



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

January 22, 2025 - 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. ROLL CALL

3. DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. Minutes January 8, 2025

Approve Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

6. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

7. OLD BUSINESS

8. NEW BUSINESS

A. Rezoning

B. Annexations

C. Conditional Use Permit

1. Conditional Use Permit application (CUP) No. 4-2024 - 800 Century Medical Drive

D. Miscellaneous

1. Easement Vacate application (EAS) No. 2-2024 - 3520 Oakhill Drive
2. Small Scale Comprehensive Plan Amendment (SSA) No. 7-2024 – 800 Lane Ave
3. Election of Officers
4. Economics of Development in Florida

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

A. City Staff

B. City Attorney

C. Chairman

D. Members

11. 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 COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Minutes January 8, 2025**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes January 8, 2025

Alternatives:

Modify the Minutes.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 01.08.25 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 January 8, 2025 at 6:00 p.m.

XXX

Chairman Joseph Richardson called the meeting to order at 6:00 p.m. Present were Vice Chairman Dan Aton, Secretary Romie Grant, Member Christopher Childs, Member Erron Fayson and Member Theodore Garrod. Alternate Member Michael Fendler, Alternate John Rogers and School Board Member Jaqueline McLaughlin were absent. Also, in attendance were Principal Planner Eddy Galindo, Assistant City Attorney Chelsea Farrell and Recording Secretary Laurie Dargie.

XXX

A moment of silence was taken in remembrance of President Jimmy Carter's death and for the victims of the fires in California.

XXX

Secretary Grant made a motion to approve the minutes from the December 4, 2024 meeting as presented. Vice Chairman Aton seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

Laurilee Thompson of Titusville, Florida came to speak. Ms. Thompson provided each of the Planning and Zoning Commission members with a spiral-bound report on the Economics of Development in Florida. Ms. Thompson shared some of the information from the report. Ms. Thompson stated that there are opportunities to shape Titusville's future and to make growth benefit our community. Ms. Thompson stated that the Titusville Environmental Commission will be receiving a public engagement summary at their meeting on Wednesday, January 15, 2025.

The Planning and Zoning Commission members thanked Ms. Thompson for the spiral-bound report and for her coming to give a summary of the report.

Chairman Richardson requested that this subject matter be an agenda item for future discussion during a lighter agenda for the Planning and Zoning Commission.

XXX

Old Business

None

XXX

New Business

SSA# 12-2024 – Small Scale Comprehensive Plan Amendment – Sedgewick Avenue Duplex

Principal Planner Eddy Galindo gave an overview of this item.

Jeremiah Ofori, on behalf of Gold Coast Developers of Florida, LLC came to speak in favor of this item.

Chairman Richardson asked Mr. Ofori if they were going to save trees. Mr. Ofori said that they were going to try and save some of the oak trees.

XXX

Member Childs made a motion to recommend approval of SSA#12-2024 Small Scale Comprehensive Plan Future Land Use Map by changing the future land use designation on 0.9± acres of property identified by Brevard County Parcels ID Nos. 21-35-33-00-271, 21-35-33-00-272, and 21-35-33-00-319 from Low Density Residential to Medium Density Residential. Member Garrod seconded.

Roll call was as follows:

Member Garrod	Yes
Vice Chairman Aton	Yes
Member Childs	Yes
Secretary Grant	Yes
Member Fayson	Yes
Chairman Richardson	Yes

Motion passed.

XXX

Member Childs made a motion to recommend approval of SSA#12-2024 – Rezoning 0.9± acres of property identified by Brevard County Parcels ID Nos. 21-35-33-00-271, 21-35-33-00-272, and 21-35-33-00-319 from Single-Family Medium Density (R-1B) to Multifamily Medium Density (R-2). Secretary Grant seconded.

Roll call was as follows:

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

Member Garrod	Yes
Chairman Richardson	Yes

Motion passed.

XXX

SSA#7-2024 - Small Scale Comprehensive Plan Map Amendment – 800 Lane Avenue

Principal Planner Eddy Galindo advised that the applicant is requesting that this item be tabled to the January 22, 2025 Planning and Zoning Commission meeting.

XXX

Vice Chairman Aton made a motion to table SSA#7-2024 – 800 Lane Avenue until the January 22, 2025 Planning and Zoning Commission meeting. Member Fayson seconded.

Roll call was as follows:

Member Fayson	Yes
Member Garrod	Yes
Vice Chairman Aton	Yes
Member Childs	Yes
Secretary Grant	Yes
Chairman Richardson	Yes

Motion passed.

XXX

Semi-Annual Report

The Planning and Zoning Commission members agreed to approve the semi-annual report as presented. There was a unanimous voice vote in favor.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Chairman Richardson said that several of the Planning and Zoning Commission members are coming up for reappointment and he advised that the members should attend the City Council meeting in person on January 28, 2025 if they request to be reappointed.

XXX

Adjournment 6:42pm

DRAFT

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Conditional Use Permit application (CUP) No. 4-2024 - 800 Century Medical Drive**
Department/Office: Planning

Recommended Action:

Staff recommends approval of CUP No. 4-2024 to allow a pain management clinic use with the following condition(s):

1. A 6-foot-high fence be placed along the rear property line.

Summary Explanation & Background:

The applicant is requesting a Conditional Use Permit (CUP) to allow a pain management clinic at 800 Century Medical Dr. The property is 0.88 acres in size and is currently zoned Hospital Medical (HM). A CUP is required to establish a pain management clinic in the HM zoning district.

The request is for an interventional pain management clinic consisting of seven (7) exam rooms, a procedure room, and waiting room. There will be no onsite controlled substances. The interventional pain management clinic will not dispense any controlled substances. The proposed pain management clinic has been approved for registration with the Florida Department of Health. Registration number PMC1890.

Alternatives:

1. Approve the conditional use permit
2. Approve the conditional use permit with conditions
3. Deny the conditional use permit

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 1: Quality of Life

Goal 4: Economic Development

Goal 5: Effective Governance

Strategic Plan Impact:**ATTACHMENTS:**

1. Staff Report
2. Application
3. Warranty Deed
4. Owner's Authorization
5. Survey
6. Concept Plan



City of Titusville

Planning Department Staff Report

Conditional Use Permit

CUP No. 4-2024 – Central Florida Spine & Pain

Meeting Dates: *Planning and Zoning Commission: January 22nd, 2025*
City Council Public Hearing: February 11th, 2025

Prepared By: Tabitha Armstrong, Planner

Applicant(s): Central Florida Spine and Pain LLC. with permission from John Elder, registered agent for the owner, Edgewater2020 LLC.

Applicant's Request: Approval of a Conditional Use Permit to allow a pain management clinic in the HM zoning district.

Staff Recommendation: Approve CUP No. 4-2024 with conditions

BACKGROUND INFORMATION

The applicant is requesting a Conditional Use Permit (CUP) to allow a pain management clinic at 800 Century Medical Dr. The property is 0.88 acres in size and is currently zoned Hospital Medical (HM). A CUP is required to establish a pain management clinic in the HM zoning district.

The request is for an interventional pain management clinic consisting of seven (7) exam rooms, a procedure room, and waiting room. There will be no onsite controlled substances. The interventional pain management clinic will not dispense any controlled substances. The proposed pain management clinic has been approved for registration with the Florida Department of Health. Registration number PMC1890.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Medical Office	Commercial High Intensity	Hospital Medical

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Medical Office	Commercial High Intensity	Hospital Medical
South	Vacant	Downtown Mixed Use	Community Commercial
East	Medical Office	Commercial High Intensity	Hospital Medical
	Stormwater Management System (wet pond)	Conservation	Open Space & Recreation
West	Restaurant	Commercial High Intensity	Community Commercial

STAFF ANALYSIS

Conditional Use Criteria

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

1) Compliance with all elements of the Comprehensive Plan.

Policy 1.9.4: Commercial land use designations shall be encouraged in a pattern, which offers maximum accessibility, compatibility, and clustering. Commercial land use designations shall be given priority at locations exhibiting proximity to other types of non-residential uses, including employment centers and marketing centers.

Staff comment: The property is a part of the Century Medical Plaza subdivision which was designed as a hub for medical office uses. A Pain Management Clinic is compatible with the surrounding uses.

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

Staff comment: The property consists of a 6,760 square foot, two unit medical office. The concept plan does not propose changes to the ingress or egress to the site.

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

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

1 Staff comment: The proposed pain management clinic is compatible to the existing
2 hospital-medical uses to the north and east of the subject property. There are no
3 nuisances anticipated with the medical office.

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

6 Staff comment: The existing building does not exceed the City's level of service standards
7 for concurrency related facilities.

- 8 5) Screening and buffering with reference to type, dimensions and character.

9 Staff comment: Sec 28-153 (c)(1)(e) states, "each pain management clinic or cash-only
10 pharmacy shall provide appropriate buffers between said facilities, its parking lot and
11 adjacent uses. Such buffering shall consist of either a screen or an opaque fence, concrete
12 wall or vegetative buffer at least fifty (50) feet in width."

13 The proposed pain management clinic will be located in a medical office that has two
14 suites with a shared waiting area. The parking area and grounds have a landscape plan
15 that was approved with the 1998 site plan for the medical office. To provide an appropriate
16 buffer between the adjacent commercial uses, staff recommends a condition of approval
17 that a 6-foot high fence be provided along the rear property line.

- 18 6) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect and
19 compatibility and harmony with properties in the district.

20 Staff comment: No unique signage or exterior lighting nuisances are anticipated to be
21 generated as a result of the pain management clinic use. Signage is permitted separately
22 and shall be reviewed for consistency with the Land Development Regulations when an
23 application is submitted.

- 24 7) Hours of operation shall be consistent with surrounding properties.

25 Staff comment: The applicant states the facility will operate between 8:00am and 5:00pm,
26 Monday through Friday.

- 27 8) Off street parking and loading area where required with particular attention to ingress and
28 egress.

29 Staff comment: The existing site is consistent with the minimum parking requirements for
30 a medical office outlined in Table 9.16.4 of the Technical Manual.

- 31 9) Required yards and other open spaces.

32 Staff comment: Sec 28-153 (c)(1)(e) states, "each pain management clinic or cash-only
33 pharmacy shall provide appropriate buffers between said facilities, its parking lot and
34 adjacent uses. Such buffering shall consist of either a screen or an opaque fence, concrete
35 wall or vegetative buffer at least fifty (50) feet in width."

36 The proposed pain management clinic will be located in a medical office that has two
37 suites with a shared waiting area. The parking area and grounds have a landscape plan
38 that was approved with the original site plan for the medical office. A 6-foot high, opaque

1 fence along the rear property line is recommended as the appropriate screen between the
2 pain management clinic and the adjacent commercial use.

3 10) General compatibility with adjacent properties and other properties in the district.

4 Staff comment: The proposed pain management clinic is compatible to the existing
5 hospital medical land uses to the north, east, and south of the subject property.

6 11) Whether the proposed change is out of scale with the needs of the neighborhood or the City.

7 Staff comment: The applicant will be utilizing the existing structure on the site and is
8 considered consistent with the other medical uses in the area.

9 12) Special requirements set out in the schedule of district regulations for the particular use
10 involved.

11 Section 28-153(c) of the Zoning Code requires a pain management clinic to meet the
12 following use standards.

13 a. A pain management clinic and/or a cash-only pharmacy as defined in Section 11-
14 651 of the Code of Ordinances may be permitted as a conditional use.

15 Staff comment: Applicant has applied for the conditional use permit.

16 b. Shall be required to furnish the information required in Sections 11-653, 11-654, and
17 11-655 of the Code of Ordinances relating to said uses.

18 Staff comment: This information has been received by the applicant.

19 c. Shall not be located within one thousand (1,000) feet of a public or private school, a
20 public playground or park.

21 Staff comment: The proposed Pain Management Clinic is not located within one
22 thousand (1,000) feet of a public or private school, a public playground or park.

23 d. Shall provide a security plan to include unobstructed windows and lighting and
24 information reflecting the management of patients or clients to said facilities to
25 ensure the public safety of individuals residing adjacent to said parcel.

26 Staff comment: Security plan has been submitted by the applicant.

27 e. Each pain management clinic or cash-only pharmacy shall provide appropriate
28 buffers between said facilities, its parking lot and adjacent uses. Such buffering shall
29 consist of either a screen or an opaque fence, concrete wall or vegetative buffer at
30 least fifty (50) feet in width.

31 Staff comment: The proposed pain management clinic will be located in a medical
32 office that has two suites with a shared waiting area. The parking area and grounds
33 have a landscape plan that was approved with the original site plan for the medical
34 office. To provide an appropriate buffer between the adjacent commercial uses, staff
35 recommends a condition of approval that a 6-foot-high fence be provided along the
36 rear property line

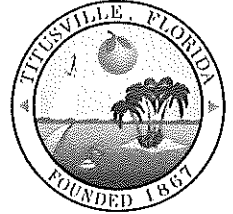
RECOMMENDATION

Based on the above analysis, staff recommends approval of CUP No. 4-2024 to allow a pain management clinic use with the following condition(s):

1. A 6-foot-high fence be placed along the rear property line.



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.

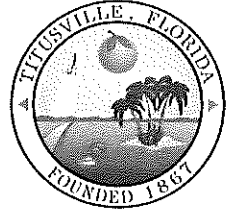
1. Project Information	Project Name Central Florida Spine and pain LLC	Property Address/Location Description	
2. Applicant/ Owner	Name of Applicant/Contact 395 S Wickham RD	Name of Owner	
	Street Address Melbourne FL 32904	Street Address	
	City State Zip 321-802-5021	City State Zip	
	Telephone # 321-802-4999	Telephone #	
	Fax #	Fax #	
	E-Mail Address lcortez@cfspinepain.com	E-Mail Address	
3. Applicant Status	☐ Owner ☒ Tenant ☐ Agent ☐ Other		
4. Parcel ID		Tax Acct.	845021096
5. Site Size (Attach Legal Description)	Acres: Square Feet: 3682 Square Feet		
6. Current Land Uses	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:		
	NORTH:		
	SOUTH: South side only		
	EAST:		
	WEST:		
7. Current Designation	Future Land Use:	Zoning:	

8. Building Status	Existing Building(s) on the site?	New Buildings Proposed?		
9. Operating Schedule	(Hours of operation, size of operation) Interventional pain management 8:00am - 5:00pm Monday - Friday			
10. Note any previous CUPs on the site	N/A			
11. Check other applications submitted	Conditional Use ☒	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☒
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/Plat ☐	Other: ☐
12. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) Please see Attached.			

- 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.



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	☒
2. Warranty Deed	☒
3. Notarized Owner Authorization Form (If applicable)	☒
4. Legal Description (from a certified survey in Microsoft Word format)	☒
5. Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures)	☒
6. Conceptual Site Plan (minimum 24" x 36") in hardcopy or electronic in PDF format.	☒
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>	☒
8. Pre-Application Meeting Date: Staff in Attendance:	☐

THE CONCEPTUAL PLAN SHALL INCLUDE THE FOLLOWING:
(Development Review Procedures Manual Section 7)

1. All property lines and easements	☐
2. The general location and size of all existing and proposed structures and parking areas.	☐
3. All required landscaping, buffering, or screening.	☐
4. General location of ingress and egress to the property	☐

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/

(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: _____

CENTRAL FLORIDA SPINE & PAIN

Dear City of Titusville,

I hope this letter finds you well. My name is Leslie Cortez (Practice Administrator) at Central Florida Spine Pain, and I am writing to introduce Dr. Giordano, an interventional pain management provider, to the community of Titusville.

Dr. Giordano brings a wealth of experience and expertise in helping patients manage and alleviate chronic pain. As a dedicated healthcare professional, Dr. Giordano is committed to providing comprehensive care to all patients in need.

Our clinic offers a range of services, including procedures, injections, and medication management. While medication is considered a last resort, we prioritize non-invasive and holistic approaches to pain management whenever possible. Dr. Giordano and our team are passionate about improving the quality of life for our patients and strive to tailor treatment plans to meet individual needs.

We believe that by collaborating with the City of Titusville and its residents, we can make a meaningful difference in the community's health and well-being. Dr. Giordano and our clinic are dedicated to serving all members of the community with compassion, respect, and excellence in care.

Should you have any questions or would like to learn more about our services, please do not hesitate to reach out. We look forward to the opportunity to partner with the City of Titusville in providing exceptional pain management care to its residents.

Thank you for your attention, and we appreciate your consideration.

Warm regards,

Nicholas Giordano ,M.D.

Leslie Cortez

Central Florida Spine and Pain LLC.

Ph:321-802-5021 Fax: 321-802-4999

CENTRAL FLORIDA SPINE & PAIN

Welcome Providers & Staff Members

At Central Florida Spine and Pain, we specialize in helping patients who are dealing with chronic pain. We understand the challenges you face in managing these cases, and our goal is to work together to offer effective and personalized treatment options.

Our team consists of highly skilled physicians, specialists, and support staff who are dedicated to improving our patients' quality of life. We take a comprehensive approach to pain management, focusing on addressing the underlying cause of the pain rather than just managing symptoms.

We offer a wide range of treatment options, including minimally invasive procedures, and medication management. Our approach is tailored to each patient's unique needs, ensuring they receive the most suitable and effective treatment plan.

We stay up to date with the latest advancements in pain management technology and best practices, so you can trust that your patients will receive the most current and innovative treatments available.

Communication and collaboration are vital to us. We believe in maintaining a strong partnership with primary care providers like yourself, ensuring continuity of care and optimizing outcomes for our mutual patients. We will keep you informed about your patients' progress, treatment plans, and any adjustments made along the way.

Referring patients to our practice is seamless and straightforward. We have streamlined our administrative procedures to make it easy for you and your staff. We prioritize timely appointments and strive to accommodate patients as soon as possible.

We would be happy to schedule a visit to our practice or arrange a meeting with our physician, so you can see firsthand how we can work together to provide exceptional care for your patients. Please feel free to ask any questions you may have or discuss any specific cases you would like to collaborate on.

Thank you for your time and consideration. We value our partnership with each provider, and together, we can make a significant difference in the lives of patients suffering from chronic pain.

Best Regards,
Nicholas Giordano, M.D.

Prepared by and Return To:

Monica Pritchard
Fidelity National Title of Florida, Inc., Chelsea Title
Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-21-1336

For Documentary Stamp Tax purposes the
consideration is \$985,000.00

Doc Stamp: \$6,895.00

APN/Parcel ID(s): 21-35-33-01*-17.01

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this December 27, 2021 by Bemis Unlimited, Inc., a Florida corporation having its principal place of business at , , hereinafter called the grantor, and Edgewater2020 LLC, a Florida limited liability company. whose post office address is 3340 S LAKE BUTLER BLVD, Windermere, FL 34786, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in County of Brevard, State of Florida, viz:

A part of Lot 17, CENTURY MEDICAL PLAZA, as recorded in Plat Book 29, Page 9, Public Records of Brevard County, FL., described as follows:

Begin at the Southwest corner of said Lot 17; run thence N. 25 deg 43'10" West along the Westerly line of said Lot 17, a distance of 190.0 feet; thence N. 65 deg. 24' 50" East 166.49 feet to a point on the Easterly line of said Lot 17; thence S. 26 deg. 27'52" East along said Easterly line, 270.0 feet to the Southeast corner of said Lot 17; thence North 89 deg. 37'06" West along the South line of said Lot 17, a distance of 189.27 feet to the Point of Beginning.

Subject to encumbrances, easements and restrictions of record and taxes accruing subsequently to 2021.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

SPECIAL WARRANTY DEED

(continued)

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in Fee Simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

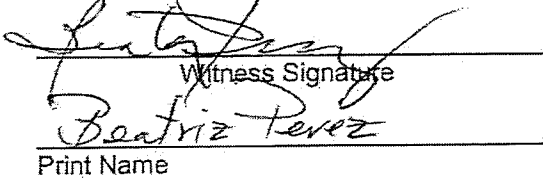
Signed, Sealed and Delivered in the presence of:



 Witness Signature

Idaira M. Alvarez

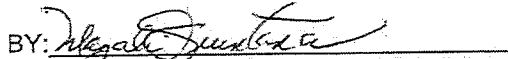
 Print Name



 Witness Signature
Beatriz Perez

 Print Name

Bemi Unlimited, Inc., a Florida corporation

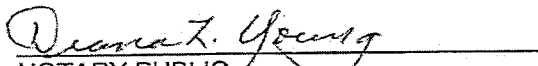
BY: 

 Magali Quintana
 President

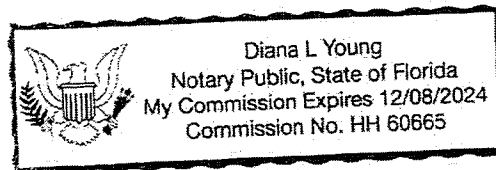
Address: 800 Century Medical Dr.
Titusville, FL 32796

State of FLORIDA
 County of BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of DEC, 2021,
 by MAGALI QUINTANA, to me known to be the
 person(s) described in or who has/have produced D.L. as identification and who
 executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



 NOTARY PUBLIC
 My Commission Expires: 12/08/2024





Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

Date:

3/28/24

To:

City of Titusville
Attn: Planning Department
555 S. Washington Avenue
Titusville, FL 32796-3584

This authorization form is for:

- ☐ Annexation (ANX)
- ☐ Comprehensive Plan Amendment (CPA)
- ☒ Conditional Use Permit (CUP)
- ☐ Development Agreement (DA)
- ☐ Easement Vacation (EAS)
- ☐ Master Plan (MP)
- ☐ Planned Development (PD)
- ☐ Rezoning (REZ)
- ☐ Right-of-Way Vacation (ROW)
- ☐ Small Scale Amendment (SSA)
- ☐ Variance (VAR)

PROJECT DESCRIPTION:

800 Century Medical Drive

CUP

PROJECT ADDRESS:

800 Century Medical Drive

PARCEL ID# OR TAX ACCT #

2109438

Please accept this documentation as authorization for

Leslie Cortez / Nicholas Giordano
(Name of Applicant)

Property Owner Signature

3340 S. Lake Butler Blvd

Street Address

Wintermead FL 32786

City, State, Zip code

Property Owner Name (Please Print)

John Elder

Telephone Number

813-758-0134

Please Note: If the property is owned by a corporation, trust, or other entity, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

TO BE COMPLETED BY NOTARY

State of Florida

County of Lake

Subscribed and sworn to before me on this 28th day of March, 2024

By John Elder who is personally known to me or produced
FLC as identification.

STATE OF FLORIDA, COUNTY OF LAKE

My Commission Expires: 08/31/2024

Sworn to and subscribed before me on this
28th day of March, 2024

Signature of Notary Public, State of Florida

Print, Type Commissioned Name of Notary Public

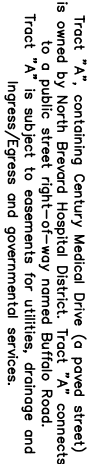
Personally Known ☐ or ☒ Produced Identification

Type of Identification Produced

FLC



Jacob DeGroschle
Notary Public
State of Florida
Comm# HH030843
Expires 8/31/2024

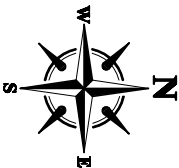


A part of Lot 17, CENTURY MEDICAL PLAZA, as recorded in Plat Book 29, Page 9, Public Records of Brevard County, Florida, described as follows:

SCALE IN FEET

20 0 20 40 60

1 INCH = 20 FEET

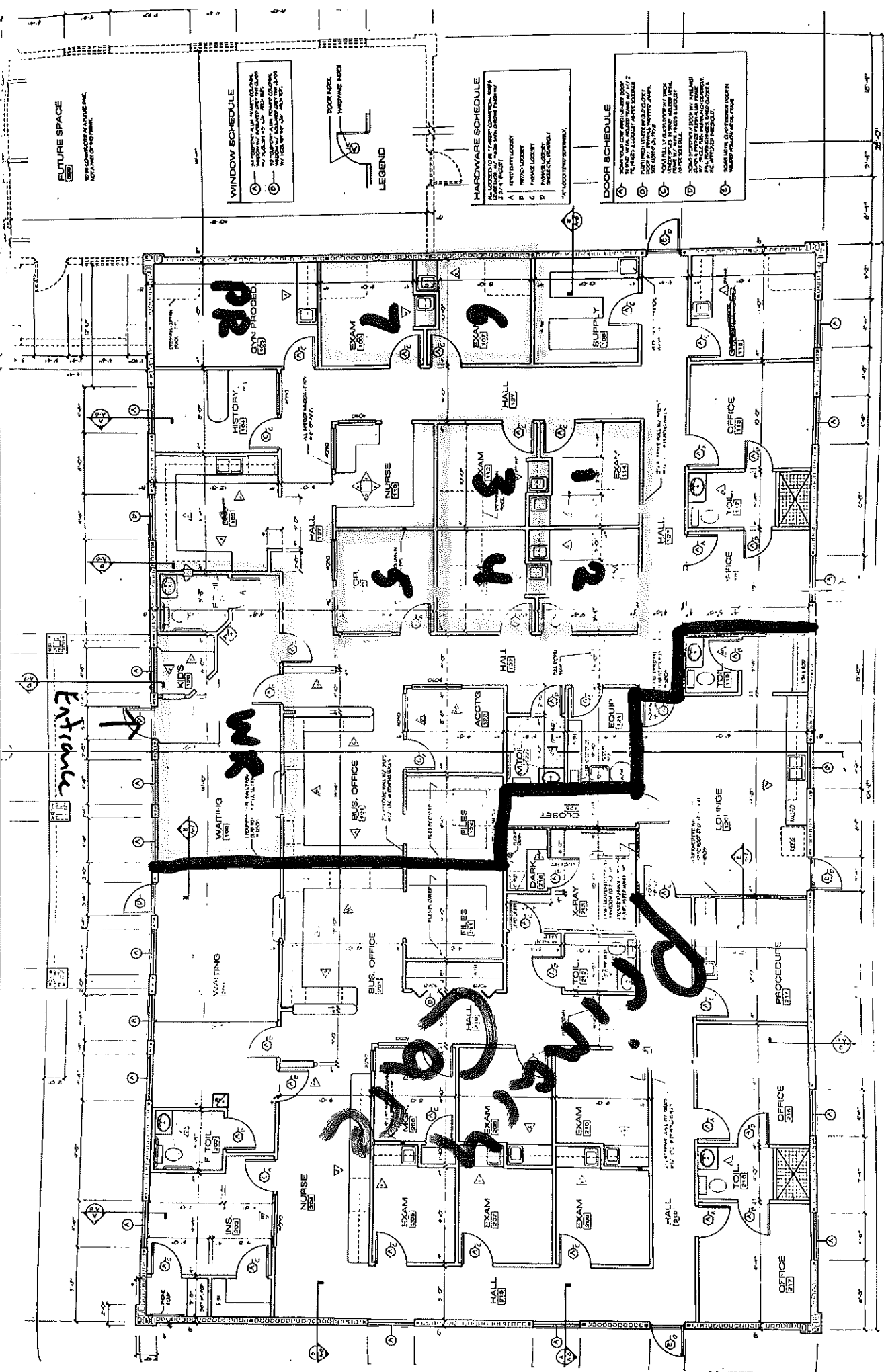


- PROPERTY ADDRESS:
800 CENTURY MEDICAL DRIVE
TITUSVILLE, FLORIDA 32796

- [illegible]


 PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
 KEVIN J. SMITH – FLORIDA CERTIFICATE NO. 4457
 ANDREW J. SMITH – FLORIDA CERTIFICATE NO. 5690

See Fiber plan key attached



CENTRAL FLORIDA SPINE & PAIN

800 Century Medical Drive Floor Plan Key

- 1- Exam Room 10 x 10
- 2- Exam Room 10 x 10
- 3- Exam Room 10 x 10
- 4- Exam Room 10 x 10
- 5- Exam Room 10 x 10
- 6- Exam Room 10 x 10
- 7- Exam Room 10 x 10
- PR- Procedure Room (C-Arm X-ray Machine) - 16 x 9.5
- WR- Waiting Room – 29.5 x 12

Note: There will be no on site controlled substances stored of any kind

CENTRAL FLORIDA

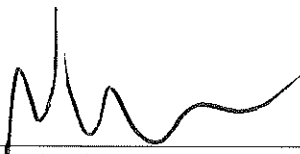
SPINE & PAIN

September 16th, 2024

To whom it may concern:

- 1- Central Florida Spine & Pain will not dispense any controlled substances on site.
- 2- Central Florida Spine & Pain will not store any controlled substances on site.
- 3- As the Owner / Operate of Central Florida Spine & Pain I am attesting to the veracity and accuracy of the information provided in this application.
- 4- As the Owner / Operate of Central Florida Spine & Pain I am attesting to the fact that no employee has been convicted of felony in any state.
- 5- As the Owner / Operate of Central Florida Spine & Pain I am attesting to the fact that no employee has been involved with the illegal prescribing, dispensing, supplying, selling or possession of any controlled substance prior to the adoption date of this article and that the business shall not employ any such persons thereafter.
- 6- Central Florida Spine & Pain is a single owner LLC. It is owned solely by Nicholas Giordano, M.D.

