



**CITY OF TITUSVILLE
DEVELOPMENT REVIEW COMMITTEE (DRC)
City Hall Council Chamber
555 South Washington Avenue, Titusville, FL 32781
April 16, 2026 at 2:00 pm**

NOTICE

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

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

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

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **DETERMINATION OF A QUORUM**
5. **APPROVAL OF MINUTES**
Minutes – January 29, 2026
6. **QUASI-JUDICIAL CONFIRMATION PROCEDURES**
 - a. **Verify all persons wishing to speak before the committee has signed an Oath Card.**
 - b. **Chairman confirms that all agenda items have been properly advertised.**
 - c. **Member's statements if they have visited any of the sites, or spoken to any members of the public regarding an item to be reviewed today.**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - a. **DRC #5-2026, Tax ID #2322889 – Southwest corner of Riverfront Center Boulevard and Horizon Drive**
Discussion of the following waiver requests:
 1. **To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.11.1.3.4 which establishes the maximum number of access points for development within the City.**
 2. **To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City.**

- b. DRC #6-2026, Tax ID #2300373 – Southeast corner of US1 and SR 405

Discussion of the following waiver request:

- 1. To the criteria specified in the City’s Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City

9. PUBLIC COMMENT

10. ADJOURNMENT

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

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

***Development Review Committee
January 29, 2026***

The Development Review Committee (DRC) of the City of Titusville, Florida met in session in Council Chambers located at 555 South Washington Avenue on Thursday, January 29, 2026 at 10:30 a.m.

XXX

Chairman and City Engineer Kwabena Ofofu called the meeting to order at 10:33 a.m. Present were Public Works Director Sandra Reller, Planner Tabitha Armstrong, Fire Marshal Michael Shervington and Deputy Building Official Martin Abell. Also present was Deputy Senior Planner Christie Anderson and Recording Secretary Laurie Dargie.

XXX

Member Shervington made a motion to approve the September 18, 2025 meeting minutes as presented. Member Reller seconded. There was a unanimous voice vote in favor.

XXX

New Business

DRC #1-2026 – Culver’s Parking Expansion – South of Cheney Highway at the terminus of Hickory Hill Boulevard

Senior Planner Christie Anderson read the staff report.

The waiver requested is as follows:

The applicant is requesting the Development Review Committee (DRC) to grant the following waiver:

1. To the criteria specified in the City’s Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the minimum parking space count for a development.

XXX

Chairman Ofofu had questions regarding the 70% impervious surface on the drainage plan and a question regarding the outparcel being unified with the principal parcel. Ms. Anderson stated that the properties have been unified.

Shamus Schroeder, Engineer of record, 1230 N US Highway 1 Ormond Beach Florida came to speak in favor of this item and answer questions. Mr. Schroeder said they are in compliance with the 70% impervious surface requirements and the properties have been combined, however Brevard County Property Appraisers’ records have not been updated yet.

XXX

Member Reller made a motion to approve the waiver request for DRC#1-2026 – Culver’s Parking Expansion – South of Cheney Highway at the terminus of Hickory Hill Boulevard as requested for the 83 parking spaces. Member Armstrong seconded.

Roll call was as follows:

Member Abell	Yes
Chairman Ofosu	Yes
Member Armstrong	Yes
Member Reller	Yes
Member Shervington	Yes

Motion passed.

XXX

DRC #2-2026 – Industrial Project – Southeast corner of Golden Knights Blvd and Tico Road

Senior Planner Christie Anderson read the staff report.

The applicant is requesting the Development Review Committee (DRC) to grant the following waiver:

1. To the criteria specified in the City’s Water Resources Department Technical Specification Section 5.20 which states that “No sanitary sewer main conveying wastewater shall be less than eight (8) inches in diameter nor shall any City owned force main be less than four (4) inches in diameter.”

The applicant has requested a waiver to allow a sanitary sewer force main size to be two (2) inches less than the City’s required minimum size of four (4) inches in diameter.

Public Works Director Sandra Reller stated that this plan has been reviewed and staff analysis is in agreement with this request.

XXX

Member Reller made a motion to approve waiver request for DRC#2-2026 – Industrial Project – Southeast corner of Golden Knights Blvd and Tico Road as requested. Member Abell seconded.

Roll call was as follows:

Member Reller	Yes
Chairman Ofosu	Yes

***Development Review Committee
January 29, 2026***

Member Armstrong Yes
Member Abell Yes
Member Shervington Yes

Motion passed.

XXX

DRC #3-2026 – Single Family home at 4860 Barna Avenue

Christie Anderson read the staff report.

The applicant is requesting the Development Review Committee (DRC) to grant the following waiver:

1. To the criteria specified in the City’s Water Resources Department Technical Specification Section 5.20 which states that “No sanitary sewer main conveying wastewater shall be less than eight (8) inches in diameter nor shall any City owned force main be less than four (4) inches in diameter.”

The applicant has requested a waiver to allow a sanitary sewer force main size to be two (2) inches less than the City’s required minimum size of four (4) inches in diameter.

Public Works Director Sandra Reller stated that this plan has been reviewed and staff analysis is in agreement with this request.

Rodney Honeycutt of 3700 S. Washington Avenue Titusville, Florida came to speak in favor of this item and answer any questions.

XXX

Member Armstrong made a motion to approve the waiver request for DRC# 3-2026 – Single Family home at 4860 Barna Avenue as requested. Member Reller seconded.

Roll call was as follows:

Member Reller Yes
Member Armstrong Yes
Chairman Ofosu Yes
Member Abell Yes
Member Shervington Yes

Motion passed.

XXX

*Development Review Committee
January 29, 2026*

DRC #4-2026 – Single Family home - 4880 Barna Avenue

Senior Planner Christie Anderson read the staff report.

The applicant is requesting the Development Review Committee (DRC) to grant the following waiver:

1. To the criteria specified in the City’s Water Resources Department Technical Specification Section 5.20 which states that “No sanitary sewer main conveying wastewater shall be less than eight (8) inches in diameter nor shall any City owned force main be less than four (4) inches in diameter.”

The applicant has requested a waiver to allow a sanitary sewer force main size to be two (2) inches less than the City’s required minimum size of four (4) inches in diameter.

Public Works Director Sandra Reller stated that this plan has been reviewed and staff analysis is in agreement with this request.

Rodney Honeycutt of 3700 S. Washington Avenue Titusville, Florida came to speak in favor of this item and answer any questions.

XXX

Member Armstrong made a motion to approve the waiver request for DRC# 4-2026 – Single Family home at 4880 Barna Avenue as requested. Member Reller seconded.

Roll call was as follows:

Member Abell	Yes
Chairman Ofosu	Yes
Member Reller	Yes
Member Armstrong	Yes
Member Shervington	Yes

Motion passed.

XXX

Public Comment

None

XXX

Chairman Ofosu suggested that staff review the Low Impact Development (LID) and Community Redevelopment Agency parking rate minimum and maximum ranges. He said that he would suggest

*Development Review Committee
January 29, 2026*

reviewing for consistency and clarity reasons. Senior Planner Christie Anderson said she would bring this up for staff review.

XXX

Adjournment 10:55 a.m.

DRAFT



City of Titusville

Staff Report

DEVELOPMENT REVIEW COMMITTEE (DRC) - #5-2026

Waiver Requests for Tax ID #2322889 – Southwest corner of Riverfront Center Boulevard and Horizon Drive (Stotan Industrial East)

- Meeting Date:** April 16, 2026
- Prepared By:** Mandy Lamothe, Deputy Community Development Director
- Applicant(s):** Erin Trauger
- Applicant's Request:** To allow the following waiver requests:
1. To allow more than the maximum number of allowed access points
 2. To allow more than the maximum number of parking spaces
- Staff Recommendation:** Consideration of the proposed waiver requests
-

Background Information

The applicant, Erin Trauger, is requesting the Development Review Committee (DRC) grant the following waivers for the site located at the southwest corner of Riverfront Center Boulevard and Horizon Drive:

1. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.11.1.3.4 which establishes the maximum number of access points for development within the City.
2. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City.

The request is associated with a proposed 91,520 square foot industrial project that is currently under site plan review.

Waiver Criteria

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

1. The alternative standards promotes flexibility and environmental soundness in layout and design; or
2. The proposed new standards are appropriate to the proposed type of development; or

3. The property exhibits physical constraints that prevent the implementation of provisions of the City's technical manuals and the waiver would allow the implementation of the code provision to the greatest extent possible; or
4. The waiver would be based on the latest best professional practices that would not be possible in implementing the code provision.

Analysis

Number of Driveway Access Points Request:

Transportation Manual Section 9.11.1.3.4 allows for one driveway access point per frontage for corner lots with a maximum of two. The applicant is proposing three (3) driveways along Riverfront Center Boulevard and two (2) along Horizon Drive.

According to the applicant, due to the triangular geometry of the parcel, dual roadway frontages, and the operational need to maintain separate passenger and truck circulation systems, proposed driveway placement is essential to support the improvements. The resulting configuration eliminates dead-end conditions, improves emergency service access, and works to balance with the intent of the City's access management standards, thereby enhancing overall site safety and operational efficiency.

Parking Count Request:

The proposed industrial project parking calculations allow 18 total spaces. The applicant is proposing to provide 91 spaces, including 4 handicap spaces.

According to the applicant, the owner's operational experience, together with the parking demand analysis prepared by Lassiter Transportation Group (attached), confirms that the proposed parking totals appropriately support the warehouse use and are consistent with ITE-based expectations. The requested parking values will prevent overflow conditions, maintain safe on-site circulation, and avoid off-site impacts while remaining consistent with the purpose and intent of the City's parking standards.

Attached is a waiver report submitted by the applicant that provides additional details.

Recommendation

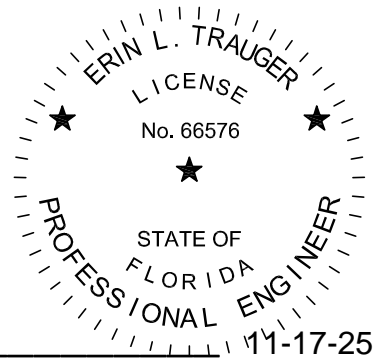
The Development Review Committee (DRC) shall weigh the physical development constraints involved with the property in order to implement the code to the greatest extent possible, consider the criteria for waivers in Sec. 34-288 and also consider the criteria for removal of a heritage tree in Sec. 30-32(e) of the Code.

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



ALTERNATIVE PARKING CALCULATIONS AND DRIVEWAY WAIVER REQUEST

SUBMITTED TO:
CITY OF TITUSVILLE
REVISION DATE: 11-14-25



Trauger Consulting Engineers Inc.
Erin Trauger, P.E.
FL License No. 66576

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Stotan Warehouse East and West

I. Introduction

On behalf of the applicant, this report provides justification to support approval of specific access and parking related waivers for two adjoining warehouse development parcels located within the City of Titusville as part of the Vectorspace Master Development. A location map is provided in Appendix A.

These approvals are requested to address site specific and operational constraints associated with driveway access and parking standards established in Technical Manual Section 9 Transportation Infrastructure.

For reference, the parcels are identified as follows:

- East Parcel: BCPAO Tax ID 2322889
- West Parcel: BCPAO Tax ID 2300373

The requested waivers and approvals are summarized. Each request is based on the applicable sections of the Technical Manual and supported by the documentation of this report.

A waiver is requested for the proposed driveway layout on the east parcel. Technical Manual Sections 9.11.1.3.3 and 9.11.1.3.4 limit development parcels to two access points. However, Section 9.11.1.4 provides the Administrator with discretion to authorize additional access points when justified by emergency access considerations or by supporting analysis. The proposed configuration is proposed with these criteria in mind and is necessary to accommodate the site's functional and circulation needs.

