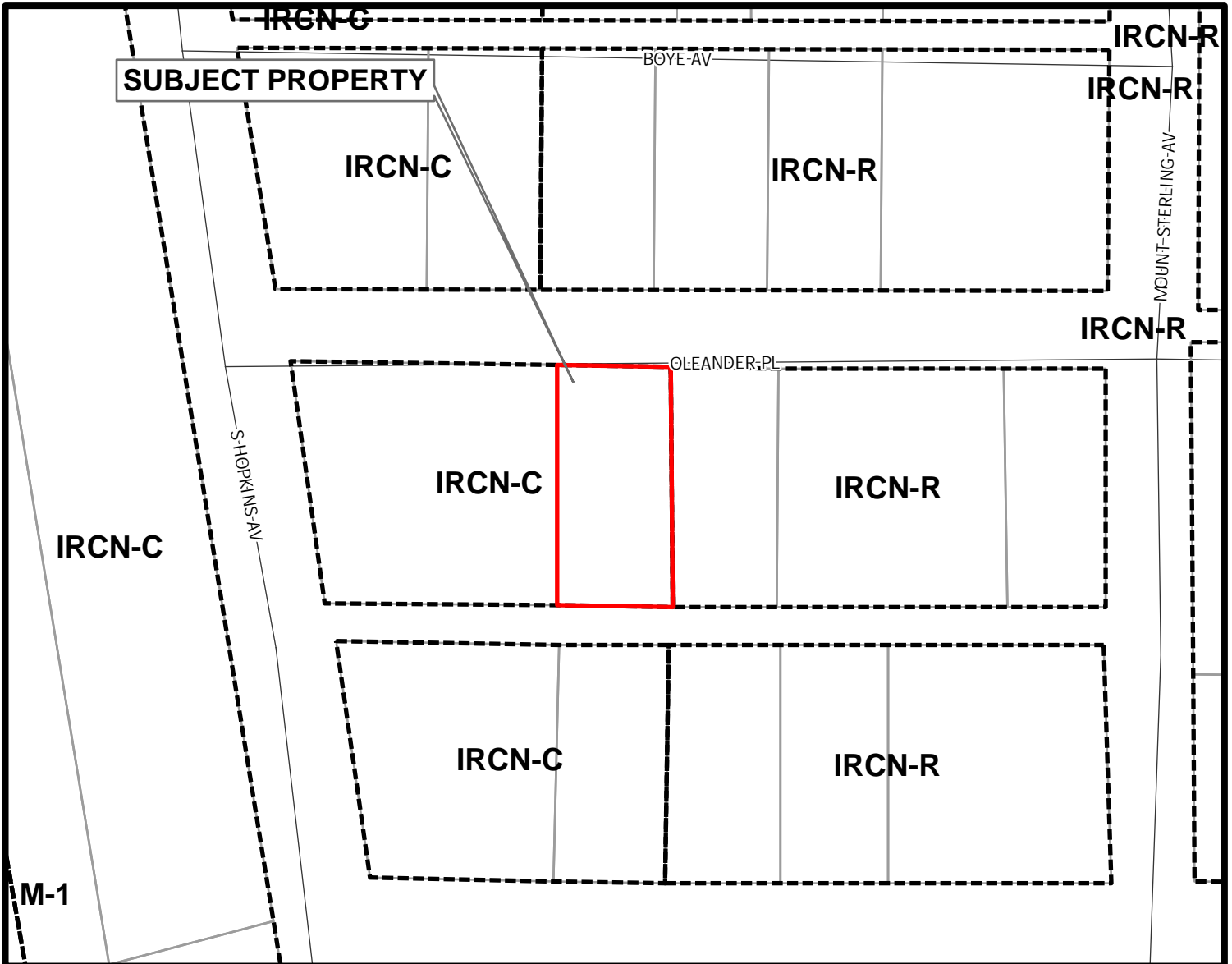
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

1/21/2026

Scale:1:1,000

Community Development Department  
Source: USFWS NWI (2023)



# ZONING MAP

## RESIDENTIAL DISTRICTS

- RE RESIDENTIAL ESTATES
- RR RURAL RESIDENTIAL
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## SPECIAL DISTRICTS

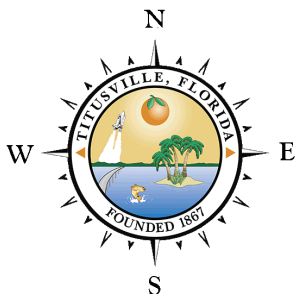
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- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
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- P PUBLIC
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- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

## OVERLAY DISTRICTS

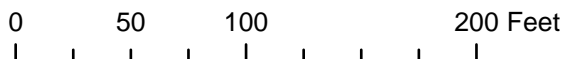
- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA



## Base Map

- City Limits
- Zoning
- Subject

## REZ #8-2025





Gateway to Nature & Space



**APPLICATION FOR REZONING (REZ) / PLANNED DEVELOPMENT (PD) / MASTER PLAN (MP)**

Please submit electronically a completed application including to the Planning Department for payment and meeting scheduling. Chapter 34 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

<b>1. Project Information</b>	Project Name 317 Oleander St Titusville Fl 32780	Property Address/Location Description 317 Oleander St Titusville Fl 32780
<b>2. Type of Request</b>	Rezoning (REZ) <input checked="" type="checkbox"/>	Planned Development (PD) <input type="checkbox"/>
		Master Plan (MP) <input type="checkbox"/>
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact <b>Norman Dwayne White</b>	Name of Owner <b>Norman Dwayne White</b>
	Street Address P.O. Box 1324	Street Address P.O. Box 1324
	City State Zip Titusville FL 32781	City State Zip Titusville FL 32781
	Telephone # (321) 302-5366 Fax #	Telephone # (321) 302-5366 Fax #
	E-Mail Address ndwconsultants@gmail.com	E-Mail Address ndwconsultants@gmail.com
<b>3. Applicant Status</b>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other	
<b>4. Parcel ID</b>	22-35-22-03-10-5	Tax Acct. 2212163
<b>5. Site Size</b>	Acres: <b>18</b> Square Feet: <b>7840.8</b>	
<b>6. Current Land Uses</b>	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:	
	SUBJECT SITE:	<u>1000 - Vacant Commercial Land</u>
	NORTH:	<u>0820 - DUPLEX</u>
	SOUTH:	<u>1000 - VACANT COMMERCIAL LAND</u>
	EAST:	<u>0110 - SINGLE FAMILY RESIDENCE</u>
WEST:	<u>0110 - SINGLE FAMILY RESIDENCE</u>	

<b>7. Current Future Land Use Designation</b>	Future Land Use: <b>US-1 Corridor</b>		
<b>8. Existing Zoning District</b>	<b>Indian River City Commercial (IRCN-C)</b>		
<b>9. Proposed Zoning District</b>	<b>Indian River City Residential (IRCN-R)</b>		
<b>10. Building Status</b>	Existing Building(s) on the site? none	New Buildings Proposed? Single Family Residence	
<b>11. Note any previous rezonings on the site</b>			
<b>12. Check other applications submitted</b>	Conditional Use <input type="checkbox"/>	Vacation of Easement <input type="checkbox"/>	Master Plan Approval <input type="checkbox"/>
	Vacation of Right of Way <input type="checkbox"/>	Site Plan <input type="checkbox"/>	Subdivision/Plat <input type="checkbox"/>
<b>13. Narrative</b>	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary)		
	I'm requesting a zoning change from IRCN-C to IRCN-R in order to build a new single family residence.		

- **All applications shall require Community Development Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department electronically and officially logged in by **end of business day.**
- Tentative hearing dates are scheduled approximately 4 months from the time a completed application is submitted.
- Incomplete applications will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission and City Council are not guaranteed placement on the originally scheduled date(s).
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.

**ACKNOWLEDGEMENT**

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the City Council, Board of Adjustment & Appeals, and Planning & Zoning Commission on this topic to properly noticed public hearings or to written communication to the City Clerk's Office, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/  10/20/2025  
(Signature\*) (Date)

*\* By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.*

Date received: \_\_\_\_\_

Accepted by: \_\_\_\_\_



Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)

Please fill out the following and submit the documents to the Planning Department electronically. Payment of fees does not ensure a favorable decision. Additional information may include documents initially waived at the pre-application meeting but subsequently determined necessary by staff.

Table with 12 rows and 2 columns: Item description and checkbox status. Items include: 1. Complete Application and Fees (checked), 2. Warranty Deed (checked), 3. Notarized Owner Authorization Form (unchecked), 4. Legal Description (checked), 5. Certified Survey (checked), 6. Names, addresses and address labels for all property owners within 500 feet of the subject property (unchecked), 7. For Planned Development and Master Plan applications, a conceptual site plan (unchecked), 8. For Planned Development and Master Plan applications, a Planned Development Ordinance (unchecked), 9. For Master Plan applications, a Unified Control Agreement (unchecked), 10. Pre-Application Meeting Date: Staff in Attendance: (unchecked), 11. Community Meeting per Ordinance 26-2019 - Tentative meeting date (unchecked), 12. Completed Concurrency Application (unchecked).

**Conceptual Site Plan Checklist**  
(Development Review Procedures Manual Section 5 and 6)

THE CONCEPTUAL SITE PLAN SHALL INCLUDE THE FOLLOWING:

1.	All information required for a sketch plat. (if applicable)	<input type="checkbox"/>
2.	Development plan identifying the location and acreage of each component and district of the project, including the location and placement of proposed land uses by type and density, density, layout of lots, open space designation, location of landscape buffer areas required by these regulations, recreational facilities, commercial uses, other permitted uses, off-street parking and loading locations and refuse collection locations.	<input type="checkbox"/>
3.	Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.	<input type="checkbox"/>
4.	Tabulations of acreage devoted to each use and total gross acreage of the project. These tabulations shall include acreage totals for each use, open space designations, recreation facilities, streets, parks, schools and other uses. Within these tabulations, information relative to the total number and type of residential units, the residential density for each type of unit, and the overall residential density of the project shall be provided.	<input type="checkbox"/>
5.	An environmental component, including maps and analyses, which determine the effect of the proposed development upon the conservation/preservation of native habitat, wildlife, floodplains, recreation advantages wetlands and other natural resources.	<input type="checkbox"/>
6.	Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other public facilities and services. (Preliminary Concurrency Analysis)	<input type="checkbox"/>
7.	A stormwater management plan with sufficient detail included to demonstrate that the proposed development can comply with the requirements of the Land Development Regulations.	<input type="checkbox"/>
8.	The location of existing buildings and structures including the dimensions.	<input type="checkbox"/>

**ORDINANCE NO. X-2026**

**AN ORDINANCE AMENDING ORDINANCE NO. 5-1993 OF THE CITY OF TITUSVILLE, FLORIDA, BY AMENDING THE ZONING MAP MADE A PART OF SAID ORDINANCE BY REFERENCE BY CHANGING THE ZONING DISTRICT ON PROPERTY LOCATED AT 317 OLEANDER PLACE FROM THE INDIAN RIVER CITY NEIGHBORHOOD - COMMERCIAL (IRCN-C) ZONING DISTRICT TO THE INDIAN RIVER CITY NEIGHBORHOOD – RESIDENTIAL (IRCN-R) ZONING DISTRICT ON 0.18+/- ACRES OF PROPERTY, HAVING PARCEL ID NO. 22-35-22-03-10-5; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; INCORPORATION INTO CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Titusville received an application for a rezoning from certain property owners; and

**WHEREAS**, a first and second public hearing were held on the rezoning before the Local Planning Agency and the local governing body which considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, the City Council of the City of Titusville hereby finds the requested change consistent with the Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

**WHEREAS**, the City Council of the City of Titusville finds that said rezoning has been processed in accordance with the applicable law and desires to amend the Zoning Map to change the zoning designation on said property.

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA as follows:**

**SECTION 1. RECITALS.** The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

**SECTION 2.** Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, made a part of said Ordinance by reference, by designating the following property described as Lot 5, Block 10, Indian River City Delespine Grant according to the plat thereof recorded in Plat Book 1 at Page(s) 168 of the Public Records of Brevard County, Florida and presently zoned Indian River City Neighborhood – Commercial (IRCN-C) as Indian River City Neighborhood – Residential (IRCN-R), as approved by City Council.

**SECTION 3. SEVERABILITY.** If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 4. REPEAL OF CONFLICTING ORDINANCES.** All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5. INCORPORATION INTO CODE.** This ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the Code may be made.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

---

**Andrew Connors, Mayor**

**ATTEST:**

---

**Wanda F. Wells, City Clerk**

# INDIAN RIVER CITY

## NEIGHBORHOOD PLAN



*“Protecting and stabilizing one of the City’s Oldest and Most Historic Neighborhoods..... “*

Prepared by the City of Titusville  
Planning & Growth Management Department in Partnership with  
the Residents of the Indian River City Neighborhood

Proposed for adoption by City Council on March 27,

## BACKGROUND

The Indian River City Neighborhood Planning movement began in 2005 by residents concerned with the long term stability of their neighborhood. The Planning Process began in earnest in 2008 after the City of Titusville held a kick-off meeting with the Neighborhood on March 6, 2008 to begin addressing the creation of a neighborhood plan. Planning activities commenced through July 2008 and were then halted due to budget constraints.

As a means to address some of the issues identified during the 2008 planning process, the City of Titusville included the following policies in the Comprehensive Plan in 2010 for the purpose of curbing commercial and multi-family encroachment into the single-family areas of the neighborhood.

### Future Land Use Element, Policy 1.1.4:

The City shall promote single family development and redevelopment by restricting the proliferation of multi-family dwellings within neighborhoods, such as the Indian River City subdivision area, which have developed primarily with traditional, detached, low density single-family dwelling units on individual lots.

### Future Land Use Element, Policy 1.1.5:

The City shall prevent the encroachment of commercial development into the residential area within the Indian River City subdivision. Commercial uses will be restricted to areas along Washington Avenue, Hopkins Avenue, and State Road 50, unless otherwise specified in an adopted redevelopment revitalization or neighborhood Plan.

Since then, concerned neighborhood residents began meeting again to address issues identified in their neighborhood, and provided a DRAFT Neighborhood Plan as a starting point for City Council to consider. City Council has directed staff to begin the planning process again to address the concerns of the neighborhood residents.

This Plan incorporates the goals of the community as provided in their DRAFT Plan, provides data and analysis, and recommendations for implementation.

A community meeting has been held on March 1, 2012 to present this Plan, and to discuss the further implementation project for this Plan. The City staff received overwhelming support for the recommendations of the Plan.

## HISTORY OF THE INDIAN RIVER CITY COMMUNITY

The year was 1963, 111 youths attended the regular Saturday night dance at the Indian River Civic Center, T-Bone steak sold for 65¢ a pound, and you could rent a 2-bedroom furnished house for \$70 a month, or buy a 3-bedroom home on 1/2 acre with 24 orange trees for \$7,300. That was also the year that Senator Bernard Parrish submitted a bill to the Florida legislature to consolidate the cities of Titusville, Whispering Hills and Indian River City (along with a few unincorporated parcels in the area) into one North Brevard municipality. The main reason for this bill was to protect and preserve the North Brevard water wells under one municipal agency.

James Dressler, a Cocoa Attorney, was running for Florida State Representative at the time. Indian River City was in his district. He championed the cause of bringing the consolidation to the voters through a special election. Senator Parrish agreed to do so if he could get 50 percent of the “freeholders” on a petition to that effect. The petition was turned into Edna Carlisle, County Registrar, for validation. The petition came up short of the required number of “registered” freeholders, which was required by law. It seems that most of the petitioners were not registered to vote in Brevard County. Senator Parrish quipped that saying “registered freeholder” was the same as saying “tooth dentist.” He assumed that the IRC Committee understood that the definition of freeholder was a qualified elector that owned property.

On June 3, 1963, through a special act of the Florida Legislature, Titusville’s population went from 2,200 freeholders to a population of 18,000 without going to the citizens of Indian River City and Whispering Hills for a vote. Today, there is still a feeling of acrimony among some of the long-term residents of Indian River City over that legislative act.

The City of Titusville wants to recognize and revere Indian River City as one of its oldest and most active communities. Originally platted in 1913 and expanded in 1924, it is rich in its historic nature, with six homes being listed on the national historic registry. The southern boundary of Indian River City (Hwy. 50) was the first road to span the state from the East to the West coasts. There used to be a bustling dock where local business men loaded their crops of asparagus, celery and pineapple onto barges for shipment around the world. There are still remnants today that celebrate the integration of plantation owners and sharecroppers living and working side by side to feed their families.