Sincerely,



9/16/24

Nicholas Giordano, M.D.

Chief Medical Officer, Central Florida Spine & Pain

Assistant Clinical Professor, Burrell College of Osteopathic Medicine

Board of Directors, Steward Health Care Network – Melbourne Regional Medical Center

Notary Public Signature

Tracey Brewer 9/16/24



TRACEY BREWER
Notary Public
State of Florida
Comm# HH473030
Expires 12/13/2027

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Easement Vacate application (EAS) No. 2-2024 - 3520 Oakhill Drive**
Department/Office: Planning

Recommended Action:

Recommend approval of the request to vacate a portion (10 feet by 47.04 feet) of the 10-foot rear utility easement on property located at 3520 Oakhill Drive.

This is a legislative item.

The City Council will hold a public hearing on January 28, 2025.

Summary Explanation & Background:

A petition has been received from Cristofer Parente, owner, to vacate a portion (10 feet by 47.04 feet) of a ten (10) foot utility easement located at the rear of the property addressed as 3520 Oakhill Drive. The existing 10-foot-wide utility easement runs along the rear of the property, a distance of 140.58 feet. The applicant's stated intent is to construct a pool, 14 feet by 28 feet, and a screen enclosure. To the west, the utility easement abuts Tract "U", which is the La Cita Golf course and private drainage. All required utility letters have been received and there were no objections to the request to vacate a 10-foot by 47.04-foot portion of the 10-foot rear utility easement.

Alternatives:

1. Approve the resolution.
2. Approve the resolution with changes.
3. Do not recommend approval.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Aerial
3. Survey
4. Utility Letters
5. Application
6. Resolution



City of Titusville

Planning Department Staff Report

Easement Vacation

EAS No. 2-2024 – 3520 OAKHILL DR

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	January 22, 2025
City Council Public Hearing	January 28, 2025

Prepared By: Eddy Galindo, AICP – Principal Planner

Applicant(s): Cristofer Parente, Owner

Applicant's Request: EAS: Approve the vacation of a portion (10 feet by 47.04 feet) of the 10-foot rear utility easement on property located at 3520 Oakhill Drive.

Staff Recommendation: EAS: Approve the vacation of a portion (10 feet by 47.04 feet) of the 10-foot rear utility easement on property located at 3520 Oakhill Drive.

BACKGROUND INFORMATION

A petition has been received from Cristofer Parente, owner, to vacate a portion (10 feet by 47.04 feet) of a ten (10) foot utility easement located at the rear of the property addressed as 3520 Oakhill Drive. The existing 10-foot-wide utility easement runs along the rear of the property, a distance of 140.58 feet. The applicant's stated intent is to construct a pool, 14 feet by 28 feet, and a screen enclosure. To the west, the utility easement abuts Tract "U", which is the La Cita Golf course and private drainage. All required utility letters have been received and there were no objections to the request to vacate a 10-foot by 47.04-foot portion of the 10-foot rear utility easement.

STAFF ANALYSIS

According to the Easement Vacation process, the easement vacation requests have been sent to the various public and private utility providers and their comments are provided below:

FLORIDA CITY GAS – Florida City Gas has no objection to the request. Letter by Elio A. Bustos, P.E. dated 2/6/2024

1 **FLORIDA POWER AND LIGHT** – FPL has no objection to the request. Letter by Joel
2 Beltran dated 3/25/2024. The letter stated the importance to have all telecommunications
3 cables located via Sunshine 811 (800-432-4770).

4 **AT&T**– AT&T has no objection to the request. Letter by Jason Kaufman dated 10/27/2023

5 **SPECTRUM** – Spectrum has no objection to the request; however, they state they will
6 continue to require access to any facilities within the easement. Letter by Mark Richardson
7 dated 11/3/2023. In a phone call with Brad Parrish on 11/25/2024, Mr. Richardson
8 confirmed there are no cables located in the rear of the lot and restated no objection.

9 **CITY OF TITUSVILLE PUBLIC WORKS** – The City of Titusville Public Works Department
10 has no objection to the request. Letter by Ashleigh Smith, P.E. dated 4/19/2024.

11 **RECOMMENDATION:**

12 Staff has no objection to the request to vacate a portion (10 feet by 47.04 feet) of the 10-foot rear
13 utility easement on property located at 3520 Oakhill Drive. None of the utility providers presented
14 objections to the request.



SUBJECT PROPERTY

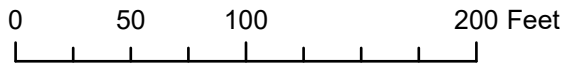
COUNTRY CLUB DR

OAKHILL DR

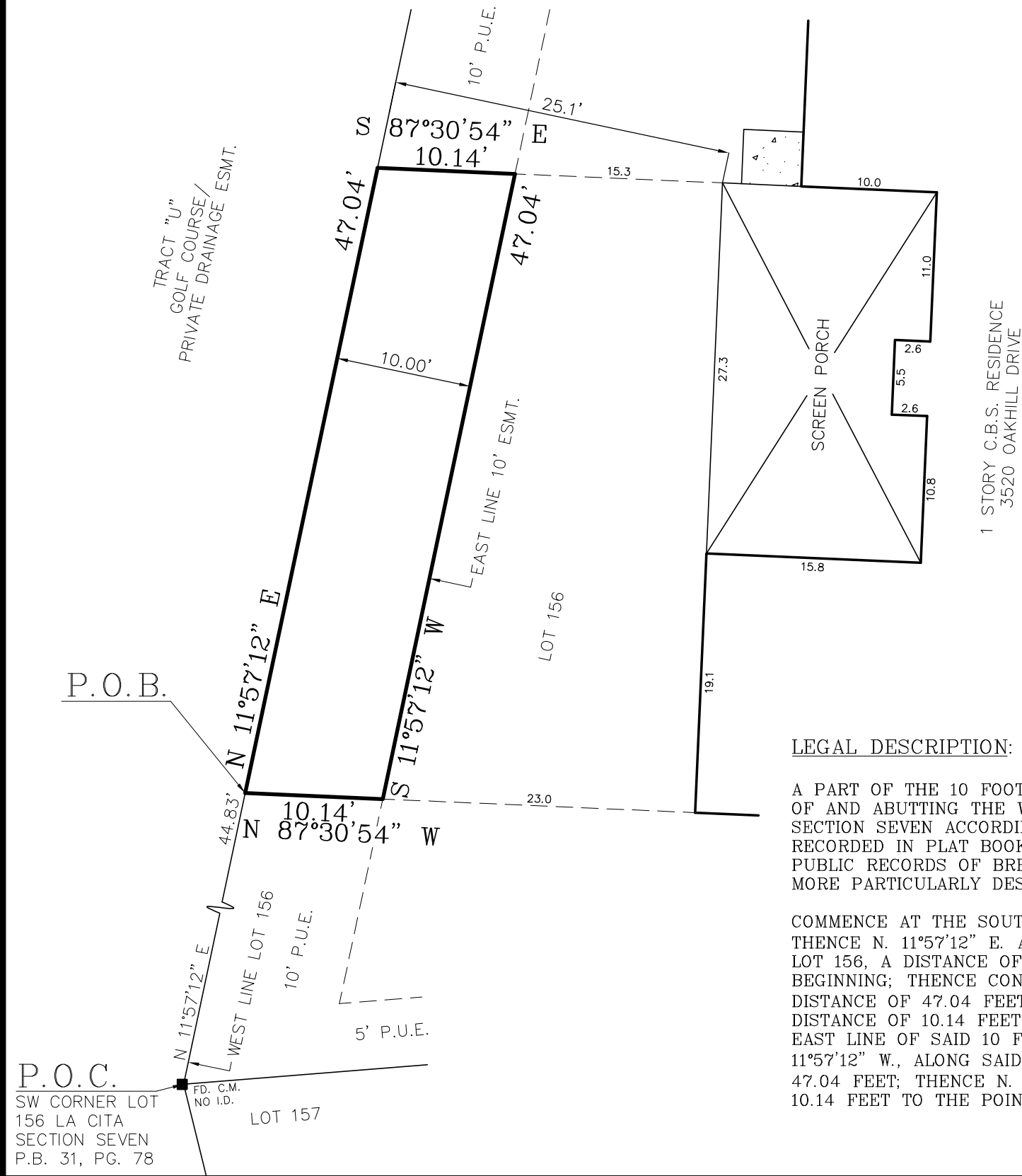
SABLE PALM LN



Aerial 2024
EAS #2-2024



SKETCH TO ACCOMPANY LEGAL



LEGAL DESCRIPTION:

A PART OF THE 10 FOOT UTILITY EASEMENT LYING EAST OF AND ABUTTING THE WEST LINE OF LOT 156, LA CITA SECTION SEVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 78 & 79 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 156; THENCE N. 11°57'12" E. ALONG THE WEST LINE OF SAID LOT 156, A DISTANCE OF 44.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, A DISTANCE OF 47.04 FEET; THENCE S. 87°30'54" E., A DISTANCE OF 10.14 FEET TO A POINT WHICH LIES ON THE EAST LINE OF SAID 10 FOOT EASEMENT; THENCE S. 11°57'12" W., ALONG SAID EAST LINE, A DISTANCE OF 47.04 FEET; THENCE N. 87°30'54" W., A DISTANCE OF 10.14 FEET TO THE POINT OF BEGINNING

THE PURPOSE OF THIS ILEGAL DESCRIPTION IS TO ESTABLISH THE BOUNDARY IN ACCORDANCE WITH THE FURNISHED LEGAL DESCRIPTION AND SHOW THE ABOVE GROUND IMPROVEMENTS TO ENABLE THE OWNERS OF THIS PROPERTY TO OBTAIN A VARIANCE FOR NEW POOL CONSTRUCTION.

LEGEND: A/C = AIR CONDITIONER A.K.A. = ALSO KNOWN AS ALUM = ALUMINUM AVE = AVENUE BLK = BLOCK BLVD = BOULEVARD BM = BENCHMARK (CALC) = CALCULATED CB = CHORD BEARING C.B.S. = CONCRETE BLOCK STRUCTURE CD = CHORD DISTANCE C.L. = CHAIN LINK FENCE CL = CENTER LINE CM = CONCRETE MONUMENT CONC. = CONCRETE CT = COURT (D) = DEED DR = DRIVE DB = DEED BOOK D/W = DRIVEWAY 50x00 = PROPOSED ELEVATION 50x00 = ELEVATION SHOT — = DRAINAGE FLOW ESMT = EASEMENT ELEV = ELEVATION FF = FINISH FLOOR FD = FOUND FH = FIRE HYDRANT I.P. = IRON PIPE I.R. = IRON ROD LB = LICENSED BUSINESS (M) = MEASURED N/D = NAIL & DISK N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM ORB = OFFICIAL RECORDS BOOK OHW = OVERHEAD WIRE (P) = PLAT (P.R.) = PRO-RATED P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT		
SURVEY SYMBOLS ± = MORE OR LESS O = POWER POLE — = GUY WIRE L = ARC LENGTH R = RADIUS Δ = DELTA [Symbol] = COVERED AREA [Symbol] = CONC. — = CENTER LINE —X— = FENCE --- = EASEMENT ● = FOUND AS NOTED ▲ = FOUND NAIL & DISK ■ = FOUND CONCRETE MONUMENT ○ = SET 5/8" IRON ROD "COOPER LB 6544" △ = SET NAIL & DISK "COOPER LB 6544" □ = SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"		
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT PC = POINT OF CURVATURE PRC = POINT OF REVERSE CURVATURE P.T. = POINT OF TANGENCY P.I. = POINT OF INTERSECTION PCP = PERMANENT CONTROL POINT PLS = PROFESSIONAL LAND SURVEYOR PG = PAGE PB = PLAT BOOK R/W = RIGHT-OF-WAY R.P. = RADIUS POINT S.P. = SCREEN PORCH ST = STREET S/W = SIDEWALK W.F. = WOOD FENCE WM = WATER METER WV = WATER VALVE		

DRAWN BY: JAB		CHECKED BY: J.W.C.	SURVEYORS NOTES: 1. Unless otherwise noted, only platted easements are shown hereon. 2. No underground utilities or improvements were located unless otherwise shown. 3. The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in F.I.R.M. Zone X per Community Panel No. 125092C0210H, dated 1/29/21. 4. Unless otherwise noted, any elevations shown are based on assumed datum. 5. Bearing shown hereon are based on the SOUTH LINE OF SUBJECT PROPERTY as being S 85°24'51" W, according to the Plat of LA CITA SECTION SEVEN as recorded in plat book 31, at page 79 of the Public Records of Brevard County, Florida. 6. This survey is prepared and certified for the exclusive use of the client named hereon. 7. Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey. 8. Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party. 9. Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.
SCALE: 1" = 10'			
SECTION 15, TOWNSHIP 22 S., RANGE 35 E.			
LEGAL DESCRIPTION: LOT 156, LA CITA SECTION SEVEN according to the plat thereof as recorded in Plat Book 31 at Page(s) 78–79 of the Public Records of Brevard County, Florida.			
CERTIFIED TO: CRISTOPHER PARENTE AND ANNA CHIARA PIEVANI			John W. Cooper LAND SURVEYING INC. 2326 S. HOPKINS AVENUE Titusville, Florida 32780 LB 6544 (321) 268–5646 FAX (321) 268–5688 I hereby certify that this legal meets the Standards of Practice as set forth by the Florida Department of Agriculture and Consumer Services in Chapter 5J-15.051 Florida Administrative Code, Pursuant to section 472.027, Florida Statutes. John W. Cooper PSM 5093 Date Signed
PROJECT No.	DATE	REVISION	
SURVEY DATE: 9/22/23		PROJECT # 24–03–23	



Jason Kaufman
Geo Manager – Outside Plant Engineering

AT&T
712 Florida Ave
Cocoa, FL 32922

T 386-795-1703
jk0276@att.com

October 27, 2023

Anna Chiara Pievani
3520 Oakhill Drive
Titusville, FL 32780

Subject: Request to vacate a portion of the Public Utility Easement.

This letter is regarding your correspondence dated 10/27/2023, requesting AT&T to vacate the west (rear) Public Utility Easement located at Lot 156 La Cita Section Seven in Titusville, FL. as recorded in plat book 31, pages 78 and 79, public records of Brevard County, Florida. otherwise known by 3520 Oakhill Drive Titusville, FL. 32780

AT&T would have no objection to vacating the easement along the west side of Lot 156 mentioned in the attached county plat record. Regardless, prior to any construction activities, it is important that your contractor have all telecommunications cables located via Sunshine 811(800-432-4770) and use due care in avoiding the disturbance of any AT&T facilities that may be in the area to prevent a loss of telecommunications service in that distribution area.

If you have any additional questions or comments on this matter, please feel free to contact me.

Sincerely,

JASON KAUFMAN
SR SPECIALIST-OSP DESIGN ENGINEER
Wireline Access - Southeast, Florida Engineering
GEO Manager – Cape Canaveral, Cocoa Beach, Merritt Island and Titusville
Outside Plant Engineering
Office: 386-795-1703



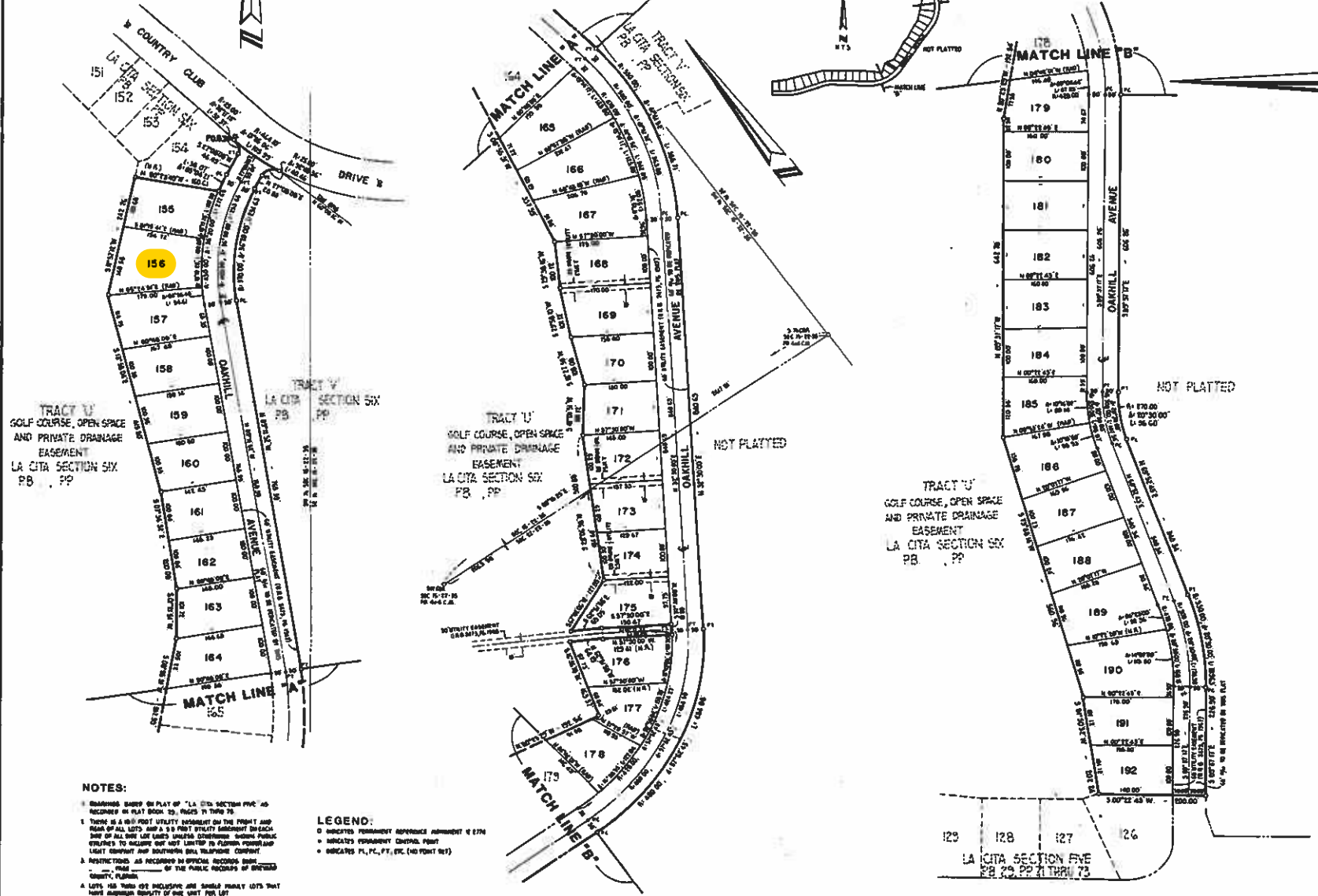
Page 36 of 144

LA CITA SECTION SEVEN
A PORTION OF SECTIONS 15 AND 22,
TOWNSHIP 22 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE,
BREVARD COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK 31
AND PAGE 79

SCALE: 1" = 100'



HARLING, LOCKLIN & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS - PLANNERS
500 COUNTRY CLUB STREET, SUITE 200 - P.O. BOX 1000 - ORLANDO, FLORIDA 32809



Florida Power & Light Company
9001 Ellis Rd.
West Melbourne, FL 32904

March 25, 2024

Cristofer Parente and Anna Chiara Pievani
3520 Oakhill Drive
Titusville, FL 32780

RE: Vacate easement @ 3520 Oakhill Drive Titusville, FL 32780

Dear Cristofer Parente and Anna Chiara Pievani

Request of portion to be vacated:

Subject: Request to vacate a portion of the Public Utility Easement.

This letter is regarding your correspondence dated 10/27/2023, requesting FPL to vacate the west (rear) Public Utility Easement located at Lot 156 La Cita Section Seven in Titusville, FL. as recorded in plat book 31, pages 78 and 79, public records of Brevard County, Florida. otherwise known by 3520 Oakhill Drive Titusville, FL. 32780

FPL would have no objection to vacating the easement along the west side of Lot 156 mentioned in the attached county plat record.

If you have any additional questions or comments on this matter, please feel free to contact me.

This request to vacate FPL facilities has been APPROVED with exhibit

NOTE - Florida Power and Light Company has approved request to the above referenced vacate.

Sincerely,

A handwritten signature in black ink that reads "Joel Beltran". The signature is written in a cursive, flowing style.

Joel Beltran
Area Planner

**LA CITA SECTION SEVEN
A PORTION OF SECTIONS 15 AND 22,
TOWNSHIP 22 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA**

SHEET 1 OF 2

**PLAT BOOK 31
AND PAGE 73**

DEDICATION

SHOW ALL PARTS BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in

LA CITA SECTION SEVEN

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all utility and drainage easements and streets to the perpetual use of the public, and

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officer named below and its signature and seal to be affixed hereto on **JUNE 25th, 1985**

LA CITA DEVELOPMENT INC.