Approval is also requested for the proposed parking program on each parcel (east and west parcel). The parking demand evaluations prepared by Lassiter Transportation Group demonstrate that the proposed parking counts appropriately support the intended warehouse use while avoiding unnecessary excess parking. Accordingly, approval of the proposed parking totals for both the east and west parcels is requested based on these findings.

Each parcel uniquely presents physical constraints and operational requirements, which are discussed in detail in the following sections of this report. Based on the analysis provided, the requested waivers and approvals are warranted and will enable effective site circulation while maintaining compliance with the overall intent of the City's transportation and parking standards. Stormwater treatment will be provided to meet state and local requirements. Conceptual site plans for both parcels are included in Attachment A.

II. East Parcel Driveway and Parking Waiver Request

The East Parcel (BCPAO Tax ID 2322889) has a unique triangular-shape bounded by two public road frontages and a large linear shaped drainage easement forming the third boundary. These physical characteristics limit the ability to interconnect internal driveways or share access with adjacent sites.

The property is proposed for Type A warehouse development for which separate circulation systems to support passenger vehicles and truck operations enhances traffic flow, safety and efficiency. Additionally, the shape of the property with the triangular limitations results in a long linear layout for trucking access. This lends toward the need for limited access additional emergency egress points to eliminate dead end parking conditions. To accommodate these functional needs, the proposed site plan (see *EX-1 East Preliminary Site Plan*) includes five total driveway connections with the following characteristics.

On Horizon Drive, two driveway connections are proposed along the north boundary of the property. The west driveway includes truck ingress and egress to the rear loading areas and the east egress only driveway connection was added to address City of Titusville emergency services concerns and eliminate dead end circulation onsite for the separate passenger vehicular parking lot.

On Vectorspace Boulevard, three driveways are proposed along the east boundary of the property. Starting at the north there is a full access driveway proposed aligned with the median opening, this is the only median opening provided to the property. The middle driveway with limited right in and right-out access is included to eliminate dead end circulation for the passenger vehicular parking lot. The south driveway is also right-in and right-out access only for truck circulation.

This proposed driveway configuration is necessary to maintain vehicle separation, safety, and efficient on-site circulation, consistent with best practices for warehouse operations. Precursory review with City of Titusville staff provided us guidance to include driveway connections to eliminate dead end circulation and with the current layout it we meet those requirements. Considering the size of the property, the abundance of roadway frontage and the proposed access limitations on three of the proposed driveways a waiver from the strict application of the City's access management limitation would provide improved site functionality and help remove potential safety conflicts due to further constrained maneuvering geometry.

The proposed layout works to minimize turning conflicts, provides directional control, and maintains includes driveway spacing greater than 110 lf off a right of way that serves a internal driveway access to the master planned commercial subdivision park. Further, it seems the proposed plan fulfills the intent of the City's access management standards.

In addition to the driveway waiver, the applicant is requesting approval of an alternative parking calculation based on ITE reference data and the operational experience of the proposed owners, rather than the maximum parking limitation established in Titusville Technical Manual Section 9.16. - Number of Required Parking Spaces. Drawing from the owner's extensive experience with comparable warehouse facilities, the proposed parking ratio exceeds the allowable maximum in order to support anticipated shift overlaps, contractor and vendor activity, and occasional training periods or temporary workforce increases.

The project's traffic consultant Lassiter Transportation Group has reviewed the proposed parking ratio and confirmed that it aligns with parking utilization patterns observed at similar Type A warehouse operations, as supported by ITE-based calculations. The parking analysis is included in Appendix B.

Providing the requested number of parking spaces will ensure adequate on-site capacity, minimize the potential for overflow or off-site parking, and maintain safe and efficient internal circulation. Stormwater treatment has been incorporated for all proposed parking areas.

III. West Parcel Parking Waiver

The West Parcel (BCPAO Tax ID 2300373) is also planned for Type A warehouse development and maintains compliant access configurations so therefore, no driveway waiver is required for this parcel. The site geometry allows for a design that proposes adequate circulation of both passenger vehicles and truck traffic with two access locations onto Horizon Boulevard. There is a driveway proposed at the north end of the property and a secondary access at the south end of the property near the intersection of Vectorspace Boulevard and Horizon Boulevard.

However, like the East Parcel, the applicant requests approval of a parking program that exceeds the maximum parking allowance identified in Technical Manual Section 9.16. - Number of Required Parking Spaces for the West Parcel. The requested parking total is based on the operational experience of the owner at comparable warehouse facilities. Their experience consistently demonstrates the need for higher parking availability than the code maximum to support shift overlaps, contractor and vendor activities, and periodic workforce surges.

Beyond the experiential experience, the parking demand analysis prepared by Lassiter Transportation Group (included in Appendix B) confirms that the proposed parking total is consistent with observed parking utilization at similar warehouse sites and is supported by ITE-referenced calculations. The analysis indicates that the proposed parking supply will meet operational needs without resulting in unnecessary excess parking. Stormwater treatment is provided for all proposed parking areas in addition to landscape buffers and plantings.

Approval of this parking waiver will ensure that the West Parcel maintains sufficient on-site capacity to prevent overflow conditions while supporting the functional requirements of the warehouse use and maintaining alignment with the intent of the City's parking standards.

IV. Justification and Conclusion

The approval requests for the East and West Parcels reflect the unique physical conditions and operational needs of the planned warehouse developments and are supported by transportation analysis and industry-standard practices. Each request is summarized below.

- **East Parcel Driveway Waiver:**

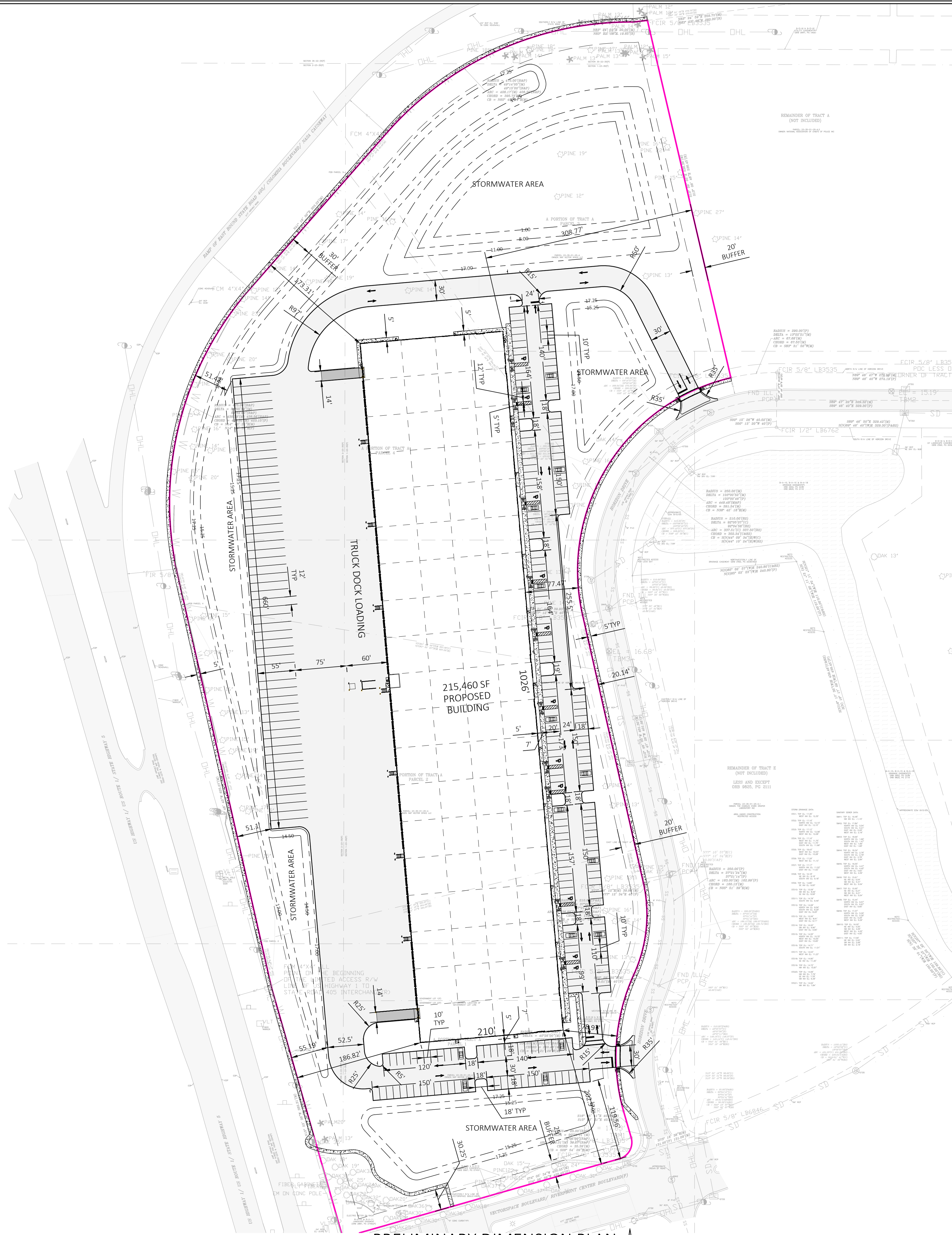
Due to the triangular geometry of the parcel, dual roadway frontages, and the operational need to maintain separate passenger and truck circulation systems, proposed driveway placement is essential to support the improvements. The resulting configuration eliminates dead-end conditions, improves emergency service access, and works to balance with the intent of the City's access management standards, thereby enhancing overall site safety and operational efficiency.

- **Alternative Parking Requirement Calculation Both Parcels:**

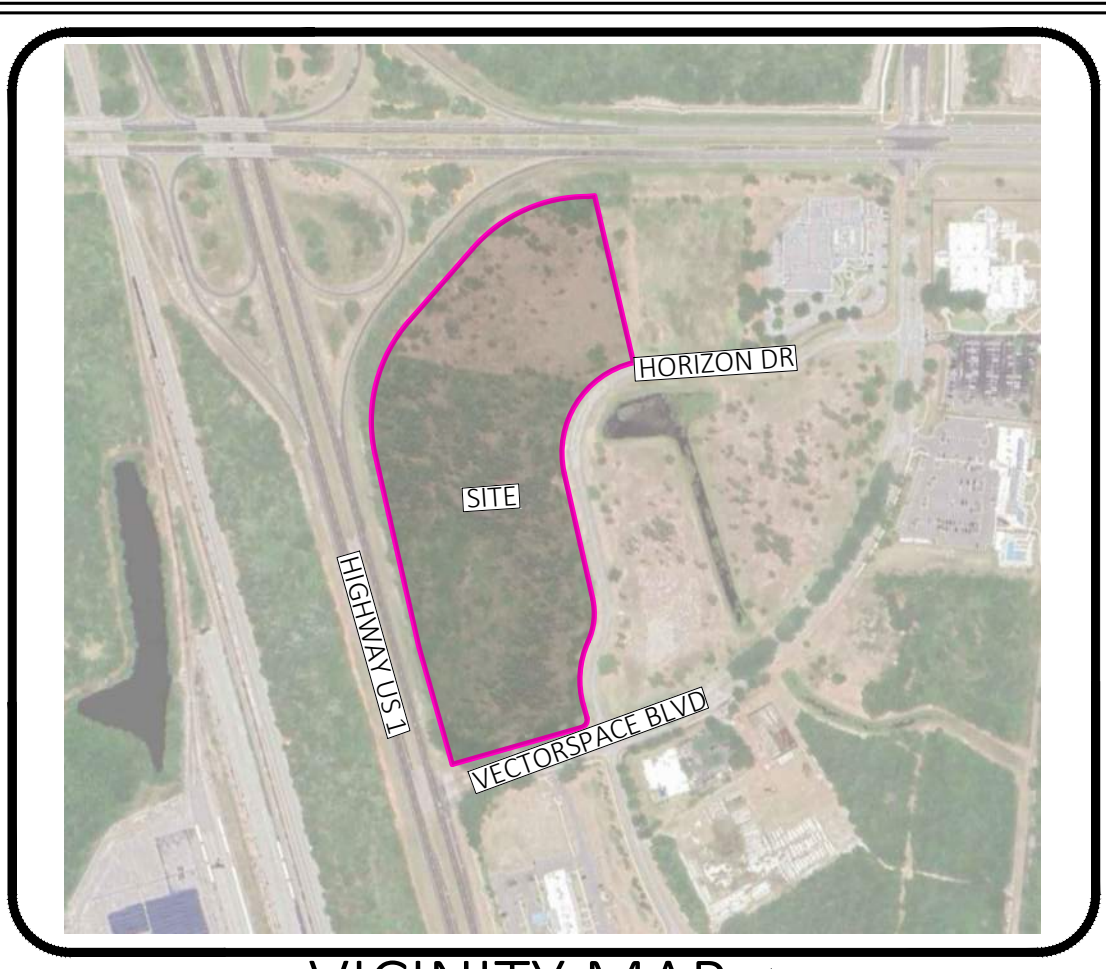
For both the East and West Parcels, the applicant requests approval of an alternative parking calculation in lieu of the parking limitation prescribed by the City of Titusville Technical Manual. The owner's operational experience, together with the parking demand analysis prepared by Lassiter Transportation Group, confirms that the proposed parking totals appropriately support the warehouse use and are consistent with ITE-based expectations. The requested parking values will prevent overflow conditions, maintain safe on-site circulation, and avoid off-site impacts while remaining consistent with the purpose and intent of the City's parking standards. Stormwater treatment will be provided for all parking improvements.