## BOUNDARIES OF THE PLAN

The boundaries of this Plan are the following:

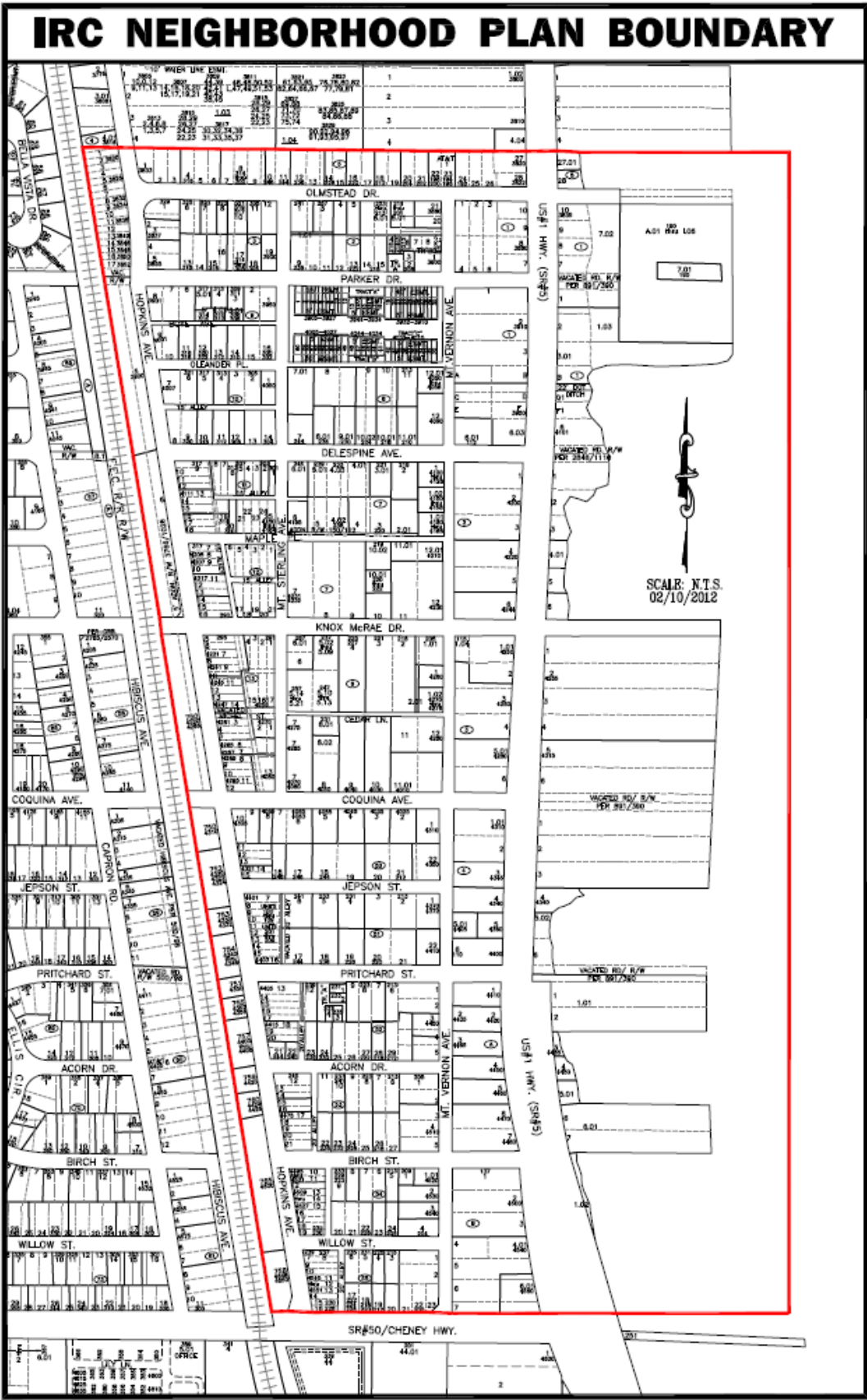
North: Olmstead Drive (encompassing the properties that have frontage on both sides of the road)

South: S.R. 50 (Cheney Highway)

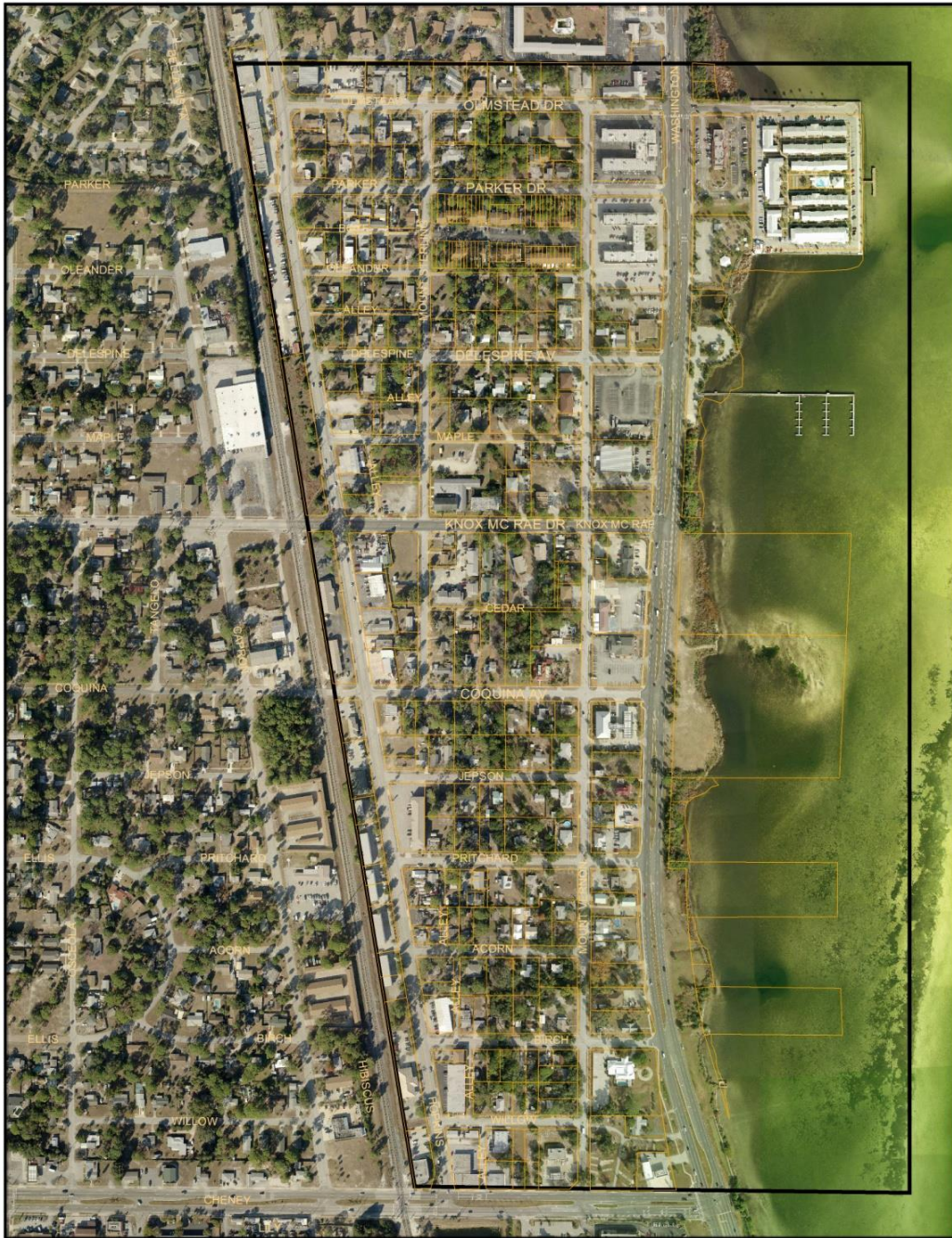
West: FEC Railroad (encompassing properties fronting both sides of Hopkins Avenue)

East: Indian River (encompassing properties fronting both sides of Washington Avenue)

The Indian River City Plat actually extends west of the FEC Railroad to areas near Osceola Avenue. The City recognizes that this extended area also identifies itself as Indian River City. However, through the planning process, the interested citizens and the Planning Department staff felt that the FEC Railroad provided a significant boundary and that this planning study area should be limited to the boundaries described above.



Indian River City Neighborhood Plan, Adopted by Titusville City Council on March 27, 2012



Date: 2/22/2012

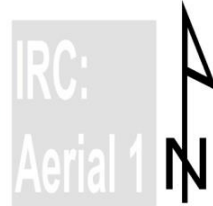
### Legend

- Primary Area
- Parcels

USE
R-VACANT RESIDENTIAL LAND (MULTI-FAMILY, PLATTED)
R-VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
R-VACANT RESIDENTIAL COMMON AREA
C-VACANT COMMERCIAL LAND
C-VACANT INDUSTRIAL LAND
C-VACANT LAND - INSTITUTIONAL

### COUNT

- 10
- 11
- 4
- 19
- 1
- 2



## NEIGHBORHOOD GOALS

The Neighborhood residents have initiated several meetings to discuss their neighborhood, including the weaknesses and strengths of the community. The neighborhood residents created a group and identified several assets and weaknesses to the community that will serve as a basis for this Plan's recommendations, along with data and analysis.

In summarizing the issues provided by the neighborhood residents, it is evident that much of the problems associated with the community are land use conflicts and incompatible uses. The data and analysis support the opinions of the residents, as provided in the following sections.

The goals of the community are simple, in that the neighborhood residents want a stable environment that capitalizes on the strengths of the community, which include large tree canopies, historic homes, a street grid that provides a relationship to the waterfront, and lastly, an enormous sense of pride and community.

The goals of the community can be summarized by the following:

- Revitalize the neighborhood and protect the historic character of the community.
- Preserve the uniqueness of the Washington Avenue and the Indian River Corridor.
- Retain the sense of the community among the neighborhood stakeholders.

Overall, the MAIN OBJECTIVE of this Plan is the following:

- Provide housing opportunities for residents with a range of incomes and promote homeownership and protect the residential character of the neighborhood from non-residential encroachment and non-conforming uses, while providing redevelopment and revitalization opportunities for the commercial corridors.

## RELATIONSHIP WITH OTHER PLANNING INITIATIVES

The Indian River City Neighborhood was part of the US 1 Corridor Master Plan completed in 2007. The US 1 Corridor Master Plan described the Indian River City Neighborhood as having "several historic buildings and represents one of the oldest neighborhoods" and that "...Over time the intrusion of several incompatible uses along the periphery and internally has threatened the historic significance and functional character..." Additionally, the neighborhood has some of the area's "most well-maintained sidewalks and single-family homes, mature tree canopies, quality architectural features and a pedestrian environment that supports a walkable community."

The US 1 Corridor Master Plan also describes the impact of commercial and multi-family intrusions into the predominately single-family areas of the community. The data and analysis of this Plan led to the Comprehensive Plan amendments as described in the Background Section of this Plan (p.2). This same trend is also further described in the data and analysis below, as well as the resulting impacts.

## NEIGHBORHOOD CHARACTERISTICS

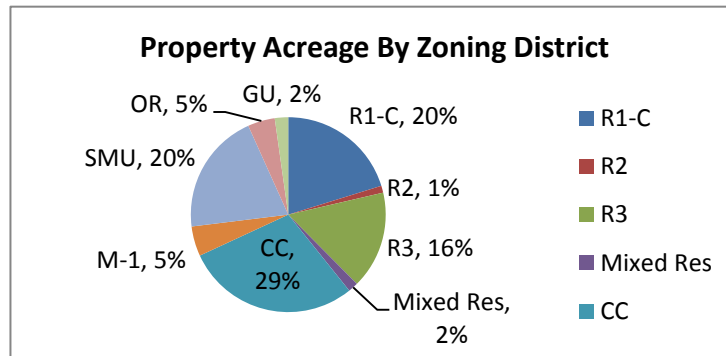
### Plat and Zoning

The Indian River City Neighborhood was originally platted in 1913 and revised in 1924 to include the expanded area from Pritchard Street to Cheney Highway (SR 50). The revised plat encompassed single-family lots of varying size, including larger lots that were 280 feet in depth and 95 feet in width. Over time, the lots have been combined, subdivided, and rezoned to result in a mixed use neighborhood and a varying mix of zoning districts.

The zoning districts are many:

<b>Table 1</b>	R1-C	R2	R3	Mixed Res	CC	M-1	SMU	OR	GU	Total
Properties	94	7	122	5	78	9	18	1	3	337
Acreage	25.75	1.47	20.62	2.12	36.77	6.31	25.75	5.74	2.83	127.36

The predominate zoning districts represented by the number of properties are single-family R1-C, Residential High Density R-3, and Community Commercial (CC). R-3 (High Density Multi-Family) represents the highest number of properties in the neighborhood. However, in reviewing the zoning districts by acreage, the predominate zoning districts present in the neighborhood are R1-C, Shoreline Mixed Use (SMU) and Community Commercial (CC). The SMU district represents the waterfront parcels, and the CC district represents the commercial corridors. In terms of the acreage of the core residential area, single-family is the predominate zoning district.



The land use designation for this neighborhood is primarily High Density Residential within the residential core of the Neighborhood Plan area, High Density Commercial designations along the commercial corridors, and Shoreline Mixed Use along the waterfront. The land use in the residential core is high density residential, largely due to the mix of multi-family within the neighborhood.

The current designations appear to be a result of requested and granted zoning changes and land use changes overtime, without the aid of a formal planning study or vision for the community. A singular land use and zoning district that supports the neighborhood goals and visions of the community would serve as a better tool for future revitalization, as provided by the City Comprehensive Plan Future Land Use Element Objective 1.1, which states:

Objective 1.1. Character Land Use Districts. The City shall develop, through small area studies, neighborhood plans, and corridor studies, specific land use strategies based on the character and needs of the unique character districts or areas of the City for the purpose of providing more comprehensive and holistic planned policies and strategies for areas that are experiencing growth and redevelopment.

The neighborhood certainly developed over an extended period, with the majority of uses built prior to 1960, and these structures were primarily single-family homes. The next wave of development occurred after 1960, which included primarily commercial and multi-family development. However, very few residential structures were constructed after 1990.

The Indian River City Plan area has a grid street pattern that is very desirable for virtually all modes of transportation. The street pattern provides for multiple routes for vehicles, thus dispersing the traffic throughout the neighborhood and lessening the impact of automobiles on the roadways. The roadways are very conducive to pedestrian and bicycle movement, with large tree canopies, making strolling along these roadways very enjoyable.



**YEAR BUILT**

- 1904-1910
- 1911-1920
- 1921-1930

- 1931-1940
- 1941-1950
- 1951-1960
- 1961-1970

- 1971-1980
- 1981-1990
- 1991-2000
- 2000-2010

**Legend**



IRC: Age of Structures?