James H. Davis
President

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, that on **JUNE 25th, 1985**
before me, an officer duly authorized to take acknowledgments in this State and County aforesaid, personally appeared **LARRY McDONALD**

President of the above named corporation represented under the laws of the State of FLORIDA, to me known to be the person authorized and duly qualified to execute the foregoing Dedication and severally acknowledged the execution thereof to be his. Free and lawful use of each officer: I therefore duly witnessed, that the official seal of said corporation is duly affixed thereto, and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
James R. Connelley
Notary Public

My Commission Expires
Feb. 5, 1989

CERTIFICATE OF SURVEYOR
SHOW ALL PARTS BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on **JUNE 14, 1985** he has surveyed the survey of the same as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted, that previous subdivisions or encroachments have been placed as shown therein as required by Chapter 177, Florida Statutes and that said land is located in Brevard County, Florida.
Signed **JUNE 14, 1985**
C. R. [Signature] Registration No. 2776

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, that on **APRIL 23, 1985** the **TITUSVILLE CITY COUNCIL** approved the foregoing plat.
James R. Connelley
ATTEST: **James R. Connelley**
City Clerk

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY that the Board of County Commissioners hereby accepts of roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.
Charmen of the Board
ATTEST: *James R. Connelley*
City Clerk

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on **JUNE 25, 1985** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board
ATTEST: *James R. Connelley*
City Clerk

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, that on **JUNE 25, 1985** the foregoing plat was approved by the Planning and Zoning Commission of Brevard County, Florida.
Chairman of the Board
ATTEST: *James R. Connelley*
City Clerk

CERTIFICATE OF CLERK
I HEREBY CERTIFY that I have examined the foregoing plat and that it is a correct representation of the survey of the lands therein described and platted, that previous subdivisions or encroachments have been placed as shown therein as required by Chapter 177, Florida Statutes and that said land is located in Brevard County, Florida.
Clerk of the Clerk's Office
ATTEST: *James R. Connelley*
City Clerk

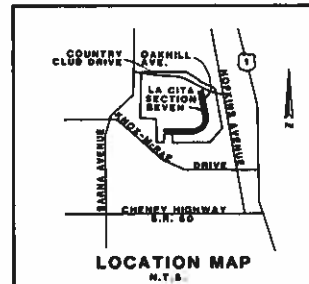
LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 15 and a portion of the North 1/2 of the Northeast 1/4 of Section 22, Township 22 South, Range 35 East, City of Titusville, Brevard County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 154 of the plot of LA CITA SECTION SIX as recorded in Plat Book 27, Pages 22, 23 and 24 of the Public Records of Brevard County, Florida (said point also being a point of curvature of a circular curve concave Westerly); thence along the boundary of said LA CITA SECTION SIX the following courses: run Southerly along the arc of said curve having a radius of 59.00 feet and a central angle of 70°11'13" for 32.37 feet to a point of tangency; thence South 27°00'00" West, a distance of 86.49 feet to a point of curvature of a circular curve concave Southeasterly and having a radius of 430.00 feet; thence Southerly along the arc of said curve 30.67 feet through a central angle of 60°40'21"; thence North 80°23'00" West, a distance of 155.51 feet; thence South 11°53'12" West, a distance of 243.25 feet; thence South 13°58'00" East, a distance of 416.00 feet; thence South 07°30'33" East, a distance of 208.00 feet; thence South 81°23'51" West, a distance of 181.72 feet; thence South 00°10'31" West, a distance of 337.39 feet; thence South 27°30'18" West, a distance of 100.12 feet; thence South 23°30'18" West, a distance of 181.12 feet; thence South 10°27'00" West, a distance of 183.00 feet; thence South 41°18'51" West, a distance of 181.12 feet; thence South 10°40'30" West, a distance of 300.00 feet; thence South 07°42'00" West, a distance of 127.00 feet; thence South 62°51'50" East, a distance of 65.00 feet; thence South 07°30'00" East, a distance of 130.87 feet; thence South 32°30'00" West, a distance of 16.00 feet to a point of curvature of a circular curve concave Northwesterly and having a radius of 430.00 feet; thence Northwesterly along the arc of said curve 16.00 feet through a central angle of 81°21'51"; thence North 07°30'00" West, a distance of 130.87 feet; thence North 62°51'50" West, a distance of 65.00 feet; thence South 10°30'10" West, a distance of 183.00 feet; thence North 00°27'20" West, a distance of 152.94 feet; thence North 60°27'17" West, a distance of 442.78 feet; thence South 79°00'10" West, a distance of 550.36 feet; thence South 07°30'52" West, a distance of 250.24 feet to the Easterly boundary of the plot of LA CITA SECTION FIVE as recorded in Plat Book 29, Pages 71 thru 73 of the Public Records of Brevard County, Florida; thence South 00°27'43" West along said Easterly boundary, a distance of 208.00 feet; thence South 89°17'17" East, a distance of 226.00 feet to a point of curvature of a circular curve concave Northerly and having a radius of 630.00 feet; thence Easterly along the arc of said curve 185.63 feet through a central angle of 30°30'00" to a point of tangency; thence North 89°17'17" East, a distance of 343.36 feet to a point of curvature of a circular curve concave Southerly and having a radius of 270.00 feet; thence Easterly along the arc of said curve 96.00 feet through a central angle of 20°30'00" to a point of tangency; thence South 89°27'17" East, a distance of 604.26 feet to a point of curvature of a circular curve concave Northwesterly and having a radius of 585.00 feet; thence Northwesterly along the arc of said curve 184.00 feet through a central angle of 57°37'43" to a point of tangency; thence North 32°30'00" East, a distance of 340.43 feet to a point of curvature of a circular curve concave Westerly and having a radius of 430.00 feet; thence Northerly along the arc of said curve and Southerly projection of the boundary of aforesaid LA CITA SECTION SIX, a distance of 285.71 feet through a central angle of 81°18'52" to a point of tangency; thence North 00°11'53" West, a distance of 705.39 feet to a point of curvature of a circular curve concave Easterly and having a radius of 370.00 feet; thence Northerly along the arc of said curve 134.43 feet through a central angle of 30°20'00" to a point of tangency; thence North 27°40'00" East, a distance of 75.13 feet to a point of curvature of a circular curve concave Southeasterly and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve 88.44 feet through a central angle of 07°47'30" to a point of cusp with a circular curve concave Northwesterly, having a radius of 485.10 feet and a tangent bearing of North 60°00'10" West; thence Northwesterly along the arc of said curve 130.99 feet through a central angle of 12°05'00" to the Point of Beginning.

Containing 20.22 acres, more or less.

SUBJECT TO: Utility Easements recorded in Official Records Book 2073, Pages 1947 and 1967 of the Public Records of Brevard County, Florida.



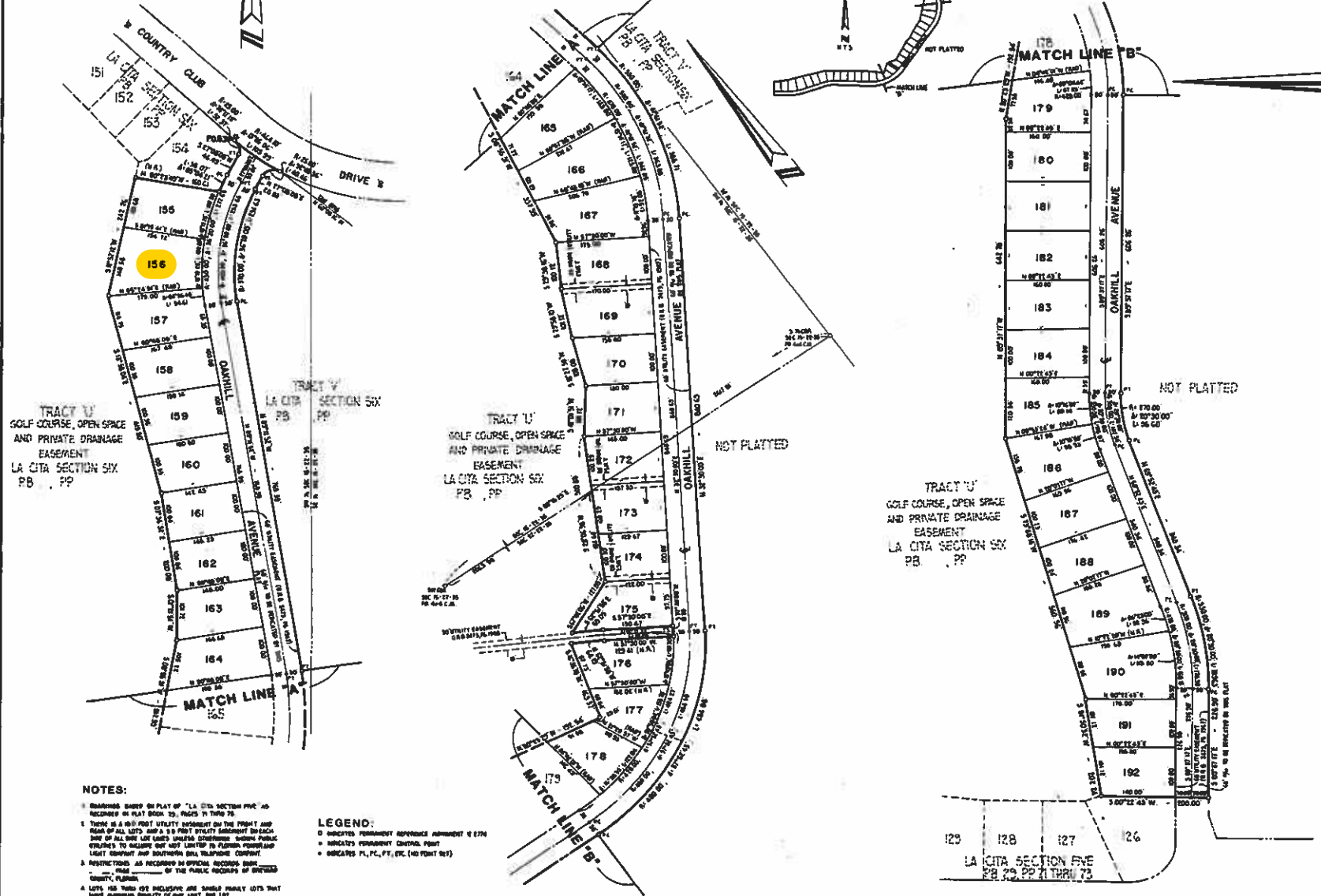
FOR OWNERS JOINDER AND DEDICATION SEE
O.R.B. 2611 PAGE 2409
FOR RESTRICTIONS SEE O.R.B. 2611 PAGE 2410

LA CITA SECTION SEVEN
A PORTION OF SECTIONS 15 AND 22,
TOWNSHIP 22 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE,
BREVARD COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK 31
AND PAGE 79

SCALE: 1" = 100'



HARLING, LOCKLIN & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS - PLANNERS
500 COUNTRY CLUB STREET, SUITE 200 - P.O. BOX 1000 - ORLANDO, FLORIDA 32809



720 Magnolia Avenue
Melbourne, FL 32935

Tel 321-254-3300
Fax 321-254-1307

Anna Chiara Pievani
3520 Oakhill Drive
Titusville, FL 32780

Spectrum has received and reviewed your request to vacate the west backside portion within your property on the plot easement of the Public Utility Right of Way Easement pursuant to the petition filed by you.

Spectrum has no objection of vacating the portion of the Public Utility Easement, but we will still need access to any facilities that are within the existing easement.

If you have any questions or require additional information, please call Mark Richardson 3217576457.

Sincerely,

Mark Richardson
Construction Coordinator I
Spectrum

Subscribed and sworn to me this day November 3, 2023

Notary Public
STATE OF FLORIDA
Cc: File

My Commission Expires:



February 6th, 2024

Anna Chiara Pievani
Cristofer Parente
3520 Oakhill Drive,
Titusville, FL 32780

RE: "No Objection" regarding the vacation of easement at 3520 Oakhill Drive located in Titusville Florida (identified by La Cita Section Seven—a portion of sections 15 and 22, township 22 south, range 35 east. City of Titusville, Brevard County, Florida—property number 156)

Dear Anna,

Florida City Gas (FCG) has received your request to encroach on the easement located at the aforementioned location. Based on a review of available records and/or field verification of existing FCG facilities, the following has been determined for the subject request:

FCG does not have existing facilities within the identified limits of the aforementioned defined area. Therefore, FCG has no objections to the proposed vacation of the said Easement.

Florida City Gas recognizes that by this action, we also agree to release all applicable rights to this easement upon the release of same. Furthermore, Florida City Gas confirms the following:

1. Agency has no objection to the release of the alley easement as described and referenced above;
2. Agency has not granted any type of interest in this easement as described and referenced above to any third-party entity;

Notwithstanding the approval of the vacation and closure of the utility easement above-described, any other utility easements in favor of Florida City Gas either existing or that may be required for future Florida City Gas facilities, shall not be affected by this letter, and shall be provided prior to Florida City Gas service to any development on the plat, as applicable.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elio A. Bustos", written over a horizontal line.

Elio A. Bustos, P.E.
Engineer

Florida City Gas

4045 NW 97th Avenue, Doral, FL. 33178



PUBLIC WORKS DEPARTMENT
2910 GARDEN STREET
TITUSVILLE, FLORIDA 32796



ENGINEERING
(321)-567-3846
www.titusville.com

April 19, 2024

Cris Parente and Anna Pievani
3520 Oakhill Drive
Titusville, FL 32780

RE: Easement Vacation- 10 foot vacation at 3520 Oakhill Drive

Dear Cris and Anna,

The Public Works Department has reviewed the information you have provided in respect to public utilities. There is no objection to your request.

This response does not represent the collective interest of the City.

Please let me know if you have any questions or need any additional information.

Sincerely,

Ashleigh Smith, PE
City Engineer

Attachments

CC: Kevin Cook, Public Works Director

Brad Parrish, Department of Planning and Growth Management Director



Jason Kaufman
Geo Manager – Outside Plant Engineering

AT&T
712 Florida Ave
Cocoa, FL 32922

T 386-795-1703
jk0276@att.com

October 27, 2023

Anna Chiara Pievani
3520 Oakhill Drive
Titusville, FL 32780

Subject: Request to vacate a portion of the Public Utility Easement.

This letter is regarding your correspondence dated 10/27/2023, requesting AT&T to vacate the west (rear) Public Utility Easement located at Lot 156 La Cita Section Seven in Titusville, FL. as recorded in plat book 31, pages 78 and 79, public records of Brevard County, Florida. otherwise known by 3520 Oakhill Drive Titusville, FL. 32780

AT&T would have no objection to vacating the easement along the west side of Lot 156 mentioned in the attached county plat record. Regardless, prior to any construction activities, it is important that your contractor have all telecommunications cables located via Sunshine 811(800-432-4770) and use due care in avoiding the disturbance of any AT&T facilities that may be in the area to prevent a loss of telecommunications service in that distribution area.

If you have any additional questions or comments on this matter, please feel free to contact me.

Sincerely,

JASON KAUFMAN
SR SPECIALIST-OSP DESIGN ENGINEER
Wireline Access - Southeast, Florida Engineering
GEO Manager – Cape Canaveral, Cocoa Beach, Merritt Island and Titusville
Outside Plant Engineering
Office: 386-795-1703



**LA CITA SECTION SEVEN
A PORTION OF SECTIONS 15 AND 22,
TOWNSHIP 22 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA**

SHEET 1 OF 2

**PLAT BOOK 31
AND PAGE 73**

DEDICATION

SHOW ALL PARTS BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in

LA CITA SECTION SEVEN

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all utility and drainage easements and streets to the perpetual use of the public, and

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officer named below and its signature and seal to be affixed hereon on **JUNE 25th, 1985**

LA CITA DEVELOPMENT INC.

James H. Davis
President

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, that on **JUNE 25th, 1985**
before me, an officer duly authorized to take acknowledgments in this State and County aforesaid, personally appeared **LARRY McDONALD**

President
of the above named corporation incorporated under the laws of the State of FLORIDA, to me known to be the person authorized and duly acknowledged the execution thereof to be his. And he said and each officer thereunto duly authorized, that the official seal of said corporation is duly affixed thereto, and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
James R. Connelley
Notary Public

My Commission Expires
Feb. 5, 1989

CERTIFICATE OF SURVEYOR
SHOW ALL PARTS BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on **JUNE 14th, 1985** he has surveyed the survey of the same as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted, that previous subdivisions or encroachments have been placed as shown thereon as required by Chapter 177, Florida Statutes and that said land is located in Brevard County, Florida.
Signed **JUNE 14, 1985**
C. R. [Signature]
Registration No. 2776

**CERTIFICATE OF APPROVAL
BY MUNICIPALITY**
THIS IS TO CERTIFY, that on **APRIL 23, 1985** the
TITUSVILLE CITY COUNCIL
approved the foregoing plat.

ATTEST:
James R. Connelley
Notary Public

**CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts of roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

Charmen of the Board
ATTEST:
Clerk of the Board

**CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that on **JUNE 25th, 1985** the
foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board
ATTEST:
Clerk of the Board

**CERTIFICATE OF APPROVAL BY
PLANNING AND ZONING COMMISSION**

THIS IS TO CERTIFY, that on **JUNE 25th, 1985** the
Planning and Zoning Commission approved the foregoing plat.

CERTIFICATE OF CLERK
I HEREBY CERTIFY that I have examined the foregoing plat and that it is a correct representation of the lands therein described and platted, that previous subdivisions or encroachments have been placed as shown thereon as required by Chapter 177, Florida Statutes and that said land is located in Brevard County, Florida.
Signed **JUNE 25, 1985**
C. R. [Signature]
Clerk of the County Clerk, Florida
is said for Brevard County, Florida.

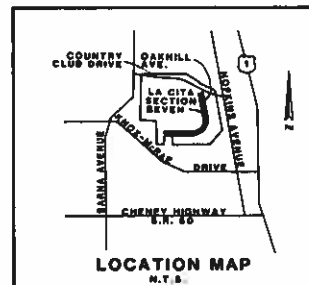
LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 15 and a portion of the North 1/2 of the Northeast 1/4 of Section 22, Township 22 South, Range 35 East, City of Titusville, Brevard County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 154 of the plot of LA CITA SECTION SIX as recorded in Plat Book 27, Pages 22, 23 and 24 of the Public Records of Brevard County, Florida (said point also being a point of curvature of a circular curve concave Westerly); thence along the boundary of said LA CITA SECTION SIX the following courses: run Southerly along the arc of said curve having a radius of 39.00 feet and a central angle of 70°11'13" for 32.37 feet to a point of tangency; thence South 27°00'00" West, a distance of 86.49 feet to a point of curvature of a circular curve concave Southeasterly and having a radius of 430.00 feet; thence Southerly along the arc of said curve 30.67 feet through a central angle of 60°40'21"; thence North 20°23'00" West, a distance of 155.51 feet; thence South 11°53'12" West, a distance of 243.25 feet; thence South 13°58'00" East, a distance of 416.00 feet; thence South 07°30'33" East, a distance of 208.00 feet; thence South 01°23'51" West, a distance of 181.72 feet; thence South 00°10'31" West, a distance of 337.39 feet; thence South 27°30'18" West, a distance of 100.12 feet; thence South 23°30'18" West, a distance of 181.12 feet; thence South 10°27'00" West, a distance of 183.00 feet; thence South 41°01'51" West, a distance of 181.12 feet; thence South 10°40'30" West, a distance of 300.00 feet; thence South 07°42'00" West, a distance of 127.00 feet; thence South 02°51'50" East, a distance of 65.00 feet; thence South 07°30'00" East, a distance of 130.87 feet; thence South 32°30'00" West, a distance of 16.00 feet to a point of curvature of a circular curve concave Northwesterly and having a radius of 430.00 feet; thence Northwesterly along the arc of said curve 16.00 feet through a central angle of 01°21'51"; thence North 27°30'00" West, a distance of 129.01 feet; thence North 02°51'50" West, a distance of 64.19 feet; thence South 10°30'10" West, a distance of 183.37 feet; thence North 00°22'20" West, a distance of 152.94 feet; thence North 00°22'17" West, a distance of 442.78 feet; thence South 79°00'10" West, a distance of 550.36 feet; thence South 07°30'52" West, a distance of 252.24 feet to the Easterly boundary of the plot of LA CITA SECTION FIVE as recorded in Plat Book 29, Pages 71 thru 73 of the Public Records of Brevard County, Florida; thence South 00°22'43" West along said Easterly boundary, a distance of 208.00 feet; thence South 09°17'13" East, a distance of 226.00 feet to a point of curvature of a circular curve concave Northerly and having a radius of 630.00 feet; thence Easterly along the arc of said curve 185.63 feet through a central angle of 30°30'00" to a point of tangency; thence North 09°17'13" East, a distance of 343.36 feet to a point of curvature of a circular curve concave Southerly and having a radius of 270.00 feet; thence Easterly along the arc of said curve 96.00 feet through a central angle of 20°30'00" to a point of tangency; thence South 09°27'17" East, a distance of 604.26 feet to a point of curvature of a circular curve concave Northwesterly and having a radius of 588.00 feet; thence Northwesterly along the arc of said curve 184.00 feet through a central angle of 57°32'42" to a point of tangency; thence North 32°30'00" East, a distance of 340.43 feet to a point of curvature of a circular curve concave Westerly and having a radius of 430.00 feet; thence Northerly along the arc of said curve and Southerly projection of the boundary of aforesaid LA CITA SECTION SIX, a distance of 285.71 feet through a central angle of 01°11'52" to a point of tangency; thence North 00°11'53" West, a distance of 705.39 feet to a point of curvature of a circular curve concave Easterly and having a radius of 370.00 feet; thence Northerly along the arc of said curve 124.43 feet through a central angle of 30°20'00" to a point of tangency; thence North 27°40'00" East, a distance of 25.12 feet to a point of curvature of a circular curve concave Southeasterly and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve 88.44 feet through a central angle of 07°47'30" to a point of cusp with a circular curve concave Northwesterly, having a radius of 485.10 feet and a tangent bearing of North 60°00'10" West; thence Northwesterly along the arc of said curve 120.99 feet through a central angle of 12°05'00" to the Point of Beginning.

Containing 20.22 acres, more or less.

SUBJECT TO: Utility Easements recorded in Official Records Book 2073, Pages 1947 and 1967 of the Public Records of Brevard County, Florida.



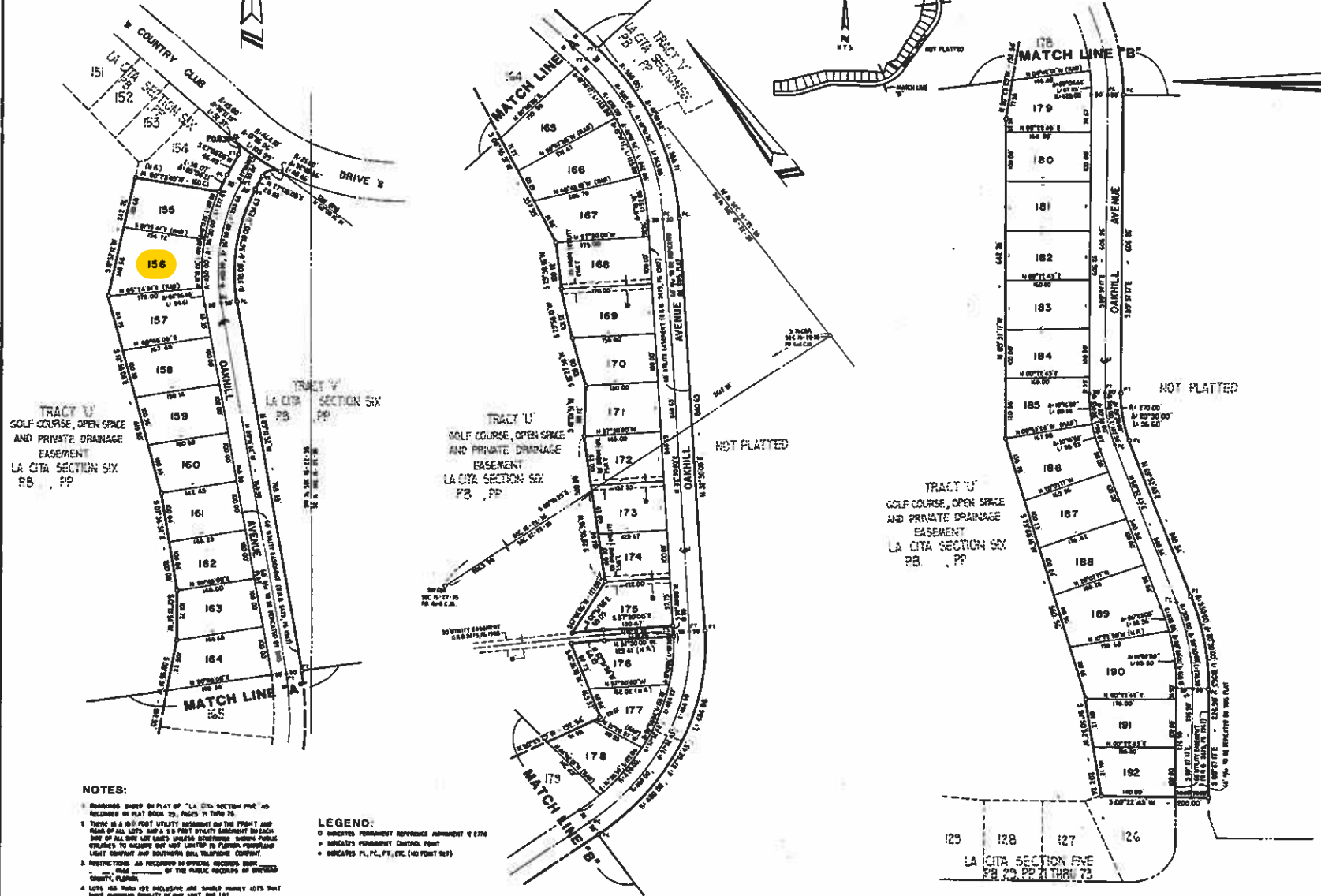
FOR OWNERS JOINER AND DEDICATION SEE
O.R.B. 2611 PAGE 2409
FOR RESTRICTIONS SEE O.R.B. 2611 PAGE 2410

LA CITA SECTION SEVEN
A PORTION OF SECTIONS 15 AND 22,
TOWNSHIP 22 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE,
BREVARD COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK 31
AND PAGE 79

SCALE: 1" = 100'



HARLING, LOCKLIN & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS - PLANNERS
100 COUNTRYLAND STREET, SUITE 200 - P.O. BOX 1000 - ORLANDO, FLORIDA 32809



Gateway to Nature & Space



APPLICATION FOR RIGHT-OF-WAY (ROW) / EASEMENT VACATION

Please submit electronically a completed application including required submittals to the Planning Department for payment and meeting scheduling. Chapter 17, Article II, Section 17-33 of the Titusville Code of Ordinances contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

1. Project Information	Property Address/Location Description 3520 Oakhill Dr - Titusville - FL - 32780		
2. Type of Request	Right-of-Way (ROW)	Easement (EAS) Vacation	
2. Applicant/ Owner	Name of Applicant/Contact Cristofer Parente	Name of Owner Cristofer Parente	
	Street Address 3520 Oakhill Dr	Street Address	
	City State Zip Titusville FL 32780	City State Zip	
	Telephone # 3212896848 Fax #	Telephone # Fax #	
	E-Mail Address cris@dfly.it	E-Mail Address	
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other		
4. Parcel ID	22-35-15-NH-*-156	Tax Acct.	2206338
5. Site Size (Attach Legal Description)	Acres: 0.43 Square Feet: 2679		
6. Legal Description of ROW to be vacated	A verified legal description is required before hearings can be scheduled. La Cita Section 7 Lot 156 - Platbook 31 page 78,79		
7. Note any previous vacations			
15. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/ Plat ☐
	Rezoning ☐		
	Other: ☐		
16. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary) Pool and screen build		

- **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.**
- 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.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission (P&Z)/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/ Cristofer Parente
(Signature)

7/11/24
(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 4)



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	☐
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☐
4.	Legal Description (from a certified survey) in Microsoft Word format.	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	☒
6.	Utility Provider Letters:	☒
	AT&T	☒
	Florida Power & Light	☒
	NUI/City Gas Company of Florida	☒
	Spectrum	☒
	City of Titusville Water Resources Department	☒
7.	City of Titusville Public Works Department	☐
	Pre-Application Meeting Date: Staff in Attendance:	☐

UTILITY PROVIDER	TELEPHONE NUMBER
AT&T Southeast. Jason Kaufman 712 Florida Avenue Cocoa, Florida 32922	386-795-1703 321-636-0233 FAX JK0276@att.com
Florida Power and Light Company Marlon Mariona 270 Pioneer Road Merritt Island, FL 32953	321-455-6111 Marlon.Mariona@fpl.com
Florida City Gas Holly Coombs 4180 South US 1 Rockledge, Florida 32955-5309	321-638-3419 Holly.Coombs@NextEraEnergy.com
Spectrum Kelley Balcavage 720 Magnolia Avenue Melbourne, Florida 32935	321-757-6365 321-254-1307 FAX Kelley.Balcavage@charter.com
City of Titusville Water Resources Ashleigh Smith City of Titusville P.O. Box 2806 Attn: Water Resources Department Titusville, Florida 32781-2806	321-567-3859 321-383-5653 FAX Ashleigh.Smith@Titusville.com
City of Titusville Public Works Department Kevin Cook 445 South Washington Avenue P.O. Box 2806 Titusville, Florida 32781-2806	321-567-3845 321-383-5705 FAX Kevin.Cook@Titusville.com

RESOLUTION NO. XX-2025

**A RESOLUTION OF THE CITY OF TITUSVILLE, FLORIDA, VACATING
A PORTION OF A CERTAIN UTILITY EASEMENT; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, a Petition was presented by Cristofer Parente, property owner, for property located at 3520 Oakhill Drive, Titusville, Florida, requesting the vacation of that portion of a utility and drainage easement described in "Exhibit A" attached hereto; and

WHEREAS, there was attached to said Petition a copy of a Notice published according to law, giving notice of the meeting of this Council at which said Petition was to be heard; and

WHEREAS, a public hearing was held on the date noticed for the same and the City Council, being fully advised in the premises, determines that said portion of the easement to be vacated does not now serve and is not needed for any public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, as follows:

Section 1. That the above described easement is hereby vacated pursuant to Florida Statutes 177.101.