Collectively, the requested driveway waiver and alternative parking calculation approvals represent practical, supported adjustments that enhance safe and efficient site operations while balancing the broader objectives of the City's transportation, parking, and engineering criteria. We respectfully request City of Titusville Administrator approval of the detailed requests as outlined in this report.

APPENDIX A



PRELIMINARY DIMENSION PLAN
1"=80'



VICINITY MAP
NTS

LEGAL DESCRIPTION:

CONTACT INFORMATION

CLIENT
STOTAN INDUSTRIAL
1 N WACKER DRIVE, STE 440
CHICAGO, IL 60606
TEL: 630-235-1703
EMAIL: JSMITH@STOTANINDUSTRIAL.COM

CIVIL ENGINEER:
TRAUGER CONSULTING ENGINEERS, INC.
ERIN TRAUGER
2210 FRONT STREET STE #204
MELBOURNE, FL 32901
TEL: 321-652-5316
E-MAIL: ERIN.TRAUGER@GMAIL.COM

SURVEYOR:
TERMINUS SURVEYING, LLC.
MICHAEL P. MOONEY
2752 JASON STREET
TAMPA, FL 33619
TEL: 813-681-4481
EMAIL: FRONTDESK@TEAMTERMINUS.COM

SITE DATA

TOTAL LOT ACREAGE: 21.63 ACRES
FUTURE LAND USE: PID - PLANNED INDUSTRIAL DISTRICT
ZONING CLASSIFICATION: PID - PLANNED INDUSTRIAL DISTRICT
FIRM #: 12009C0220H, RATE MAP 125152 (1-29-2021) FLOOD ZONE 'X'
PARCEL ID: 23-35-01-25-A
TAX ACCOUNT NUMBER: 2300373

TOWNSHIP: 23
RANGE: 35
SECTION: 01

PROPOSED LOT COVERAGES:	SF	ACRE	PERCENT
BUILDING COVERAGE	215,460	4.95	23%
PROPOSED IMPERVIOUS (SIDEWALK AND PARKING):	284,105	6.52	30%
TOTAL PROPOSED IMPERVIOUS	499,565	11.47	53%
PROPOSED PERVIOUS	443,192	10.17	47%
TOTAL GROSS AREA	942,757	21.64	100%

PARKING:

WAREHOUSE- 1 SPACE PER 1,000 SF (FIRST 5,000 SF) THEN 1 SPACE PER 10,000 SF
215,460 SF MANUFACTURING/INDUSTRIAL PROPOSED
5,000 / 1,000 = 5 PARKING SPACES REQUIRED
215,460 - 5,000 SF = 210,460 SF
210,460 / 10,000 = 21 PARKING SPACES REQUIRED
TOTAL MIN PARKING REQUIRED BY TITUSVILLE LDR: 26 SPACES INCLUDING 1 HANDICAP SPACES
TOTAL MAX PARKING ALLOWED BY TITUSVILLE LDR: 125% X MINIMUM PARKING = 26 * 125% = 33
TOTAL PARKING PROVIDED: 210 SPACES INCLUDING 11 HANDICAP SPACES

*ALTERNATIVE PARKING CLCULATION REQUEST SUBMITTED FOR 210 PARKING SPACES WITH PARKING ANALYSIS SUPPORT BASED ON ITE PARKING GENERATION SUPPORT FOR TOTAL PARKING PROVIDED.

BUILDING DATA

BUILDING SETBACKS:	MINIMUM	PROPOSED
FRONT (HORIZON-WEST)	35'	77.47'
SIDE CORNER (VECTOR-SOUTH)	35'	202.90'
REAR (US-1-EAST)	25'	173.31'
SIDE INTERIOR (NORTH)	15'	308.77'

LANDSCAPE SETBACKS:	MINIMUM	PROPOSED
FRONT (HORIZON-WEST)	20'	20.14'
SIDE CORNER (VECTOR-SOUTH)	25'	30.25'
REAR (US-1-EAST)	30'	50.00'
SIDE INTERIOR (NORTH)	10'	20.00'

MAXIMUM ALLOWED BUILDING HEIGHT PERMITTED = 50'
PROPOSED BUILDING HEIGHT = 48'

FIRE FLOW CALCULATIONS

CONSTRUCTION TYPE: IIB
NEW MAXIMUM BUILDING SIZE: 215,460 SQUARE FEET
FIRE FLOW RATE PER FFPC TABLE 18.4.5.1.2: 8,000 GPM
FIRE SPRINKLER REDUCTION OF 75% PROVIDES FOR A TOTAL REQUIRED FIRE FLOW: 2,000 GPM

NUMBER OF HYDRANTS REQUIRED: 2
NUMBER OF HYDRANTS PROPOSED: 2 NEW HYDRANTS AND 1 EXISTING HYDRANT

LEGEND:

DESCRIPTION	
PROPERTY LINE	
PROPOSED BUILDING	
ASPHALTIC PAVEMENT	
CONCRETE SIDEWALK	
STORMWATER CONTOUR	

DRAFT DOCUMENT INFORMATION PROVIDED FOR REVIEW AND PLANNING PURPOSES. STORMWATER AND GRADE INFORMATION IS DEPICTED AS ESTIMATED AREAS ONLY AS NO STORMWATER DESIGN OR SUBSEQUENT DESIGN HAS BEEN COMPLETED. STORMWATER AND GRADING IS SUBJECT TO CHANGE. ALL CONCEPTUAL LAYOUTS AND DEVELOPMENT YIELD ESTIMATES ARE PRELIMINARY AND PROVIDED FOR GENERAL FEASIBILITY EVALUATION ONLY. ACTUAL DEVELOPMENT POTENTIAL WILL DEPEND ON DETAILED DESIGN, PERMITTING AGENCY REVIEW, AND FINAL SITE CONSTRAINTS. NO GUARANTEE IS MADE REGARDING ACHIEVABLE BUILDING AREA OR APPROVAL OUTCOMES.



REV#	DATE	REVISION

TRAUGER CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
Erin.Trauger@gmail.com (321) 372-3060 (321) 652-5316

STOTAN WEST WAREHOUSE
TITUSVILLE, FLORIDA
PRELIMINARY DIMENSION PLAN

ERIN L. TRAUGER
FL P.E. #60076

DATE: 10-7-25
TOWNSHIP: 23
RANGE: 35
SECTION: 01
SCALE: 1"=80'
DRAWING NO. **EX-1**
PROJECT: 25-PRE
DRAWN BY: TLW

APPENDIX B

Via Email: jsmith@stotanindustrial.com

Ref: 6588.02

TECHNICAL MEMORANDUM

To: Jeff Smith, Stotan Industrial
From: George A. Galan, PE
Subject: Riverfront Warehouses – Parking Justification Study
 Titusville, FL
Date: November 13, 2025

INTRODUCTION

LTG, Inc. (LTG) has been retained by Stotan Industrial to conduct a parking analysis on behalf of the proposed Riverfront Warehouses development. The proposed development consists of two warehouse buildings: Building A, with an area of 215,460 square feet, and Building B, with an area of 91,520 square feet. The development is located in the southeast corner of US 1 and State Road 405/NASA Causeway in the City of Titusville. The proposed development plan is attached as **Exhibit A**.

This report will determine if an alternative number of parking spaces is appropriate compared to City Land Development Code requirements. The City Land Development Code (LDC) (Section 9.16) limits parking to no more than 125% of the minimum parking required by Code. The City Code requires 1 space per 1,000 square feet for the first 5,000 square feet and 1 space for every additional 10,000 square feet of warehouse. **Table 1** shows the City Code parking requirement, the City Code parking cap, and the proposed number of parking spaces on the development plan.

Table 1
Riverfront Warehouses
Existing Parking Requirements

Land Use	Building	Quantity		City LDC		No. of Spaces on the Site Plan
Warehouse	A	215,460	SF	Min.	26	210
				Max.	32	
	B	91,520	SF	Min.	13	91
				Max.	16	

A successful development requires adequate parking supply to meet the project's demand. Overparking a site leads to vacant parking spaces that do not provide any benefit to the project or the community and additionally have a negative impact on the built environment while creating unnecessarily high expenses. On the contrary, not allowing for adequate parking opportunity on a site leads to negative impacts on surrounding properties, excessive on-site vehicle circulation, and ultimately frustrating users.

TECHNICAL MEMORANDUM

Jeff Smith
November 13, 2025
Page 2

ANALYSIS

The Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition report, was reviewed for an alternative parking ratio to City requirements. The report contains the 85th percentile rate for Warehousing (land use 150) for a standard weekday (Monday-Friday). **Table 2** presents the comparison between the allowable parking spaces between the City’s LDC and ITE Parking Generation. The proposed development plan shows 210 spaces for Building A and 91 for Building B. Table 2 also incorporates the data from Table 1 to illustrate these conclusions.

Table 2
Riverfront Warehouses
Parking Requirements Comparison

Land Use	Quantity		No. of Spaces on the Site Plan	City LDC		ITE ParkGen (6th Ed., 85th Percentile)	
				Min.	Max.	Mon-Fri	
Warehousing	215,460	SF	210	Min.	26	Mon-Fri	239
				Max.	32		
	91,520	VFP	91	Min.	13	Mon-Fri	102
				Max.	16		

The ITE ParkGen requirements for Warehousing results in a higher parking requirement than the current City code. Additionally, local ordinances and codes were researched by nearby jurisdictions, which also support higher parking requirements for the proposed land use:

- Brevard County (Section 62-3206 (d)(18)): 1 space per 500 square-feet of gross-floor area (results in 430 minimum required parking spaces for Building A and 183 minimum required parking spaces for Building B)
- Indian River County (Section 954.015 (34)(c)): 1 space per 500 square-feet of gross floor area (results in 430 minimum required parking spaces for Building A and 183 minimum required parking spaces for Building B)

ITE ParkGen, Brevard County, and Indian River County provide parking rates that are tailored specifically to the unique characteristics of a warehouse. Additionally, these agencies do not provide maximum parking thresholds.