Date: 2/24/2012



Built in 1952

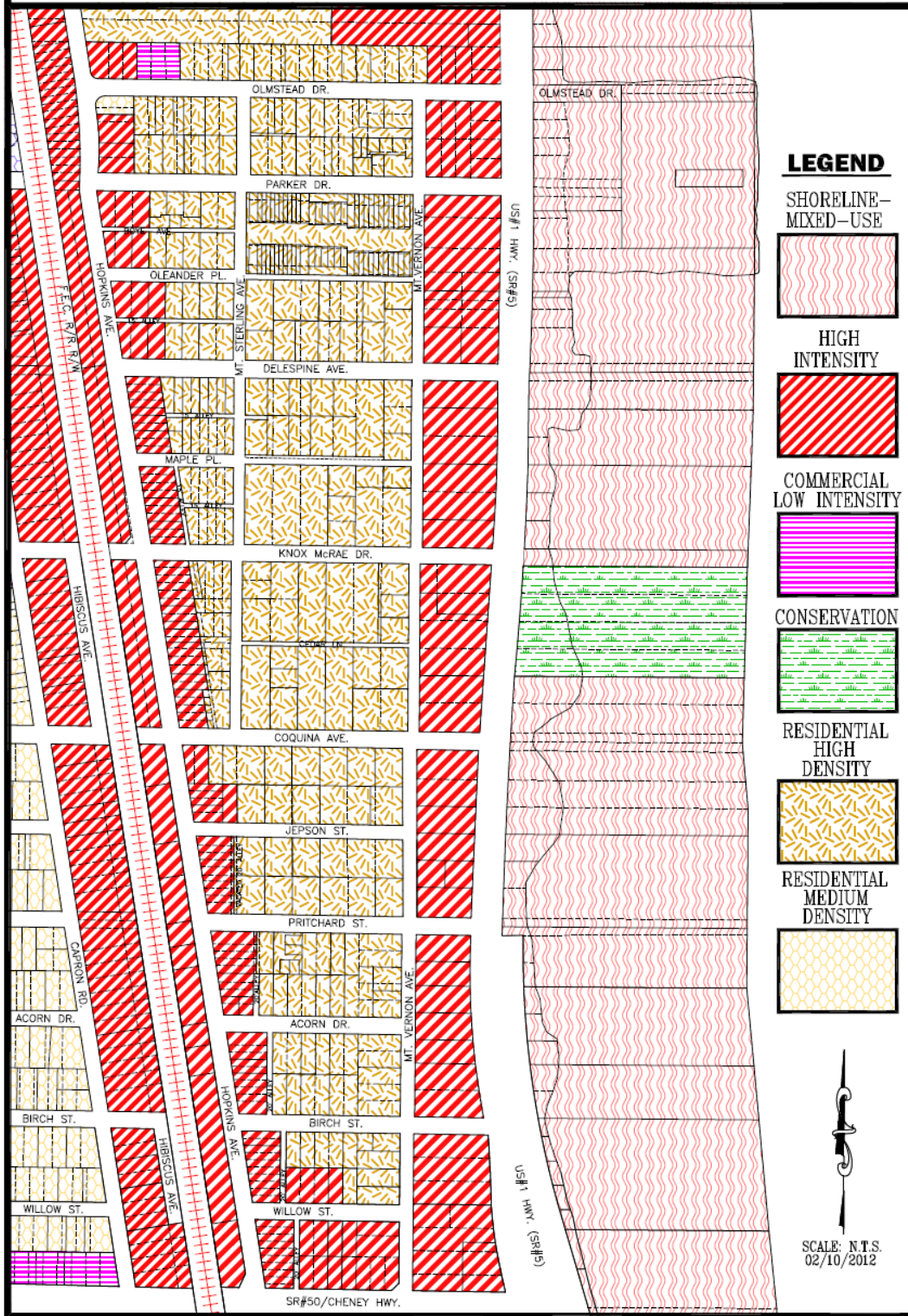


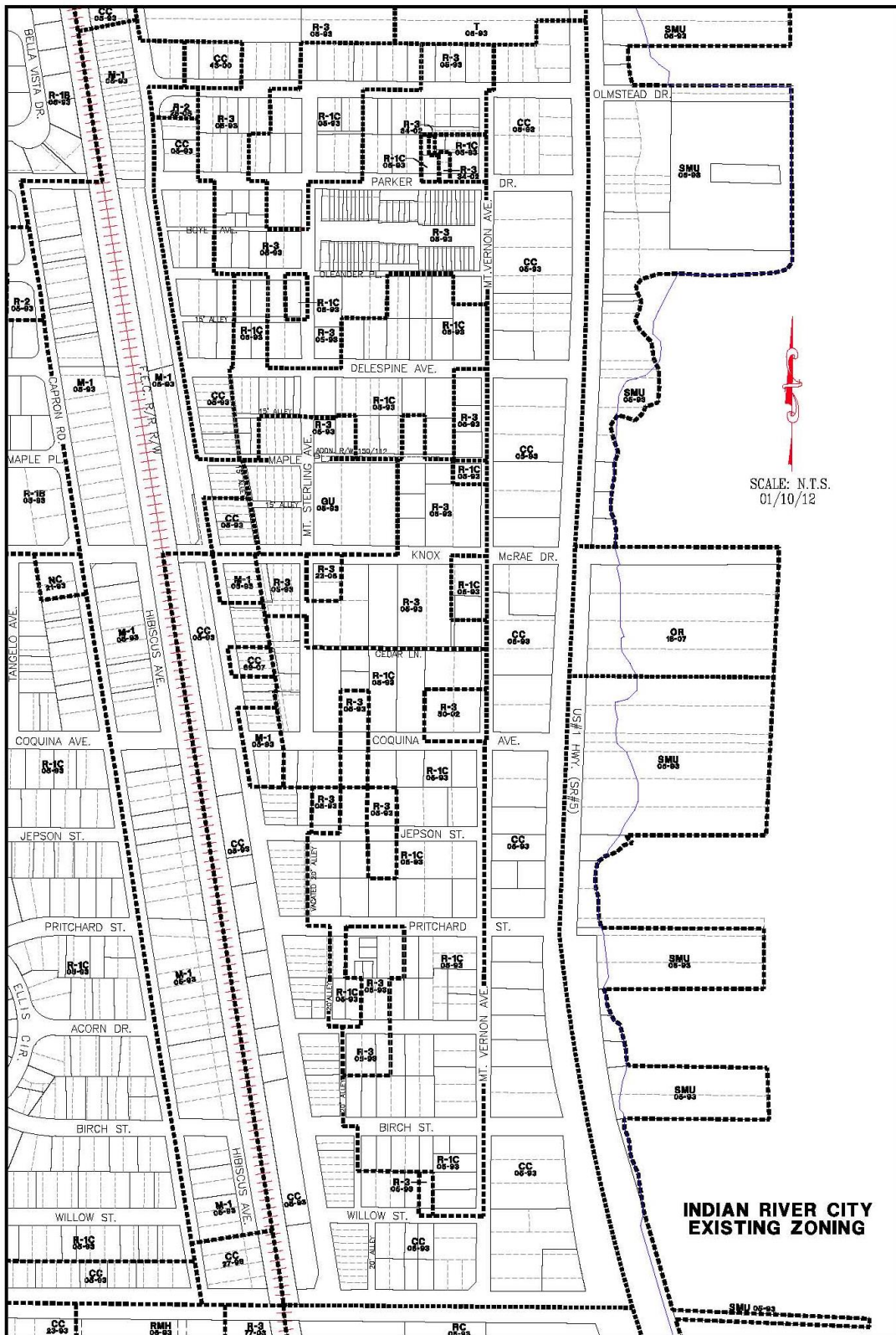
Built in 1966



Built in 1979

# IRC NEIGHBORHOOD FUTURE LAND USE





**INDIAN RIVER CITY  
EXISTING ZONING**

## Existing Land Uses & Trends

The predominant land use in this neighborhood is residential, with multi-family uses represented by a greater number of properties, but single-family represented by a greater amount of acreage. The greater number of multi-family properties in a neighborhood is concerning, as this can create a concentration of investor owners in a small area. Vacant land is also a large existing land use, which can be viewed as an opportunity for revitalization. The neighborhood has a good mix of other uses, including commercial, office, and light industrial, all of which are located along the Hopkins and Washington Avenue corridors.

Table 2		IRC Neighborhood Existing Land Uses		
Existing Land Use Type	Number of Properties	Percentage of Properties	Number of Acres	Percentage of Acres
Vacant Land	48	14%	17.87	14%
Single Family	101	30%	26.86	21%
Multi-Family	118	35%	23.58	18%
Commercial Retail	18	5%	11.98	9%
Commercial Service	19	6%	8.17	6%
Industrial	8	2%	5.89	5%
Office	6	2%	5.42	4%
Church	1	Less than 1%	1.89	1%
Parks	5	1%	17.99	14%
Social Service	7	2%	2.09	2%
Mixed Use	6	2%	5.40	4%
Total	337	100%	127.14	100%

Land use and zoning conflicts can be found within the neighborhood, particularly with concentrations of multi-family uses concentrated in the areas north of Coquina Avenue. Additionally, there are many issues with the interaction of residential uses and commercial uses along Hopkins Avenue, with very little buffering, inadequate setbacks, and no screening.



*Commercial businesses adjacent to residential with inadequate screening or buffering.*



Other land use issues have been reported and observed that are associated with some social service organizations in the area, which have expanded and added services over the years in the same areas. For example, the existing land use Map above shows the North Brevard Sharing Center properties along Birch Street. The Sharing Center has acquired properties in the area for their service needs, such as food pantry, emergency housing, and thrift store. The Center’s proximity to the residential neighborhood, particularly the drop off area for the thrift store, has created some conflicts with neighboring residents in the past. It should be noted that the Sharing Center has consistently worked towards resolving any conflicts that arise, and is an excellent service provider and partner for social services. However, these services, in addition to other service agencies operating in the area, such as counseling services for addicts and employment centers, have concentrated in this neighborhood. Some agencies have assembled properties in such a way as to have a “campus like” atmosphere for their organizations. These continued expansions have made many residents feel that the neighborhood has too many transient users and have created an atmosphere of instability.

Therefore, it is recommended that any further expansion of new and existing social service agencies into the neighborhood would continue to tip the balance of land uses and continue to create a feeling of instability among the neighborhood residents. The City should consider a “stopping point” to prevent an unhealthy concentration of social services in the neighborhood.



The Sharing Center (left) has a drop area for donations within 20 feet of a residential use and owns many surrounding properties, while the Central Baptist Church has continued to acquire property in the neighborhood for their addiction recovery program (right).



Most Urban Planning professionals would agree that mixing some multi-family residential structures within predominately single-family areas provides a balance of land uses that promotes stability and provides for housing choices during a person’s life cycle. However, the IRC Neighborhood appears to be moving toward having a predominate amount of multi-family structures, interspersed with single-family housing, especially in the areas north of Coquina Avenue. This usually creates an investor owner neighborhood, in which structure conditions rapidly decline. Promoting single-family housing in the core residential area should be a major focus of future revitalization.



## Housing & Structures

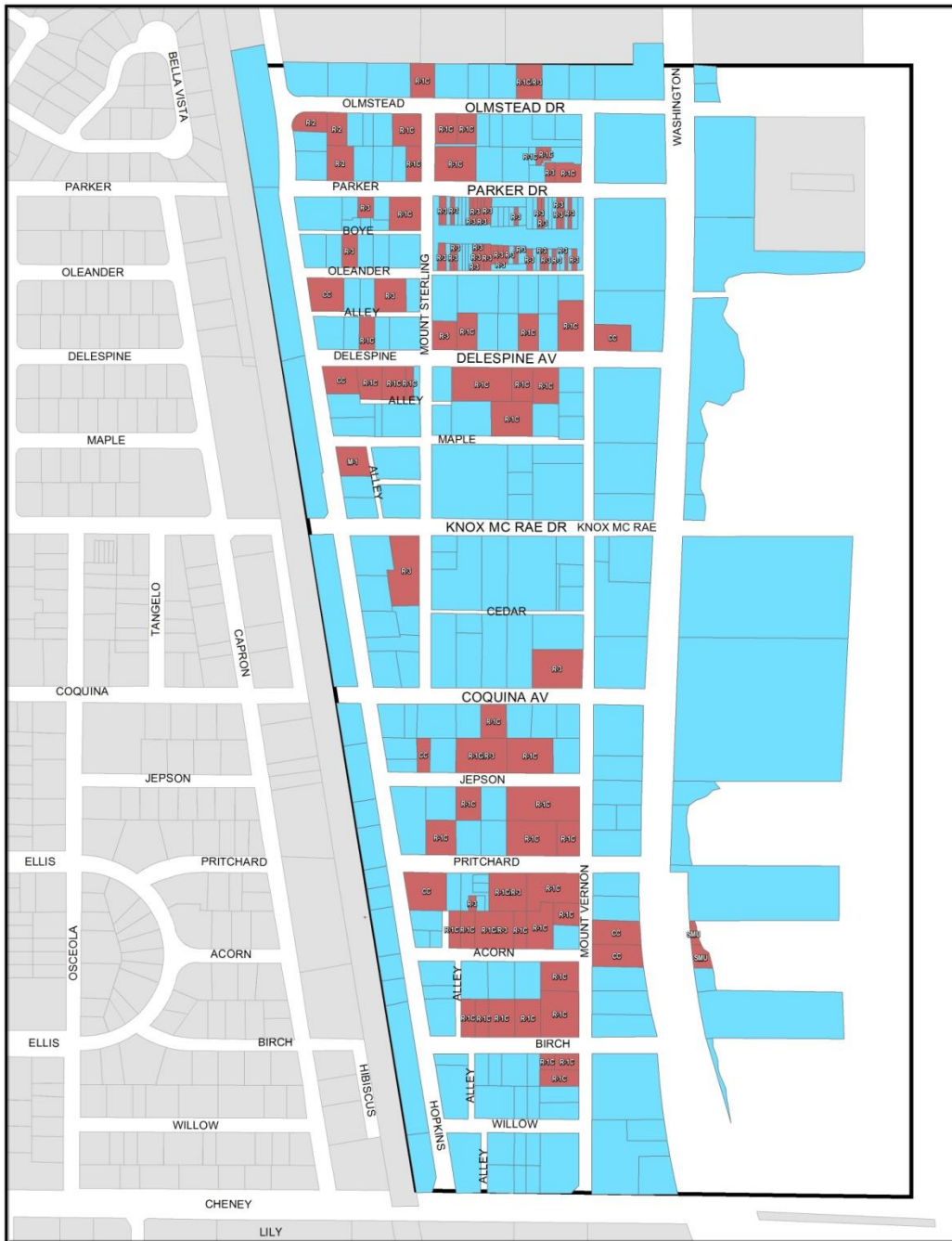
Housing stability is typically measured in homestead percentages and housing unit vacancy rates. Homestead exemption is a very strong indicator of owner occupation. There are 337 properties in the Plan area, and 101 of these are single family, or 30%. Out of the 101 properties that are single-family homes, 49 are homestead exempt, which is 49%. This is a low percentage of homestead exempt properties for a predominately residential neighborhood.

One property in the Plan area has had a mixed-use status for a long time, but is zoned M-1 (industrial), since the property is a glass company with a single family home attached to the back of the business. This accounts for the one M-1 property as having a homestead exemption, as shown in the Homestead Exemptions Map below.

Since the 2007 decline in the residential market and economic downturn, low homestead exemptions could be expected in older neighborhoods since these areas have often been targeted by investor owners and subject to foreclosures. However, if this trend is the primary factor, then other older neighborhoods in the same area should be experiencing similar trends.

By comparison, the neighborhood to the north called Indian River Shores and Palm Courts, bounded by Harrison Street to the north, the Indian River to the east, the FEC Railroad to the west, and Country Club Boulevard to the south, is examined for the same trend of low homestead exemptions. Also built in varying time periods, this neighborhood has a total of 292 properties and 206 of the properties are single-family. Of these single-family homes, 131 have a homestead exemption, which is a rate of 63%. This neighborhood has homestead exemption rate that is 14% higher than the single-family homes in the IRC Neighborhood. *It should be noted, however, that the Indian River Shores/Palm Courts neighborhood has a much higher percentage of single-family homes, which is 70%, compared with the IRC Neighborhood of 30%.*

Vacancy rates can be obtained from the US Census. In 2000, there were a reported 360 housing units in the IRC neighborhood, with 35 units as being vacant. This is a vacancy rate of 9.7%. In 2010, there are a reported 469 housing units reported, with 123 units as vacant. This is a vacancy rate of 26%. The increase in the total number of units from 2000 to 2010 appears to be related to the inclusion of the large condominium development along the waterfront within Block Group 1001. This could also be due to the splitting of single-family units into multi-family units, or due to better reporting in 2010. Regardless, a vacancy rate of 26% is very high. Typically, there is vacancy rate of approximately 10% or below for any residential area as a whole, which is a normal vacancy for households buying, selling and moving. In this current economy, the vacancy rates are higher. However, the Citywide vacancy rate in 2010 was 16%, which is much lower than the IRC Neighborhood vacancy rates. This is a negative trend and describes a neighborhood experiencing change.



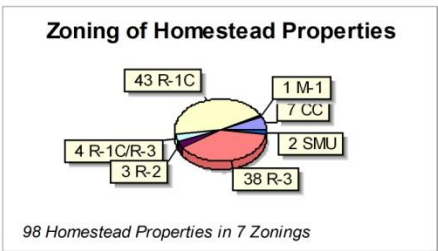
Date: 2/22/2012

**Legend**

**HOMESTEAD**

■ Non Homestead

■ Homestead Properties



IRC:  
Homestead



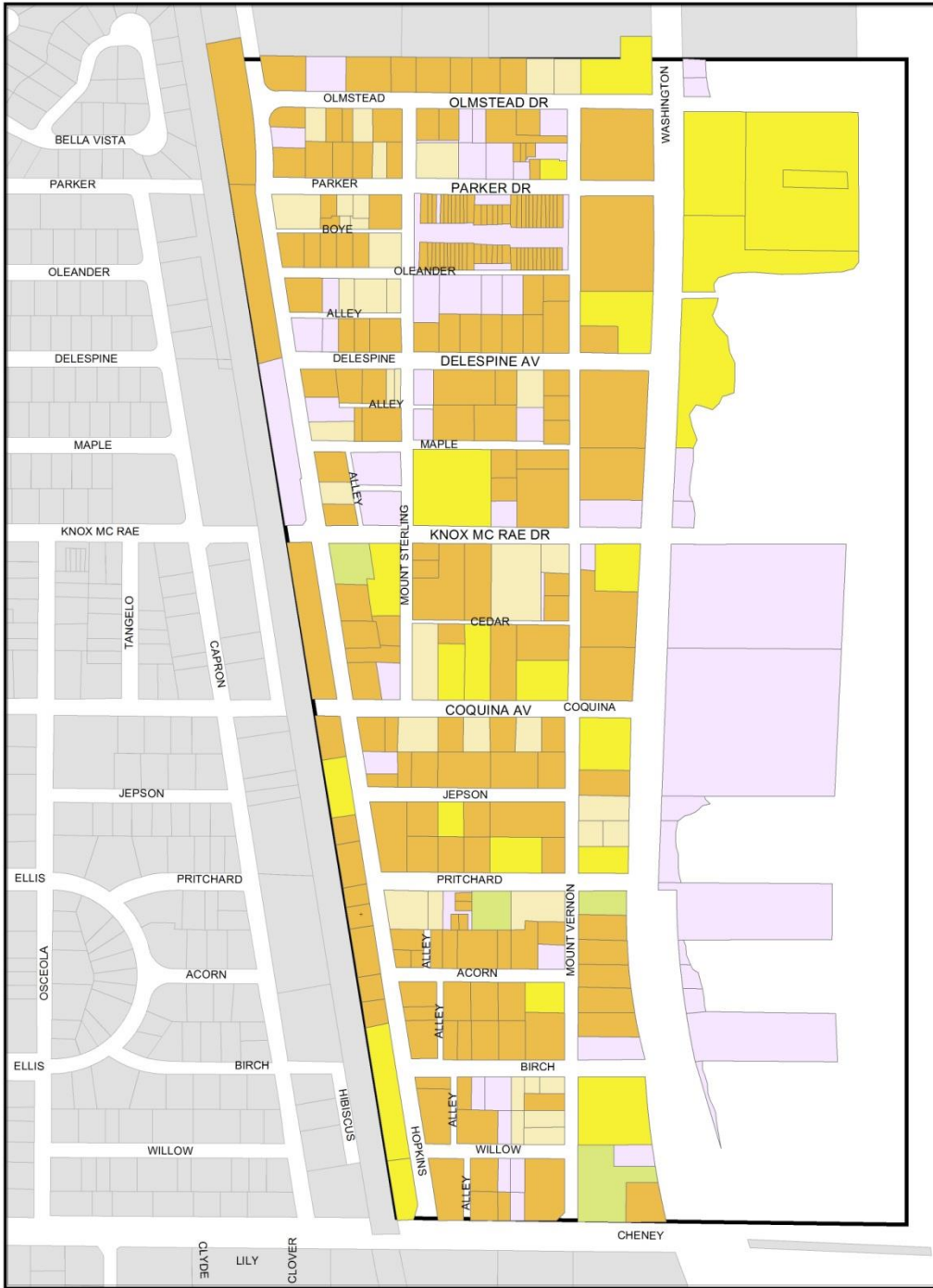
The City completed a structure conditions survey for the neighborhood that provides an overview of the general conditions of the neighborhood and their locations. The conditions survey has a degree of subjectivity associated with the rating of each structure; however, the survey provides a good indication of the general condition of the community. The rating system is defined below:

- 
- Excellent**      Building and driveway have no visible repair issues; well maintained.
  - Good**            Building and driveway have minor maintenance issues to address; e.g. paint
  - Fair**              Building has many minor repairs & needs restoration.
  - Deteriorated**    Has one or more major repair & needs restoration. This could include sagging foundation, roof fascia, etc.
  - Dilapidated**     Although still inhabited, needs major repairs and should be condemned.
  - Vacant**            Not inhabited and the building is boarded up by the owner or code enforcement.
  - Other**             Vacant land, no structure.
- 

Most of the structures in the IRC Neighborhood area are considered to be in good condition, with 64% of the structures being rated as Good. Fair condition represented the next largest category, with 11%. The deteriorated properties are few, but are recognizable properties in the area, such as the corner of Cheney Highway and Mount Vernon, which is a former mobile home park.