Section 2. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED, this 28th day of January, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

EXHIBIT A

A PART OF THE 10 FOOT UTILITY EASEMENT LYING EAST OF AND ABUTTING THE WEST LINE OF LOT 156, LA CITA SECTION SEVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 78 & 79 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 156; THENCE N. 11°57'12" E. ALONG THE WEST LINE OF SAID LOT 156, A DISTANCE OF 44.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, A DISTANCE OF 47.04 FEET; THENCE S. 87°30'54" E., A DISTANCE OF 10.14 FEET TO A POINT WHICH LIES ON THE EAST LINE OF SAID 10 FOOT EASEMENT; THENCE S. 11°57'12" W., ALONG SAID EAST LINE, A DISTANCE OF 47.04 FEET; THENCE N. 87°30'54" W., A DISTANCE OF 10.14 FEET TO THE POINT OF BEGINNING

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Small Scale Comprehensive Plan Amendment (SSA) No. 7-2024 – 800 Lane Ave**
Department/Office: Planning

Recommended Action:

Conduct the public hearing and make a recommendation on Small Scale Comprehensive Plan Amendment (SSA) No. 7-2024.

At the Planning and Zoning Commission on January 8, 2025, the Commission, acting as the Local Planning Agency, made a motion to table this item to the Planning and Zoning Commission on January 22, 2025.

Summary Explanation & Background:

The Applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning to market and redevelop the property for commercial purposes. The property is located at the southwest corner of South Street and Lane Avenue and was previously owned by Brevard Public Schools as the site of the Whispering Hills Primary School. At the July 11, 2023, School Board meeting, the Whispering Hills facility was declared unnecessary or unsuitable for educational or ancillary purposes after years of deferred maintenance. The Board's declaration, made by adopting Resolution 2022-03, facilitated the sale of the property to private owners. The City's current comprehensive plan Educational future land use designation and Public (P) zoning district do not support private development of the site.

The request is illustrated on the attached future land use and zoning maps and can generally be described as retaining the future land use of the north portion of the property as Downtown Mixed Use and changing the middle of the property to Commercial High Intensity and the south portion of the property to Commercial Low Intensity. In their request, the applicant stated that the proposed future land use pattern is in response to the two community meetings held with surrounding property owners. The applicant further stated, [the request] "allows for a step-down approach in intensity to allow for more intense development near SR405 and less intense development to the south where [the property] is adjacent to single-family residential."

An environmental assessment was conducted on-site in support of the request to

replace the Conservation future land use designation and Open Space and Recreation (OR) zoning district located on the west side of the property. The environmental assessment found no evidence of wetlands on-site, which supports the requested change.

Alternatives:

1. Recommend approval of the land use and rezoning amendment.
2. Recommend approval of the land use and rezoning amendment with conditions.
3. Recommend denial of the land use and rezoning amendment.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 1: Quality of Life Goal 4: Economic Development

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. SSA 7-2024 FLUM Ordinance 11-1-24
3. SSA 7-2024 REZ Ordinance 11-1-24
4. Application - SSA
5. Application - REZ
6. Environmental Report (No redaction needed)
7. Intent to Amend Application 9-17
8. MAPS



City of Titusville

Planning Department Staff Report

Small Scale Comprehensive Plan Map Amendment and Rezoning

SSA No. 7-2024– 800 LANE AVENUE

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	January 8, 2025
City Council First Ordinance Reading	January 14, 2025
City Council Public Hearing	January 28, 2025

Prepared By: Eddy Galindo, AICP – Principal Planner

Applicant(s): Kelly Hyvonen, AICP on behalf of 800 Land Ave LLC

Applicant's Request: **SSA:** Amend the Comprehensive Plan Future Land Use Map by changing the future land use designations on 10.19± acres of property located at 800 Lane Avenue (Brevard County Parcel ID: 22-35-04-00-504) from Downtown Mixed Use, Educational, and Conservation to Downtown Mixed Use, Commercial High Intensity, and Commercial Low Intensity.

REZ: Rezone the same 10.19± acres of property located at 800 Lane Avenue (Brevard County Parcel ID: 22-35-04-00-504) from Public (P) and Open Space/Recreation (OR) to Community Commercial (CC).

Staff Recommendation: **SSA:** Approve the Small Scale Comprehensive Plan Amendment.

REZ: Approve the rezoning consistent with the Small Scale Amendment

BACKGROUND INFORMATION

The Applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning to market and redevelop the property for commercial purposes. The property is located at the southwest corner of South Street and Lane Avenue and was previously owned by Brevard Public

1 Schools as the site of the Whispering Hills Primary School. At the July 11, 2023 School Board
2 meeting, the Whispering Hills facility was declared unnecessary or unsuitable for educational or
3 ancillary purposes after years of deferred maintenance. The Board's declaration, made by
4 adopting Resolution 2022-03, facilitated the sale of the property to private owners. The City's
5 current Educational future land use designation and Public (P) zoning district do not support
6 private development of the site.

7 The request is illustrated on the attached future land use and zoning maps and can generally be
8 described as retaining the future land use of the north portion of the property as Downtown Mixed
9 Use and changing the middle of the property to Commercial High Intensity and the south portion
10 of the property to Commercial Low Intensity. In their request, the applicant stated that the
11 proposed future land use pattern is in response to the two community meetings held with
12 surrounding property owners. The applicant further stated, "allows for a step-down approach in
13 intensity to allow for more intense development near SR405 and less intense development to the
14 south where [the property] is adjacent to single-family residential."

15 An environmental assessment was conducted on-site in support of the request to replace the
16 Conservation future land use designation and Open Space and Recreation (OR) zoning district
17 located on the west side of the property. The environmental assessment found no evidence of
18 wetlands on-site, which supports the requested change.

19 The applicant did not submit a concept plan with the request; therefore, the analysis in this
20 report considers the maximum allowable buildout scenario.

PROPERTY INFORMATION

Existing Use and Future Land Use

Existing Use	Future Land Use	Density Intensity	Buildout potential
Vacant Brevard Public School Facility Building 54,658 sq.ft.	Downtown Mixed Use	20 units/acre 5.0 FAR	48 residential units and 524,898 sq.ft.
	Educational	none	none
	Conservation	1 unit/5 acres	0

Proposed Use and Future Land Use

Proposed Use	Future Land Use	Density Intensity	Buildout potential
Commercial	Downtown Mixed Use 2.43 ac	20 unit/acre 5.0 FAR	48 residential units and 529,254 sq.ft.
	Commercial High Intensity 5.44 ac	1.0 FAR	236,966 sq.ft.
	Commercial Low Intensity 2.33 ac	1.0 FAR	101,494 sq.ft.

Existing Use and Zoning

Existing Use	Zoning	Density	Max building coverage	Max height
Vacant Brevard Public School Facility Building 54,658 sq.ft.	Public (P)	none	none	none
	Public (P)	none	none	none
	Open Space & Recreation (OR)	1 unit/5 acres	none	35 ft.

Proposed Use and Zoning

Proposed Use	Zoning	Max Building Coverage [ground floor]		Max height
Commercial	Community Commercial (CC) 2.43 ac	30%	31,755 sq.ft.	Increase setback for every 1-2 feet above 35-feet
	Community Commercial (CC) 5.44 ac	30%	71,090 sq.ft.	
	Community Commercial (CC) 2.33 ac	30% with limitations*	30,448 sq.ft.	Council approval required above 35 feet

*Limitations include a maximum 40,000 square foot building, 75,000 square feet if it includes a retail food market or supermarket. Maximum height of 35 feet unless Council approves a greater height.

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Titusville Housing Authority, Townhomes	Downtown Mixed Use, and High Density Residential	Multi-Family High Density Residential (R-3)
South	Single Family Residential	Low Density Residential	Single-Family Medium Density (R-1B)
West	Vacant	Downtown Mixed Use, and High Density Residential	Multi-Family High Density Residential (R-3)
East	North Brevard Senior Center, Single Family Residential	Downtown Mixed Use, Medium Density Residential, Low Density Residential and Public/Semi-Public	Single-Family High Density (R-1C), Single-Family Medium Density (R-1B), Multi-Family High Density Residential (R-3) and Public (P)

STAFF ANALYSIS

The Whispering Hills school was constructed in 1960 prior to the enactment of the City's first zoning ordinance in 1965. The City designated the property with the Educational future land use category with the adoption of the comprehensive plan in 1988. The Educational land use is strictly limited to institutional uses on publicly owned properties. Commercial and residential uses are not consistent with the Educational land use. In 2010, the City designated large portions of State Road 405 with the Downtown Mixed Use land use category, including an approximately 200 feet of frontage on the subject property. The downtown land use allows an intense mixture of residential and commercial uses [See Property Information on page 3]. With the closing of the school and sale of the property the City has an opportunity to adopt a long-term policy that can foster investment and redevelopment and have a positive impact in the surrounding area. The proposed commercial land uses will expand the retail potential of the property from SR 405 into a larger area. The location of the commercial land uses adjacent to the Downtown Mixed Use land use is consistent with the criterion described in Future Land Use Objective 1.9.

The proposed land uses will provide a graduated pattern of development from SR 405 to the rear of the property. The Downtown Mixed Use land use allows a mixture of commercial and residential uses with an allowance of up to 20 residential dwelling units per acre and a floor area ratio (FAR) of 5.0. The Commercial High Intensity and the Commercial Low Intensity land use categories are limited to commercial/retail uses and a FAR OF 1.0. There are additional limitations associated with the Commercial Low Intensity. Section 28-15 of the Code states development which is to contain more than one (1) business use in a single center or as part of a single development, the maximum allowable leasable floor area for the total development shall not exceed seventy-five thousand (75,000) square feet. Forty thousand (40,000) square feet if the development does not contain a retail food market or supermarket. In addition, structures in excess of 35-feet require City Council's approval. The policies, development standards and buildout potentials are described in the Existing and Proposed Use tables on page 3.

1 Uses in the existing Public (P) zoning district are limited to public entities. Non-institutional uses
2 are not permitted in the P zoning district. The proposed Community Commercial (CC) district
3 permits a variety of retail sales and services such as department stores, pharmacies, restaurants
4 and lounges, grocery and markets, clothing shops, home and auto supply, furniture and
5 appliances, hardware, bakeries, pawnshops, electrical and lighting, laundry and dry cleaning, and
6 garden supplies [Chapter 37 Retail sales and services]. The CC zoning district is consistent with
7 the existing Downtown Mixed Use and the proposed Commercial High and Low Intensity land use
8 categories. Additional uses with the potential for creating nuisances will require a conditional use
9 permit. These include animal shelters, convenience stores and outdoor recreation/commercial
10 amusement uses. Finally, automobile/vehicle sales is a permitted use in the CC, including trucks,
11 boats and motorcycles with repair work conducted as an accessory use [Sec. 28-98].

12 The proposed land uses and zoning district are generally compatible with the surrounding area;
13 however, there may be concerns about the potential scale of a commercial development on the
14 10-acre property. It is surrounded by a developed mix of medium-density single family residential,
15 high-density single family residential, and multifamily residential homes (across South Street).
16 The property to the west is vacant and zoned for high density multifamily residential use. Access
17 to the site is available from SR 405 and Lane Avenue. Lane Avenue also provides access to the
18 North Brevard Senior Center, located southeast of the property. The new zoning district has the
19 potential of permitting up to 133,000+ square feet of ground floor retail space [See the Proposed
20 Use and Zoning Table on page 3]. The impact to the surrounding area may be mitigated by
21 performance standards described in the CC zoning district and Section 28-15 of the Code. The
22 combination of the land uses and zoning district will result in a graduated development pattern from
23 SR405 to the rear of the property. The setback must be increased for each 1-2 feet above 35-feet
24 in the CC zoning district [Sec. 28-314]. This should ensure that large buildings will maintain an
25 appropriate distance from adjacent properties. Further, the City Council must approve height
26 increases above 35 feet in the Commercial Low Intensity land use, which should help protect the
27 single family neighborhood at the rear of the property. Any development must adhere to all other
28 performance standards such as the minimum 10-foot landscape yards or buffers, screening,
29 lighting and noise regulations.

30 ***Area of Critical Concern:***

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

32 **COMPREHENSIVE PLAN AMENDMENT (CPA) REVIEW**

33 **Future Land Use Map Amendment Sprawl Criteria**

34 The following list is the review criteria under which the Planning and Zoning Commission and the
35 City Council review applications as they relate to urban sprawl [Section 34-23 of the LDR].

36 Summary of Staff's findings

- 37 1. The extent to which the proposed amendment is contiguous to an existing development area
38 which has developed in a manner providing a compact, contiguous development pattern
39 with the proposed amendment;

40 *Staff Comment: The amendment will introduce up to 10 acres of commercial and retail*
41 *development in area primarily surrounded by residential land uses and development.*

- 42 2. The extent to which population growth and development trends warrant an amendment,
43 including an analysis of vested and approved but unbuilt development;

1 *Staff Comment: The amendment will increase the area of commercial future land use to*
2 *provide goods and services to residents. The commercial land use do not include residential*
3 *uses.*

- 4 3. The extent to which adequate infrastructure to accommodate the proposed amendment
5 exists, or is programmed and funded through an adopted capital improvement schedule, or
6 will be privately financed through a binding executed agreement, or will otherwise be
7 provided at the time of development impacts as required by law;

8 *Staff Comment: The amendment will not require new infrastructure to serve the site.*
9 *Existing infrastructure near the site includes a twelve (12) inch water main on South Street,*
10 *an eight (8) inch water main on Lane Avenue, an eight (8) inch gravity sewer main on Lane*
11 *Avenue and a six (6) inch reclaimed pressured main on Lane Avenue. The preliminary*
12 *concurrency assessment found there is adequate capacity to serve the development.*

13 *The arterial road (South Street) can accommodate the additional volume according to the*
14 *City's concurrency assessment; however, a traffic study will be required to determine any*
15 *safety improvements that might be necessary.*

- 16 4. The extent to which the amendment will result in an efficient use of public funds needed for
17 the provision of new infrastructure and services related to it;

18 *Staff Comment: The amendment will not require new infrastructure to serve the site.*
19 *Existing infrastructure near the site includes a twelve (12) inch water main on South Street,*
20 *an eight (8) inch water main on Lane Avenue, an eight (8) inch gravity sewer main on Lane*
21 *Avenue and a six (6) inch reclaimed pressured main on Lane Avenue.*

- 22 5. The extent to which the amendment will not result in a sprawl development pattern as
23 determined by Chapter 163, Florida Statutes, and will not discourage infilling of more
24 appropriate areas available for development within existing Development Area Boundaries;
25 and

26 *Staff Comment: The subject site is located within the City's Urban Service Area and is*
27 *currently served by city utilities. Redevelopment of the site will not result in a sprawl*
28 *development pattern or discourage infilling of other areas.*

- 29 6. The extent to which the amendment will result in a sustainable development pattern through
30 a balance of land uses that is internally interrelated, demonstrates an efficient use of land,
31 ensures compatible development adjacent to agriculture lands, protects environmental
32 qualities and characteristics, provides interconnectivity of roadways, supports the use of
33 non-automobile modes of transportation, and appropriately addresses the infrastructure
34 needs of the community.

35 *Staff Comment: The development is located along to South Street (SR 405) within the City's*
36 *Urban Service Area. In determining the appropriate use of the property, it should be noted*
37 *that the area is predominantly residential in nature. The nearest commercial development*
38 *is approximately 1500 hundred feet to the east at the intersection of Park Avenue and South*
39 *Street. Access to the subject property is currently located on Lane Avenue, a local road;*
40 *however, the property has frontage on South Street (SR405), an arterial road. The North*
41 *Brevard Senior Center is adjacent to the subject property to the east and also has access*
42 *onto Lane Avenue.*

43 *The proposed land uses and zoning district are generally compatible with the surrounding*
44 *area; however, there may be concerns about the potential scale of a commercial*
45 *development on the 10-acre property. The impact to the surrounding area may be mitigated*
46 *by performance standards described in the Code.*

7. The extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

Staff Comment: The subject property was developed as a public school and has since ceased operation. Brevard Public Schools sold the property and redevelopment of the property will result in positive market, economic and fiscal impacts to the City. The site is primarily surrounded by residential development. The future land use designation on the north portion of the property is currently Downtown Mixed Use and is not proposed to change. Changing the future land use designation on the remaining portion of the property to Commercial High Intensity and Commercial Low Intensity and rezoning the entire subject property to CC would allow for a variety of commercial uses which are not currently available in the immediate area.

Consistency with the Comprehensive Plan

The following is an analysis of the consistency of the request with the City's Comprehensive Plan. The request for a Comprehensive Plan Amendment and rezoning is consistent with the Comprehensive Plan and more specifically with the following objectives and policies of the Comprehensive Plan.

Future Land Use [FLUE] Policy 1.8.6: The City shall require natural vegetative and other appropriate buffers to minimize nuisance effects of industrial land uses which include, but not limited to, noise, odor, glare and privacy factors and visual impacts and to minimize such industrial use intrusion into residential land use areas.

Staff Comment: The subject property was developed as a school in 1960, and there is very little natural vegetation on the parcel. Any redevelopment of the site will require compliance with the City's landscaping standards, including landscape yards (buffers).

Future Land Use [FLUE] Policy 1.9.1: Sites for high intensity commercial development shall be located with convenient and direct access at arterial intersections. Collector/arterial intersections are acceptable provided minimal access is necessary on the collector street.

Staff Comment: The property has frontage on South Street, a major arterial roadway, and is located at the intersection of South Street and Lane Avenue, a local road. Access to the site is currently located at the southeast corner of the property onto Lane Avenue; therefore, the site has convenient and direct access at an arterial intersection. The location of the commercial land uses adjacent to the Downtown Mixed Use land use is consistent. Together all three commercial land uses meet the intent and purpose described in Objective 1.9 and subsequent policies.

Future Land Use [FLUE] Policy 1.9.2: Negative impacts of commercial land uses on environmentally sensitive areas shall be minimized and/or eliminated. The Conservation Element objectives and policies and performance requirements shall be utilized in determining the appropriateness of commercial land use designations.

Staff Comment: The applicant submitted an environmental assessment dated March 18, 2024, completed by Atlantic Environmental in support of the request to remove the Conservation future land use and Open Space and Recreation zoning on the west portion of the property. Atlantic Environmental determined that the property is "solely comprised of uplands and no wetlands or surface waters are located there." The report recommends "having a formal 100 percent gopher tortoise survey completed and tortoise relocation permit acquired prior to any on-site work." If found to have protected

species on site, the appropriate regulatory agencies will review proposed development for any impacts.

Future Land Use [FLUE] Policy 1.9.3: Commercial development sites shall be accessible to and/or provide essential public services at levels of service adopted within the Capital Improvements Element of this Comprehensive Plan, including transportation, potable water, sewer collection/treatment, solid waste, drainage, and recreation and open space.

Staff Comment: According to the preliminary concurrency assessment, there is sufficient capacity for all essential public services to serve the proposed development.

Future Land Use [FLUE] Policy 1.9.4: Commercial land use designations shall be encouraged in a pattern, which offers maximum accessibility, compatibility, and clustering. Commercial land use designations shall be given priority at locations exhibiting proximity to other types of non-residential uses, including employment centers and marketing centers.

Staff Comment: The subject parcel is adjacent to existing residential property and vacant land zoned for residential development. The closest developed commercial property is located at the intersection of S. Park Avenue and South Street, approximately 1,500 feet to the east. Approving commercial future land use designations on the subject property would offer a high degree of accessibility of non-residential services to the surrounding residential properties; however, the area is predominantly residential in nature and offers a lower degree of compatibility and clustering with other commercial land uses.

Future Land Use [FLUE] Policy 1.9.5: Commercial land use designations and accompanying proposals shall consider compatibility between commercial and surrounding land uses, including, but not limited to, traffic circulation, pedestrian access, hours of operation, visual impacts, privacy factors and impacts on the microclimate.

Staff Comment: The subject property has frontage on South Street and is primarily surrounded by residential uses. Access to the site is currently located on Lane Avenue at the southeast corner of the property. Lane Avenue is a local road which also provides access to the North Brevard Senior Center southeast of the subject property. There are existing sidewalk facilities along South Street. Redevelopment of the site will require sidewalks along all right of way frontages (i.e. Lane Avenue).

Future Land Use [FLUE] Policy 1.9.9: Locations for High Intensity Commercial land use shall be deemed appropriate providing the following factors are additionally complied with:

- A. Sites for high intensity commercial development shall be located near the intersections of arterials and/or collector roadways. Sites shall be developed in a compact, cluster type pattern rather than new commercial strip centers. Intersection locations shall be preferable to linear development.

Staff Comment: The subject property is located at the intersection of South Street, a major arterial roadway, and Lane Avenue, a local roadway. The request includes changing the future land use designation of the south portion of the property to Commercial Low Intensity. The City's Land Development Regulations Section 28-15. - Commercially zoned districts located in Low Intensity Commercial future land use categories contains standards which could limit the development of commercial strip centers:

1 *"In addition to the restrictions and requirements of each zoning district created by*
2 *this section, commercially zoned property identified in the adopted Future Land*
3 *Use Map as Low Intensity Commercial shall be developed according to the*
4 *following criteria:*

5 (a) *Site requirements.*

6 (1) *For development which is to contain more than one (1) business use in*
7 *a single center or as part of a single development, the maximum allowable*
8 *leasable floor area for the total development shall not exceed seventy-five*
9 *thousand (75,000) square feet. Forty thousand (40,000) square feet if the*
10 *development does not contain a retail food market or supermarket.*

11 (2) *No more than two (2) individual uses shall contain more than three*
12 *thousand (3,000) square feet. The average area of uses in the*
13 *development shall not exceed ten thousand (10,000) square feet.*

14 (3) *Maximum impervious surface coverage shall be seventy-five (75)*
15 *percent of the gross area of the site."*

16 *The site is currently developed as a school and is not located in a strip center.*

- 17 B. Land development regulations shall establish performance requirements for high
18 intensity commercial land use, including residential compatibility, as well as floor area
19 ratio, maximum lot coverage, maximum impervious surface ratio, screening, height,
20 setbacks, glare, landscaping and architectural compatibility.

21 *Staff Comment: Future Land Use policy 1.21.1 establishes a maximum Floor Area*
22 *Ratio of 1.0 for the Commercial High Intensity future land use designation. A formal*
23 *site plan review for consistency with lot coverage, screening, height, etc. will be*
24 *conducted before any approval is granted for the project.*

- 25 C. Infill development into established commercial strip areas shall be preferred over the
26 expansion of such strip centers. Strip centers should be centered at intersections and
27 extend no further than ½ mile from said intersections.

28 *Staff Comment: The subject property does not meet the definition of infill*
29 *development in Comprehensive Plan Policy 1.7.7; however, approval of the*
30 *request would allow for redevelopment of the former school site. The parcel is*
31 *surrounded by development on three (3) sides and is located in an area of the City*
32 *where public facilities are available. Developed commercial properties exist along*
33 *the South Street (SR405) corridor; however, the nearest commercial property to*
34 *the subject site is located at the intersection of S. Park Avenue and South Street,*
35 *approximately 1,000 feet to the east.*

- 36 D. Impacts upon traffic circulation shall be mitigated, through right-of-way dedication for
37 road widening and frontage access streets, the assessment of impact fees and the
38 provision and/or expansion of pedestrian and bicycling facilities, as deemed appropriate
39 by the location and type of commercial impacts.

40 *Staff Comment: The preliminary concurrency assessment there is adequate*
41 *roadway capacity. A traffic study will be required. Any required traffic*
42 *improvements will be reviewed during the site plan process.*

- 43 E. Automotive oriented uses shall be clustered within established high intensity
44 commercial areas adjacent to major and minor arterials rather than at scattered
45 locations.

1 *Staff Comment:* No specific commercial use is proposed with the request;
2 however, some of the uses permitted within the Community Commercial zoning
3 district include automotive oriented uses with significant traffic generation rates.
4 According to the preliminary concurrency assessment, the major arterial roadway
5 has sufficient capacity available for the anticipated traffic demand. However, the
6 property lies approximately 1,000 feet from the nearest commercial area located
7 at the intersection of South Street and S. Park Avenue. The Brevard County
8 Sheriff's Office, zoned Public (P), and several single family residences zoned
9 Single Family Medium Density (R-1B) and Single Family High Density (R-1C) are
10 located between the subject property and the intersection of South Street and S.
11 Park Avenue.

- 12 F. Internal traffic movements of high intensity commercial development shall be designed
13 in a manner that provides for pedestrian and vehicular traffic compatibility and safety.

14 *Staff Comment:* Internal traffic movement will be reviewed as part of the site plan
15 approval process, including sidewalks.

16 Future Land Use Element [FLUE] Strategy 1.9.10: Locations for Low Intensity
17 Commercial land use shall be designated based on the same factors listed for High
18 Intensity Commercial, except that the following factors are additionally applicable:

- 19 A. Sites for low intensity commercial development shall be located near intersections.
20 Intersection locations are preferred to linear developments. The City shall not introduce,
21 approve or allow commercial land uses in an area where single family land uses are the
22 predominant land use of the area unless the proposed new land use is consistent with a
23 redevelopment plan or formal study adopted by City Council.

24 *Staff Comment:* The subject property is located at the intersection of South Street, a
25 major arterial roadway, and Lane Avenue, a local road. Existing single family
26 residences are located to the south and east of the subject property. Existing multifamily
27 residences are located to the north of the subject property and the adjacent property to
28 the west is vacant property zoned for multifamily development. The North Brevard
29 Senior Center is located to the southeast and has access onto Lane Avenue, directly
30 across from the subject property's driveway.