CONCLUSION

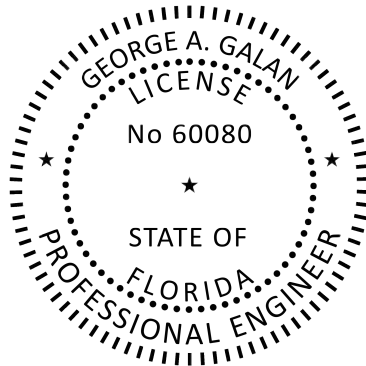
LTG, Inc. (LTG) has been retained by Stotan Industrial to conduct a parking analysis for the proposed Riverfront Warehouses development. The project consists of two warehouse buildings: Building A, with an area of 215,460 square feet, and Building B, with an area of 91,520 square feet, located in the southeast corner of US 1 and State Road 405/NASA Causeway in the City of Titusville. The City’s LDC provides parking requirements for warehousing, which result in an allowable range of 26 to 32 spaces for Building A and an allowable range of 13 to 16 spaces for Building B. Adjacent jurisdictions such as Brevard County and Indian River County establish parking ratios specific warehousing which result in higher parking requirements which are more consistent with the developer’s proposal. Additionally, the ITE Parking Generation Manual, 6th Edition, supports a maximum parking requirement of 239 spaces for Building A and 102 spaces for Building B for a development of this type and size. Based on these data sources, the applicant’s request for 210 parking spaces for Building A and 91 spaces for Building B is consistent with both industry standards and comparable regional practices.

TECHNICAL MEMORANDUM

Jeff Smith
November 13, 2025
Page 3

Attachments: Exhibit A: Site Plan

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

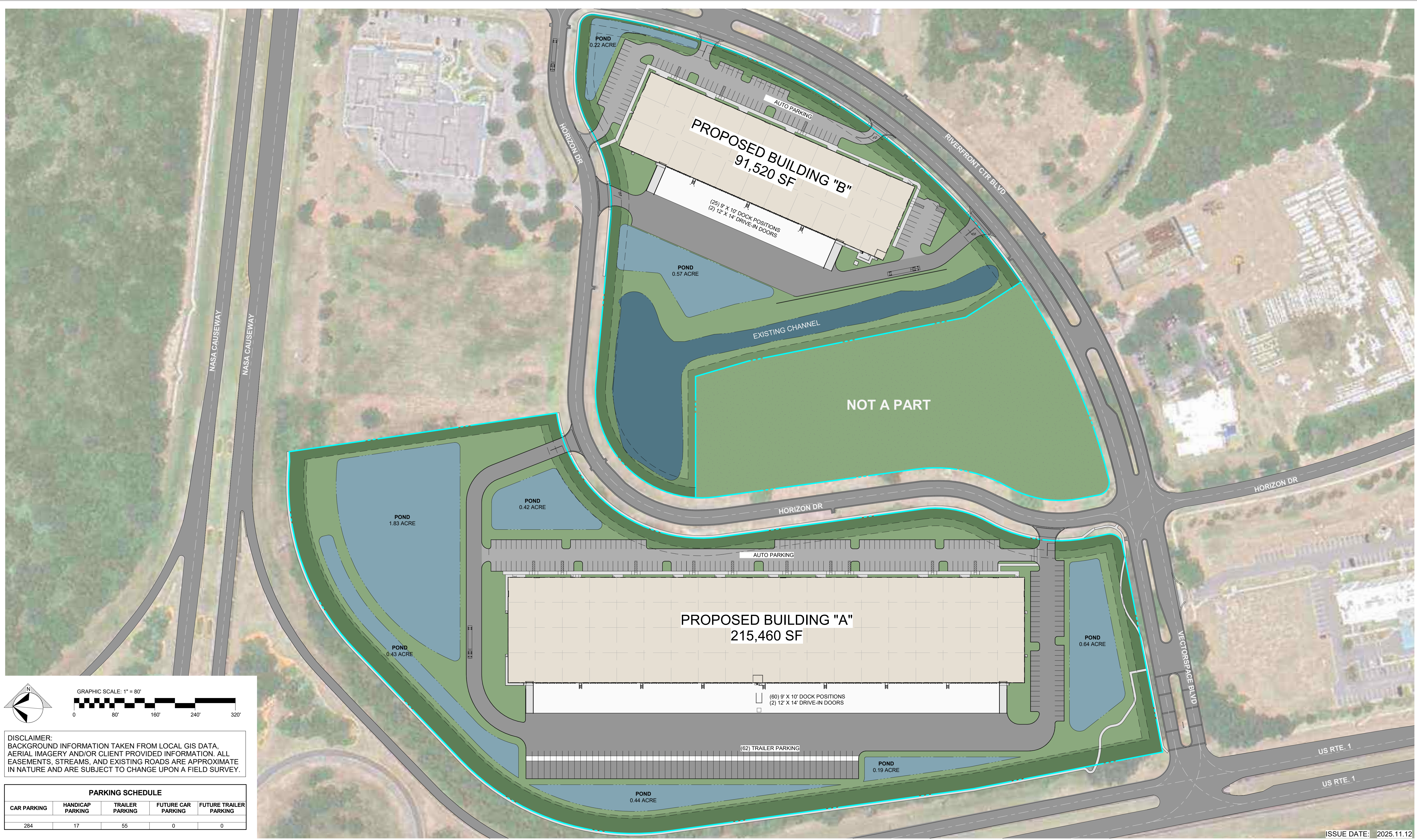


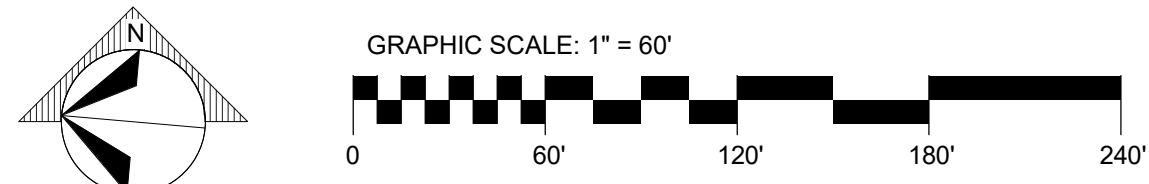
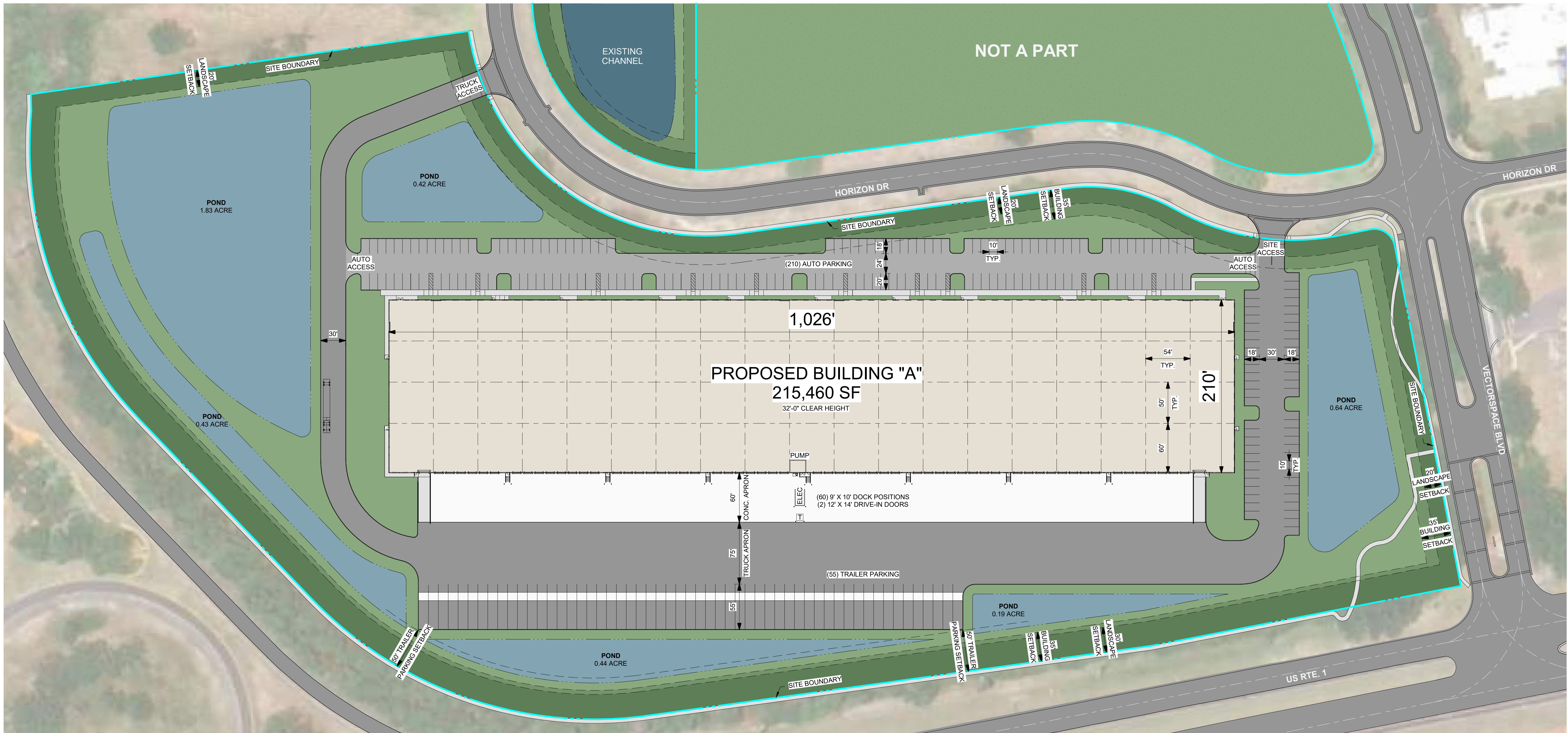
*THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:*

ON THE DATE ADJACENT TO THE SEAL

*SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.*

*LTG, INC.
1450 WEST GRANADA BOULEVARD, SUITE 2
ORMOND BEACH, FL 32174
VENDOR NO. F030424608005
GEORGE A. GALAN, P.E. NO. 60080*





2 SCHEMATIC SITE PLAN - BUILDING A
1-11 SCALE: 1" = 60'-0"

DISCLAIMER:
BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATA,
AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION. ALL
EASEMENTS, STREAMS, AND EXISTING ROADS ARE APPROXIMATE
IN NATURE AND ARE SUBJECT TO CHANGE UPON A FIELD SURVEY.