<b>Table 3      IRC Neighborhood, Structures Conditions Survey</b>							
Total	Excellent	Good	Fair	Deteriorated	Dilapidated	Vacant	Other
337	23	214	38	4	0	0	58
100%	7%	64%	11%	1%	0%	0%	17%

The area north of Knox McRae, counting the condominiums along Parker Drive as one property, were counted as one property, has approximately 20% Fair rated structures. The area south of Knox McRae has approximately 15% of the structures as rated in Fair condition. The area south of Knox McRae has more conformity in lot patterns and less multi-family structures.



Date: 3/7/2012

### Legend

- 
 Other
  Good
  Deteriorated
 
- 
 Excellent
  Fair
 

Exterior Building &  
Driveway Condition



## Socio-Economic Trends

The US Census Data provided for 2000 and 2010 are summarized by using block level data. The data indicates a neighborhood experiencing a decline in population, from 753 in 2000 to 683 in 2010, which is approximately a 9% decrease in population within the ten-year period. The neighborhood appears to have become more racially diverse, with an increase in “other races.” However, this increase can also be explained by the increase in census categories for racial identity that were not available at the time of the 2000 Census. In other words, some persons responding to the Census may have identified themselves as “white” in 2000 and those same persons may have chosen another racial category in 2010 as the new categories became available.

<b>Table 4</b>	<b>IRC Neighborhood Population and Race</b>				
Year	Population	White	Black	Asian	Other
2000	753	683 (91%)	41 (05%)	6 (0%)	8 (1%)
2010	683	606 (88%)	33 (05%)	1 (0%)	43 (6%)

In terms of gender, the distribution among the genders has shifted slightly from 2000 to 2010 to have an increase in male residents, resulting in an even percentage of both male and female residents.

<b>Table 5</b>	<b>IRC Neighborhood Gender Distribution</b>	
Year	Male	Female
2000	373 (49%)	380 (51%)
2010	343 (50%)	340 (50%)

Typically, in a population, the female population is slightly higher. For example, the 2010 Census data for the City of Titusville as a whole has a gender distribution that includes 48.1% male and 51.9% female. Female populations are usually slightly larger since females tend to live slightly longer. For example, for the City population as a whole, in 2010, the gender distributions for children and working age groups were nearly similar, while the retired age group had an 18% male and 23% female distribution.

<b>Table 6</b>	<b>City of Titusville Population, Age by Gender, 2010</b>		
	Children Age Groups	Working Age Groups	Retired Age Groups
Male	24%	57%	18%
Female	22%	56%	23%

However, in reviewing the IRC Neighborhood level census data for both age and gender, there is also a 4% difference in male and female working age groups, which is not typical. This has also changed since 2000. In reviewing Table 6, it may appear that the Children Age Group for males in 2000 have “grown up” and moved into the Working Age Groups for males in 2010; however, the largest age cohort in the 2000 Children Age Groups was “Ages Under Five Years,” with 40 male children, and the 2010 age cohorts that could have reflected any of the Children Age Group persons hold the lowest amount of Working Age persons. Therefore, it does not appear that the 2000 “Ages Under Five” children influenced the 2010 Working Ages Group. The largest age cohorts reflected in the 2010 Working Age Groups for males were between the ages of 22 and 55.

It could also be interpreted that the Working Age Group Female population for 2010 is simply decreasing. However, the Working Age Groups that are between the years of 55 and 64 years old appear to be described in the Retired Age Groups for 2010, since these numbers have increased. Thus, it is reasonable to assume that more Working Age Group Males are moving into the neighborhood, while families are aging out.

<b>Table 7 IRC Neighborhood, Gender &amp; Age</b>				
Year	Gender	Children Age Groups	Working Age Groups	Retired Age Groups
2000	Male	25%	63%	11%
	Female	21%	64%	16%
2010	Male	17%	65%	19%
	Female	16%	61%	24%

In terms of age distribution *overall*, the Census data was summarized to demonstrate trends that affect potential revitalization strategies. The Census data describes an aging neighborhood, with less children and less working age persons, and more persons over the age 65 years. This trend often impacts housing conditions, as residents age of out independent living and homes are then resold. If housing conditions and neighborhood conditions are not kept to a standard to attract new families for homeownership, then housing conditions typically will decline further and the tenure distribution will tip toward a rental majority. This, in turn, often leads to neighborhood instability and decline.

<b>Table 8 IRC Neighborhood Overall Age Groups</b>			
	Children Age Groups	Working Age Groups	Retiree Age Groups
2000	174 (23%)	478 (63%)	101 (13%)
2010	111 (16%)	427 (60%)	145 (21%)

## Influential Trends of Significance

There are several trends occurring in the community that need to be addressed in this Plan:

- Zoning and land use changes have occurred over a long period of time that would now be considered inconsistent with the City Comprehensive Plan today. This has created the need for a land use category and zoning district that reflects the vision of the community.
- Destabilizing factors in the community, including multi-family and commercial intrusion in the core residential areas, and the concentration of social service organizations in the neighborhood.
- The aging of the neighborhood and changing demographics should be a warning to promote more single-family development and homeownership.
- There are significant opportunities for mixed use development along Hopkins Avenue that could be better integrated, yet buffered, from the core residential area. The current trend of commercial and residential adjacent buffering is inadequate and detrimental to the future of the adjacent housing stock.

## RECOMMENDATIONS

### Regulatory Controls for Stabilization and Revitalization

1. Limit the encroachment of non-residential uses within the core residential areas of the neighborhood by instituting new zoning regulations that stabilize the single-family uses and encourage single-family land uses and growth.
2. Limit the encroachment of multi-family uses within the core residential areas of the neighborhood by instituting zoning regulations that stabilize the single-family uses and encourage single-family land uses and growth, including the rezoning of vacant land to a single-family zoning district consistent with the City's Comprehensive Plan. The City may consider a vested rights component for properties along a collector roadway.
3. Provide for corrections to zoning district errors by providing a new zoning designation for the neighborhood that would rezone single-family uses from a multi-family zoning district to a single-family zoning district.
4. Provide a minimum lot size requirement that is consistent with the MEDIAN lot size of the neighborhood, but no less than the lot size represented by the by the lots along Jepson Street and Pritchard Street, and include yard requirements that protect the natural tree canopy of the neighborhood.

5. Prohibit the introduction of new social services and the expansion of existing social services in the Neighborhood (encompassing the entire boundaries of the Plan) through a regulatory zoning structure. For the purposes of this recommendation, social services are generally defined as a public or non-profit business or use that provides services to persons including, but not limited to, counseling, food provisions, emergency or short term housing services, and employment services, excluding community residential homes as defined by s. 419.001, Florida Statutes, and allow the decrease of social services in the neighborhood through attrition.
6. Provide a new zoning district that incorporates neighborhood oriented uses that compliment single-family growth in the core residential area, such as neighborhood parks, churches, and protects the river vistas and pedestrian accessibility.
7. Allow existing multi-family structures within the Core Residential Area to be considered conforming and permitted uses to allow for the rehabilitation and revitalization of the structures.
8. Provide for mixed use opportunities within the commercial districts, by allowing residential and office uses with commercial. The Mixed Use District on Hopkins should be designed to provide for adequate buffering, new stormwater requirements and parking requirements and at the same time create a boundary that would prevent further expansion in to the core residential area.
9. Provide for zoning strategies that would provide adequate buffering and screening from commercial uses for the adjacent residential properties. Zoning strategies could incorporate requirements for stormwater and parking to be located in the rear of the properties, adjacent to the residential properties to increase the space between the rear of the commercial buildings and the residential properties. Accommodate smaller setbacks from Hopkins Avenue for new commercial, office, and residential to allow for more buffering in the rear of the properties.

### Infrastructure, Buildings, and Amenities

1. The Neighborhood is bisected by Knox McRae, which is a collector roadway and has traffic lights both on Hopkins Avenue and Washington Avenue. This roadway would provide a great “entryway” improvement area for the neighborhood, with signage and landscaping to provide a neighborhood identity gateway.
2. Hopkins Avenue is a very popular local collector, with a heavy commercial, office, and industrial sector. This area could be made more viable to neighborhood use with complete street

improvements to allow more modes of transportation and aesthetic improvements. This street is on the list of “complete streets” submitted to the Brevard County Transportation Planning Organization for a feasibility study. The City should continue to pursue this opportunity for this area.

3. Additionally, the City may consider a location in the INTERIOR of the neighborhood for a playground park that would be an attractive amenity to families. This should be considered only if the City and Neighborhood would be confident that the park could be maintained in a good standard and quality for the long term; thus costs for maintenance should be strong consideration in adding this amenity.
4. The City should explore the potential of providing some Community Development Block Grant funds to implement a Community Façade Grant program to encourage the beautification of the residential properties in the area.
5. The City should also begin programming the potential improvement (wide sidewalks, treescaping, and an entrance sign) of Knox McRae Drive in this neighborhood as a major entrance to the community using Community Development Block Grant funds.



Date: 3/7/2012

**Legend**

- Primary Area
- Parcels
- Core Residential Area
- Core Residential Area for Single Family
- Vacant Commercial Land within Core Residential Area
- Vacant Land (Multifamily) within Core Residential Area

IRC Neighborhood Plan:

Core Residential Area



Date: 2/23/2012

## Legend

- |   |   |   |                             |
|---|---|---|-----------------------------|
|  | Vacant Residential Land (Multifamily)   |  | Vacant Commerical Land      |
|  | Vacant Residential Land (Single Family) |  | Vacant Industrial Land      |
|  | Vacant Residential Common Area          |  | Vacant Land - Institutional |



City of Titusville  
"Gateway to Nature and Space"

REPORT

**To:** Members of the Planning and Zoning Commission  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Conditional Use Permit (CUP) #9-2024 Titusville Storage**  
**Department/Office:** Planning

**Recommended Action:**

Consider the Conditional Use Permit request.

**Summary Explanation & Background:**

The applicant is requesting a Conditional Use Permit (CUP) to allow a mini-warehouse use at a vacant 2.55± acre property located west of S. Washington Avenue (U.S. Highway 1) and south of State Road 50, having Brevard County Parcel I.D. No. 22-35-26-00-504.1, currently designated with the Light Industrial Services and Warehousing (M-1) zoning district. A CUP is required to permit a mini-warehouse use in the M-1 zoning district according to Section 28-214. – Mini-warehouse.

The conceptual site plan illustrates a 4-story mini-warehouse building, associated parking, stormwater facilities, and wetland preservation area. The property is currently vacant and has been designated as "Industrial" on the City's future land use map as early as 1988. The current M-1 zoning district was placed on the property with the adoption of the citywide rezoning Ordinance No. 5-1993. The property is vacant. The property has 438 feet of frontage along U.S. Highway 1, an arterial road, and abuts the Florida East Coast Railroad along the rear.

**Alternatives:**

1. Approve the CUP as presented.
2. Approve the CUP with modified conditions.
3. Do not approve the CUP.

**Item Budgeted:**

N/A

**Source/Use of Funds/Budget Book Page:**

N/A

**Strategic Plan:**

- Goal 1: Quality of Life
- Goal 2: Efficient & Effective Services
- Goal 4: Economic Development
- Goal 6: Community Design

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Staff Report CUP #9-2024 2-26-26
2. Application
3. Concept Plan CUP #9-2024
4. Survey Plans
5. MAPS



# City of Titusville

## Planning Department Staff Report

### 1 Conditional Use Permit

### 2 CUP No. 9-2024 – Titusville Storage

3 **Meeting Dates:** *Planning and Zoning Commission:* *March 4, 2026*  
4 *City Council Public Hearing:* *March 10, 2026*

5 **Prepared By:** Eddy Galindo, AICP, Principal Planner

6 **Applicant(s):** Paul Goldenberg, of GFG Private Funds LLC., with permission from  
7 the owner, Randall Real Estate Investments, Inc.

8 **Applicant’s Request:** Approval of a Conditional Use Permit to allow a mini-warehouse use  
9 at property identified by Brevard County Parcel ID No. 22-35-26-00-  
10 504.1, located west of US Highway 1 and South of State Road 50,  
11 currently designated with the M-1 zoning district.

12 **Staff Recommendation:** Consider CUP No. 9-2024

### 13 BACKGROUND INFORMATION

14 The applicant is requesting a Conditional Use Permit (CUP) to allow a mini-warehouse use at a  
15 vacant 2.55± acre property located west of S. Washington Avenue (U.S. Highway 1) and south of  
16 State Road 50, having Brevard County Parcel I.D. No. 22-35-26-00-504.1, currently designated  
17 with the Light Industrial Services and Warehousing (M-1) zoning district. A CUP is required to  
18 permit a mini-warehouse use in the M-1 zoning district according to Section 28-214. – Mini-  
19 warehouse.

20 The conceptual site plan illustrates a 4-story mini-warehouse building, associated parking,  
21 stormwater facilities, and wetland preservation area. The property is currently vacant and has  
22 been designated as “Industrial” on the City’s future land use map as early as 1988. The current  
23 M-1 zoning district was placed on the property with the adoption of the citywide rezoning  
24 Ordinance No. 5-1993. The property is vacant. The property has 438 feet of frontage along U.S.  
25 Highway 1, an arterial road, and abuts the Florida East Coast Railroad along the rear.

### 26 PROPERTY INFORMATION

#### 27 Existing Use, Future Land Use, and Zoning

28

Existing Use	Future Land Use	Zoning
Vacant	Industrial	Light Industrial Services and Warehousing (M-1)

1 **SURROUNDING PROPERTY INFORMATION**

2 **Existing Use, Future Land Use, and Zoning**

Location	Use	Future Land Use	Zoning
North	Brewery/Restaurant	Industrial	Industrial (M-2)
South	Auto Dealership	Commercial High Intensity	Community Commercial (CC)
East	U.S. Highway 1 Right of Way	N/A	N/A
	Office	Planned Industrial Park	Planned Industrial Development (PID)
	Warehousing	Planned Industrial Park	Planned Industrial Development (PID)
	Multifamily Residential	Medium Density Residential	Planned Development (PD)
West	Florida East Coast Railroad	N/A	N/A
	Preservation Area	Conservation	Open Space and Recreation (OR)

3  
4 **STAFF ANALYSIS**

5 **Conditional Use Criteria**

6 Section 34-76 of the LDRs states that before any Conditional Use is granted, City Council shall  
7 apply the standards set forth below and shall determine that satisfactory provisions and  
8 arrangements of the following factors have been met by the petitioner, where applicable. The  
9 following are staff’s findings based on the CUP request.

10 Compliance with all elements of the Comprehensive Plan.

- 11 1) Ingress and egress to the property and proposed structure with particular reference to  
12 automotive and pedestrian safety and convenience, traffic flow and control, and access in  
13 case of fire or catastrophe.

14 *Staff comment: The property is currently vacant, undeveloped. The concept plan proposes*  
15 *one motor vehicle ingress and egress to the site by a driveway connection to S.*  
16 *Washington Avenue (U.S. Highway 1).*

17 *A sidewalk is proposed along the entire length of the frontage along S. Washington*  
18 *Avenue as required in Section. 30-238. - Road and sidewalk requirements.*

19 *The Fire Department did not express any concerns or objections to the request.*

- 20 2) Nuisance factors detrimental to adjacent and nearby properties and the City as a whole.  
21 Nuisance factors shall include but not necessarily be limited to noise, odor, smoke, glare,  
22 electrical interference and/or mechanical vibrations.

1 *Staff comment: The location of the proposed mini-warehouse use is adjacent to an existing*  
2 *industrial brewery/restaurant to the north and an existing auto dealership to the south.*  
3 *Nuisances such as heat, glare, smoke, and fumes are not typical for a mini-warehouse*  
4 *use; therefore, the proposed development is compatible with the surrounding properties.*

- 5 3) Adopted level of service for solid waste disposal, potable water, or wastewater shall not be  
6 exceeded.

7 *Staff comment: According to the City's preliminary concurrency assessment the proposed*  
8 *development is anticipated to generate a potable water demand of 0.0006 million gallons*  
9 *per day (MGD) and a wastewater demand of 0.0005 MGD. The demand is not anticipated*  
10 *to generate a significant impact to the City's potable water or wastewater utilities. The*  
11 *Public Works Department did not express any concerns or objections to the request*  
12 *related to solid waste.*

- 13 4) Screening and buffering with reference to type, dimensions and character.