- 31 B. Land development regulations shall include additional requirements for low intensity
32 commercial and residential land use compatibility. Such requirements shall address, but
33 not be limited to, floor area ratio, maximum lot coverage, maximum impervious surface
34 ratio, screening, height, setbacks, glare, landscaping, and architectural compatibility.

35 *Staff Comment:* The City's Land Development Regulations Section 28-15. -
36 Commercially zoned districts located in Low Intensity Commercial future land use
37 categories, contains standards which are intended to limit the development of
38 commercial strip centers. Additional land development regulations are applicable and
39 are reviewed through the site plan process.

- 40 C. Low Intensity Commercial uses oriented towards neighborhood needs and
41 convenience factors and should be designated for limited retail and sales use and/or
42 commercial/professional mixed uses.

1 *Staff Comment: Low intensity commercial uses on the subject property would offer a*
2 *high degree of accessibility of non-residential services to the surrounding residential*
3 *properties.*

4 Future Land Use Element [FLUE] Strategy 1.16.2: As of 2009, the wetlands shown as
5 Conservation Land Use on the Future Land Use Map were established using the National
6 Wetlands Inventory Map of 1988. These wetlands shown on this map have not been
7 groundtruthed. In order to provide more accurate mapping of wetlands, when the City
8 receives a wetland delineation on specific sites, the delineations will be accepted by the
9 City of Titusville and the Future Land Use Map will be amended accordingly. The
10 Conservation Land Use shall be amended to include all wetland areas on the site to be
11 preserved, unless such wetlands are preserved by a conservation easement as part of a
12 Planned Development (PD) or other master-planned development, and any other upland
13 areas to be permitted for preservation for state and/or federal listed wildlife species.

14 *Staff Comment: The applicant submitted an environmental report dated March 18,*
15 *2024, completed by Atlantic Environmental. The report states that the property is*
16 *“comprised of uplands and no wetlands or surface waters”. Replacing the Conservation*
17 *future land use designation and Open Space and Recreation (OR) zoning on the west*
18 *portion of the subject property as proposed in the request is supported by the evidence*
19 *provided.*

20 *The report discusses the potential wildlife species that could occur. Atlantic*
21 *Environmental recommends that a formal survey for threatened/endangered species*
22 *be conducted. If a formal study is found necessary by USFWS or other agency, all*
23 *required actions will be taken as part of the review process by these agencies.*

24 Future Land Use Element [FLUE] Policy 1.16.4: Impacts to areas designated as
25 Conservation land use designation shall be considered if it is unavoidable due to absence
26 of feasible and/or practical alternatives for reasonable use of the land, or the regulations
27 create an inordinate burden on an existing use of the land or a vested right to a specific
28 use of the land, or due to significant site constraint and/or practical design modification
29 constraint. The allowable impacts shall be based upon site specific evaluation determined
30 through the permitting process conducted by all the regulatory agencies with jurisdiction.

31 *Staff Comment: The environmental assessment found that no wetlands are present on-*
32 *site.*

33 Future Land Use Element [FLUE] Policy 1.17.1: The following items shall be addressed in
34 the analysis of the land use changes: Surrounding uses; Surrounding zoning; Acreage;
35 Description of site; Soils and topography; Flood zone; Recharge potential; Traffic counts
36 on adjacent streets; and Impact on adopted levels of service; Water supply availability.

37 *Staff Comment: Maps depicting soils, flood hazard areas, location etc. are provided*
38 *within the agenda package. Surrounding land uses, description of the site, and*
39 *concurrency review are addressed in other areas of this report. The property is not*
40 *located within the Area of Critical Concern.*

41 Conservation Element (CE) Policy 1.1.4: The City shall maintain, to the best of its
42 abilities, the populations of wildlife species which are state and federal listed and their
43 habitat, and shall restrict activities within these areas known to adversely affect the
44 survival of these species as per regulations by permitting agencies.

45 *Staff Comment: The environmental report prepared by Atlantic Environmental*
46 *recommends a formal survey for threatened/endangered species prior to any*

development/redevelopment on the site. If a formal study is found necessary by USFWS or other agencies, all required actions will be taken as part of the review process by these agencies.

Conservation Element (CE) Policy 1.6.1: The development of wetlands shall be addressed in the development regulations according to the following criteria:

Strategy 1.6.1.1: The protection of the wetlands shall be determined by the functional value of the wetland.

Staff Comment: The environmental assessment found that no wetlands are present on-site.

Strategy 1.6.1.2: The development of land under all land uses categories shall take into consideration natural constraints such as flood hazards, wetlands, soil suitability and aquifer recharge potential.

Staff Comment: The site is located within Flood Zone X.

Conservation Element (CE) Policy 1.6.3: Wetlands shall be defined consistent with existing state and federal regulatory agencies.

Strategy 1.6.3.2: At a minimum, wetlands 5 acres or more in size shall be designated as a conservation land use and wetlands less than 5 acres will be subject to review to determine what protection, if any, they should receive from development. Said review shall be based on the functional value criteria specified in Strategy 1.6.4. If based on this determination, protection is warranted, development may be permitted, based upon criteria set forth in the environmental performance standards of the land development regulations.

Staff Comment: The environmental assessment found that no wetlands are present on-site.

REZONING REVIEW

Zoning Review Criteria

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

The following are staff's findings.

1. **Comprehensive Plan Consistency Statement.** Please see the previous pages for analysis of the proposed request and consistency with the Comprehensive Plan. The requested zoning district is not consistent with the existing comprehensive plan land use category.

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

Staff Comment: The property is located in the City's urban service area. Sewer service is available via an 8-inch sewer main on the site. Water service is available via a 12-inch water main on South Street. A pressurized reclaimed water service is also available to this property. The preliminary concurrency review determined that public facilities are available to serve the proposed development.

Transportation impact.

Staff Comment: A traffic study is required.

1 Solid Waste.

2 Staff Comment: Solid waste needs will be evaluated with the submittal of a site plan.

3 1.2. Public streets are adequate to access the property.

4 Staff Comment: The proposed amendment has frontage along South Street (SR 405),
5 which is identified as an arterial per Sec. 9.3 of the Transportation Technical Manual.

6 1.3. The land will support the proposed development.

7 Staff Comment: The subject property is located within **Flood Zone X (area of minimal**
8 **flood hazard)** and the environmental assessment found no presence of wetlands on-
9 site.

10 1.4. Environmental impact.

11 Staff Comment: The applicant submitted an environmental report dated March 18,
12 2024, completed by Atlantic Environmental. The report states that the property is
13 “comprised of uplands and no wetlands or surface waters”. Replacing the Conservation
14 future land use designation and Open Space and Recreation (OR) zoning on the west
15 portion of the subject property as proposed in the request is supported by the evidence
16 provided. The environmental report prepared by Atlantic Environmental recommends
17 that a formal survey for threatened/endangered species prior to redevelopment of the
18 site. If a formal study is found necessary by USFWS or other agencies, all required
19 actions will be taken as part of the review process by these agencies.

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

23 Staff Comment: The property was sold by Brevard Public Schools and the current
24 Public (P) zoning is not consistent with the private ownership of the property. In
25 addition, the applicant submitted an environmental report dated March 18, 2024,
26 completed by Atlantic Environmental. The report states that the property is “comprised
27 of uplands and no wetlands or surface waters”. Replacing the Open Space and
28 Recreation (OR) zoning on the west portion of the property is supported by the evidence
29 provided. Substantial changes have occurred since the original zoning.

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

31 3.1. The development in the area;

32 Staff Comment: The zoning district is generally compatible with the surrounding area;
33 however, there may be concerns about the potential scale of a commercial
34 development on the 10-acre property. It is surrounded by a developed mix of medium-
35 density single family residential, high-density single family residential, and multifamily
36 residential homes (across South Street). The property to the west is vacant and zoned
37 for high density multifamily residential use. The new zoning district has the potential of
38 permitting up to 133,000+ square feet of ground floor retail space [See the Proposed
39 Use and Zoning Table on page 3]. The impact to the surrounding area may be mitigated
40 by performance standards described in the CC zoning district and Section 28-15 of the
41 Code. The combination of the land uses and zoning district will result in a graded
42 development pattern from SR405 to the rear of the property. The setback must be
43 increased for each 1-2 feet above 35-feet in the CC zoning district [Sec. 28-314]. This
44 should ensure that large buildings will maintain an appropriate distance from adjacent
45 properties. Further, the City Council must approve height increases above 35 feet in

1 the Commercial Low Intensity land use, which should help protect the single family
2 neighborhood at the rear of the property.

3 3.2. Not likely to cause a depreciation of property values in the area.

4 Staff Comment: Multifamily and single family residential uses are established in the
5 surrounding area. Introducing a commercial use along an arterial roadway is not
6 expected to cause a depreciation of property values in the area.

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

8 Staff Comment: The subject parcel is adjacent to existing residentially zoned property.
9 The closest commercially zoned property is located at the intersection of S. Park
10 Avenue and South Street, approximately 1,000 feet to the east. The surrounding zoning
11 in the area is predominantly residential in nature.

12 **5. The application will protect the public health, safety, morals or welfare of the general**
13 **public.**

14 Staff Comment: The redevelopment of the former public school site into a commercial
15 use would change the residential nature of the surrounding area, however, the change
16 is not expected to generate any detriment to the public safety and welfare of the general
17 area.

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

20 Staff Comment: Redevelopment of the site will require all buffering, screening and
21 landscaping standards of the City be met during site plan approval.

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

23 Staff Comment: The property was previously owned by Brevard Public Schools as the
24 site of Whispering Hills Primary School. The School Board sold the property to private
25 owners and the City's Public (P) zoning district does not support private development
26 of the site.

27 An environmental assessment was conducted on-site in support of the request to
28 replace the Open Space and Recreation (OR) zoning district located on the west side
29 of the property. The environmental assessment found no evidence of wetlands on-site.

30 **Community engagement meetings were held by the applicant on June 14, 2023, and**
31 **September 5, 2024.**

32 **Highlights of Findings from Staff Analysis:**

33 **Items that support the proposed request:**

- 34 • The current Educational future land use designation and Public (P) zoning is limited to
35 public institutional uses only.
- 36 • The environmental report determined that no wetlands are present on-site. The current
37 Conservation future land use designation and Open Space/Recreation (OR) zoning on
38 the west portion of the site may be amended to reflect that these are upland areas.
- 39 • The amendment will increase the cumulative acreage of non-residential future land use
40 categories to provide goods and services to residents.
- 41 • Commercial uses on the subject property would offer a high degree of accessibility of
42 non-residential goods and services to the surrounding residential properties.

- Designating the south portion of the subject property Commercial Low Intensity future land use helps protect the adjacent single family residences.
- If City Council is inclined to approve the requested future land use change to Commercial High Intensity, then staff recommends approval of the rezoning to Community Commercial (CC) as consistent with the future land use designation.

Potential issues that may not support the proposed request:

- The surrounding area is predominantly residential in nature.
- A commercial future land use designation at this site does not support a high degree of clustering with other commercial land uses.
- Certain auto-oriented uses permitted in the CC zoning district may be incompatible with the adjacent single family development if they are the predominant use on the 10-acre property.

RECOMMENDATION:

Comprehensive Plan Amendment Recommendation: Approve the Small Scale Comprehensive Plan Amendment. The Amendment is consistent with the Comprehensive Plan. This recommendation is 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 34-23 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes.

Rezoning Recommendation: Approve the rezoning consistent with the Small Scale Amendment to change the zoning on the subject property from Public (P) and Open Space/Recreation (OR) to Community Commercial (CC) on property located at 800 Lane Avenue (Parcel No. 22-35-04-00-504), as described in Exhibit A of the ordinance. This recommendation is 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.

ORDINANCE NO. ■-2025

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING ORDINANCE NO. 60-1988, WHICH ADOPTED THE COMPREHENSIVE PLAN OF THE CITY OF TITUSVILLE, BY AMENDING THE FUTURE LAND USE DESIGNATION ON LAND LOCATED AT 800 LANE AVENUE FROM DOWNTOWN MIXED USE, EDUCATIONAL, AND CONSERVATION TO DOWNTOWN MIXED USE, COMMERCIAL HIGH INTENSITY, AND COMMERCIAL LOW INTENSITY ON 10.19+/- ACRES OF PROPERTY HAVING PARCEL ID NO. 22-35-04-00-504; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville, pursuant to Chapter 163, Florida Statutes, desires to amend its Comprehensive Plan adopted by Ordinance No. 60-1988; and

WHEREAS, a first and second public hearing has been held on the Comprehensive Plan amendments before the Local Planning Agency and the local governing body; and

WHEREAS, the City of Titusville finds that said Comprehensive Plan Amendment has been processed in accordance with the applicable law and desires to amend the Comprehensive Plan.

NOW, THEREFORE, BE IT ENACTED by 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. The City of Titusville's Comprehensive Plan is hereby amended by adopting Small Scale Comprehensive Plan Amendment #7-2024 and amends its Future Land Use Map, by changing the land use designation on 10.19+/- acres of property located at 800 Lane Avenue, as described in Exhibit A, from Downtown Mixed Use, Educational, and Conservation to Downtown Mixed Use, Commercial High Intensity, and Commercial Low Intensity; providing for severability; repeal of conflicting ordinances; and providing for an effective date;.

SECTION 3. SEVERABILITY. If any provisions 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. EFFECTIVE DATE. This ordinance shall take effect 31 days after adoption pursuant to Section 163.3187(5)(c) Florida Statutes.

PASSED AND ADOPTED, this ____ day of ____, 2025.

Andrew Connors, Mayor

ATTEST:

WANDA F. WELLS, CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING AT A POINT 220 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 35 EAST, WHICH POINT IS THE NORTHWEST CORNER OF A LOT FORMERLY CALLED MOSIG LOT, AT A POST; RUN SOUTH 1° EAST ALONG THE WEST LINE OF SAID MOSIG LOT A DISTANCE OF 834.09 FEET, THENCE SOUTH 88° WEST A DISTANCE OF 673.69 FEET, THENCE NORTH 10° WEST TO A POINT WHICH IS THE NORTHWEST CORNER OF WAS FORMERLY KNOWN AS THE CARNES HOME PLACE, THENCE NORTH 88° EAST A DISTANCE OF 775 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT LANDS DEEDED TO CITY OF TITUSVILLE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1 PAGE 594 AND CORRECTED IN OFFICIAL RECORDS BOOK 46 PAGE 591. LESS AND EXCEPT ALL ROAD RIGHTS OF WAY.

ALSO DESCRIBED AS

A PORTION OF GOVERNMENT LOT 3 IN FRACTIONAL SECTION 4, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 37, PAGE 528, LESS AND EXCEPT THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1, PAGE 594, AND CORRECTED IN OFFICIAL RECORDS BOOK 46 PAGE 591, AND LESS AND EXCEPT THE RIGHT OF WAY FOR LANE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2770, PAGE 515 AND ALSO LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD 405 AS DESCRIBED IN FINAL JUDGMENT RECORDED IN CIRCUIT MINUTES BOOK 51, PAGE 356, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF CITRUS HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 88 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N15°10'40"W, ALONG THE WEST LINE OF CARNES HOME PLACE AS SHOWN ON SAID PLAT, A DISTANCE OF 661.37 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1, PAGE 594, AND CORRECTED IN OFFICIAL RECORDS BOOK 46 PAGE 591; THENCE N88°03'18"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 155.74 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE N01°56'42"W, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 139.64 FEET, TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 405 (SOUTH STREET); THENCE THE FOLLOWING 4 COURSES ALONG SAID SOUTH RIGHT OF WAY LINE; (1) N86°58'38"E, A DISTANCE OF 473.60 FEET; (2) S55°46'21"E, A DISTANCE OF 12.53 FEET; (3) S02°58'08"E, A DISTANCE OF 43.00 FEET; (4) N87°01'52"E, A DISTANCE OF 16.00 FEET, TO THE WEST RIGHT OF WAY LINE OF LANE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2770, PAGE 515; THENCE THE FOLLOWING 3 COURSES ALONG THE WEST RIGHT OF WAY LINE OF LANE AVENUE; (1) S02°58'08"E, A DISTANCE OF 692.50 FEET; (2) S88°04'18"W, A DISTANCE OF 125.06 FEET; (3) S02°58'08"E, A DISTANCE OF 50.01 FEET, TO THE NORTHEAST CORNER OF LOT 2 OF SAID CITRUS HEIGHTS; THENCE S88°04'18"W, ALONG THE NORTH LINE OF SAID CITRUS HEIGHTS, A DISTANCE OF 392.95 FEET, TO THE POINT OF BEGINNING.

ORDINANCE NO. ■-2025

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 CLASSIFICATION ON LAND LOCATED AT 800 LANE AVENUE FROM THE PUBLIC (P) AND OPEN SPACE AND RECREATION (OR) ZONING DISTRICTS TO THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT ON 10.19+/- ACRES OF PROPERTY; HAVING PARCEL ID NO. 22-35-04-00-504; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; 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 has been held on the rezoning before the Local Planning Agency and the local governing body and 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, 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 of Titusville finds that said rezoning has been processed in accordance with the applicable law and desires to amend its Zoning Map to change the zoning designation on said properties; and

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

WHEREAS, the City Council of the City of Titusville desires to amend its Zoning Map.

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 in Exhibit A presently zoned Public (P) and Open Space and Recreation (OR) to Community Commercial (CC).

SECTION 3. This ordinance shall take effect simultaneously with the effective date of Small-Scale Amendment (SSA) No. 7-2024 contained in Ordinance ■-2025.

SECTION 4. 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 5. 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 6. 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 _____, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING AT A POINT 220 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 35 EAST, WHICH POINT IS THE NORTHWEST CORNER OF A LOT FORMERLY CALLED MOSIG LOT, AT A POST; RUN SOUTH 1° EAST ALONG THE WEST LINE OF SAID MOSIG LOT A DISTANCE OF 834.09 FEET, THENCE SOUTH 88° WEST A DISTANCE OF 673.69 FEET, THENCE NORTH 10° WEST TO A POINT WHICH IS THE NORTHWEST CORNER OF WAS FORMERLY KNOWN AS THE CARNES HOME PLACE, THENCE NORTH 88° EAST A DISTANCE OF 775 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT LANDS DEEDED TO CITY OF TITUSVILLE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1 PAGE 594 AND CORRECTED IN OFFICIAL RECORDS BOOK 46 PAGE 591. LESS AND EXCEPT ALL ROAD RIGHTS OF WAY.

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Gateway to Nature & Space



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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.

1. Annexation	Does the request include an annexation?		☐ Yes ☒ No
2. Regular or Small Scale Amendment	Regular Amendment (CPA) Property 50 acres or greater ☐	Small Scale Amendment (SSA) Property less than 50 acres ☒	
3. Project Information	Project Name 800 Lane Avenue		Property Address/Location Description 800 Lane Avenue
4. Applicant / Owner	Name of Applicant/Contact Kelly Hyvonen, AICP		Name of Owner 800 Land Ave LLC
	Street Address 355 Spoonbill Lane		Street Address 17040 NE 11TH AVE
	City	State	Zip
	Melbourne Beach	FL	32951
	Telephone # 612-710-9296		City
4. Applicant / Owner	Fax #		State
	E-Mail Address kelly.hyvonen@gmail.com		Zip
	Telephone # 612-710-9296		Miami
	Fax #		FL
	E-Mail Address kelly.hyvonen@gmail.com		33162
5. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
6. Parcel ID	22-35-04-00-504	Tax Acct.	2201393
7. Site Size (Attach Legal Description)	Acres: 10.19 Square Feet:		
8. Current Land Uses	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:	Vacant Brevard County school building	
	NORTH:	Titusville Housing Authority, townhomes	
	SOUTH:	Single-family residential	
	EAST:	North Brevard Senior Center, single-family residential	
	WEST:	Vacant multi-family residential land	

9. Current Designation	Future Land Use: Educational, Conservation and Downtown Mixed Use	Zoning: P and OR
10. Proposed Designations	Future Land Use: Commercial-High Intensity	Zoning: CC
11. Subject Property	Current Use: Vacant educational building	Proposed Use: Retail/office/commercial, indoor recreation
12. Note any previous amendments on the site		
13. Check other applications submitted	Conditional Use ☐ Vacation of Easement ☐ Vacation of Right of Way ☐ Site Plan ☐	Master Plan Approval ☐ Rezoning ☒ Subdivision/Plat ☐ Other:
14. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary) This property was previously owned by the School Board of Brevard County and was the location of a school/educational facility. The school is no longer in use and sits vacant. In order for the property to be developed, a change to the future land use and zoning is required. The property owner desires to market and develop the property commercially.	

- **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 schedule noted above.
- 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/ Kelly Hyman
(Signature*)

04/23/2024
(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 4)

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	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	☒
6.	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>	☒
7.	Additional site-specific data as necessary to describe any impacts to conservation / wetland areas, and other environmentally sensitive resources, including any mitigation efforts to be proposed or required by these regulations.	☒
8.	Traffic counts and Level of Service (LOS) on streets providing access to subject property may be required by the City. A determination of the needed information will be provided by the City prior to submittal of the request.	☐
9.	Pre-Application Meeting Held – Date: 4/18/2024 Staff in Attendance: Eddy Galindo & Christie Anderson	☒
10.	Preliminary School Concurrency Determination Submitted. Contact Brevard County Public Schools, David Lindemann to receive this application for completion. Lindemann.David@BrevardSchools.org	☐
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date <u>5/23/2024</u>	☒

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 4)

In order to illustrate the proposed use of the property to be rezoned, the applicant is encouraged to submit a conceptual site plan in support of the proposal. If a conceptual site plan or developer's agreement is not provided with the application, the City shall review the application based on the most intensive land use and the maximum intensity and/or density within the zoning district requested within the application. If a conceptual site plan is submitted, the following information shall be provided:

1.	A vicinity map indicating the general location of the abutting streets and utilities.	☐
2.	General information regarding the existing site conditions and physical characteristics, adjacent community facilities and public utilities, and surrounding property conditions.	☐
3.	General description of the proposed development including the total acreage, the proposed number of buildings, or the number of units.	☐
4.	The location of existing buildings and structures including the dimensions.	☐
5.	The means of ingress and egress to the project.	☐
6.	General location and dimension of all existing and proposed parking and/or loading areas.	☐
7.	Information showing approximate location of all structures and major features, setbacks, distance between structures and property lines, floor areas, width of driveways, parking spaces, property or lot lines, percent of property or lot lines, percent of property coverage.	☐



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.

1. Project Information	Project Name 800 Lane Avenue	Property Address/Location Description 800 Lane Avenue	
2. Type of Request	Rezoning (REZ) ☒	Planned Development (PD) ☐	Master Plan (MP) ☐
2. Applicant/ Owner	Name of Applicant/Contact Kelly Hyvonen, AICP	Name of Owner 800 Land Ave LLC	
	Street Address 355 Spoonbill Lane	Street Address 17040 NE 11th Ave	
	City State Zip Melbourne Beach FL 32951	City State Zip Miami FL 33162	
	Telephone # 612-710-9296	Telephone # 845-746-1240	
	Fax #	Fax #	
	E-Mail Address kelly.hyvonen@gmail.com	E-Mail Address jacobm@ardentg.com	
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
4. Parcel ID	22-35-04-00-504	Tax Acct.	2201393
5. Site Size	Acres: 10.19 Square Feet:		
6. Current Land Uses	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: Vacant Brevard County school building NORTH: Titusville Housing Authority, townhomes SOUTH: Single-family residential EAST: North Brevard Senior Center, single-family residential WEST: Vacant multi-family residential land		

7. Current Future Land Use Designation	Future Land Use: Educational, Conservation and Downtown Mixed Use			
8. Existing Zoning District	P and OR			
9. Proposed Zoning District	CC			
10. Building Status	Existing Building(s) on the site? Yes - vacant educational facilities		New Buildings Proposed? Commercial uses	
11. Note any previous rezonings on the site				
12. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☐
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/Plat ☐	Other: Comprehensive Plan Map ☐
13. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) This property was previously owned by the School Board of Brevard County and was the location of a school/educational facility. The school is no longer in use and sits vacant. In order for the property to be developed, a change to the future land use and zoning is required. The property owner desires to market and develop the property commercially.			

- **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/ Kelly Hyman
(Signature*)

04/23/2024

(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.

1.	Complete Application and Fees	☒
2.	Warranty Deed	☒
3.	Notarized Owner Authorization Form (If applicable)	☒
4.	Legal Description (from a certified survey in Microsoft Word format)	☒
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format	☒
6.	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>	☒
7.	For Planned Development and Master Plan applications, a conceptual site plan (minimum 24" x 36") in electronic PDF format. See table below for requirements.	☐
8.	For Planned Development and Master Plan applications, a Planned Development Ordinance establishing the development standards for the Planned Development.	☐
9.	For Master Plan applications, a Unified Control Agreement pursuant to Sec. 34-54 of the Land Development Regulations.	☐
10.	Pre-Application Meeting Date: 4/18/2024 Staff in Attendance: Eddy Galindo & Christie Anderson	☒
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _5/23/2024_____	☒

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)	☐
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.	☐
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.	☐
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.	☐
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.	☐
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)	☐
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.	☐
8.	The location of existing buildings and structures including the dimensions.	☐



ENVIRONMENTAL ASSESSMENT

On the

**800 Lane Avenue Project Site
Titusville, Florida**

**Tax Account No. 2201393
±10.19-acres
Section 4, Township 22 South, Range 35 East**

Conducted for:

**Mr. Jacob Mermelstein
17101 NE 11th Court
North Miami Beach, Florida 33162**

Conducted by:

**Atlantic Environmental of Florida, LLC
657 Montreal Avenue
Melbourne, Florida 32935**

March 18, 2024



657 Montreal Avenue • Melbourne, FL 32935
ph 321.676.1505 • fax 321.676.1730 • www.environmentalpermitting.com

March 18, 2024

Mr. Jacob Mermelstein
17101 NE 11th Court
North Miami Beach, FL 33162
Via email: jacobredeal@gmail.com

Re: Environmental Assessment
800 Lane Avenue Project Site
Tax Account No. 2201393
Titusville, Florida
Atlantic Environmental File No. 24213

Dear Mr. Mermelstein:

Atlantic Environmental of Florida, LLC (Atlantic Environmental) has completed an environmental assessment and feasibility study of the above-referenced ± 10.19 -acre project site located at 800 Lane Avenue in Titusville, Brevard County, Florida (Figures 1 and 2). The field assessment of this parcel, hereinafter referred to as "the Property", occurred on March 13, 2024. This study is intended to assess any reasonably ascertainable environmental issues that might influence the developability of the subject property. Following are the results of our study.