PARKING SCHEDULE - BUILDING A				
CAR PARKING	HANDICAP PARKING	TRAILER PARKING	FUTURE CAR PARKING	FUTURE TRAILER PARKING
199	11	55	0	0

ISSUE DATE: 2025.11.12



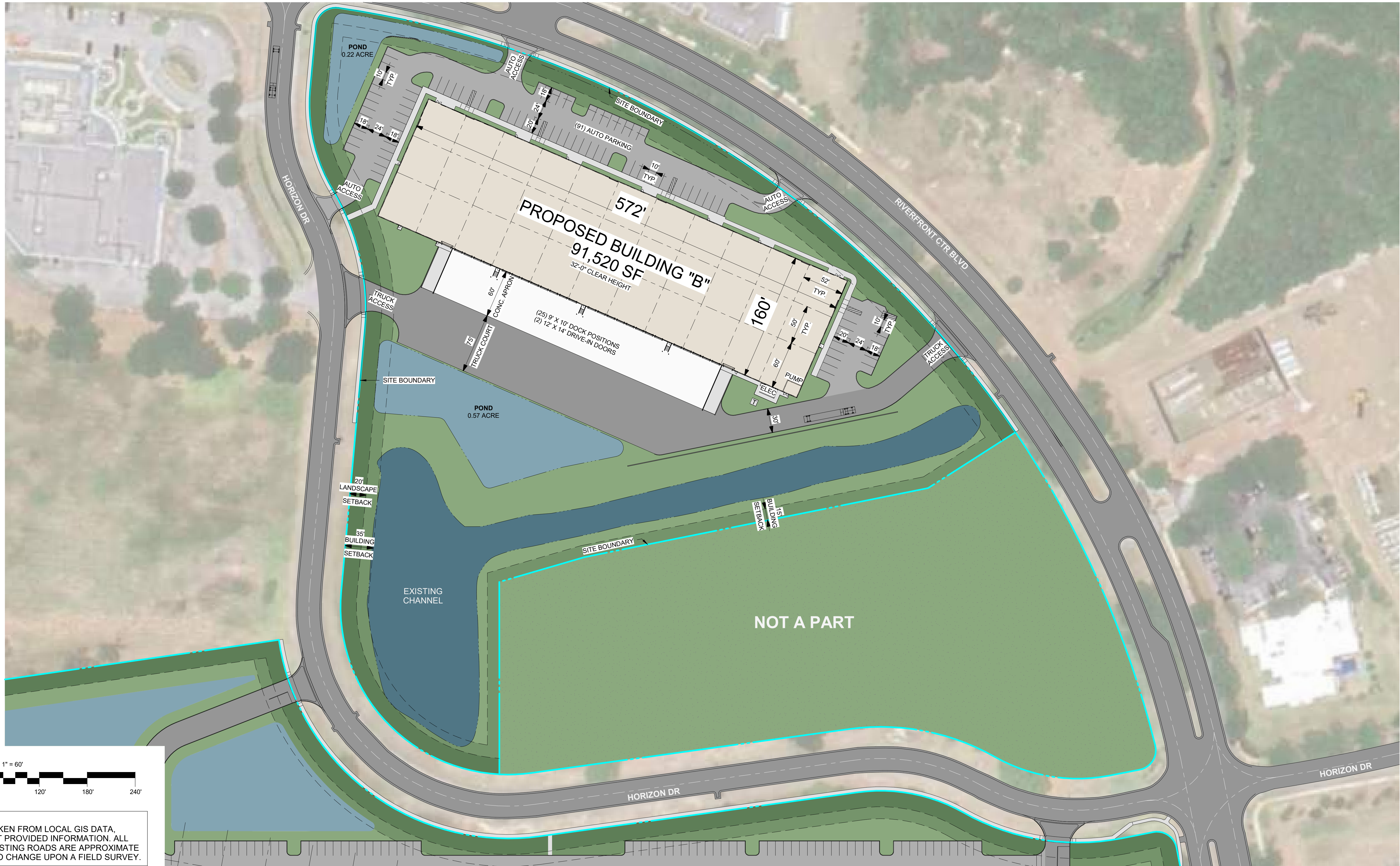
STOTAN TITUSVILLE

HORIZON DR. TITUSVILLE, FL
32780



SCHEMATIC SITE
PLAN - BLDG A

1-11



DISCLAIMER:
 BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATA,
 AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION. ALL
 EASEMENTS, STREAMS, AND EXISTING ROADS ARE APPROXIMATE
 IN NATURE AND ARE SUBJECT TO CHANGE UPON A FIELD SURVEY.

PARKING SCHEDULE - BUILDING B				
CAR PARKING	HANDICAP PARKING	TRAILER PARKING	FUTURE CAR PARKING	FUTURE TRAILER PARKING
85	6	0	0	0

2 SCHEMATIC SITE PLAN - BUILDING B ALT.
 1-12 SCALE: 1" = 60'-0"

ISSUE DATE: 2025.11.12



STOTAN TITUSVILLE

HORIZON DR. TITUSVILLE, FL
 32780



SCHEMATIC SITE
 PLAN - BLDG B

1-12



Gateway to Nature & Space



**APPLICATION FOR DEVELOPMENT REVIEW COMMITTEE (DRC)-
TECHNICAL MANUAL WAIVERS**

Please submit electronically a completed application and required submittals to the Community Development Department for payment and meeting scheduling. Section 34-296 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. **INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.**

1. Project Location	Property Address/Location Description Southeast corner of US 1 and State Road 405/NASA Causeway		
2. Applicant/ Owner	Name of Applicant/Contact Erin Trauger		Name of Owner NAP RIVERFRONT E LLC
	Street Address 2210 Front Street STE 204		Street Address 212 E 3rd St STE 300
	City Melbourne	State FL	Zip 32901
	Telephone # 321-652-5316		Telephone #
	Fax #		Fax #
E-Mail Address erin.trauger@gmail.com		E-Mail Address	
3. Applicant Status	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other		
4. Parcel ID	23-35-01-25-E	Tax Acct.	2322889
5. Site Size	Acres: 10.09	Square Feet: 439,701	
6. Property Information	Current Zoning Planned Industrial District		Current Use of Property Vacant
7. Waiver(s) Requested	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>
	1) <u>9.11</u>	1) <u>9.11.1.3.4</u>	1) <u>Approval for 5 driveway connections</u>
	2) <u>9.16</u>	2) <u>Table 9.16.4</u>	2) <u>Approval for 91 parking spaces</u>
	3) _____	3) _____	3) _____
	4) _____	4) _____	4) _____
5) _____	5) _____	5) _____	

8. Design Review and or Waivers Required by CRA in DMU Zoning	Property is > 1.5 acres <input checked="" type="checkbox"/> Building is > 10,001 square feet in size <input checked="" type="checkbox"/> Not applicable (property ≤ 1.5 acres or building ≤ 10,000 square in size) <input type="checkbox"/>
9. Narrative	Please provide a brief description of your request and the proposed project: Please see attached Waiver Report.

- **All applications shall require Community Development staff review prior to submittal.**
- Incomplete applications and applications without appropriate backup information/justification 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.

ACKNOWLEDGEMENT

I am the owner and/or legal representative of the owner of the property described which is the subject of this application. All answers to the questions in said application and all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. 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. 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.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the DRC Committee and or the Community Redevelopment Agency (CRA) on this topic to properly noticed public meetings or to written communication to the Redevelopment Planner for DMU waivers and the Development Services Manager for Technical Manual waivers, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/ Erin Trauger
(Signature*)

11/20/25
(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: _____



City of Titusville Staff Report

DEVELOPMENT REVIEW COMMITTEE (DRC) - #6-2026

Waiver Request for Tax ID #2300373 – Southeast corner of US1 and SR 405 (Stotan Industrial West)

Meeting Date: April 16, 2026

Prepared By: Mandy Lamothe, Deputy Community Development Director

Applicant(s): Erin Trauger

Applicant's Request: To allow the following waiver request:
1. To allow more than the maximum number of parking spaces

Staff Recommendation: Consideration of the proposed waiver request

Background Information

The applicant, Erin Trauger, is requesting the Development Review Committee (DRC) grant the following waiver for the site located at the southeast corner of US1 and SR 405:

1. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City.

The request is associated with a proposed industrial project that is currently under site plan review.

Waiver Criteria

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

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

Analysis

The proposed industrial project parking calculations allow 33 total spaces. The applicant is proposing to provide 210 spaces, including 11 handicap spaces.

According to the applicant, the owner's operational experience, together with the parking demand analysis prepared by Lassiter Transportation Group (attached), confirms that the proposed parking totals appropriately support the warehouse use and are consistent with ITE-based expectations. The requested parking values will prevent overflow conditions, maintain safe on-site circulation, and avoid off-site impacts while remaining consistent with the purpose and intent of the City's parking standards.

Attached is a waiver report submitted by the applicant that provides additional details.

Recommendation

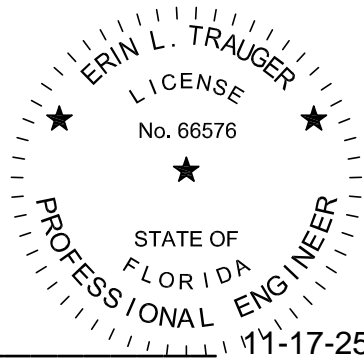
The Development Review Committee (DRC) shall weigh the physical development constraints involved with the property in order to implement the code to the greatest extent possible, consider the criteria for waivers in Sec. 34-288 and also consider the criteria for removal of a heritage tree in Sec. 30-32(e) of the Code.

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



ALTERNATIVE PARKING CALCULATIONS AND DRIVEWAY WAIVER REQUEST

SUBMITTED TO:
CITY OF TITUSVILLE
REVISION DATE: 11-14-25



Trauger Consulting Engineers Inc.
Erin Trauger, P.E.
FL License No. 66576

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Stotan Warehouse East and West

I. Introduction

On behalf of the applicant, this report provides justification to support approval of specific access and parking related waivers for two adjoining warehouse development parcels located within the City of Titusville as part of the Vectorspace Master Development. A location map is provided in Appendix A.

These approvals are requested to address site specific and operational constraints associated with driveway access and parking standards established in Technical Manual Section 9 Transportation Infrastructure.

For reference, the parcels are identified as follows:

- East Parcel: BCPAO Tax ID 2322889
- West Parcel: BCPAO Tax ID 2300373

The requested waivers and approvals are summarized. Each request is based on the applicable sections of the Technical Manual and supported by the documentation of this report.

A waiver is requested for the proposed driveway layout on the east parcel. Technical Manual Sections 9.11.1.3.3 and 9.11.1.3.4 limit development parcels to two access points. However, Section 9.11.1.4 provides the Administrator with discretion to authorize additional access points when justified by emergency access considerations or by supporting analysis. The proposed configuration is proposed with these criteria in mind and is necessary to accommodate the site's functional and circulation needs.

Approval is also requested for the proposed parking program on each parcel (east and west parcel). The parking demand evaluations prepared by Lassiter Transportation Group demonstrate that the proposed parking counts appropriately support the intended warehouse use while avoiding unnecessary excess parking. Accordingly, approval of the proposed parking totals for both the east and west parcels is requested based on these findings.

Each parcel uniquely presents physical constraints and operational requirements, which are discussed in detail in the following sections of this report. Based on the analysis provided, the requested waivers and approvals are warranted and will enable effective site circulation while maintaining compliance with the overall intent of the City's transportation and parking standards. Stormwater treatment will be provided to meet state and local requirements. Conceptual site plans for both parcels are included in Attachment A.

II. East Parcel Driveway and Parking Waiver Request

The East Parcel (BCPAO Tax ID 2322889) has a unique triangular-shape bounded by two public road frontages and a large linear shaped drainage easement forming the third boundary. These physical characteristics limit the ability to interconnect internal driveways or share access with adjacent sites.

The property is proposed for Type A warehouse development for which separate circulation systems to support passenger vehicles and truck operations enhances traffic flow, safety and efficiency. Additionally, the shape of the property with the triangular limitations results in a long linear layout for trucking access. This lends toward the need for limited access additional emergency egress points to eliminate dead end parking conditions. To accommodate these functional needs, the proposed site plan (see *EX-1 East Preliminary Site Plan*) includes five total driveway connections with the following characteristics.

On Horizon Drive, two driveway connections are proposed along the north boundary of the property. The west driveway includes truck ingress and egress to the rear loading areas and the east egress only driveway connection was added to address City of Titusville emergency services concerns and eliminate dead end circulation onsite for the separate passenger vehicular parking lot.

On Vectorspace Boulevard, three driveways are proposed along the east boundary of the property. Starting at the north there is a full access driveway proposed aligned with the median opening, this is the only median opening provided to the property. The middle driveway with limited right in and right-out access is included to eliminate dead end circulation for the passenger vehicular parking lot. The south driveway is also right-in and right-out access only for truck circulation.

This proposed driveway configuration is necessary to maintain vehicle separation, safety, and efficient on-site circulation, consistent with best practices for warehouse operations. Precursory review with City of Titusville staff provided us guidance to include driveway connections to eliminate dead end circulation and with the current layout it we meet those requirements. Considering the size of the property, the abundance of roadway frontage and the proposed access limitations on three of the proposed driveways a waiver from the strict application of the City's access management limitation would provide improved site functionality and help remove potential safety conflicts due to further constrained maneuvering geometry.

The proposed layout works to minimize turning conflicts, provides directional control, and maintains includes driveway spacing greater than 110 lf off a right of way that serves a internal driveway access to the master planned commercial subdivision park. Further, it seems the proposed plan fulfills the intent of the City's access management standards.