14 *Staff comment: The required landscape yard types are outlined in Section. 30-332. –*  
15 *Required landscape yards. Subsection (a), Table 30-8: A Type D, 30-foot landscape yard*  
16 *(buffer) is required where the subject property fronts S. Washington Avenue (U.S. 1) along*  
17 *the east property boundary. The concept plan meets this requirement.*

18 *A Type A, 10-foot landscape buffer is required where the property abuts the existing*  
19 *industrial brewery/restaurant use to the north and a Type A, 10-foot landscape buffer is*  
20 *required where the property abuts the existing commercial auto dealership use to the*  
21 *south. The concept plan meets this requirement.*

22 *A Type B, 20-foot landscape buffer is required where the property abuts the Florida East*  
23 *Coast Railroad right of way along the west property boundary. The concept plan meets*  
24 *this requirement.*

25 *A landscape plan will be submitted with the site plan to confirm compliance with the*  
26 *minimum plant materials required in Section 30-335. – Description of landscape yards*  
27 *Subsection (a) Table 30-9 Landscape Yard Standards*

- 28 5) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect and  
29 compatibility and harmony with properties in the district.

30 *Staff comment: No unique signage or exterior lighting nuisances are anticipated to be*  
31 *generated as a result of the mini-warehouse use. Signage is permitted separately and*  
32 *shall be reviewed for consistency with the Land Development Regulations when an*  
33 *application is submitted. All site lighting will require approval through the site plan process.*

- 34 6) Hours of operation shall be consistent with surrounding properties.

35 *Staff comment: The applicant states the facility will operate between the hours of 6:00am*  
36 *to 10:00pm, seven days a week. For comparison, the auto dealership to the south*  
37 *operates from 8:30am to 7:00pm Monday through Saturday, and remains closed on*  
38 *Sunday, according to their webpage. In addition, the brewery/restaurant to the north opens*  
39 *are early as 10:00am and closes as late as 9:00pm and remains closed on Monday. The*  
40 *proposed hours of operations are generally consistent with the surrounding properties.*

1 7) Off street parking and loading area where required with particular attention to ingress and  
2 egress.

3 *Staff comment: One of the standards of the mini-warehouse use in the M-1 zoning district*  
4 *is to provide parking at a ratio of one (1) parking space for every twenty-five (25) storage*  
5 *cubicles and two (2) parking spaces for the manager's quarters, as described in Section*  
6 *28-214(d)(1)g of the Land Development Regulations. The concept plan indicates that*  
7 *forty-one (41) total parking spaces are required; however, only eighteen (18) spaces are*  
8 *provided, which does not illustrate compliance with the parking standard. The applicant*  
9 *has provided a parking analysis supporting the reduced requirement and a variance was*  
10 *approved by the Board of Adjustments and Appeals to allow as low as fourteen (14)*  
11 *parking spaces, including one ADA-accessible space.*

12 8) Required yards and other open spaces.

13 *Staff comment: The required landscape yard types are outlined in Section. 30-332. –*  
14 *Required landscape yards. Subsection (a), Table 30-8: A Type D, 30-foot landscape yard*  
15 *(buffer) is required where the subject property fronts S. Washington Avenue (U.S. 1) along*  
16 *the east property boundary. The concept plan meets this requirement.*

17 *A Type A, 10-foot landscape buffer is required where the property abuts the existing*  
18 *industrial brewery/restaurant use to the north and a Type A, 10-foot landscape buffer is*  
19 *required where the property abuts the existing commercial auto dealership use to the*  
20 *south. The concept plan meets this requirement.*

21 *A Type B, 20-foot landscape buffer is required where the property abuts the Florida East*  
22 *Coast Railroad right of way along the west property boundary. The concept plan meets*  
23 *this requirement.*

24 *A landscape plan will be submitted with the site plan to confirm compliance with the*  
25 *minimum plant materials required in Section 30-335. – Description of landscape yards*  
26 *Subsection (a) Table 30-9 Landscape Yard Standards*

27 9) General compatibility with adjacent properties and other property in the district AND

28 10) Whether the proposed change is out of scale with the needs of the neighborhood or the City.

29 *Staff comment: The mini-warehouse use is compatible to the existing industrial*  
30 *brewery/restaurant use to the north and the commercial auto dealership to the south. The*  
31 *property is bounded by the Florida East Coast Railroad to the west and the U.S.1 arterial*  
32 *right-of-way to the east.*

33 *The mini-warehouse building is proposed to be four stories high, which is larger in scale*  
34 *than most of the surrounding development. Most of the surrounding buildings are only one*  
35 *story high; however, four stories is permitted, given that the maximum building height in*  
36 *the M-1 zoning district is 50-feet.*

37 *Nuisances such as heat, glare, smoke, and fumes are not typical for a mini-warehouse*  
38 *use; therefore, the proposed development is compatible with the surrounding properties.*

39 11) Special requirements set out in the schedule of district regulations for the particular use  
40 involved.

1 Staff comment: Section 28-214(d) of the Zoning Code requires a mini-warehouse to meet  
2 the following use standards.

3 a. Shall have a minimum property size of two (2) acres.

4 Staff comment: The subject property is 2.55 acres in size and exceeds the minimum  
5 property size.

6 b. Shall allow City Council the ability to require accommodations for a live-in manager for a  
7 mini-warehouse facility.

8 Staff comment: City Council could consider requiring a live-in manager as a condition of  
9 approval. The staff does not currently recommend requiring such as a condition of  
10 approval.

11 c. Shall keep all storage on the property within enclosed or otherwise secured storage  
12 cubicles.

13 Staff comment: The mini-warehouse use is proposed to have all storage within an  
14 enclosed building.

15 d. Shall require the operator of the mini-warehouse facility to provide locks for all units and  
16 maintain a master key to all locks.

17 Staff comment: The operator will maintain locks for all units.

18 e. Shall be limited to dead storage use for the general public and no activities such as  
19 miscellaneous or garage sales shall be conducted on the premises. The servicing or repair  
20 of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be  
21 conducted on the premises.

22 Staff comment: No garage sales or servicing of equipment is permitted on site.

23 f. Shall not allow unit size to exceed five hundred (500) square feet.

24 Staff comment: The applicant provided a unit count matrix on sheet A201 of their site plan  
25 submittal which demonstrates the largest unit will be 260 square feet. The project meets  
26 this standard.

27 g. Shall provide parking at a rate of one (1) space for each twenty-five (25) storage cubicles  
28 and two (2) spaces for the manager's quarters.

29 Staff comment: The concept plan indicates a total of 971 storage cubicles are proposed  
30 which requires forty-one (41) total parking spaces. Only eighteen (18) parking spaces are  
31 provided, which does not illustrate compliance with the parking standard. The applicant  
32 has provided a parking analysis supporting the reduced requirement and a variance was  
33 approved by the Board of Adjustments and Appeals to allow as low as fourteen (14)  
34 parking spaces, including one ADA-accessible space.

35 h. Shall require a minimum of thirty-five (35) feet provided between warehouse buildings for  
36 driveway, parking and fire line [lane] purposes.

1 *Staff comment: The concept plan demonstrates one building on the site. No other*  
2 *buildings are proposed.*

3 i. Shall require buffers be installed around the perimeter of the project in accordance  
4 with Chapter 30, Article III, Division 10 of these regulations.

5 *Staff comment: The required landscape yard types are outlined in Section. 30-332. –*  
6 *Required landscape yards. Subsection (a), Table 30-8: A Type D, 30-foot landscape yard*  
7 *(buffer) is required where the subject property fronts S. Washington Avenue (U.S. 1) along*  
8 *the east property boundary. The concept plan meets this requirement.*

9 *A Type A, 10-foot landscape buffer is required where the property abuts the existing*  
10 *industrial brewery/restaurant use to the north and a Type A, 10-foot landscape buffer is*  
11 *required where the property abuts the existing commercial auto dealership use to the*  
12 *south. The concept plan meets this requirement.*

13 *A Type B, 20-foot landscape buffer is required where the property abuts the Florida East*  
14 *Coast Railroad right of way along the west property boundary. The concept plan meets*  
15 *this requirement.*

16 *A landscape plan will be submitted with the site plan to confirm compliance with the*  
17 *minimum plant materials required in Section 30-335. – Description of landscape yards*  
18 *Subsection (a) Table 30-9 Landscape Yard Standards*

19 **FINDINGS:**

Support	Do Not Support
<ul style="list-style-type: none"><li>• The mini-warehouse use is listed as permitted with a conditional use permit in the M-1 zoning district. The use is not expected to generate excessive nuisances</li><li>• The proposed use is non-residential and the property has direct access onto an arterial road</li><li>• The concept plan proposes to preserve an existing 5,123 square foot wetland area and provide at least 15-foot-wide wetland buffers along its perimeter</li><li>• The concept plan does not meet the required parking ratio; however, a parking analysis supporting reduced parking was provided and a variance was approved by the Board of Adjustments and Appeals to allow as low as fourteen (14) parking spaces, including one ADA-accessible space.</li></ul>	

1 **RECOMMENDATION:**

- 2 Consider the conditional use permit request to allow a mini-warehouse use.



Gateway to Nature & Space



### APPLICATION FOR CONDITIONAL USE PERMIT

Please submit electronically a completed application including required submittals to the Planning Department for payment and meeting scheduling. Chapter 34 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

<b>1. Project Information</b>	Project Name		Property Address/Location Description			
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact		Name of Owner			
	Street Address		Street Address			
	City	State	Zip	City	State	Zip
	Telephone #		Telephone #			
	Fax #		Fax #			
	E-Mail Address		E-Mail Address			
<b>3. Applicant Status</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other					
<b>4. Parcel ID</b>			<b>Tax Acct.</b>			
<b>5. Site Size (Attach Legal Description)</b>	Acres:		Square Feet:			
<b>6. Current Land Uses</b>	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:					
	<b>SUBJECT SITE:</b> _____					
	<b>NORTH:</b> _____					
	<b>SOUTH:</b> _____					
	<b>EAST:</b> _____					
<b>WEST:</b> _____						
<b>7. Current Designation</b>	Future Land Use:		Zoning:			

<b>8. Building Status</b>	Existing Building(s) on the site?	New Buildings Proposed?		
<b>9. Operating Schedule</b>	(Hours of operation, size of operation)			
<b>10. Note any previous CUPs on the site</b>				
<b>11. Check other applications submitted</b>	Conditional Use <input type="checkbox"/>	Vacation of Easement <input type="checkbox"/>	Master Plan Approval <input type="checkbox"/>	Rezoning <input type="checkbox"/>
	Vacation of Right of Way <input type="checkbox"/>	Site Plan <input type="checkbox"/>	Subdivision/Plat <input type="checkbox"/>	Other:
<b>12. Narrative</b>	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary)			

- **All applications shall require Community Development Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department electronically and officially logged in by **end of business day.**
- Tentative hearing dates are scheduled approximately 4 months from the time a completed application is submitted.
- Incomplete applications will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission and City Council are not guaranteed placement on the originally scheduled date(s).
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.

**ACKNOWLEDGEMENT**

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the City Council, Board of Adjustment & Appeals, and Planning & Zoning Commission on this topic to properly noticed public hearings or to written communication to the City Clerk’s Office, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/ \_\_\_\_\_ (Date)

(Signature\*)

*\* By entering your name in the “Signature” box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the “Signature” box above, you consent to be legally bound by this Application’s terms and conditions.*

Date received: \_\_\_\_\_

Accepted by: \_\_\_\_\_



Gateway to Nature & Space



### SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 7)

Please fill out the following and submit the documents to the Planning Department electronically. Payment of fees does not ensure a favorable decision. Additional information may include documents initially waived at the pre-application meeting but subsequently determined necessary by staff.

1.	Complete Application and Fees	<input type="checkbox"/>
2.	Warranty Deed	<input type="checkbox"/>
3.	Notarized Owner Authorization Form (If applicable)	<input type="checkbox"/>
4.	Legal Description (from a certified survey in Microsoft Word format)	<input type="checkbox"/>
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures)	<input type="checkbox"/>
6.	Conceptual Site Plan (minimum 24" x 36") in hardcopy or electronic in PDF format.	<input type="checkbox"/>
7.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	<input type="checkbox"/>
8.	Pre-Application Meeting Date: CONDUCTED 4/9/24 AT 2PM. Staff in Attendance:	<input type="checkbox"/>

#### THE CONCEPTUAL PLAN SHALL INCLUDE THE FOLLOWING:

(Development Review Procedures Manual Section 7)

1.	All property lines and easements	<input type="checkbox"/>
2.	The general location and size of all existing and proposed structures and parking areas.	<input type="checkbox"/>
3.	All required landscaping, buffering, or screening.	<input type="checkbox"/>
4.	General location of ingress and egress to the property	<input type="checkbox"/>

**SITE DATA**

- PARCEL ID NUMBER:** 22-35-26-00-504.1
- EXISTING SITE AREA/PROPERTY AREA:** 2.52AC (109,648 SF)
- LAND USE:**  
EXISTING: VACANT INDUSTRIAL LAND  
PROPOSED: MINI-WAREHOUSE
- ZONING:**  
EXISTING/PROPOSED: M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- BUILDING HEIGHT:**  
MAXIMUM ALLOWED: 50'

**6. PROPOSED: SELF STORAGE**

**7. BUILDING SETBACKS:**

	MINIMUM	PROP. BLDG. SETBACK
FRONT (SOUTH WASHINGTON AVENUE)	25'	55'
SIDE (NORTH)	10'	37.23' MIN.
SIDE (SOUTH)	10'	139.63' MIN.
REAR (WEST)	20'	45'

**7. LANDSCAPE SETBACKS:**

	MINIMUM	PROP. YARD SETBACK
FRONT (SOUTH WASHINGTON AVENUE)	25'	30'
SIDE (NORTH)	10'	10'
SIDE (SOUTH)	10'	66.5'
REAR (WEST)	20'	20'

**8. LOT COVERAGE:**

MAXIMUM LOT COVERAGE 70% OF SITE: (0.70 \* 109,648 SF) = 76,754 SF  
 PROPOSED LOT COVERAGE 26% OF SITE: (28,910 SF)

**9. PARKING REQUIREMENTS:**

SELF STORAGE:	CRITERIA:	REQUIRED:
971 UNITS	1 PER 25 UNITS	39
	MANAGER'S OFFICE	2 SPACES

TOTAL SPACES REQUIRED: 41 SPACES  
 TOTAL SPACES PROVIDED: 18 SPACES \*\* (including 1 ADA Space)

\*\* PLEASE REFER TO PARKING ANALYSIS SUPPORTING REDUCED REQUIREMENTS.

**10. OPEN SPACE**

PROPOSED OPEN SPACE: 51,173 SF (1.17 AC) 47%

**LEGAL DESCRIPTION:**

THE LAND IS DESCRIBED AS FOLLOWS:

ALL OF GOVERNMENT LOT 3, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST, LYING WEST OF U.S.A. HIGHWAY NO. 1 AS RELOCATED, LESS AND EXCEPT THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD, SAID RIGHT OF WAY BEING DESCRIBED AS PARCEL "4" IN DEED FROM S. JAMES COHEN, AS TRUSTEE, TO MONNI WEISBERGER, AS TRUSTEE, AS RECORDED IN OFFICIAL RECORDS BOOK 735, PAGE 80, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALSO LESS AND EXCEPT LAND AS DESCRIBED IN DEED FROM MONNI WEISBERGER, INDIVIDUALLY AND AS TRUSTEE, AND SHIRLEY WEISBERGER, HIS WIFE, TO AIR RANCH REALTY, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 1084, PAGE 141, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALSO LESS AND EXCEPT THE FOLLOWING:

COMMENCE ON THE SOUTH LINE OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, AT ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY NO. 1; THENCE RUN NORTH 15°51'12" WEST, 788.35 FEET ALONG THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 89°25'12" WEST, 260.65 FEET; THENCE SOUTH 15°51'12" EAST, 788.35 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF RELOCATED F.E.C. RAILWAY; THENCE SOUTH 89°25'12" EAST, 260.65 FEET ALONG THE SOUTH LINE OF SAID SECTION 26, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PORTION OF LANDS DESCRIBED IN O.R. BOOK 3183, PAGES 706-707, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 22 SOUTH, RANGE 35 EAST, OF SAID BREVARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 27, SAID POINT BEING THE POINT-OF-BEGINNING; THENCE NORTH 89°39'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 927.58 FEET TO THE EAST LINE OF LANDS DESCRIBED IN O.R. BOOK 1328, PAGE 286, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY; THENCE NORTH 00°20'51" EAST ALONG SAID EAST LINE, A DISTANCE OF 660.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN O.R. BOOK 1328, PAGE 328; THENCE NORTH 89°39'09" WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN O.R. BOOK 1328, PAGE 286 AND THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 89, PAGE 216, DEED BOOK 79, PAGE 68 AND O.R. BOOK 1033, PAGE 280, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY, A DISTANCE OF 1,282.74 FEET TO THE WEST LINE OF LANDS DESCRIBED IN O.R. BOOK 1033, PAGE 280; THENCE SOUTH 00°20'51" WEST ALONG SAID WEST LINE, A DISTANCE OF 635.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LITTLE LEAGUE LANE; THENCE NORTH 89°39'09" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 440.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SISSON ROAD; THENCE NORTH 00°01'14" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,296.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A 10 FOOT ROAD RIGHT-OF-WAY PER TITUSVILLE FRUIT AND FARMS LANDS CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY; THENCE SOUTH 89°39'10" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,822.17 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27; THENCE SOUTH 89°30'31" EAST LEAVING SAID EAST LINE, A DISTANCE OF 325.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE SOUTH 15°57'05" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,377.01 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE NORTH 89°32'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 695.10 FEET TO THE POINT-OF-BEGINNING.