Topography and Soils

Figure 3 shows the USGS Topographical Map for the Property and surrounding areas. According to this map, the Property is higher in the west and slopes down to the east. The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) map for Brevard County (Figure 4) depicts four soil types underlying the Property. Following is a description of the mapped soil types as they occur in a natural environment.

Candler fine sand (4)

The Candler component makes up 90 percent of the map unit. This component is on ridges on marine terraces on coastal plains. The parent material consists of eolian deposits and/or sandy and loamy marine deposits. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Candler – Urban land complex (5)

This soil type is a mixture of Candler sand and Urban land complex. This component is on ridges on marine terraces on coastal plains. The natural drainage class is excessively drained. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Myakka sand (36)

The Myakka component makes up 85 percent of the map unit. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. The

natural drainage class is poorly drained. This soil is not flooded or ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, and September. This soil does not meet hydric criteria.

Myakka-Urban land complex (39)

This soil is comprised of Myakka and Urban land soils. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. The natural drainage class is poorly drained. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, and September. This soil does not meet hydric criteria.

Past development surrounding and within the Property appears to have altered some of the characteristics possessed by the underlying soils. However, the soils underlying the Property appear fairly consistent with the above descriptions.

Vegetation and Community Types

Different combinations of natural and human-influenced factors, such as surface elevation, hydrology, vegetative species and structure, soil characteristics, and degree and type of historical disturbance, will give rise to a variety of distinct ecological systems and functions, known as communities and land uses. The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) organizes most of the major categories of communities and land uses into particular descriptions, each corresponding to a different code number. Using our field observations and the FLUCFCS system as a guideline, Atlantic Environmental has identified the on-site communities as they currently exist on the Property. Figure 5 depicts the code numbers of the on-site FLUCFCS category, specifically, Educational Facilities (FLUCFCS Code Number 171) and Open Land (190).

Following is a description of these classifications, as they exist on the Property, along with an assessment of the jurisdictional wetland status based on the rules and regulations of the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE).

Educational Facilities (171)

Approximately half of the Property consists of an abandoned school which includes buildings, parking, and recreations areas. This community encompasses approximately 5.11 acres. This community type consists of upland habitat and will require no wetland permitting or mitigation for wetland impacts.

Open Land (190)

The remaining ± 5.08 acres of the Property consist of an open field surrounded by chain link fencing. This open area appears to be maintained (i.e., mowed) on a regular basis. Vegetation includes bahiagrass, Spanish needles, ragweed, Florida snow, guineagrass, Brazilian pepper, as well as scattered cabbage palm, live oak, and slash pine. This community type consists of upland habitat and will require no wetland permitting or mitigation for direct wetland impacts.

Habitat Potential for Protected Wildlife Species

A preliminary survey for listed species and suitable listed species habitats was completed on the

Property. This survey resulted in the determination that the Property may provide adequate habitat to support gopher tortoises.

Gopher Tortoise

Gopher tortoises are state listed as a threatened species. These species require three environmental conditions: well drained loose soil in which to burrow, adequate low-growing herbs for food, and open sunlit sites for nesting. It appears a majority of the open areas of the Property meet these conditions and Atlantic Environmental did observe evidence of gopher tortoise presence (i.e., scat) during the site survey. Therefore, Atlantic Environmental recommends having a formal gopher tortoise survey completed prior to clearing/development over 100% of the suitable on-site habitat. Prior to impacts, the acquisition of a permit will be required from the FWC. The cost of relocating can be discussed after a survey is completed and the number of potential tortoises are found. With this having been said, Atlantic Environmental believes the tortoise population will be low, likely less than 5 individuals. Should 5 individual tortoises be present on the Property, understand that recipient fees to accept tortoises per FWC guidelines cost \$5,500.00 per tortoise.

Conclusions

Atlantic Environmental determined that the Property is solely comprised of uplands and no wetlands or surface waters are located here. Atlantic Environmental recommends having a formal 100 percent gopher tortoise survey completed and tortoise relocation permit acquired prior to any on-site work.

Should you have any questions or need additional information, please do not hesitate to contact our office.

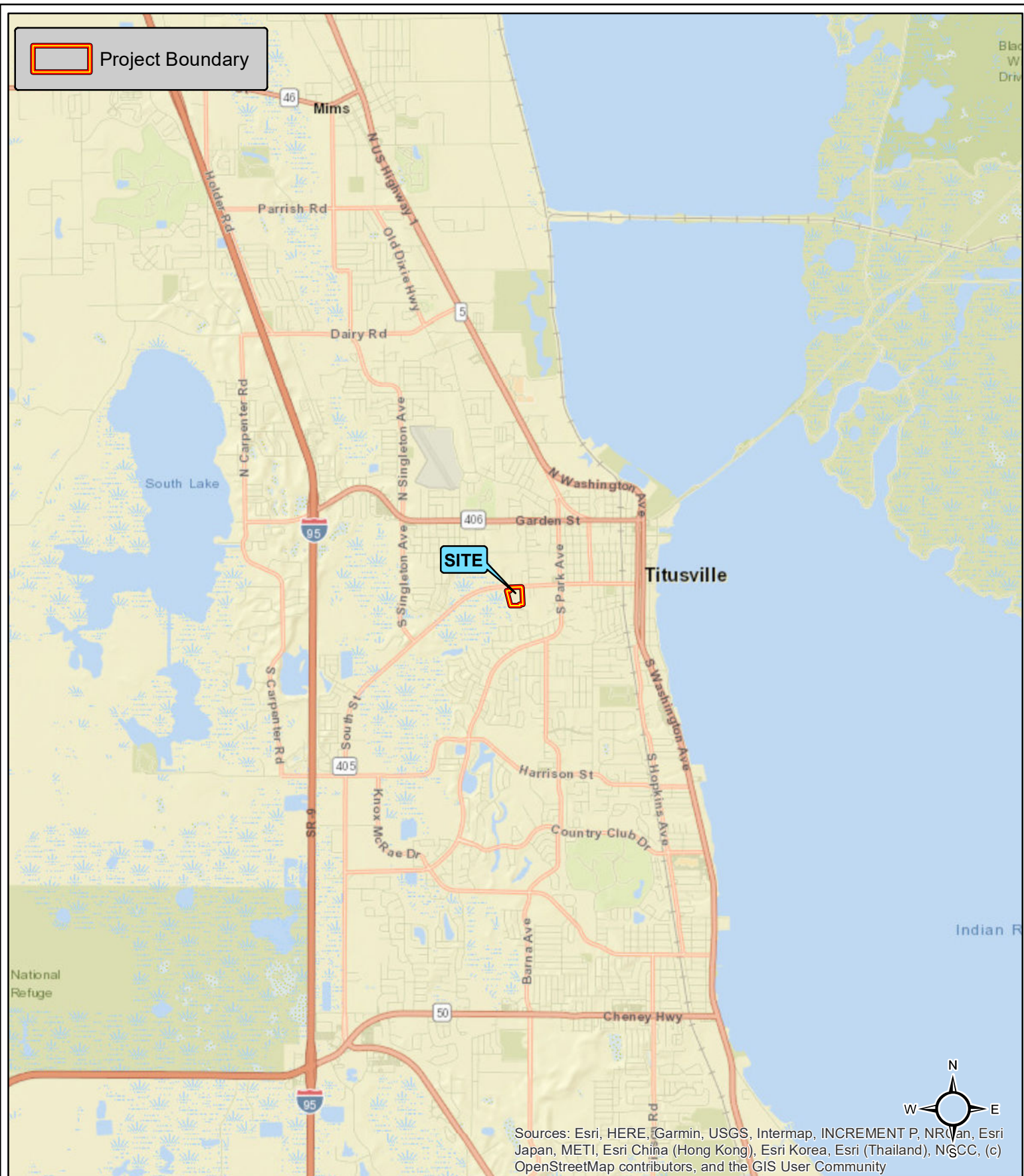
Sincerely,



David G. Purkerson, MS, PWS
Vice President/Biologist



Jon H. Shepherd, MS, PWS
President/Ecologist



Project: 800 Lane Avenue

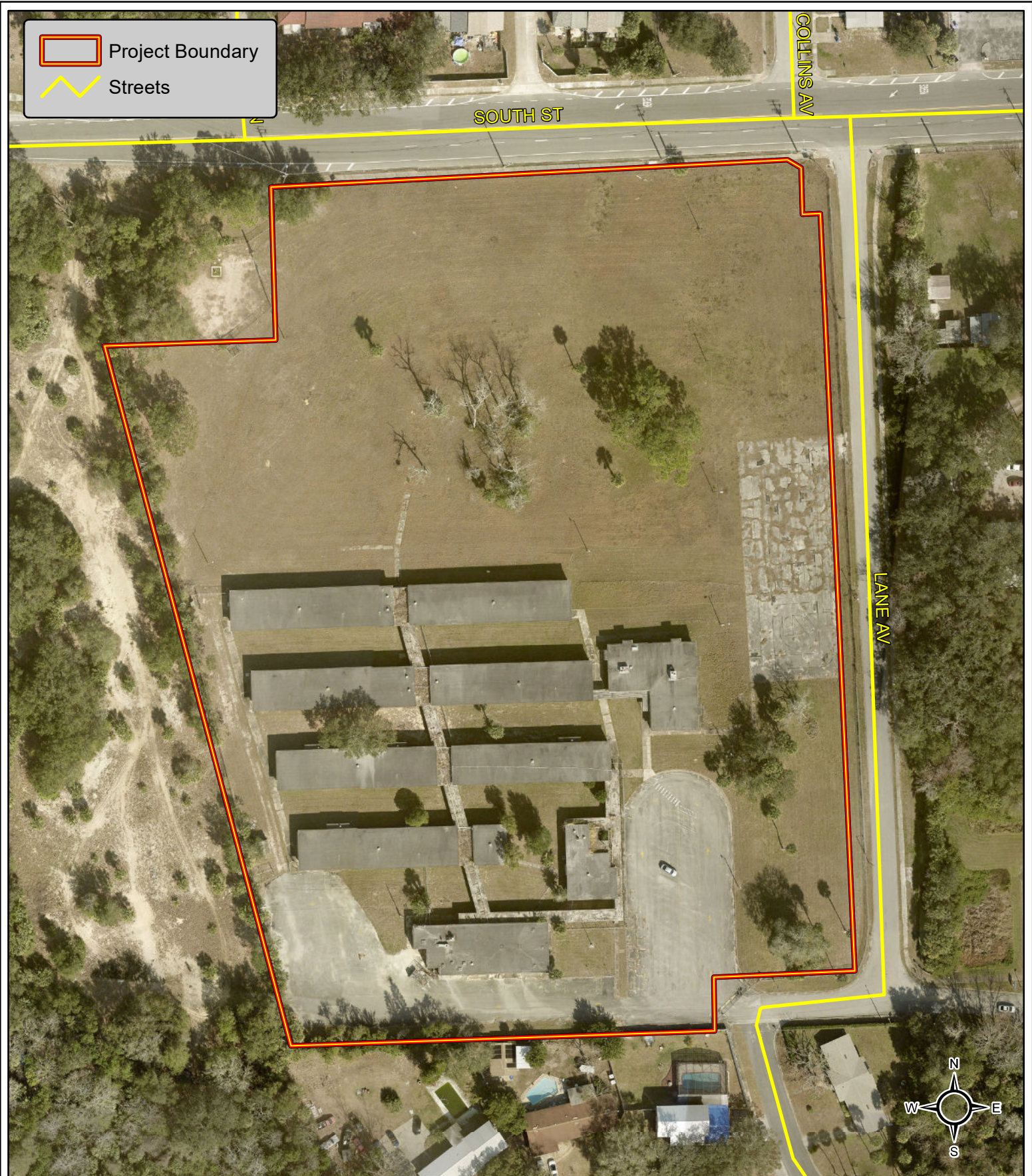
Figure 1: Location Map

Brevard County, Florida

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



AE Proj #: 24213
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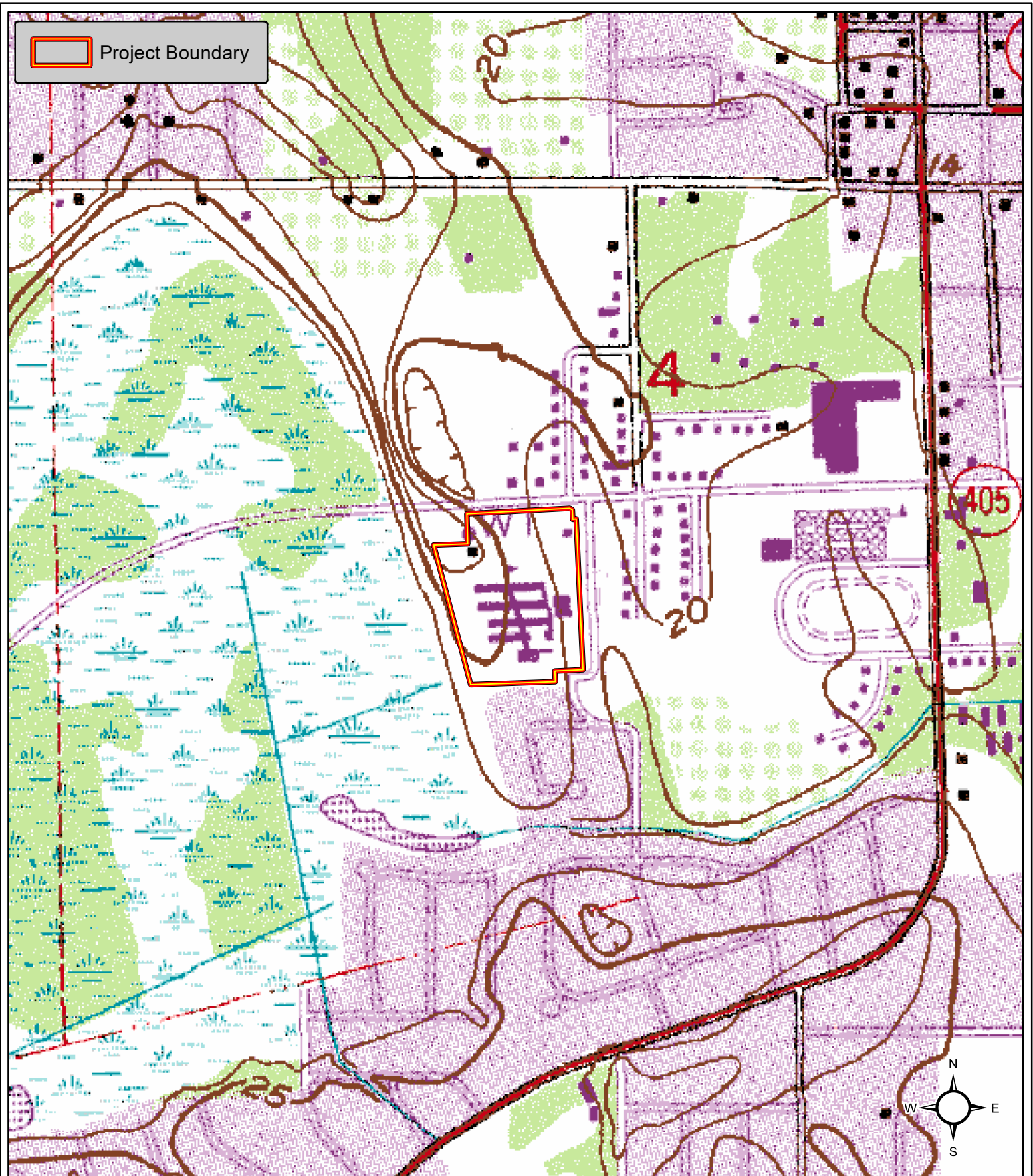
Project: 800 Lane Avenue

Figure 2: Aerial Map

0 100 200 400 Feet

2023 Aerial, Brevard County, Florida





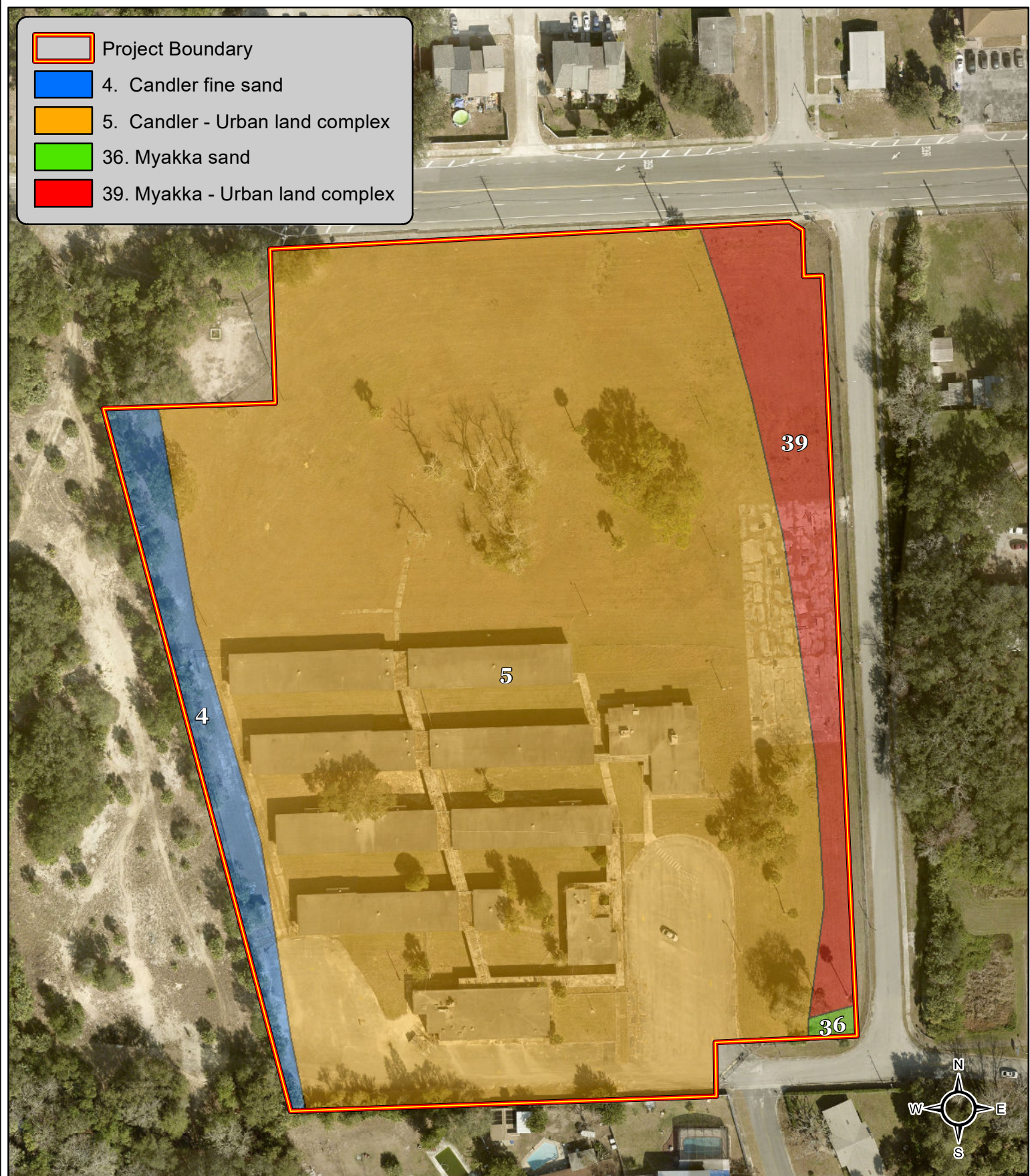
Project: 800 Lane Avenue

Figure 3: USGS Topo Map

0 500 1,000 2,000 Feet

Titusville Quadrangle, Brevard County, Florida





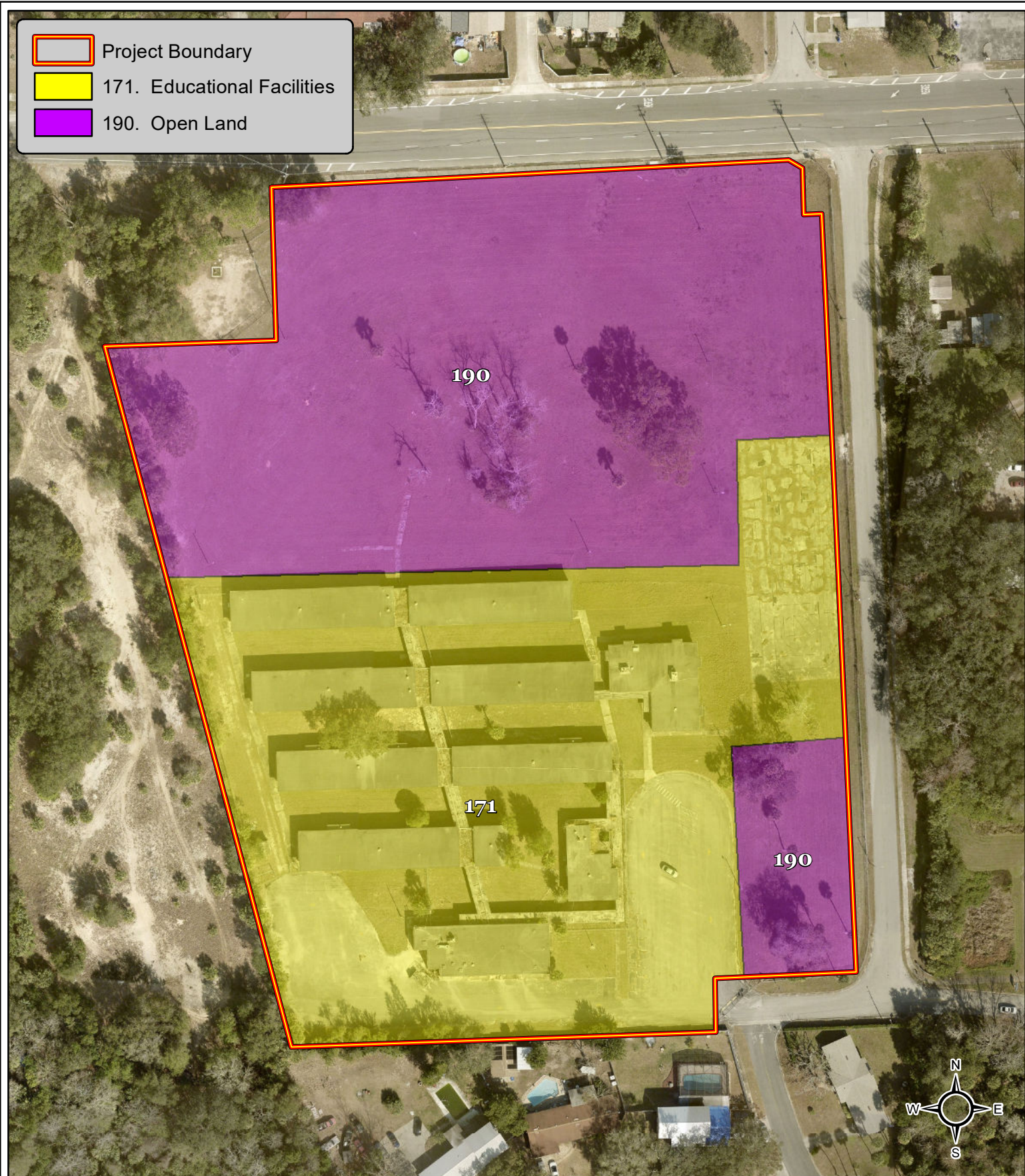
Project: 800 Lane Avenue

Figure 4: NRCS Soils Map

0 100 200 400 Feet

2023 Aerial, Brevard County, Florida





Project: 800 Lane Avenue

Figure 5: Land Use (FLUCFCS) Map

0 100 200 400 Feet

2023 Aerial, Brevard County, Florida



AE Proj #: 24213
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From: [Kelly Delmonico](#)
To: [Parrish, Bradley](#); [Galindo, Eddy](#)
Cc: [Israel Ausch](#); [Yanky Mermelstein](#)
Subject: 800 Lane Comp Plan Map Amendment Revision
Date: Tuesday, September 17, 2024 11:32:05 AM
Attachments: [image.png](#)

Hi Brad and Eddy,

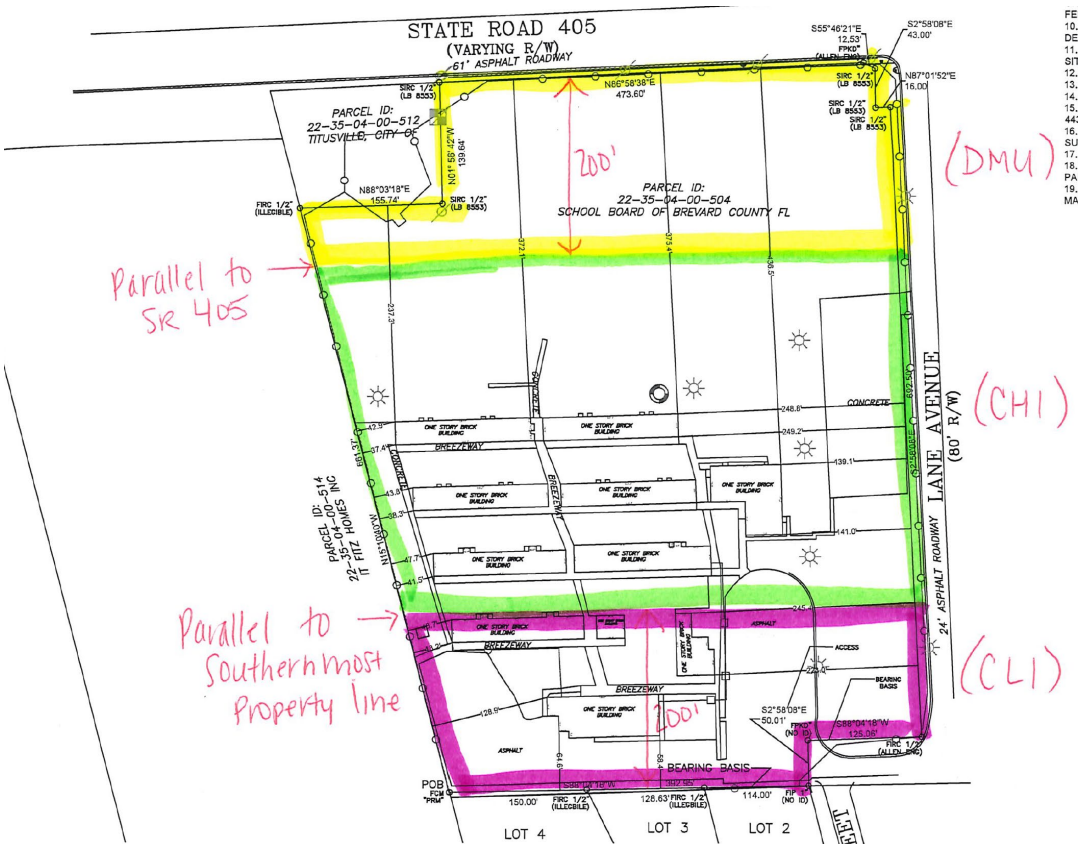
I have spoken with my clients and they are in agreement to amend the request for the comprehensive plan map amendment to include three FLU designations. This allows for a step down approach in intensity to allow for more intense development near SR 405 and less intense development to the south where we are adjacent to single-family residential. This is in response to the two community meetings I have had with the neighbors along with the roadblocks we are running into with the comprehensive plan and land development regulations that restrict development in the Commercial Low Intensity future land use category.