In addition to the driveway waiver, the applicant is requesting approval of an alternative parking calculation based on ITE reference data and the operational experience of the proposed owners, rather than the maximum parking limitation established in Titusville Technical Manual Section 9.16. - Number of Required Parking Spaces. Drawing from the owner's extensive experience with comparable warehouse facilities, the proposed parking ratio exceeds the allowable maximum in order to support anticipated shift overlaps, contractor and vendor activity, and occasional training periods or temporary workforce increases.

The project's traffic consultant Lassiter Transportation Group has reviewed the proposed parking ratio and confirmed that it aligns with parking utilization patterns observed at similar Type A warehouse operations, as supported by ITE-based calculations. The parking analysis is included in Appendix B.

Providing the requested number of parking spaces will ensure adequate on-site capacity, minimize the potential for overflow or off-site parking, and maintain safe and efficient internal circulation. Stormwater treatment has been incorporated for all proposed parking areas.

III. West Parcel Parking Waiver

The West Parcel (BCPAO Tax ID 2300373) is also planned for Type A warehouse development and maintains compliant access configurations so therefore, no driveway waiver is required for this parcel. The site geometry allows for a design that proposes adequate circulation of both passenger vehicles and truck traffic with two access locations onto Horizon Boulevard. There is a driveway proposed at the north end of the property and a secondary access at the south end of the property near the intersection of Vectorspace Boulevard and Horizon Boulevard.

However, like the East Parcel, the applicant requests approval of a parking program that exceeds the maximum parking allowance identified in Technical Manual Section 9.16. - Number of Required Parking Spaces for the West Parcel. The requested parking total is based on the operational experience of the owner at comparable warehouse facilities. Their experience consistently demonstrates the need for higher parking availability than the code maximum to support shift overlaps, contractor and vendor activities, and periodic workforce surges.

Beyond the experiential experience, the parking demand analysis prepared by Lassiter Transportation Group (included in Appendix B) confirms that the proposed parking total is consistent with observed parking utilization at similar warehouse sites and is supported by ITE-referenced calculations. The analysis indicates that the proposed parking supply will meet operational needs without resulting in unnecessary excess parking. Stormwater treatment is provided for all proposed parking areas in addition to landscape buffers and plantings.

Approval of this parking waiver will ensure that the West Parcel maintains sufficient on-site capacity to prevent overflow conditions while supporting the functional requirements of the warehouse use and maintaining alignment with the intent of the City's parking standards.

IV. Justification and Conclusion

The approval requests for the East and West Parcels reflect the unique physical conditions and operational needs of the planned warehouse developments and are supported by transportation analysis and industry-standard practices. Each request is summarized below.

- **East Parcel Driveway Waiver:**

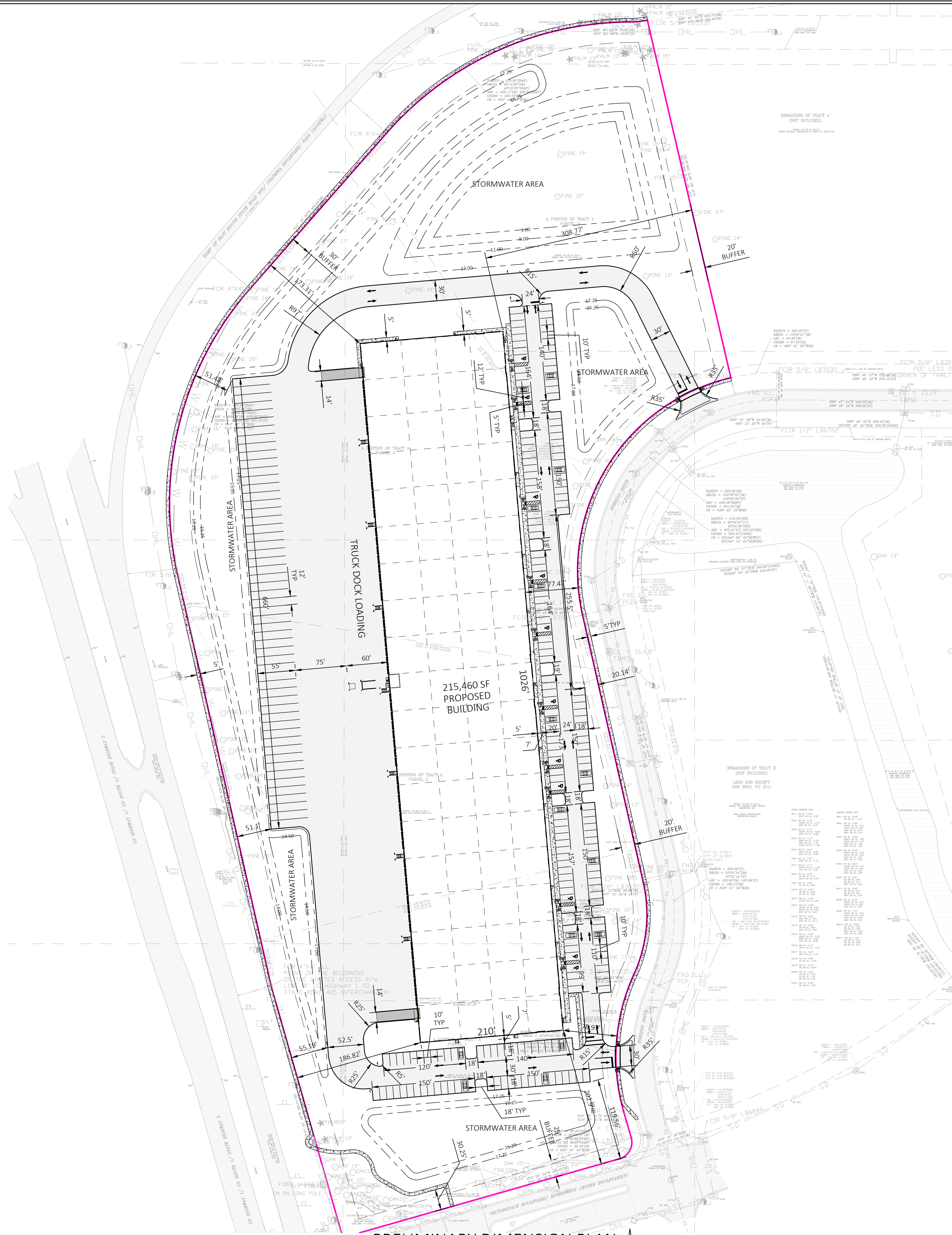
Due to the triangular geometry of the parcel, dual roadway frontages, and the operational need to maintain separate passenger and truck circulation systems, proposed driveway placement is essential to support the improvements. The resulting configuration eliminates dead-end conditions, improves emergency service access, and works to balance with the intent of the City's access management standards, thereby enhancing overall site safety and operational efficiency.

- **Alternative Parking Requirement Calculation Both Parcels:**

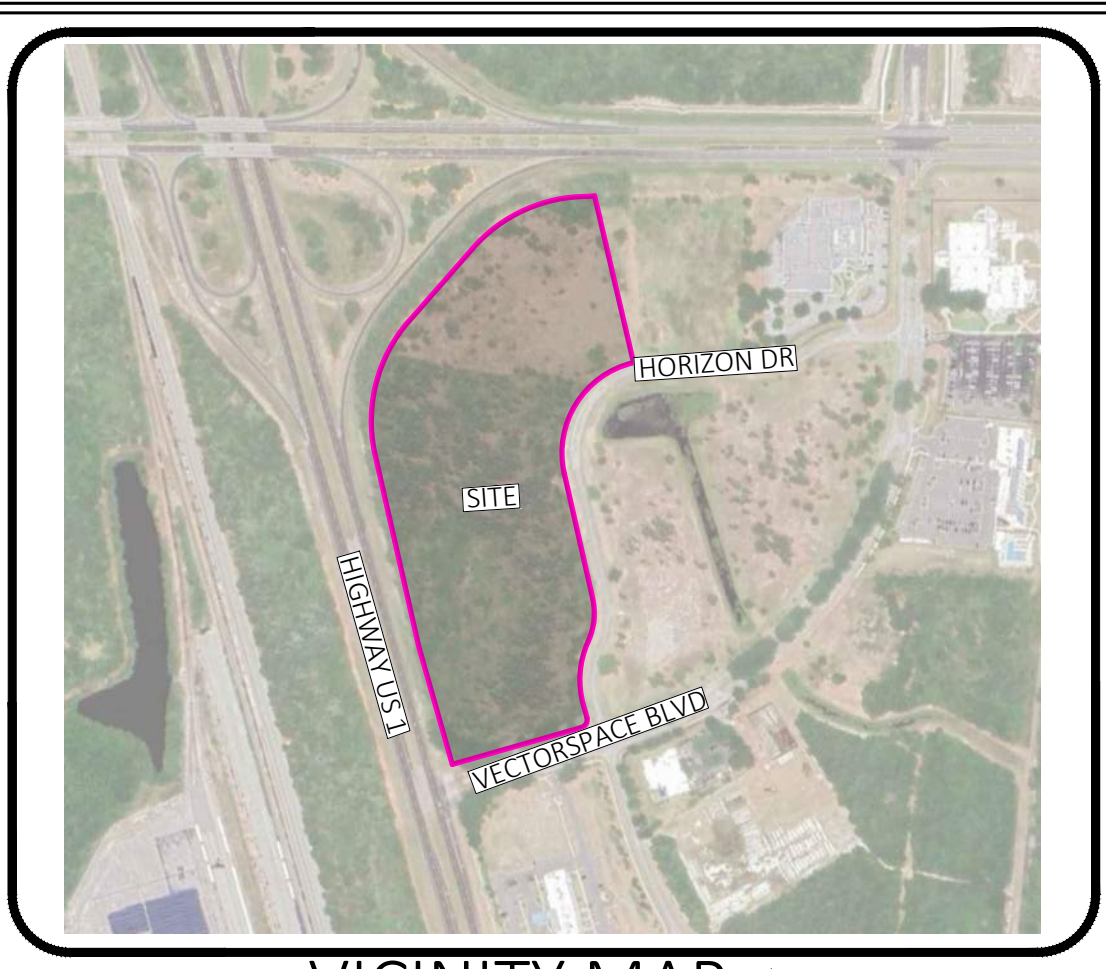
For both the East and West Parcels, the applicant requests approval of an alternative parking calculation in lieu of the parking limitation prescribed by the City of Titusville Technical Manual. The owner's operational experience, together with the parking demand analysis prepared by Lassiter Transportation Group, confirms that the proposed parking totals appropriately support the warehouse use and are consistent with ITE-based expectations. The requested parking values will prevent overflow conditions, maintain safe on-site circulation, and avoid off-site impacts while remaining consistent with the purpose and intent of the City's parking standards. Stormwater treatment will be provided for all parking improvements.

Collectively, the requested driveway waiver and alternative parking calculation approvals represent practical, supported adjustments that enhance safe and efficient site operations while balancing the broader objectives of the City's transportation, parking, and engineering criteria. We respectfully request City of Titusville Administrator approval of the detailed requests as outlined in this report.