**KEYNOTE LEGEND**

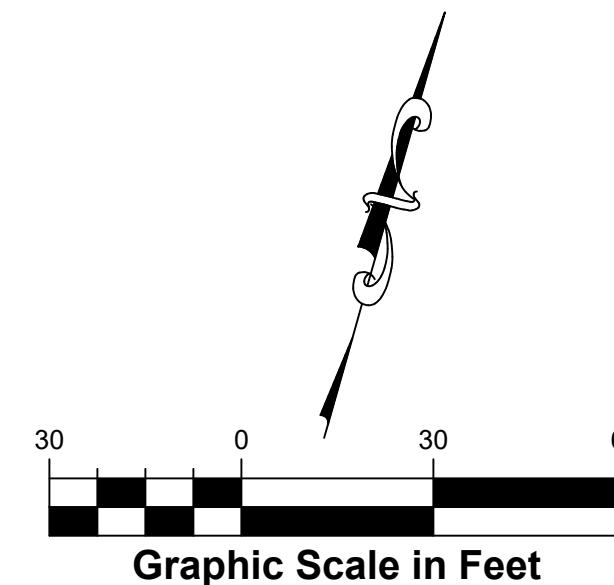
- PROP. 24" STOP BAR
- PROP. 2.6" DOUBLE YELLOW STRIPING
- PROP. PAVEMENT MARKING (TYP.)
- PROP. WHITE DIRECTIONAL TRAFFIC ARROWS
- PROP. SINGLE 4" YELLOW SOLID LINE
- PROP. PEDESTRIAN CROSSWALK STRIPING
- PROP. 4" THICK CONCRETE SIDEWALK
- PROP. 5" ACCESSIBLE PARKING STRIPING
- PROP. WHEEL STOP (TYP.)
- PROP. TYPE "D" CURB
- PROP. ENTRANCE / EXIT DOOR (REF. TO ARCH. PLANS) TBD
- PROP. LANDSCAPE (REF. TO LANDSCAPE PLANS)
- PROP. DRIVEWAY PER LATEST FDOT STANDARDS INDEX 522-003
- EXIST. POWER POLE TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION
- PROP. BICYCLE RACK (REF. TO ARCH. PLANS)
- PROP. TYPE K-4 BOLLARDS (TOTAL 6)
- PROP. SLIDING GATE, GATE OPEN FROM LANDSCAPE AREA (UNDER SEPARATE PERMIT) (REF. TO ARCH. PLANS)
- PROP. 6" HIGH OPAQUE CHAIN LINK FENCE (UNDER SEPARATE PERMIT) (REF. TO ARCH. PLANS)
- PROP. 6" HIGH ORNAMENTAL FENCE (UNDER SEPARATE PERMIT) (REF. TO ARCH. PLANS)
- PROP. 4" PAVED SHOULDER

**SITE SYMBOLS /LEGEND**

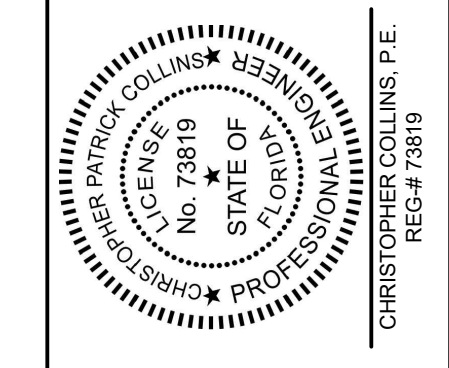
- (S) STOP SIGN (R1-1)
- (HC) HANDICAP PARKING SIGN
- (DN) DO NOT ENTER (R5-1)
- PROPOSED PARKING SPACE COUNT
- ACCESSIBLE PARKING SPACE
- PROPOSED SOLID DIRECTIONAL ARROW

**HATCH LEGEND**

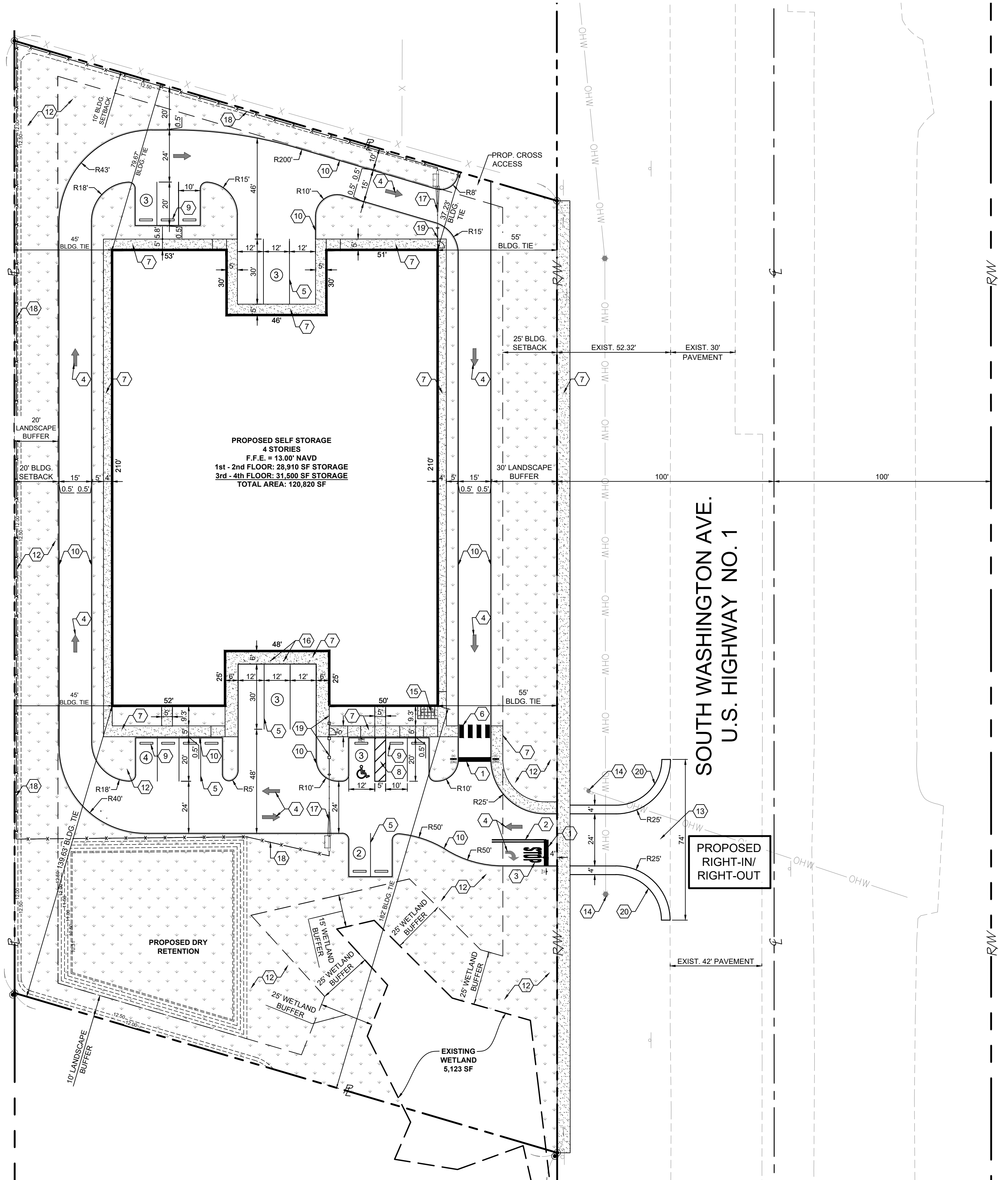
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASS (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP. 6" HIGH CHAIN LINK FENCE (UNDER SEPARATE PERMIT)
- PROP. 6" HIGH ORNAMENTAL FENCE (UNDER SEPARATE PERMIT)



666 N.E. 125th STREET,  
 SUITE 247  
 NORTH MIAMI, FL 33161  
 Phone: 305.720.2079  
 C.O.A. 33221



This item has been digitally signed and sealed by Christopher P. Collins, P.E. 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 electronics copies.



Revision	Date	Comment

Designed by: C.P.C.  
 Drawn by: A.T.S.  
 Checked by: C.P.C.  
 Approved by: C.P.C.  
 Scale: 1"=30'  
 Date: 08/07/2024  
 Job No.: E006  
 © 2024  
 Plans for

**TITUSVILLE STORAGE**  
 SOUTH WASHINGTON AVENUE  
 TITUSVILLE, FLORIDA

**SITE PLAN**

Sheet No.  
**C-5.0**

**Sunshine811**  
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
 Check positive response codes before you dig!

# SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY

**REFERENCE PROPERTY ADDRESS:**

Vacant Land  
5XXX S Washington Avenue  
Titusville, Florida 32780

PARCEL ID NUMBER BY BREVARD COUNTY PROPERTY APPARISER'S OFFICE: 22-35-26-00-504.1

**LEGAL DESCRIPTION:**

The Land is described as follows:

All of Government Lot 3, Section 26, Township 22 South, Range 35 East, lying West of U.S.A. Highway No. 1 as relocated; LESS AND EXCEPT the right-of-way of the Florida East Coast Railroad, said right of way being described as Parcel "A" in Deed from S. James Cohen, as Trustee, to Monni Weisberger, as Trustee, as recorded in Official Records Book 735, Page 80, Public Records of Brevard County, Florida, and ALSO LESS AND EXCEPT land as described in Deed from Monni Weisberger, individually and as Trustee, and Shirley Weisberger, his wife, to Air Ranch Realty, Inc., as recorded in Official Records Book 1084, Page 141, Public Records of Brevard County, Florida, and ALSO LESS AND EXCEPT the following:

Commence on the South line of Section 26, Township 22 South, Range 35 East, Brevard County, at its intersection with the Westerly right of way line of relocated U.S. Highway No. 1; thence run North 15°51'12" West, 788.35 feet along the Westerly right of way of U.S. Highway No.1; thence North 89°25'12" West, 260.65 feet; thence South 15°51'12" East, 788.35 feet along the Easterly right of way line of relocated F.E.C. Railway; thence South 89°25'12" East, 260.65 feet along the South line of said Section 26, to the Point of Beginning.

**ALSO LESS AND EXCEPT:**

A portion of lands described in O.R. Book 3183, Pages 706-707, of the Public Records of Brevard County, Florida, lying in Sections 26 and 27, Township 22 South, Range 35 East, of said Brevard County, being more particularly described as follows:

Beginning at the Southeast corner of said Section 27, said point being the POINT-OF BEGINNING; thence North 89°39'09" West along the South line of said Section 27, a distance of 927.58 Feet to the East line of lands described in O.R. Book 1328, Page 286, of the said Public Records of Brevard County; thence North 00°20'51" East along said East line, a distance of 660.00 Feet to the North line of lands described in O.R. Book 1328, page 328; thence North 89°39'09" West along the North line of lands described in O.R. Book 1328, page 286 and the North line of lands described in Deed Book 69, page 216, Deed Book 79, page 68 and O.R. Book 1033, page 280, of the said Public Records of Brevard County, a distance of 1,262.74 Feet to the West line of lands described in O.R. Book 1033, page 280; thence South 00°20'51" West along said West line, a distance of 635.00 Feet to the North Right-of-Way line of Little League Lane; thence North 89°39'09" West along said North Right-of-Way line, a distance of 440.00 Feet to the East Right-of-Way line of Sisson Road; thence North 00°01'14" East along said East Right-of-Way line, a distance of 1,296.16 Feet to the South Right-of-Way line of a 10 foot road Right-of-Way per Titusville Fruit and Farms Lands Co., according to the Plat thereof, as recorded in Plat Book 2, page 29, of the said Public Records of Brevard County; thence South 89°39'10" East along the said South Right-of-Way line, a distance of 2,622.17 Feet to a point on the East line of said Section 27; thence South 89°30'31" East leaving said East line, a distance of 325.12 Feet to the West Right-of-Way line of Florida East Coast Rail Road; thence South 15°57'05" East along the said West Right-of-Way line, a distance of 1,377.01 Feet to the South line of said Section 26; thence North 89°32'34" West along said South line, a distance of 695.10 Feet to the POINT-OF BEGINNING.

**LEGAL DESCRIPTION BY SURVEYOR OF SAME PARCEL AS MEASURED:**

A parcel of land being a portion of the parcel of land described as Parcel No. 1 in O.R. Book 3183, Page 705, of the Public Records of Brevard County, Florida. Said parcel of land described as follows:

Commencing at the Southwest corner of Government Lot 3, Section 26, Township 22 South, Range 35 East, Brevard County, Florida; thence South 89°26'21" East, along the South line of said Government Lot 3, Section 26, a distance of 1060.15 feet to a point lying on the Westerly right of way line of U.S. Highway No. 1 and said point being the Southeast corner of the parcel of land described in O.R. Book 5319, Page 4597, of the Public Records of Brevard County, Florida; thence North 15°51'12" West, along said Westerly right of way line of U.S. Highway No. 1, and the Easterly boundary line of said parcel of land described in O.R. Book 5919, Page 4597, a distance of 788.35 feet to the Northeast Corner of said parcel and said point being the Point of Beginning of the parcel of land herein described; thence continue North 15°51'12" West, along said right of way line, 438.55 feet to the Southeast corner of the parcel of land described in O.R. Book 3933, Page 2432, of the Public Records of Brevard County, Florida; thence North 89°24'58" West, along the South line of said parcel, 260.65 feet to the Southwest corner thereof and said point lying on the Easterly right of way line of the Florida East Coast Railway right of way; thence South 15°51'12" East, along said right of way line, 438.65 feet to the Northwest corner of the aforesaid parcel of land described in O.R. Book 5319, Page 4597; thence South 89°26'21" East, along the North line of said parcel, 260.62 feet to the Point of Beginning.

**SURVEYOR'S NOTES:**

All distances as shown hereon are based on the US Survey foot.

The property described on this SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY is the same property as described in Exhibit "A" in Title Insurance Commitment, Commitment Number: 23099800 RP, Commitment Effective Date: September 5, 2023 at 5:00 pm issued by Old Republic National Title Insurance Company.

The subject property lies within the lands as described in the terms, covenants, conditions, easements, and other matters contained in Amended Easement Deed by Court Order In Settlement of Landowner Action recorded in O.R. Book 6794, Page 1234, Public Records of Brevard County, Florida. This is a blanket easement document affecting the subject property and contains no plottable matters.

The accompany Survey was made on the ground from June 26th, 2024 to June 29th, 2024 and correctly shows the location of the existing improvements, above ground visible utilities, elevations, and other improvements situated on the above premises and that there are no visible encroachments on the subject property or upon adjacent land abutting said property.

Bearings are based/referred to an assumed meridian where the Easterly boundary line of the subject property bears North 15 degrees 51 minutes 12 seconds West, as shown within the legal description provided to the surveyor.

The total area of the surveyed parcel as described herein contains 109,647.66 square feet more or less (2.517) acres more or less. The square footage was calculated up to the existing property line based on occupation, physical evidence and legal description provided.

The location of the wetlands areas as shown within this survey drawing and noted as Wetlands 1, Wetlands 2 and Wetlands 3 were obtained by the physical location of the wetlands markings performed by Atlantic Environmental of Florida, LLC under AE Project No. 23759, dated September 23rd, 2023. A combination of the physical location on the field of the wetlands markings along with the Atlantic Environmental of Florida Report were used to complete the scope of work.

This is a Boundary Survey. This is a resurvey of a real property in accord with the real property legal description.

North arrow direction is based on an assumed meridian.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 125152 (City of Titusville) 12009 C, 0220 H, FIRM Date 01/29/2021 and Revised with an effective date of 01/29/2021, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

All elevations as shown on this survey drawing are referred to the North American Vertical Datum, 1988 (NAVD). The closure in feet, as computed meets the standard of plus minus 0.05 feet times the squared root of the loop distance in miles. Elevations are based on a level loop from and to the following official benchmarks:

**BENCHMARK REFERENCES:**

- LABINS NGS BENCHMARK - DESIGNATION M 404  
STATE/COUNTY- FL/BREVARD  
BM Elevation = 5.04 (feet) ADJUSTED - NAVD (1988) Datum  
MARK LOGO: NGS  
STAMPING: M 404 1991  
STATION DESCRIPTION: 0.7 KM (0.4 MI) SOUTHERLY ALONG U.S. HIGHWAY 1 FROM THE JUNCTION OF STATE HIGHWAY 50 (CHENEY HIGHWAY) IN TITUSVILLE, 25.3 M (83.0 FT) SOUTHWEST OF THE SOUTHWEST CORNER OF A RETAINING WALL AROUND A SIGN (HOLIDAY INN), 14.7 M (48.2 FT) EAST OF AND LEVEL WITH THE CENTERLINE OF THE NORTHBOUND LANES OF THE HIGHWAY, 10.0 M (32.8 FT) SOUTHEAST OF UTILITY POLE NUMBER 4 7356 1984 0 1 WITH 2 GUY CABLES, 9.8 M (32.2 FT) WEST OF THE CENTER OF RIVEREDGE DRIVE, AND 1.2 M (3.9 FT) NORTH OF A UTILITY POLE WITH 3 GUY CABLES. NOTE--ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH LOGO CAP.