We are specifically seeking the CC zoning on the entire property to allow the property owner the ability to have indoor recreation and request a conditional use for outdoor recreation. Due to the size of the property (over 10 acres) we also need to seek Commercial High Intensity (CHI) future land use for a good portion of the site, opposed to Commercial Low Intensity (CLI). Unfortunately, CLI restricts the overall square footage of buildings to 40,000 SF, regardless of property size, which will not work for a site this size. CLI additionally restricts the number of units that can be 3,000 SF or larger.

The image below is what I have sent to our surveyor so they can prepare legal descriptions for each FLU designation. This is also what I would like the application to reflect. The 200' of DMU would be maintained, the south 200' would be CLI, and the remainder of the site would be CHI.

Please let me know if you have additional questions.

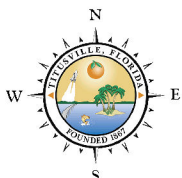
Take care,
Kelly



Kelly (Hyvonen) Delmonico, AICP
Principal Planner / Owner

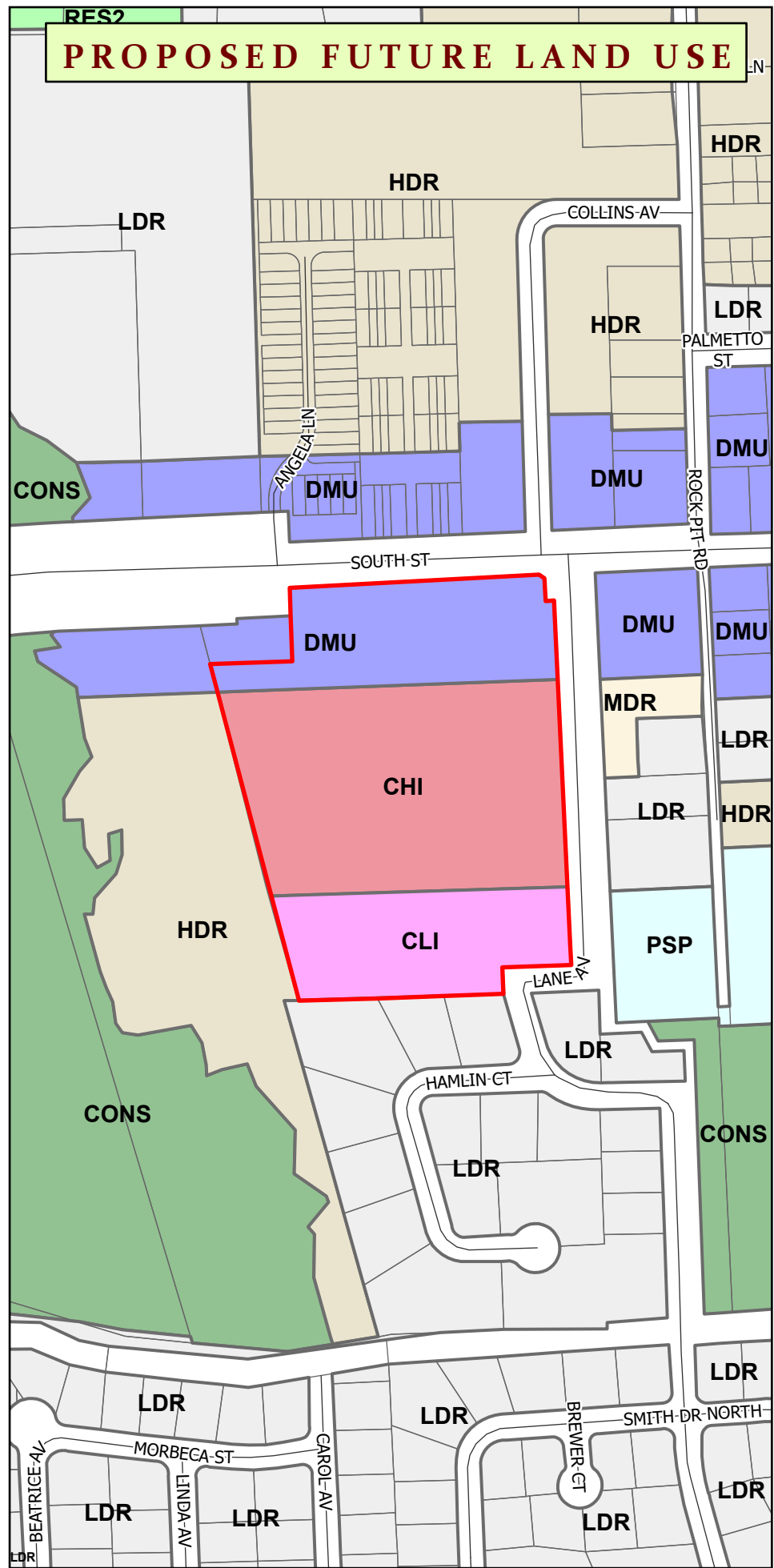
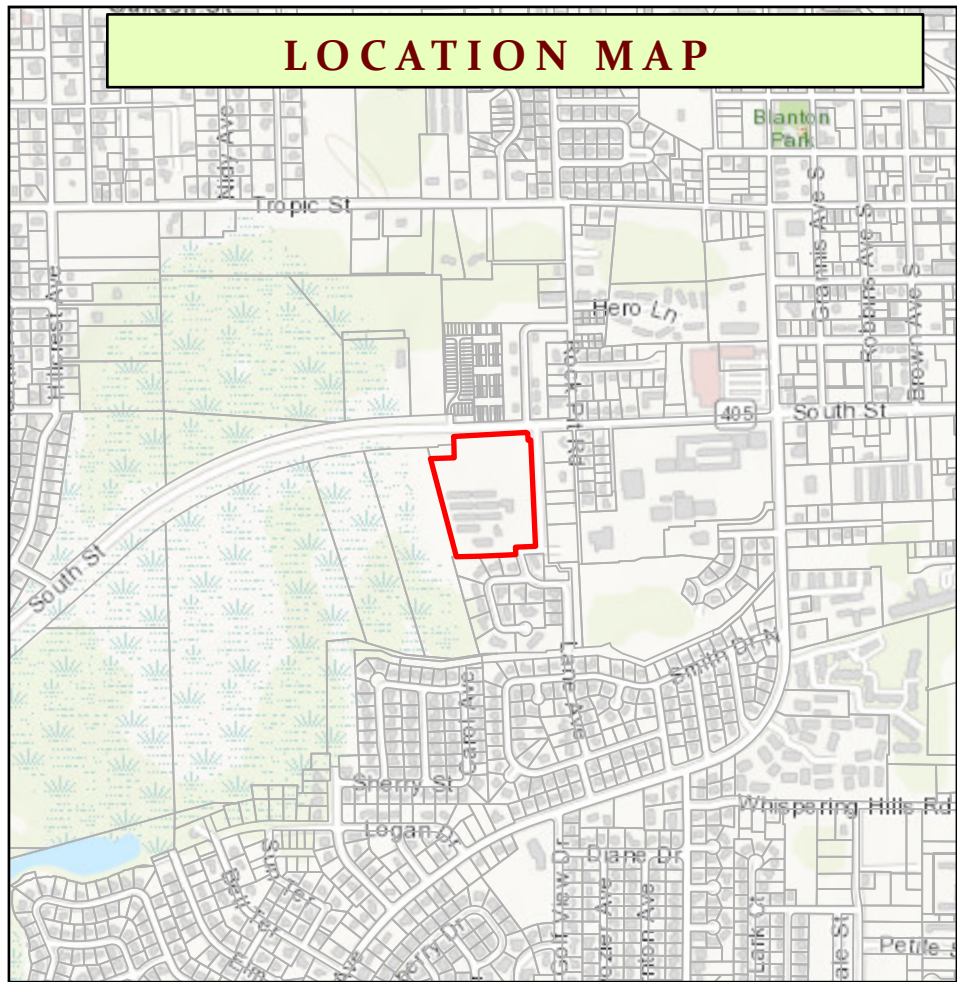
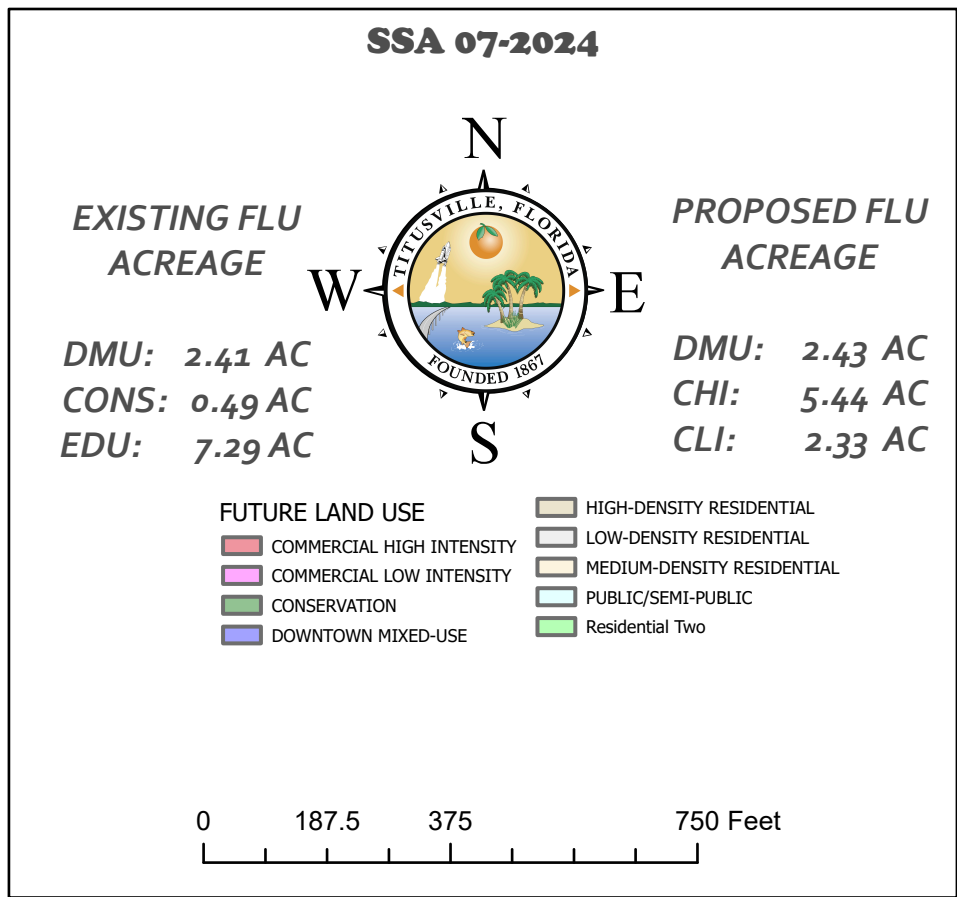
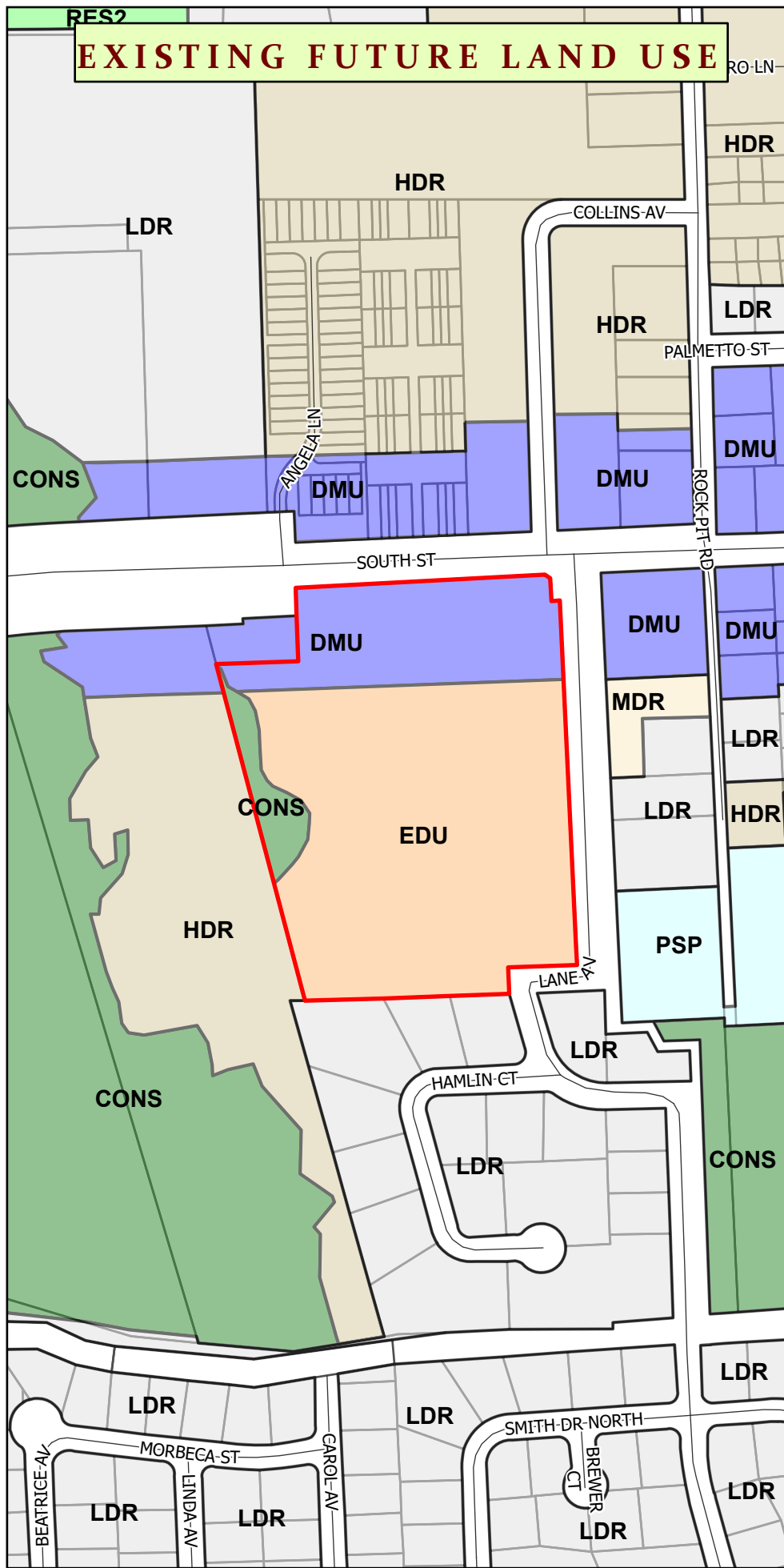


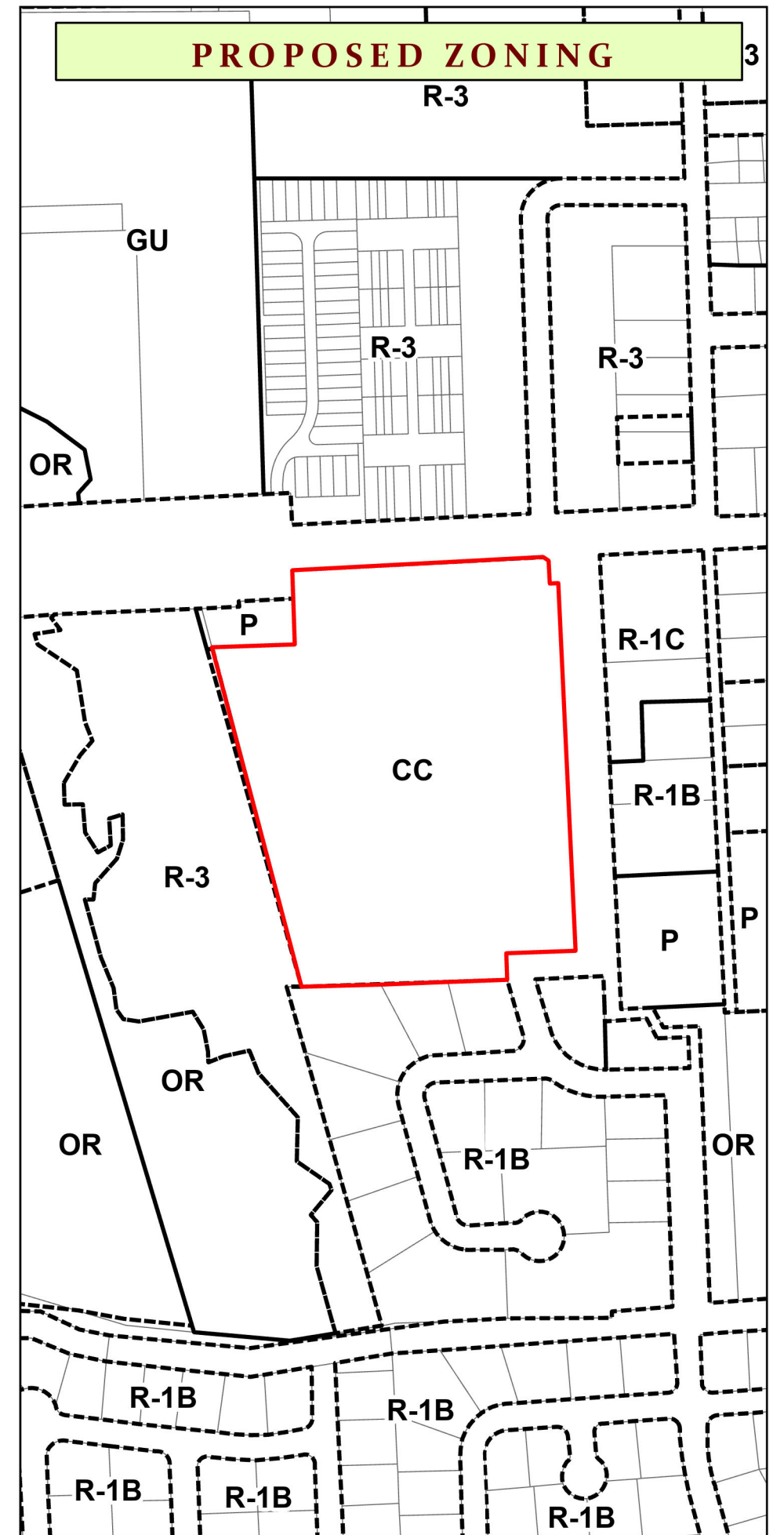
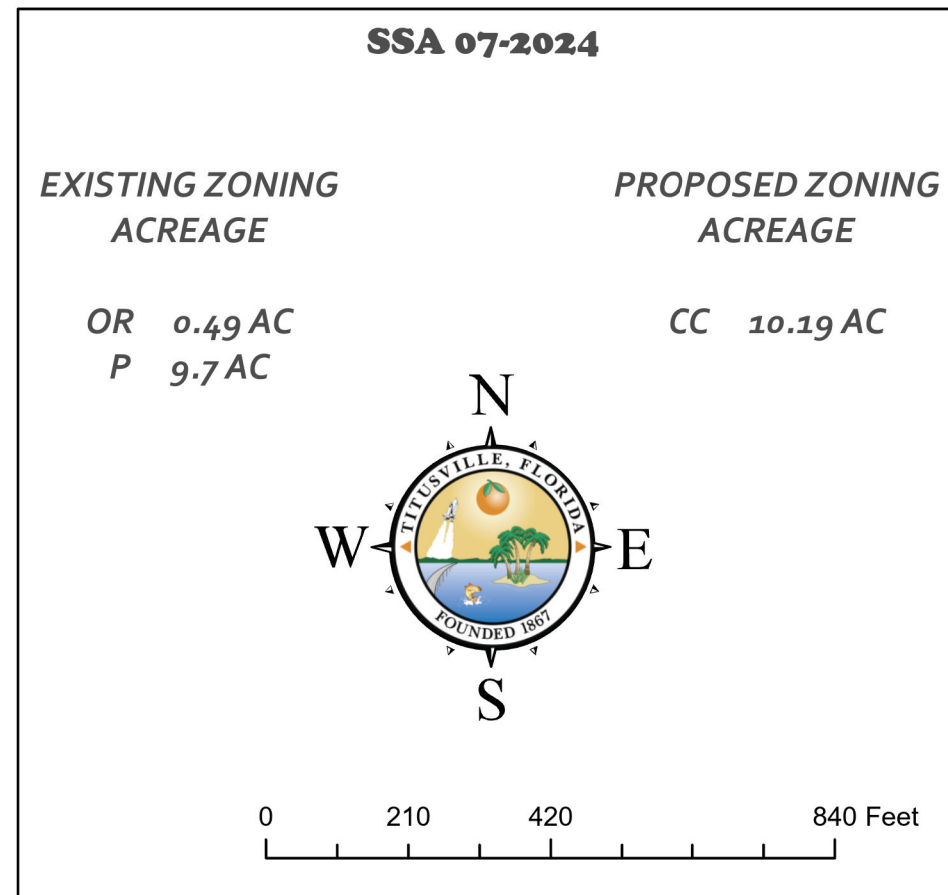
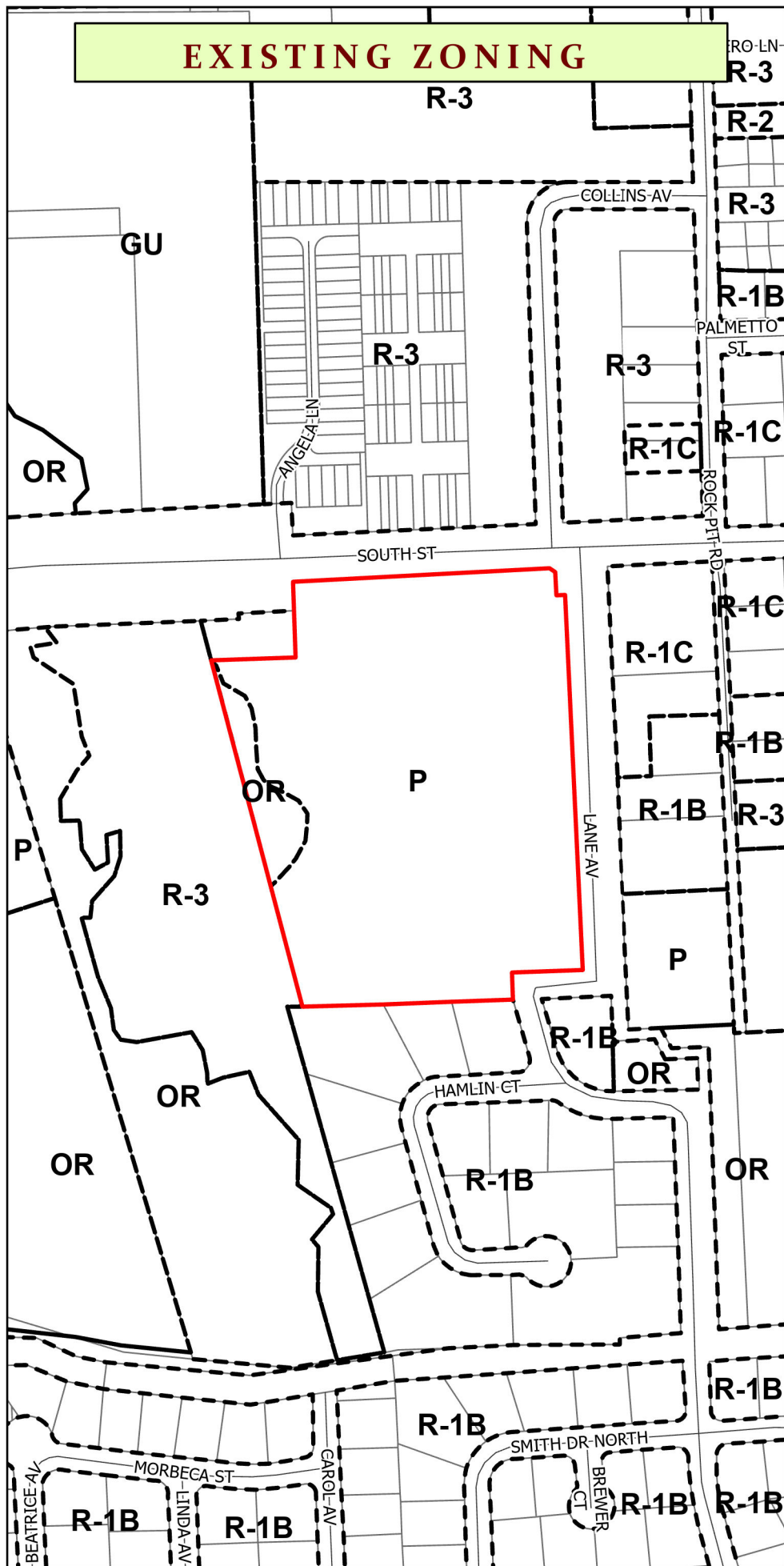
612-710-9296
Melbourne, FL
www.landdevelopmentstrategies.com