APPENDIX A



PRELIMINARY DIMENSION PLAN
1"=80'



VICINITY MAP
NTS

LEGAL DESCRIPTION:

CONTACT INFORMATION

CLIENT
STOTAN INDUSTRIAL
1 N WACKER DRIVE, STE 440
CHICAGO, IL 60606
TEL: 630-235-1703
EMAIL: JSMITH@STOTANINDUSTRIAL.COM

CIVIL ENGINEER:
TRAUGER CONSULTING ENGINEERS, INC.
ERIN TRAUGER
2210 FRONT STREET STE #204
MELBOURNE, FL 32901
TEL: 321-652-5316
E-MAIL: ERIN.TRAUGER@GMAIL.COM

SURVEYOR:
TERMINUS SURVEYING, LLC.
MICHAEL P. MOONEY
2752 JASON STREET
TAMPA, FL 33619
TEL: 813-681-4481
EMAIL: FRONTDESK@TEAMTERMINUS.COM

SITE DATA

TOTAL LOT ACREAGE: 21.63 ACRES
FUTURE LAND USE: PID - PLANNED INDUSTRIAL DISTRICT
ZONING CLASSIFICATION: PID - PLANNED INDUSTRIAL DISTRICT
FIRM #: 12009C0220H, RATE MAP 125152 (1-29-2021) FLOOD ZONE 'X'
PARCEL ID: 23-35-01-25-A
TAX ACCOUNT NUMBER: 2300373

TOWNSHIP: 23
RANGE: 35
SECTION: 01

PROPOSED LOT COVERAGES:	SF	ACRE	PERCENT
BUILDING COVERAGE	215,460	4.95	23%
PROPOSED IMPERVIOUS (SIDEWALK AND PARKING):	284,105	6.52	30%
TOTAL PROPOSED IMPERVIOUS	499,565	11.47	53%
PROPOSED PERVIOUS	443,192	10.17	47%
TOTAL GROSS AREA	942,757	21.64	100%

PARKING:

WAREHOUSE- 1 SPACE PER 1,000 SF (FIRST 5,000 SF) THEN 1 SPACE PER 10,000 SF
215,460 SF MANUFACTURING/INDUSTRIAL PROPOSED
5,000 / 1,000 = 5 PARKING SPACES REQUIRED
215,460 - 5,000 SF = 210,460 SF
210,460 / 10,000 = 21 PARKING SPACES REQUIRED
TOTAL MIN PARKING REQUIRED BY TITUSVILLE LDR: 26 SPACES INCLUDING 1 HANDICAP SPACES
TOTAL MAX PARKING ALLOWED BY TITUSVILLE LDR: 125% X MINIMUM PARKING = 26 * 125% = 33
TOTAL PARKING PROVIDED: 210 SPACES INCLUDING 11 HANDICAP SPACES

*ALTERNATIVE PARKING CLCULATION REQUEST SUBMITTED FOR 210 PARKING SPACES WITH PARKING ANALYSIS SUPPORT BASED ON ITE PARKING GENERATION SUPPORT FOR TOTAL PARKING PROVIDED.

BUILDING DATA

BUILDING SETBACKS:	MINIMUM	PROPOSED
FRONT (HORIZON-WEST)	35'	77.47'
SIDE CORNER (VECTOR-SOUTH)	35'	202.90'
REAR (US-1-EAST)	25'	173.31'
SIDE INTERIOR (NORTH)	15'	308.77'

LANDSCAPE SETBACKS:	MINIMUM	PROPOSED
FRONT (HORIZON-WEST)	20'	20.14'
SIDE CORNER (VECTOR-SOUTH)	25'	30.25'
REAR (US-1-EAST)	30'	50.00'
SIDE INTERIOR (NORTH)	10'	20.00'

MAXIMUM ALLOWED BUILDING HEIGHT PERMITTED = 50'
PROPOSED BUILDING HEIGHT = 48'

FIRE FLOW CALCULATIONS

CONSTRUCTION TYPE: IIB
NEW MAXIMUM BUILDING SIZE: 215,460 SQUARE FEET
FIRE FLOW RATE PER FFPC TABLE 18.4.5.1.2: 8,000 GPM
FIRE SPRINKLER REDUCTION OF 75% PROVIDES FOR A TOTAL REQUIRED FIRE FLOW: 2,000 GPM

NUMBER OF HYDRANTS REQUIRED: 2
NUMBER OF HYDRANTS PROPOSED: 2 NEW HYDRANTS AND 1 EXISTING HYDRANT

LEGEND:

DESCRIPTION	
PROPERTY LINE	
PROPOSED BUILDING	
ASPHALTIC PAVEMENT	
CONCRETE SIDEWALK	
STORMWATER CONTOUR	

DRAFT DOCUMENT INFORMATION PROVIDED FOR REVIEW AND PLANNING PURPOSES. STORMWATER AND GRADE INFORMATION IS DEPICTED AS ESTIMATED AREAS ONLY AS NO STORMWATER DESIGN OR SUBSEQUENT DESIGN HAS BEEN COMPLETED. STORMWATER AND GRADING IS SUBJECT TO CHANGE. ALL CONCEPTUAL LAYOUTS AND DEVELOPMENT YIELD ESTIMATES ARE PRELIMINARY AND PROVIDED FOR GENERAL FEASIBILITY EVALUATION ONLY. ACTUAL DEVELOPMENT POTENTIAL WILL DEPEND ON DETAILED DESIGN, PERMITTING AGENCY REVIEW, AND FINAL SITE CONSTRAINTS. NO GUARANTEE IS MADE REGARDING ACHIEVABLE BUILDING AREA OR APPROVAL OUTCOMES.

REV#	DATE	REVISION

TRAUGER
CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
Erin.Trauger@gmail.com (321) 372-3060 (321) 652-5316

STOTAN WEST WAREHOUSE
TITUSVILLE, FLORIDA
PRELIMINARY DIMENSION PLAN

ERIN L. TRAUGER
FL P.E. #60076

DATE: 10-7-25
TOWNSHIP: 23
RANGE: 35
SECTION: 01
SCALE: 1"=80'
DRAWING NO. **EX-1**
PROJECT: 25-PRE
DRAWN BY: TLW



APPENDIX B

Via Email: jsmith@stotanindustrial.com

Ref: 6588.02

TECHNICAL MEMORANDUM

To: Jeff Smith, Stotan Industrial

From: George A. Galan, PE

Subject: Riverfront Warehouses – Parking Justification Study
Titusville, FL

Date: November 13, 2025

INTRODUCTION

LTG, Inc. (LTG) has been retained by Stotan Industrial to conduct a parking analysis on behalf of the proposed Riverfront Warehouses development. The proposed development consists of two warehouse buildings: Building A, with an area of 215,460 square feet, and Building B, with an area of 91,520 square feet. The development is located in the southeast corner of US 1 and State Road 405/NASA Causeway in the City of Titusville. The proposed development plan is attached as **Exhibit A**.

This report will determine if an alternative number of parking spaces is appropriate compared to City Land Development Code requirements. The City Land Development Code (LDC) (Section 9.16) limits parking to no more than 125% of the minimum parking required by Code. The City Code requires 1 space per 1,000 square feet for the first 5,000 square feet and 1 space for every additional 10,000 square feet of warehouse. **Table 1** shows the City Code parking requirement, the City Code parking cap, and the proposed number of parking spaces on the development plan.

Table 1
Riverfront Warehouses
Existing Parking Requirements

Land Use	Building	Quantity		City LDC		No. of Spaces on the Site Plan
Warehouse	A	215,460	SF	Min.	26	210
				Max.	32	
	B	91,520	SF	Min.	13	91
				Max.	16	

A successful development requires adequate parking supply to meet the project's demand. Overparking a site leads to vacant parking spaces that do not provide any benefit to the project or the community and additionally have a negative impact on the built environment while creating unnecessarily high expenses. On the contrary, not allowing for adequate parking opportunity on a site leads to negative impacts on surrounding properties, excessive on-site vehicle circulation, and ultimately frustrating users.

TECHNICAL MEMORANDUM

Jeff Smith
 November 13, 2025
 Page 2

ANALYSIS

The Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition report, was reviewed for an alternative parking ratio to City requirements. The report contains the 85th percentile rate for Warehousing (land use 150) for a standard weekday (Monday-Friday). **Table 2** presents the comparison between the allowable parking spaces between the City’s LDC and ITE Parking Generation. The proposed development plan shows 210 spaces for Building A and 91 for Building B. Table 2 also incorporates the data from Table 1 to illustrate these conclusions.

**Table 2
 Riverfront Warehouses
 Parking Requirements Comparison**

Land Use	Quantity		No. of Spaces on the Site Plan	City LDC		ITE ParkGen (6th Ed., 85th Percentile)	
				Min.	Max.	Mon-Fri	
Warehousing	215,460	SF	210	Min.	26	Mon-Fri	239
				Max.	32		
	91,520	VFP	91	Min.	13	Mon-Fri	102
				Max.	16		

The ITE ParkGen requirements for Warehousing results in a higher parking requirement than the current City code. Additionally, local ordinances and codes were researched by nearby jurisdictions, which also support higher parking requirements for the proposed land use:

- Brevard County (Section 62-3206 (d)(18)): 1 space per 500 square-feet of gross-floor area (results in 430 minimum required parking spaces for Building A and 183 minimum required parking spaces for Building B)
- Indian River County (Section 954.015 (34)(c)): 1 space per 500 square-feet of gross floor area (results in 430 minimum required parking spaces for Building A and 183 minimum required parking spaces for Building B)

ITE ParkGen, Brevard County, and Indian River County provide parking rates that are tailored specifically to the unique characteristics of a warehouse. Additionally, these agencies do not provide maximum parking thresholds.

CONCLUSION

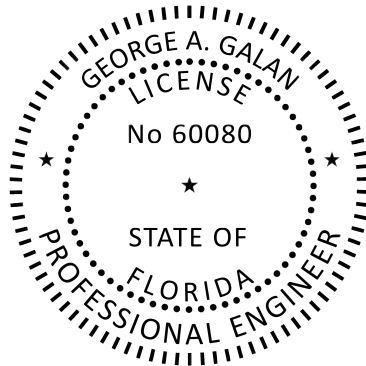
LTG, Inc. (LTG) has been retained by Stotan Industrial to conduct a parking analysis for the proposed Riverfront Warehouses development. The project consists of two warehouse buildings: Building A, with an area of 215,460 square feet, and Building B, with an area of 91,520 square feet, located in the southeast corner of US 1 and State Road 405/NASA Causeway in the City of Titusville. The City’s LDC provides parking requirements for warehousing, which result in an allowable range of 26 to 32 spaces for Building A and an allowable range of 13 to 16 spaces for Building B. Adjacent jurisdictions such as Brevard County and Indian River County establish parking ratios specific warehousing which result in higher parking requirements which are more consistent with the developer’s proposal. Additionally, the ITE Parking Generation Manual, 6th Edition, supports a maximum parking requirement of 239 spaces for Building A and 102 spaces for Building B for a development of this type and size. Based on these data sources, the applicant’s request for 210 parking spaces for Building A and 91 spaces for Building B is consistent with both industry standards and comparable regional practices.