- LABINS NGS BENCHMARK - DESIGNATION Q 228  
STATE/COUNTY- FL/BREVARD  
BM Elevation = 7.79 (feet) ADJUSTED - NAVD (1988) Datum  
MARK LOGO: NGS  
STAMPING: Q 228 1964  
STATION DESCRIPTION: 4.8 MI S FROM TITUSVILLE.  
ABOUT 4.8 MILES SOUTH ALONG U.S. HIGHWAY 1 FROM THE BAYVIEW ELEMENTARY SCHOOL AT TITUSVILLE, ABOUT 0.85 MILE NORTH OF THE OVERPASS OF STATE HIGHWAY 402, SET ON THE TOP OF THE NORTH END OF THE WEST CONCRETE HEAD WALL OF AN 18-FOOT DOUBLE BOX TYPE CULVERT UNDER THE HIGHWAY, 25 1/2 FEET WEST OF THE CENTER LINE OF THE SOUTHBOUND LANE OF THE HIGHWAY, 17 FEET SOUTH OF THE NORTH END OF THE HEAD WALL AND 1 1/2 FEET BELOW THE LEVEL OF THE HIGHWAY. NOTE--NOW 4.9 MI. S ALONG U.S. HWY. 1 FROM CITY ADMIN. BLDG. STATE HWY 402 SHOULD READ HWY 405.

Only the easements provided to the surveyor or those shown on the recorded Plat are either noted or plotted hereon. No search within the Public or Private records was performed by this office.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted. All dimensions are based directly on the recovered monumentation and calculations, unless otherwise noted. All property corners as shown within this survey drawing were recovered during the period of field work.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Brevard County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Obstructed corners are witnessed by improvements.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances. There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions might be found in the Public Records or Building and Zoning Department of Brevard County, Florida, or the City of Titusville. Code Restrictions not reflected on this survey.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Owner of his agent should verify all utility locations with the appropriate utility provider before using. No underground footings were located and no subsurface investigation was performed at the time of survey.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Topographic Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine legal ownership.

This survey map is not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This Sketch of Topographic Boundary Survey consists of 3 pages. Survey not valid without all the pages. Page 2 of 3 is intended to be displayed at a scale of 1" = 50' and Page 2 of 3 is intended to be displayed at a scale of 1" = 30'.



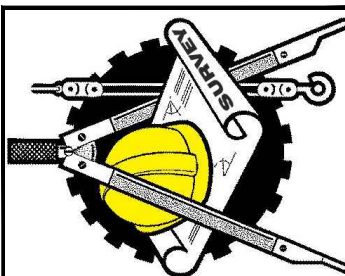
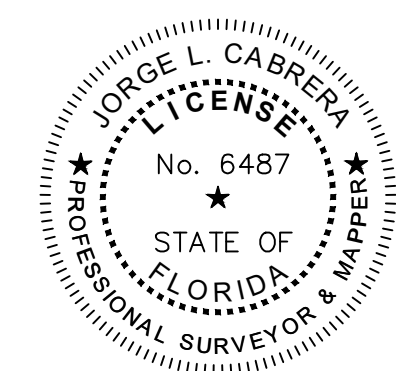
## LOCATION MAP NOT TO SCALE



CALL 811 OR VISIT WWW.SUNSHINE811.COM BEFORE DIGGING.  
CALL BEFORE YOU DIG. IT'S THE LAW!

**PHYSICAL EVIDENCE OF UNDERGROUND GAS LINES NEAR THE EASTERLY BOUNDARY LINE OF THE SUBJECT SITE. USE EXTREME CAUTION PRIOR DESIGN, CONSTRUCTION OR DIGGING.**

JORGE L. CABRERA  
Professional Surveyor & Mapper, # 6487  
State of Florida



**JORGE L. CABRERA**  
Professional Surveyor and Mapper  
State of Florida  
PLS/PSM License No: 6487  
2652 S.W. 149th Place, Miami, Florida 33185  
Phone: (305) 302-2522 Fax: (305) 207-9537  
Email: jorgecabrerapl@gmail.com

No.	Date	Job No.	Description

Prepared for:  
**MRMD Management / GG Equity**  
**10 East 39th Street New York, NY**

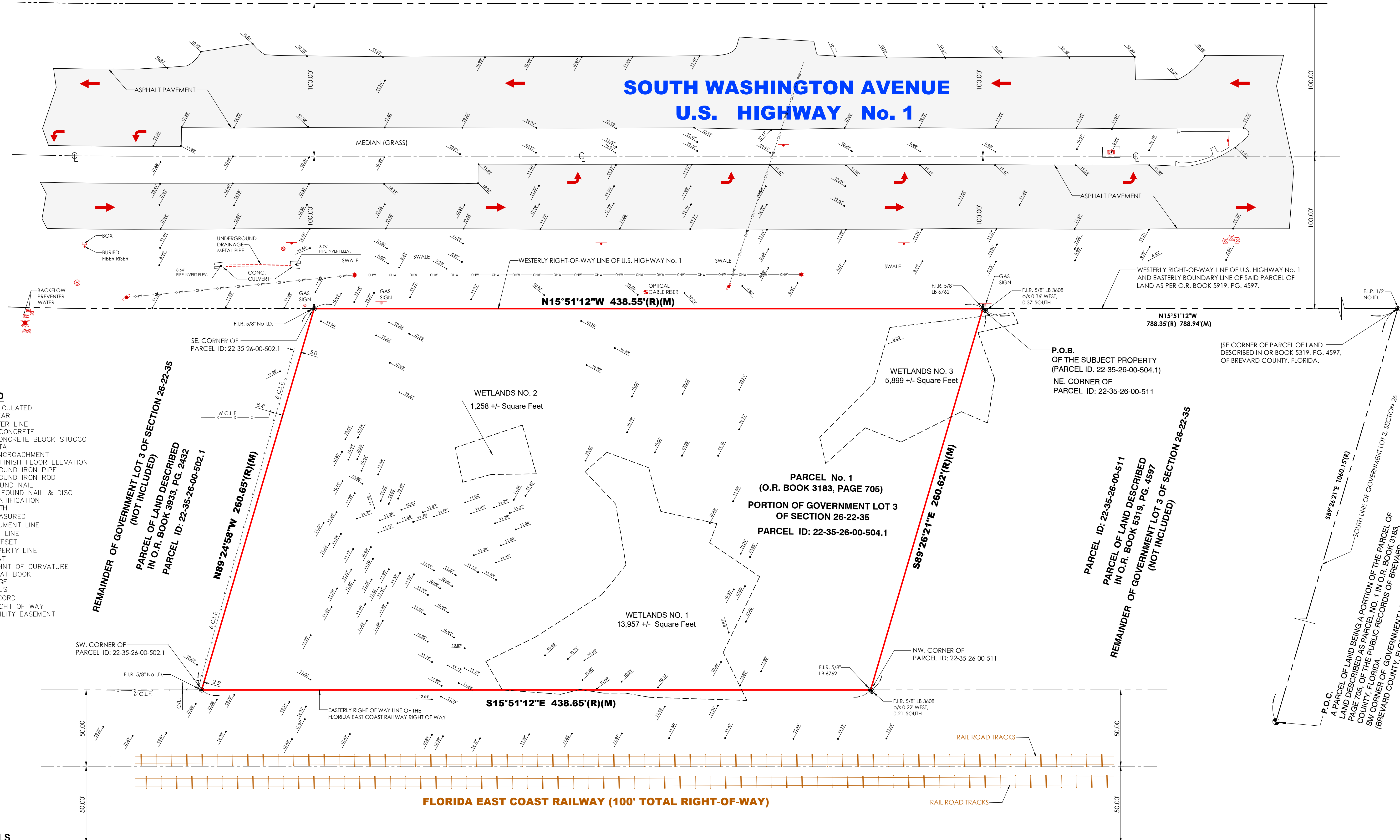
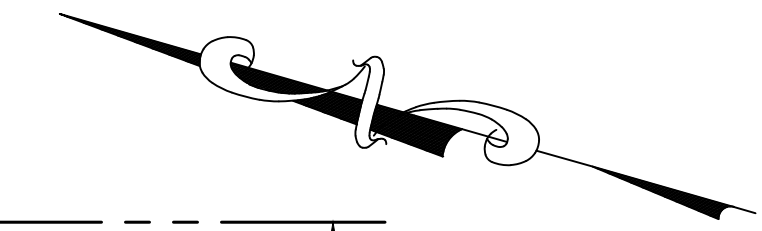
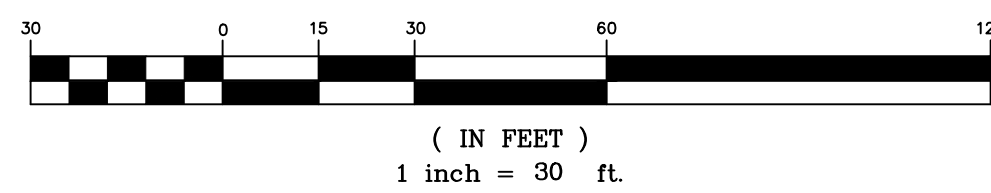
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DRAWN BY:	JF / ELF
FIELD DATE:	06/28/2024
DATE:	07/01/2024
SCALE:	AS SHOWN
JOB No.	24-8065

SHEET:  
**1** OF 3



# SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY

GRAPHIC SCALE



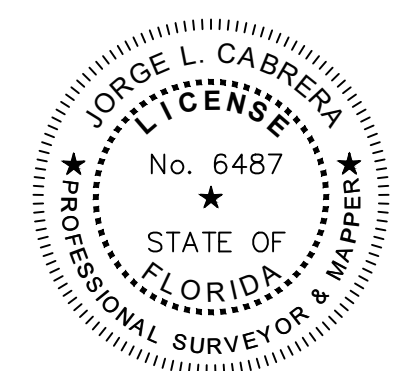
- LEGEND**
- (C) = CALCULATED
  - CL = CLEAR
  - ⊕ = CENTER LINE
  - CONC. = CONCRETE
  - CBS. = CONCRETE BLOCK STUCCO
  - Δ = DELTA
  - ENC. = ENCROACHMENT
  - F.F.E.L. = FINISH FLOOR ELEVATION
  - F.I.P. = FOUND IRON PIPE
  - F.I.R. = FOUND IRON ROD
  - F.N. = FOUND NAIL
  - F.N&D. = FOUND NAIL & DISC
  - I.D. = IDENTIFICATION
  - L = LENGTH
  - (M) = MEASURED
  - M = MONUMENT LINE
  - O/L = ON LINE
  - O/S = OFFSET
  - R = PROPERTY LINE
  - (P) = PLAT
  - P.C. = POINT OF CURVATURE
  - P.B. = PLAT BOOK
  - P.C. = PAGE
  - R = RADIUS
  - (R) = RECORD
  - R/W = RIGHT OF WAY
  - U.E. = UTILITY EASEMENT

- SYMBOLS**
- SIGN
  - CATCH BASIN
  - TRAFFIC FLOW
  - CONCRETE LIGHT POLE
  - CONCRETE POWER POLE
  - WOOD POWER POLE
  - BACKFLOW PREVENTER(WATER)
  - GAS VALVE
  - FIRE HYDRANT
  - WATER VALVE
  - OPTICAL CABLE RISER
  - SANITARY SEWER MANHOLE
  - EXISTING ELEVATION
  - OVERHEAD LINES
  - CHAIN LINK FENCE (C.L.F.)



**PHYSICAL EVIDENCE OF UNDERGROUND GAS LINES NEAR THE EASTERLY BOUNDARY LINE OF THE SUBJECT SITE. USE EXTREME CAUTION PRIOR DESIGN, CONSTRUCTION OR DIGGING.**

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CHECKED BY: JLC.  
DRAWN BY: JF / ELF  
FIELD DATE: 06/28/2024  
DATE: 07/01/2024  
SCALE: 1" = 30'  
JOB No. 24-8065

SHEET:  
**3** OF 3

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper. Reproductions of this drawing are not valid unless signed and embossed with the surveyor's seal.



**SUBJECT PROPERTY**

LAGOON WAY

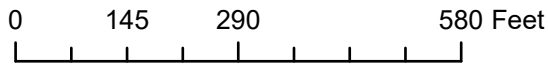
RIVEREDGE DR

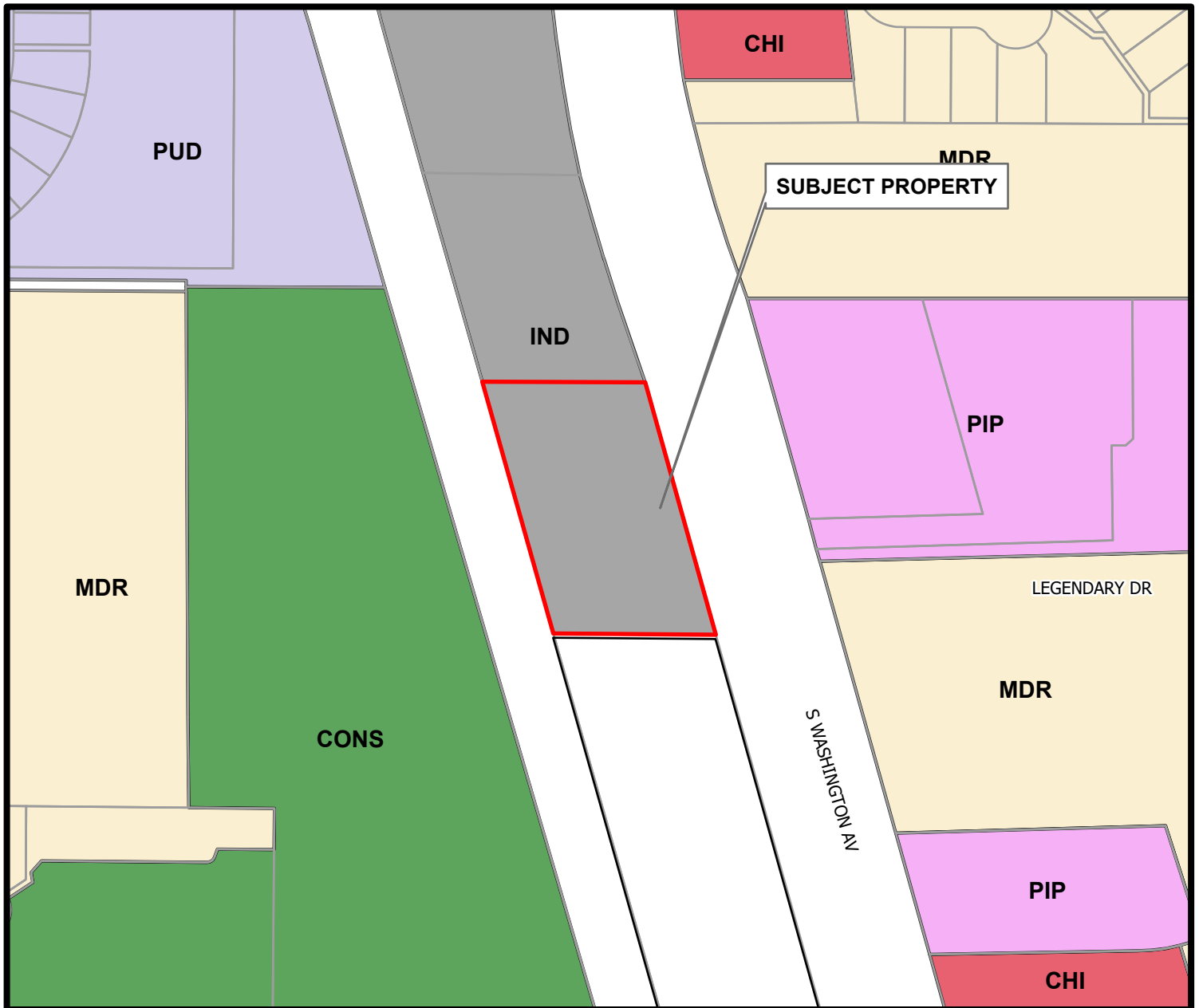
WASHINGTON AVE

LEGENDARY DR



# Aerial 2024 CUP #9-2024

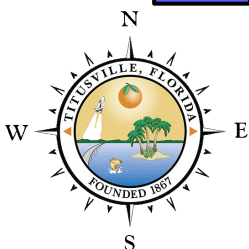




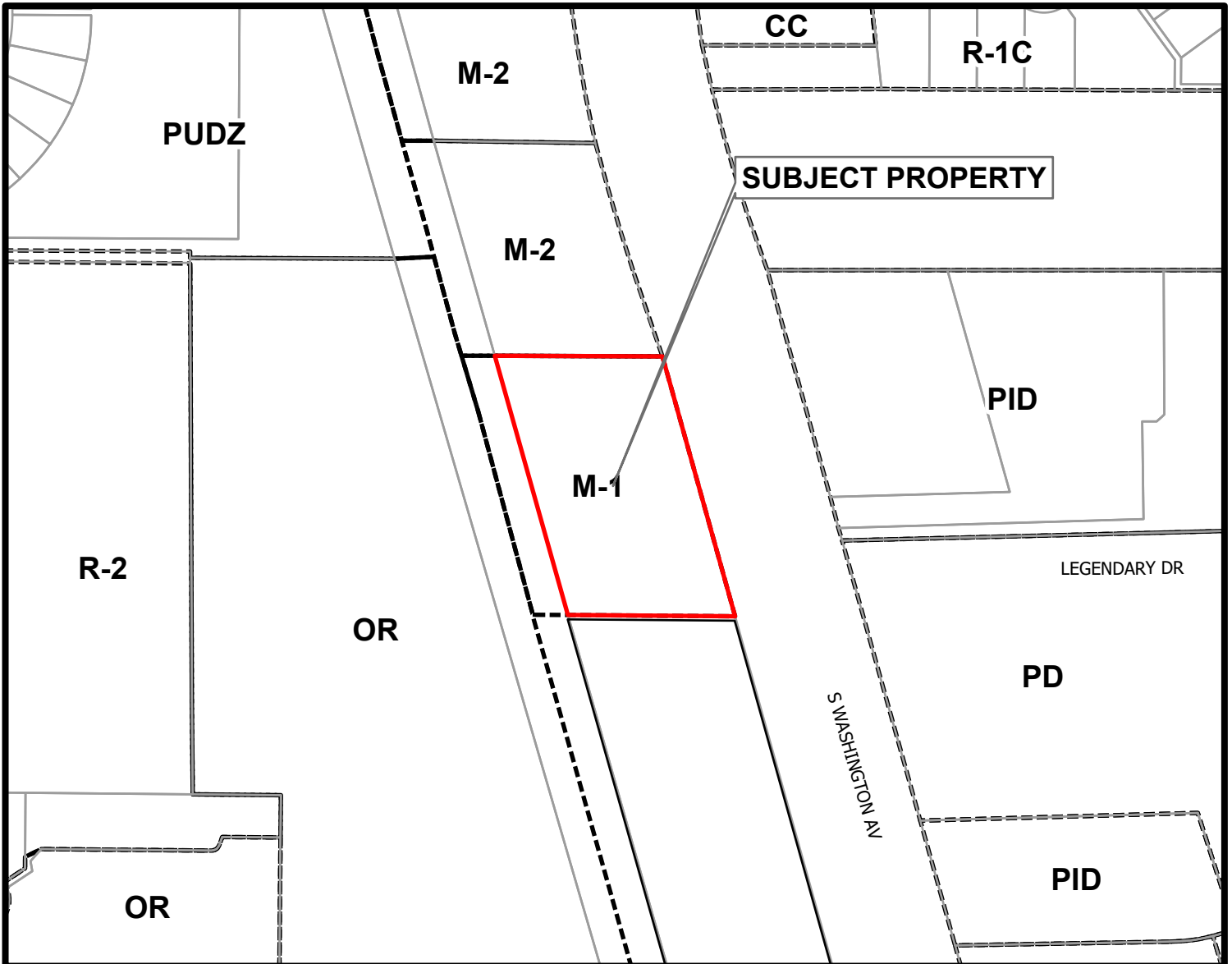
## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

<b>CHI</b> COMMERCIAL HIGH INTENSITY	<b>ED</b> EDUCATIONAL	<b>PIP</b> PLANNED INDUSTRIAL PARK	<b>RES-2</b> RESIDENTIAL-2
<b>CLI</b> COMMERCIAL LOW INTENSITY	<b>IND</b> INDUSTRIAL	<b>PSP</b> PUBLIC/ SEMI-PUBLIC	<b>RMU</b> REGIONAL MIXED USE
<b>CONS</b> CONSERVATION	<b>HDR</b> HIGH-DENSITY RESIDENTIAL	<b>PUD</b> PLANNED UNIT DEVELOPMENT	<b>SMU</b> SHORELINE MIXED-USE
<b>DMU</b> DOWNTOWN MIXED-USE	<b>MDR</b> MEDIUM-DENSITY RESIDENTIAL	<b>REC</b> RECREATIONAL	<b>UMU</b> URBAN MIXED-USE
	<b>LDR</b> LOW-DENSITY RESIDENTIAL	<b>RES-1</b> RESIDENTIAL-1	<b>US1</b> US-1 CORRIDOR

**Subject**



0 160 320 640 Feet



# ZONING MAP

## RESIDENTIAL DISTRICTS

- RE RESIDENTIAL ESTATES
- RR RURAL RESIDENTIAL
- R-1A SINGLE FAMILY, LOW DENSITY
- R-1B SINGLE FAMILY, MEDIUM DENSITY
- R-1C SINGLE FAMILY, HIGH DENSITY
- R-2 MULTIFAMILY, MEDIUM DENSITY
- R-3 MULTIFAMILY, HIGH DENSITY
- RMH-1 RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
- RMH-2 RESIDENTIAL MANUFACTURED HOUSING PARK

## COMMERCIAL DISTRICTS

- HM HOSPITAL MEDICAL
- T TOURIST
- NC NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- RC REGIONAL COMMERCIAL
- OP OFFICE PROFESSIONAL

## SPECIAL DISTRICTS

- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRCN-R INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRCN-C INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL

## INDUSTRIAL DISTRICTS

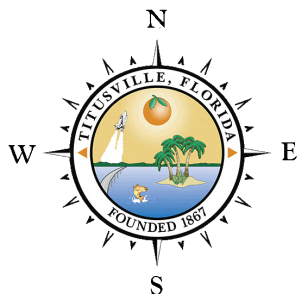
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

## OVERLAY DISTRICTS

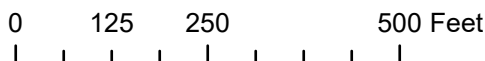
- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

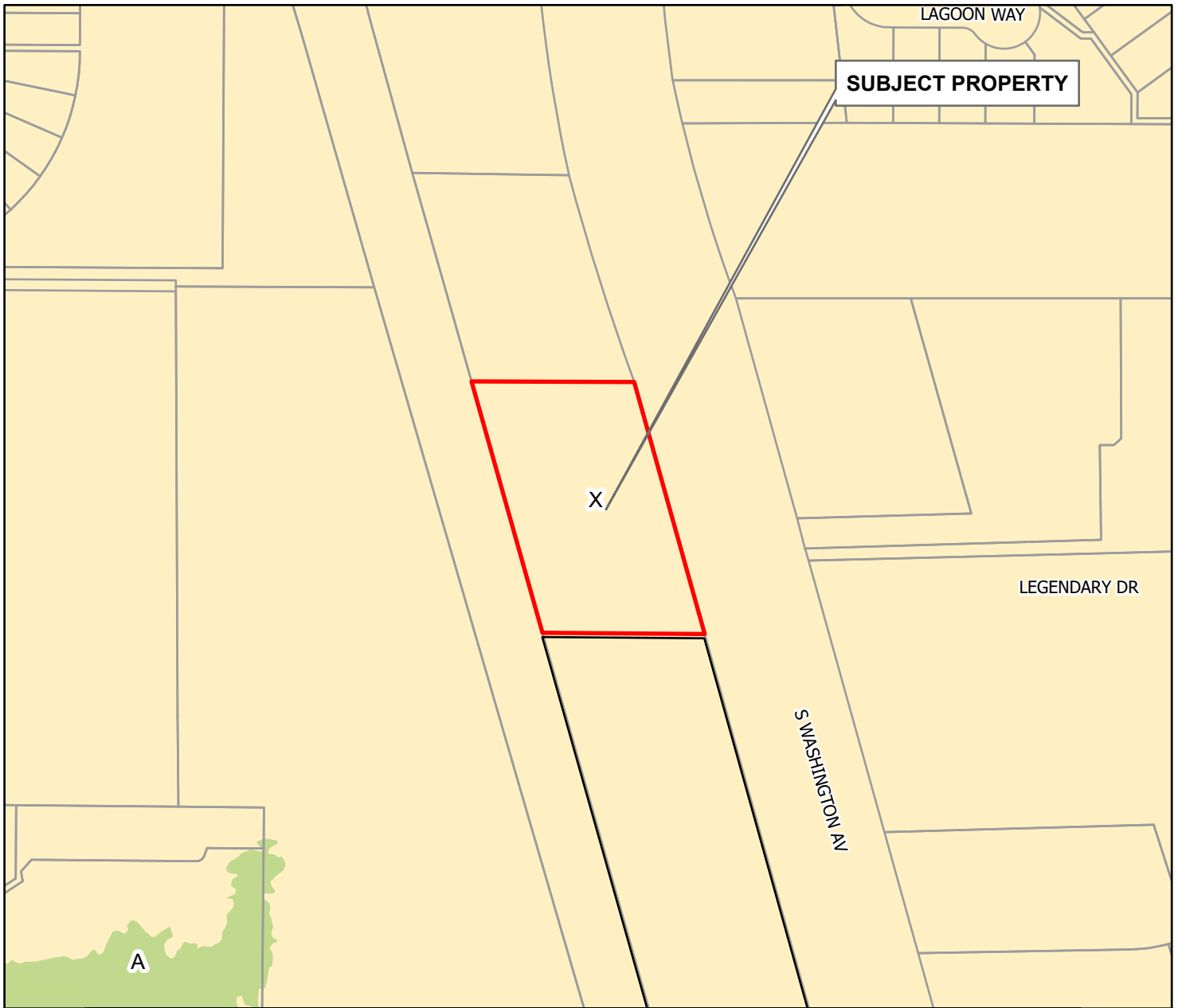
## Base Map

- City Limits
- Zoning
- Subject



**CUP#9-2024**





# FEMA FLOOD HAZARD AREAS

## CUP #9-2024




### Special Flood Hazard Area Zones

-  A
-  AO
-  AE
-  AO
-  VE

### Moderate Flood Hazard Area Zone

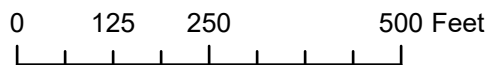
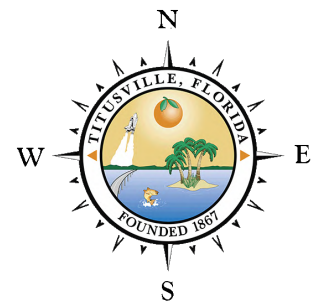
-  X5

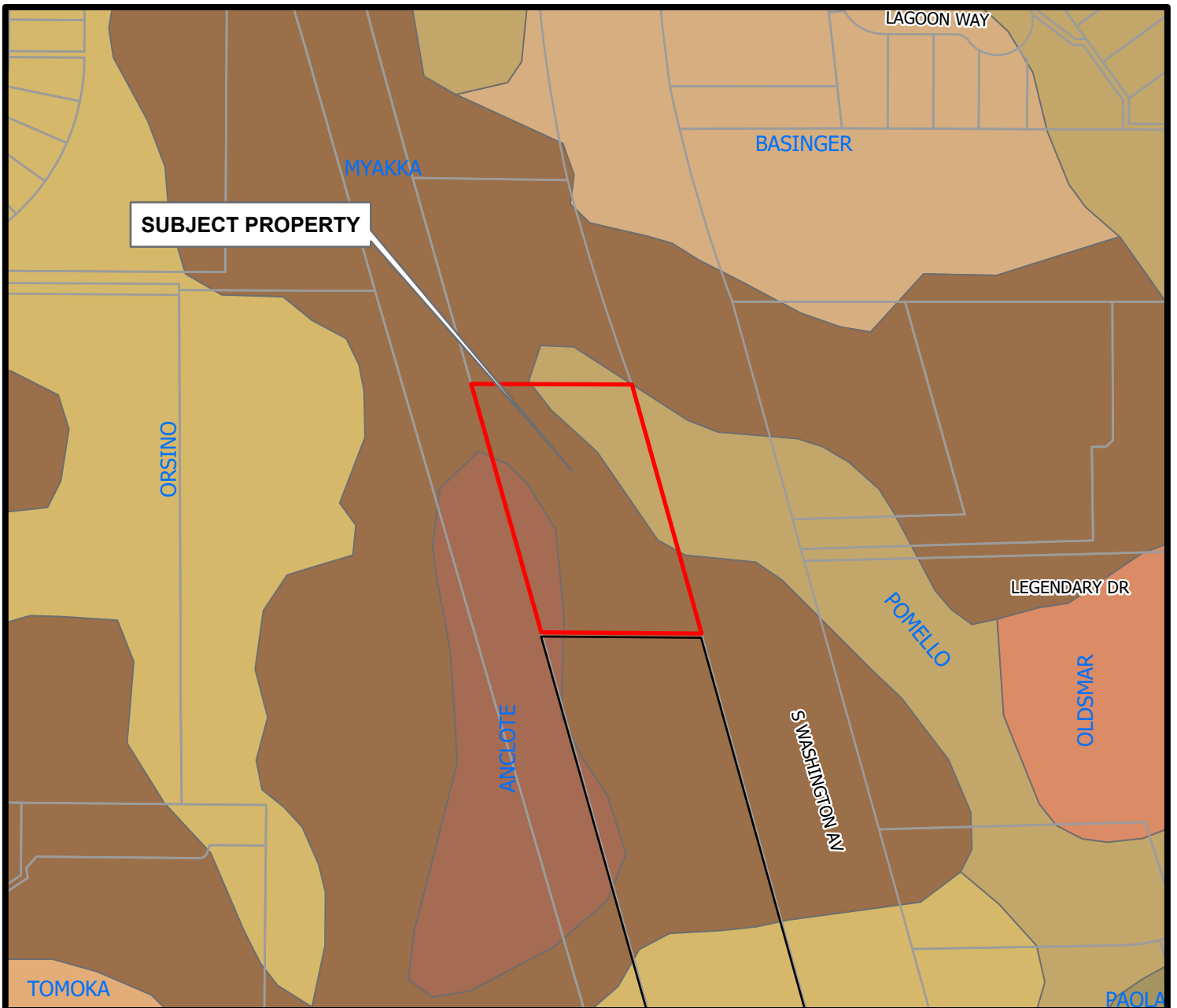
### Minimal Flood Hazard Zones

-  C
-  X
-  X .2 PCT

### Other Flood Zone Areas

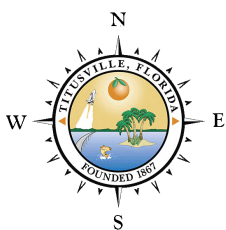
-  D
-  FW





## SOILS IN THE VICINITY OF SUBJECT PROPERTY CUP#9-2024

SoilName	
ORSINO	PAOLA
ANCLOTE	POMELLO
BASINGER	TOMOKA
MYAKKA	
OLDSMAR	

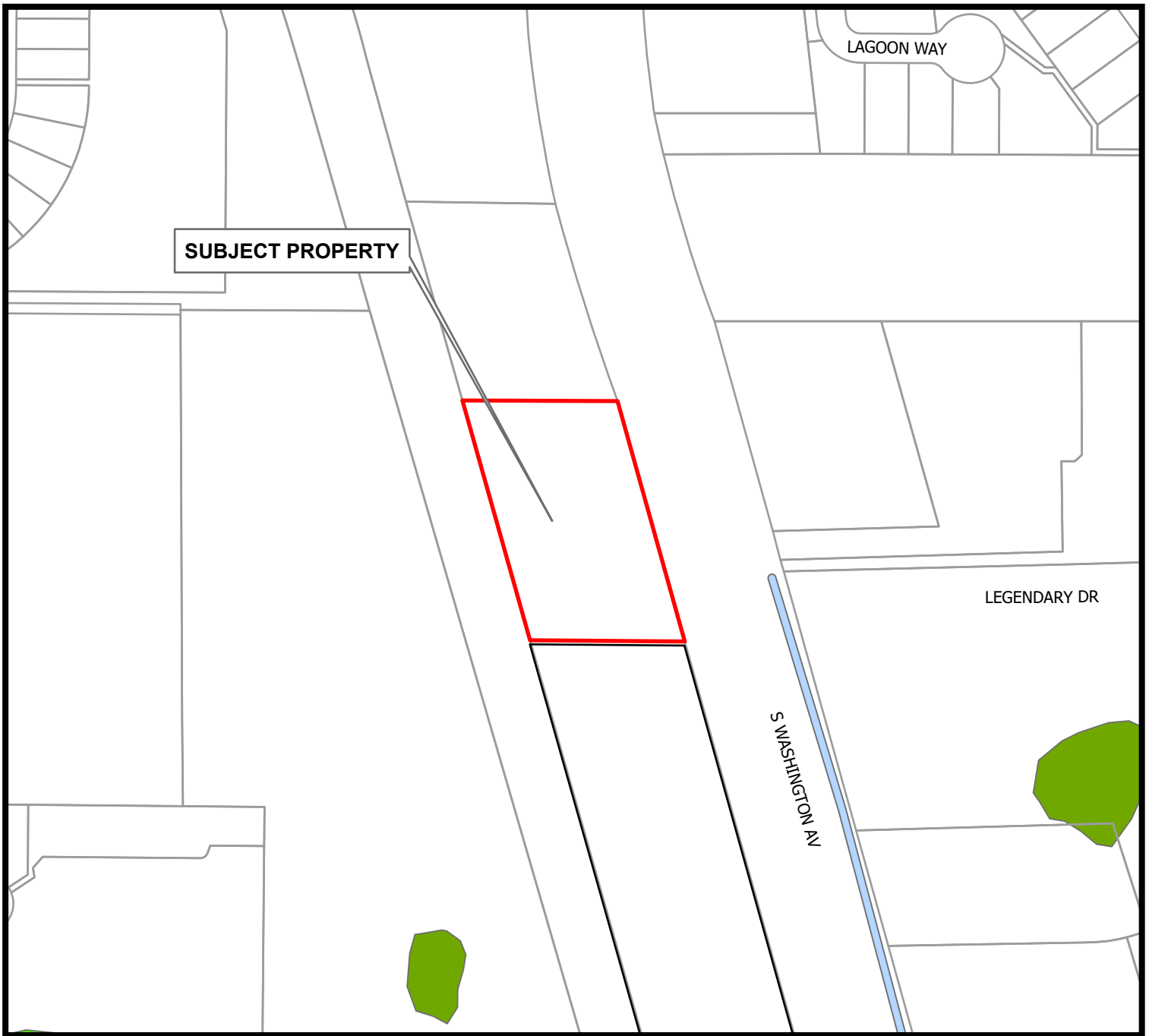


Community Development Department

0 125 250 500 Feet

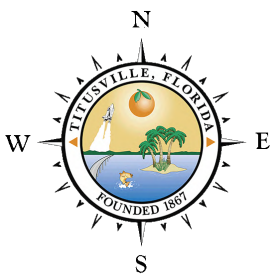
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

10/8/2024










# WETLANDS IN VICINITY OF PROPERTY

## CUP#9-2024



### WETLAND\_TY

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland

-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

10/8/2024

Scale:1:3,000

Community Development Department  
Source: USFWS NWI (2023)