TECHNICAL MEMORANDUM

Jeff Smith
November 13, 2025
Page 3

Attachments: Exhibit A: Site Plan

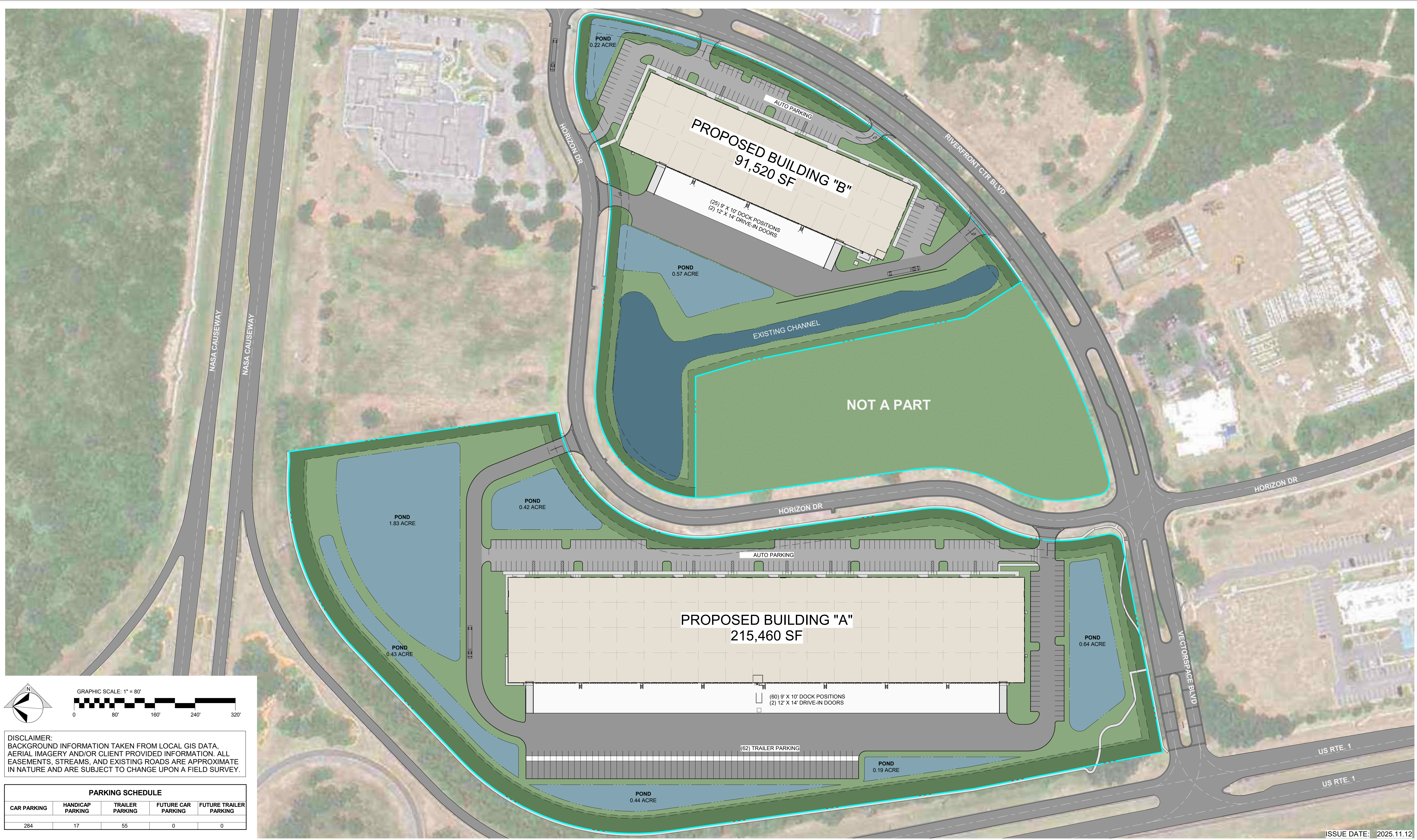
I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

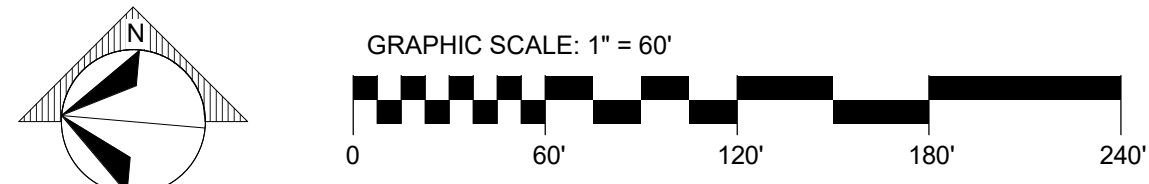
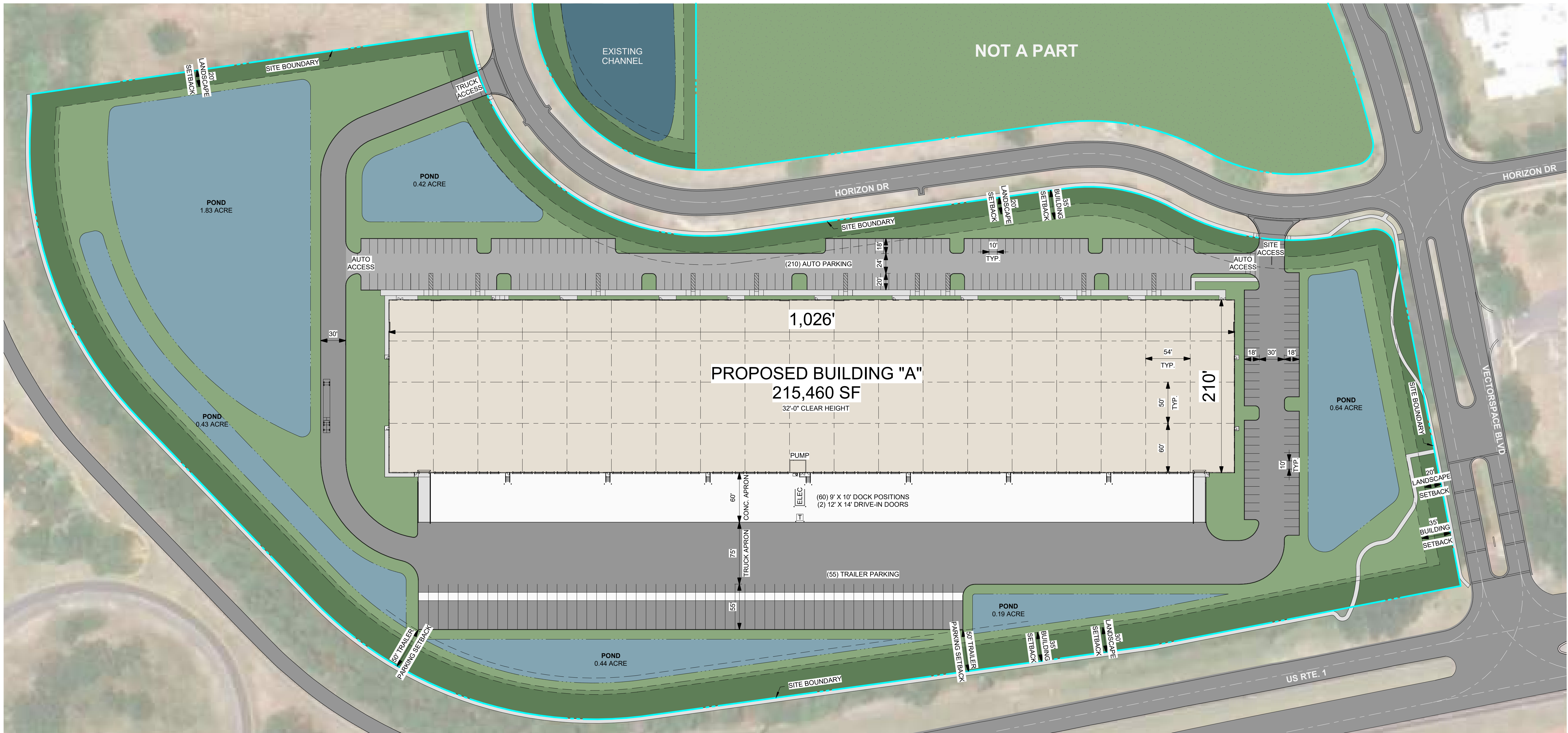


*THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:*

*ON THE DATE ADJACENT TO THE SEAL
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.*

*LTG, INC.
1450 WEST GRANADA BOULEVARD, SUITE 2
ORMOND BEACH, FL 32174
VENDOR NO. F030424608005
GEORGE A. GALAN, P.E. NO. 60080*





2 SCHEMATIC SITE PLAN - BUILDING A
1-11 SCALE: 1" = 60'-0"

DISCLAIMER:
BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATA,
AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION. ALL
EASEMENTS, STREAMS, AND EXISTING ROADS ARE APPROXIMATE
IN NATURE AND ARE SUBJECT TO CHANGE UPON A FIELD SURVEY.

PARKING SCHEDULE - BUILDING A				
CAR PARKING	HANDICAP PARKING	TRAILER PARKING	FUTURE CAR PARKING	FUTURE TRAILER PARKING
199	11	55	0	0

ISSUE DATE: 2025.11.12



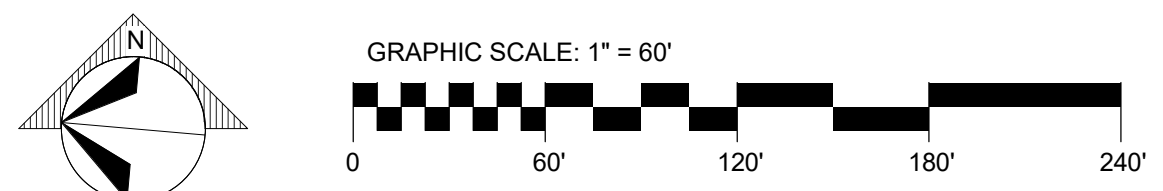
STOTAN TITUSVILLE

HORIZON DR. TITUSVILLE, FL
32780



SCHEMATIC SITE
PLAN - BLDG A

1-11



DISCLAIMER:
 BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATA,
 AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION. ALL
 EASEMENTS, STREAMS, AND EXISTING ROADS ARE APPROXIMATE
 IN NATURE AND ARE SUBJECT TO CHANGE UPON A FIELD SURVEY.

PARKING SCHEDULE - BUILDING B				
CAR PARKING	HANDICAP PARKING	TRAILER PARKING	FUTURE CAR PARKING	FUTURE TRAILER PARKING
85	6	0	0	0

2 SCHEMATIC SITE PLAN - BUILDING B ALT.
 1-12 SCALE: 1" = 60'-0"

ISSUE DATE: 2025.11.12



STOTAN TITUSVILLE

HORIZON DR. TITUSVILLE, FL
 32780



SCHEMATIC SITE
 PLAN - BLDG B

1-12



Gateway to Nature & Space



**APPLICATION FOR DEVELOPMENT REVIEW COMMITTEE (DRC)-
TECHNICAL MANUAL WAIVERS**

Please submit electronically a completed application and required submittals to the Community Development Department for payment and meeting scheduling. Section 34-296 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. **INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.**

1. Project Location	Property Address/Location Description Southeast corner of US 1 and State Road 405/NASA Causeway		
2. Applicant/ Owner	Name of Applicant/Contact Erin Trauger		Name of Owner NAP Vector Space LLC
	Street Address 2210 Front Street STE 204		Street Address 212 E 3rd St STE 300
	City	State	Zip
	Melbourne	FL	32901
	Telephone # 321-652-5316		Telephone #
Fax #		Fax #	
E-Mail Address erin.trauger@gmail.com		E-Mail Address	
3. Applicant Status	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other		
4. Parcel ID	23-35-01-25-A	Tax Acct.	2300373
5. Site Size	Acres: 21.64	Square Feet: 942,757	
6. Property Information	Current Zoning Planned Industrial District		Current Use of Property Vacant
7. Waiver(s) Requested	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>
	1) <u>9.16</u>	1) <u>Table 9.16.4</u>	1) <u>Approval for 210 parking spaces</u>
	2) _____	2) _____	2) _____
	3) _____	3) _____	3) _____
	4) _____	4) _____	4) _____
	5) _____	5) _____	5) _____

8. Design Review and or Waivers Required by CRA in DMU Zoning	Property is > 1.5 acres <input checked="" type="checkbox"/> Building is > 10,001 square feet in size <input checked="" type="checkbox"/> Not applicable (property ≤ 1.5 acres or building ≤ 10,000 square in size) <input type="checkbox"/>
9. Narrative	<p>Please provide a brief description of your request and the proposed project:</p> <p>Please see attached Waiver Report.</p>

- **All applications shall require Community Development staff review prior to submittal.**
- Incomplete applications and applications without appropriate backup information/justification 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.

ACKNOWLEDGEMENT

I am the owner and/or legal representative of the owner of the property described which is the subject of this application. All answers to the questions in said application and all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. 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. 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.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the DRC Committee and or the Community Redevelopment Agency (CRA) on this topic to properly noticed public meetings or to written communication to the Redevelopment Planner for DMU waivers and the Development Services Manager for Technical Manual waivers, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/ Erin Trauger 11/20/25
(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: _____