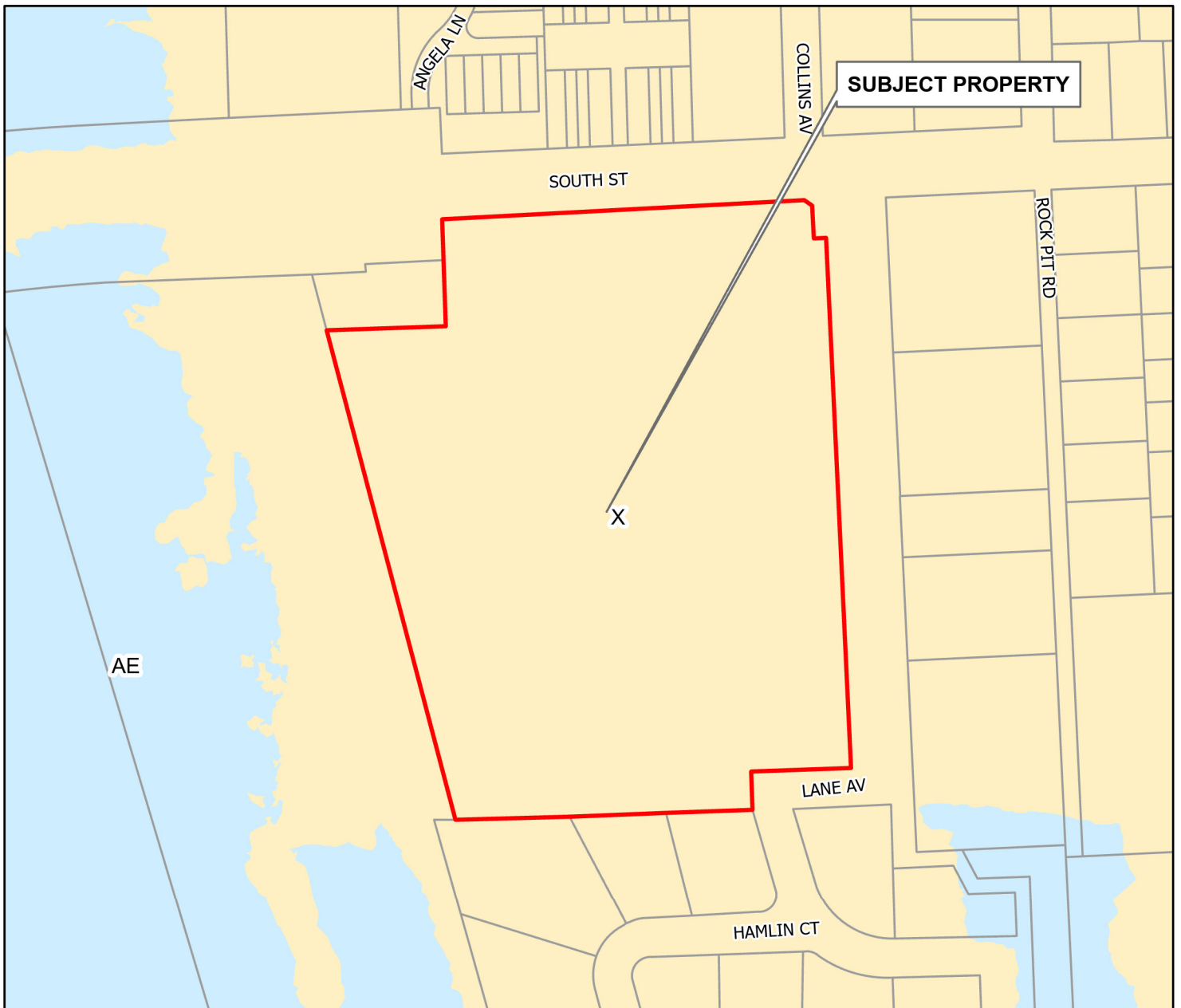


Aerial 2023
SSA_7-2024

0 115 230 460 Feet







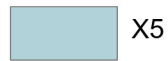
FEMA FLOOD HAZARD AREAS

SSA_7-2024

Special Flood Hazard Area Zones



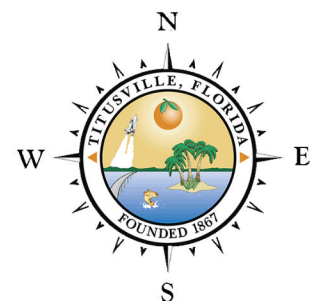
Moderate Flood Hazard Area Zone

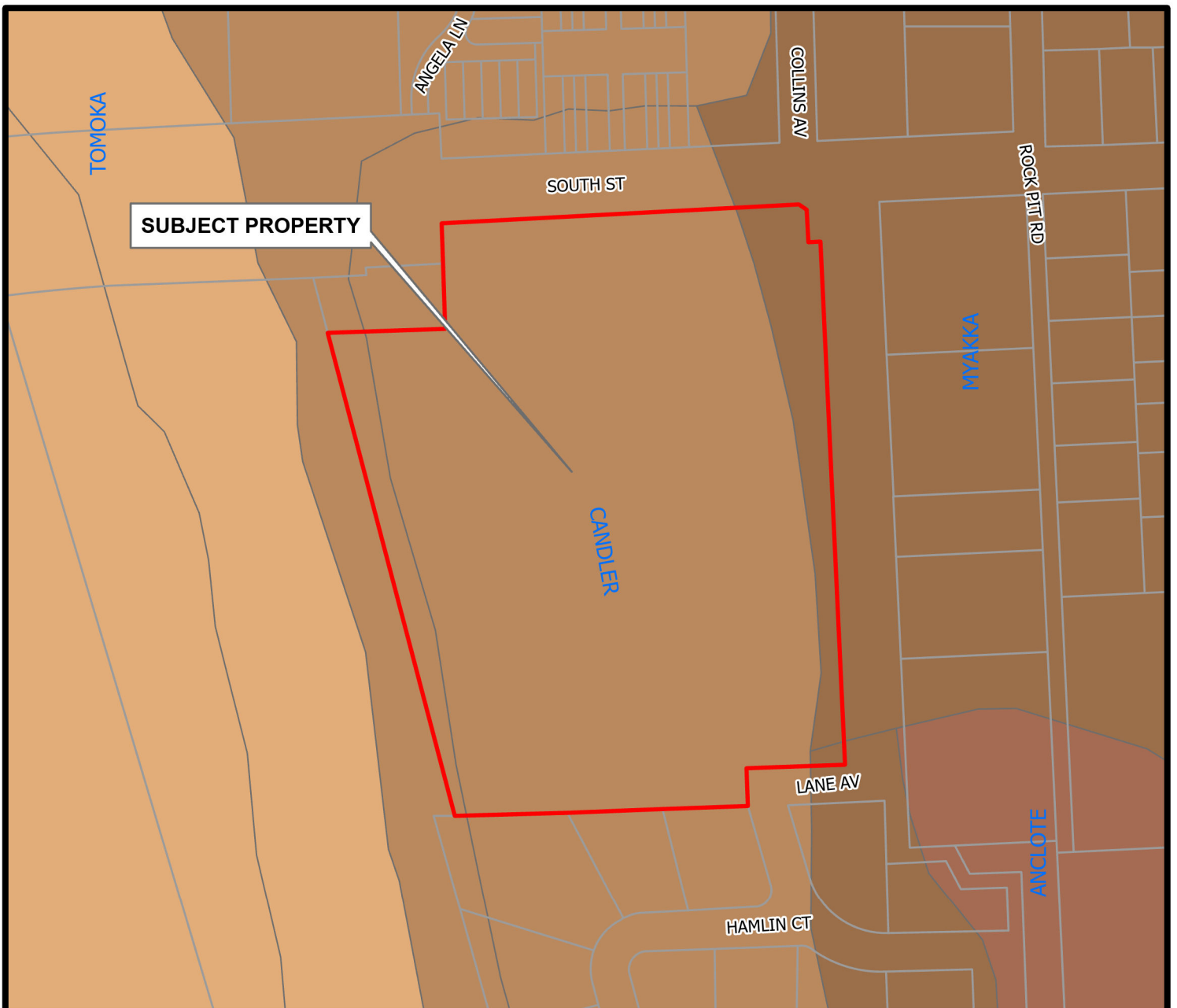


Minimal Flood Hazard Zones



Other Flood Zone Areas

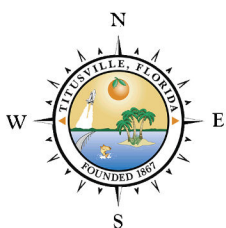




SOILS IN THE VICINITY OF SUBJECT PROPERTY SSA_7-2024

SoilName

- ANCLOTE
- CANDLER
- MYAKKA
- TOMOKA

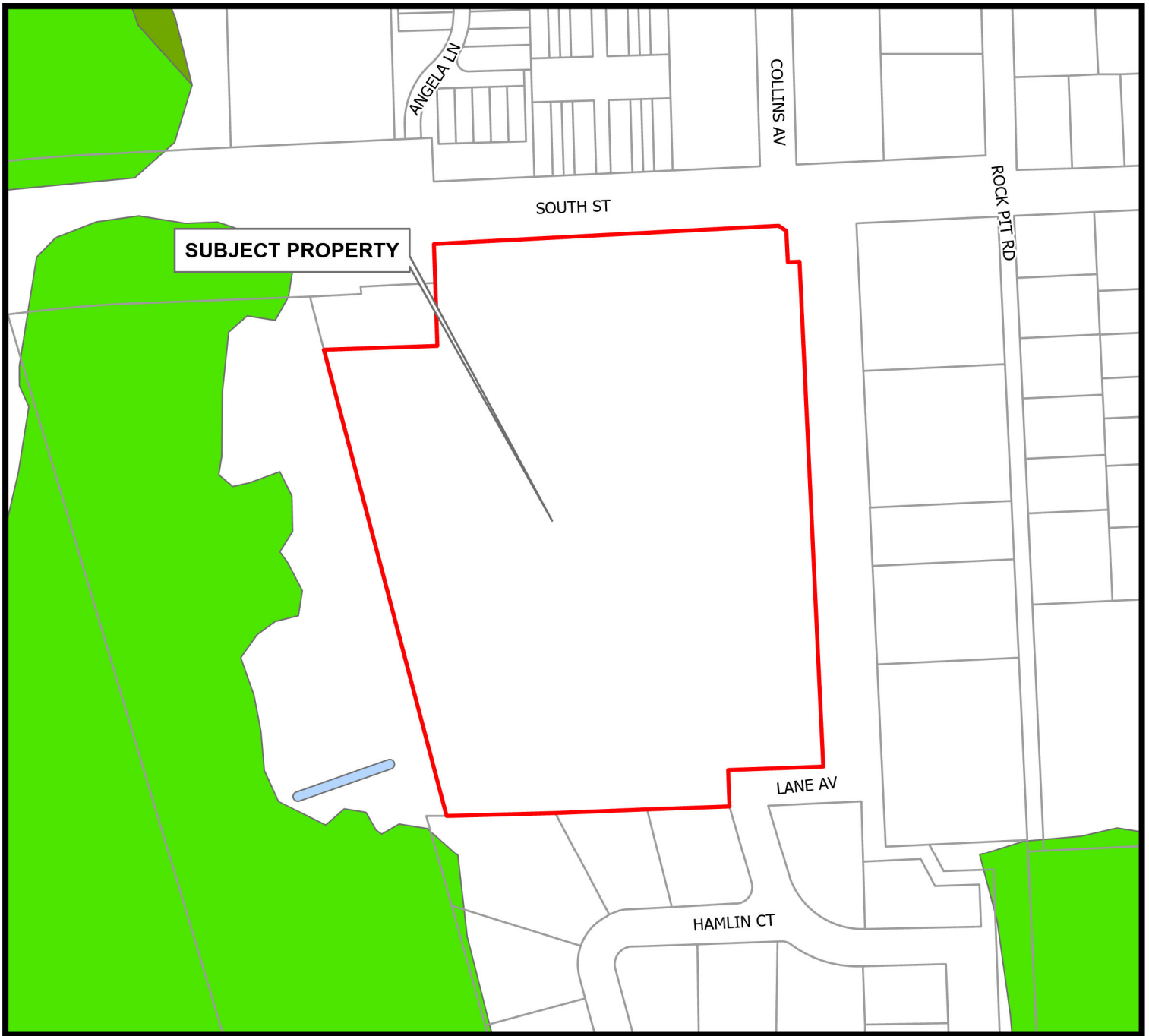


Community Development Department

0 100 200 400 Feet

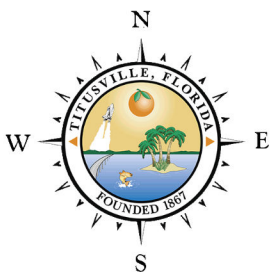
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

5/16/2024



WETLANDS IN VICINITY OF PROPERTY

SSA_7-2024



WETLAND_TY

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

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

5/16/2024

Scale:1:2,400

Community Development Department
Source: USFWS NWI (2023)

This data set represents the approximate location and type of wetlands and deepwater habitats. The primary intended use is for regional and watershed data display and analysis, rather than specific project data analysis.

C:\GIS\PLANNING\Planning Templates\ArcPro\PlanningMaps\PlanningMaps.aprx

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Election of Officers**
Department/Office: Planning

Recommended Action:

Elect officers

Summary Explanation & Background:

Election of Officers - Elect Chairman, Vice Chairman and Secretary.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Economics of Development in Florida**
Department/Office: Planning

Recommended Action:

Receive the report and provide any recommendations to City Council as needed.

Summary Explanation & Background:

At the January 8, 2025 Planning and Zoning Commission meeting Titusville Environmental Commission member Laurilee Thompson shared a report titled "Economics of Development in Florida" prepared by Urban3. The Commission requested the information be presented at a future meeting.

Urban3 is a consulting firm specializing in land value economics, property tax analysis, and community design.

Alternatives:

N/A

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services Goal 3: Financial Stability Goal 4: Economic Development Goal 6: Community Design

Strategic Plan Impact:

N/A

ATTACHMENTS:

1. Economics of Development in Florida

Economics of Development in Florida

URBAN³
for



2024

Glossary

Arterial Roads

Thoroughfare roads designed for high capacity and speeds that usually connect activity centers; these roads sit below freeways/motorways in the road classification hierarchy.

Geoaccounting

Process of mapping a community's revenues and expenditures to understand how different land uses and development patterns perform financially.

Infill Development

The process of developing vacant or under-utilized parcels within existing urban areas that are already largely developed.

Land Uses

Regulating the use of land to achieve urban and regional planning goals; land uses include commercial, residential, industrial, agricultural, open space, recreational, etc.

Mixed-Use Development

A development that combines two or more land uses on one site. A classic mixed-use development type is a building with ground-floor retail spaces and apartments above.

Parcel

Area of land that is owned (i.e. lot, plot).

Return on Investment (ROI)

The measure of how much is earned over the course of an investment relative to the initial investment; profit minus cost.

Single Family Housing

A residential development intended to house only one family at a time.

Value Per Acre (VPA)

A metric used to evaluate the effectiveness of land use policy; property value divided by acres utilized.

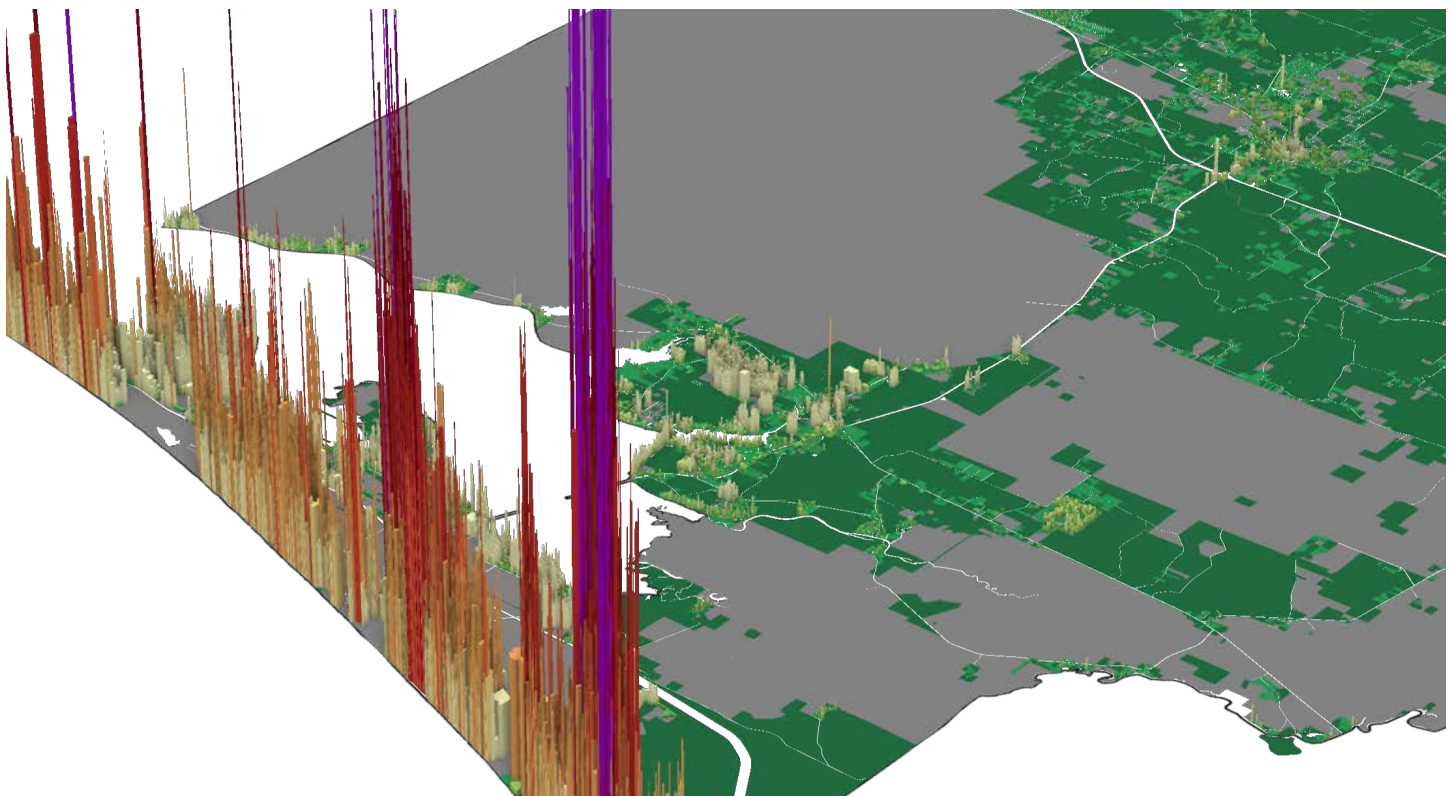


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About the Authors

URBAN3

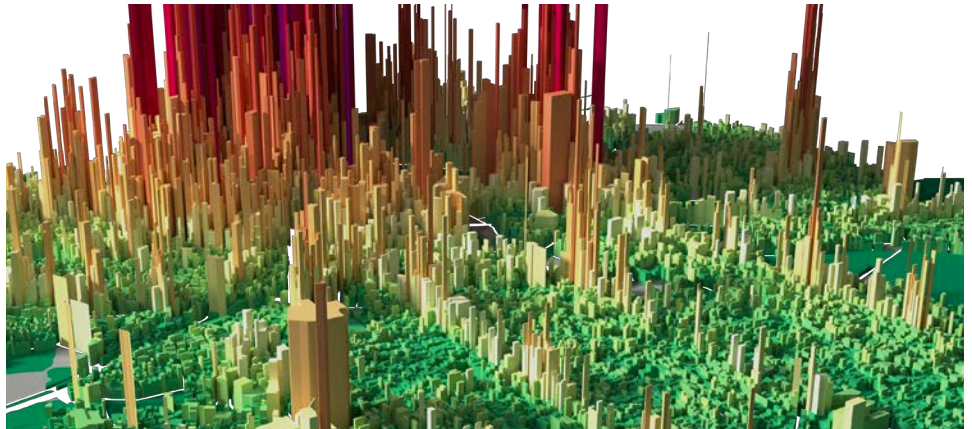


Image credit: Urban3

We are a consulting firm specializing in land value economics, property tax analysis, and community design. Our approach bridges the gap between economic analysis, public policy, and urban design. Our work will empower your community with the ability to promote development patterns that both secure its fiscal condition and create a strong sense of place.

We provide communities with an in-depth understanding of their financial health and built environment by measuring data and visualizing the results.



Photo credit: 1000 Friends of Florida

For more than half a century, Florida has depended on growth and sprawling development to fuel its economy. Sadly, we continue to experience the tragic consequences of this approach, which has been likened by some to a “Ponzi scheme.” Since 1986, 1000 Friends has been leading the way to a more sustainable future for Florida. We educate, advocate, and negotiate to protect our quality of life. Citizen involvement is at the heart of all we do. We conduct webinars and workshops, prepare special reports, and maintain a robust website to share information on Florida’s planning process. Through projects like Sea Level and Agriculture 2040/2070, we share visions of what our state could look like if more sustainable patterns of development are followed. We also advocate on behalf of citizens in the halls of the Legislature and in city and county chambers, and work to promote sound public policy on growth and development issues.



Photo credit: University of Florida

The Center for Landscape Conservation Planning was established in 2010 to provide an official forum within the University of Florida's College of Design, Construction and Planning for conducting applied research on the relationship between conservation, green infrastructure, and land use. The Center is affiliated with the Department of Landscape Architecture, forming a bridge between the disciplines of design, planning and wildlife conservation, and providing applied learning opportunities for students. Results of the Center's research are used to influence public policy through education and direct involvement in the application of relevant science, technology, sound planning principles, and state-of-the-art methods of conservation analysis, planning and management.



Photo credit: Live Wildly

Live Wildly Foundation is a 501(c)3 organization that applies an entrepreneurial approach to the conservation of half the State of Florida while seeking to balance smart growth, a robust economy and a connected, resilient landscape. We advance conservation in Florida by creating diverse coalitions, fostering collaboration, and empowering stakeholders. In partnership with Bellini Better World, Live Wildly strives to achieve a harmonious and sustainable future where economic prosperity coexists with a thriving and resilient ecological landscape.

Introduction

Urban3 has been in the practice of visualizing land-use economics for over a decade. We have analyzed hundreds of municipalities in 42 states, as well as communities in Canada, Australia, and New Zealand. Our portfolio includes 19 of the 67 counties in Florida (Figure 1). Although no two communities are identical, even in the same state, there are patterns and lessons that emerge to help policy makers better understand the forces that shape community development. As major population shifts continue over the coming decades, several factors will shape Florida's inland communities as well as the coasts. In fact, these changes are already happening. As inland communities grow, they have a chance to learn from coastal communities that have passed their growth spurts and avoid some of the inefficiencies from poor land-use practices.

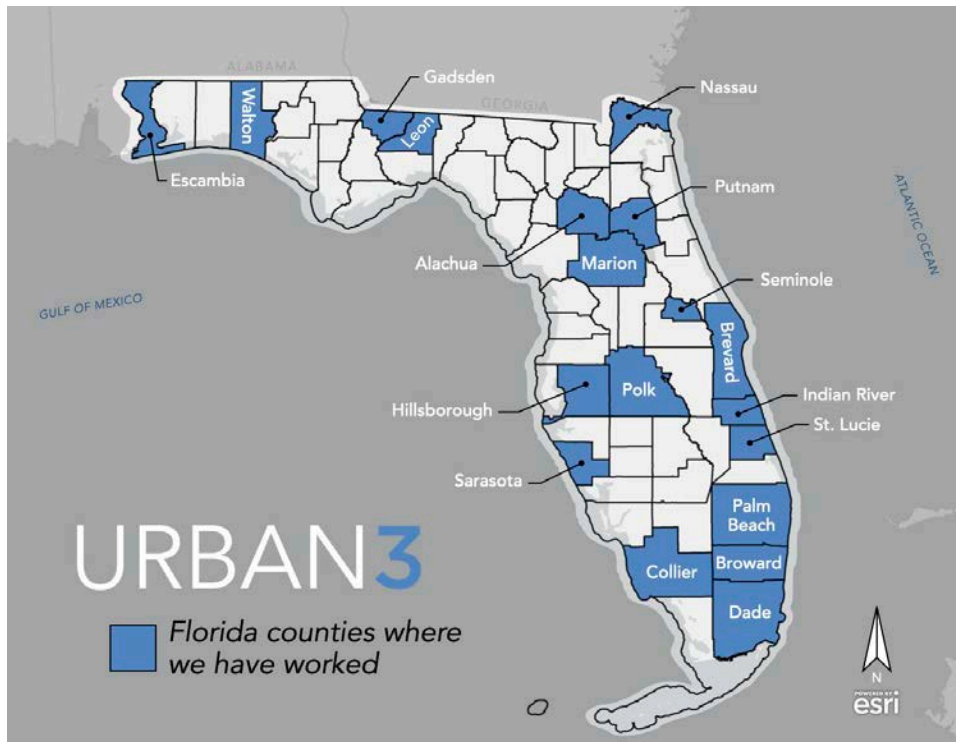


Figure 1. Map showing county locations of past Urban3 projects
Source: Urban3

This report is built on decades of professional work that has led Urban3 to analyze land-use economics for all kinds of places, from small towns such as Brevard, North Carolina of 8,000 residents to larger metros such as the Dallas-Fort Worth, Texas metroplex of several million. The knowledge gleaned from these projects gives Urban3 an expert advantage in perceiving and understanding modern issues in long-range planning.

Urban3's analyses focus on helping local governments understand their community's fiscal health by considering the potency of different development patterns from a value per acre perspective. Broadly speaking, every parcel of land in a community has different characteristics that

make it unique, perhaps most importantly its size. Simply comparing the overall productivity of properties with varying sizes is akin to comparing automobiles based on the miles they can travel per tank of fuel. We know that cars have different sized fuel tanks, so to understand their efficiency we compare them by how many miles they can travel per gallon of fuel. Comparing parcels similarly using value per acre as the key metric and applying it to both the revenues a property generates as well as the costs incurred to serve that property, we can determine how different land uses impact the long-term financial health of a community.

Major Findings

The first most important insight that Urban3 has gained by doing analytic work across the country is that communities of all sizes are struggling to afford essential infrastructure. The truth is that many communities have followed a development pattern that is fiscally insolvent. Suburban growth was made popular by federal subsidies beginning in the early- to mid-20th century, which helped pay for infrastructure and finance mortgages. Communities were flush with a combination of public and private money that made suburban development fast

and easy. Since the long-term financial liabilities of infrastructure have come due, communities have struggled to pay for those liabilities. In its professional practice, Urban3 has found that a suburban-type development pattern does not produce enough tax revenue to pay for its infrastructure liabilities. Unfortunately, this growth pattern has not been widely recognized as being fiscally insolvent and many communities have continued to grow in this way. This has been perpetuated over the decades by continued federal investment in highways, state policy, local planning and development standards, lending regulations, and more.

The second most important insight, inverse to the first, is that dense, walkable, mixed-use development patterns produce far more tax revenue per acre than is needed to pay for infrastructure. It is often the most dense, walkable areas of a community, such as a downtown, that help subsidize areas that are not as tax productive. By capitalizing on the potency of these areas, or even building new ones using principles of good urban design, communities can increase their fiscal sustainability.

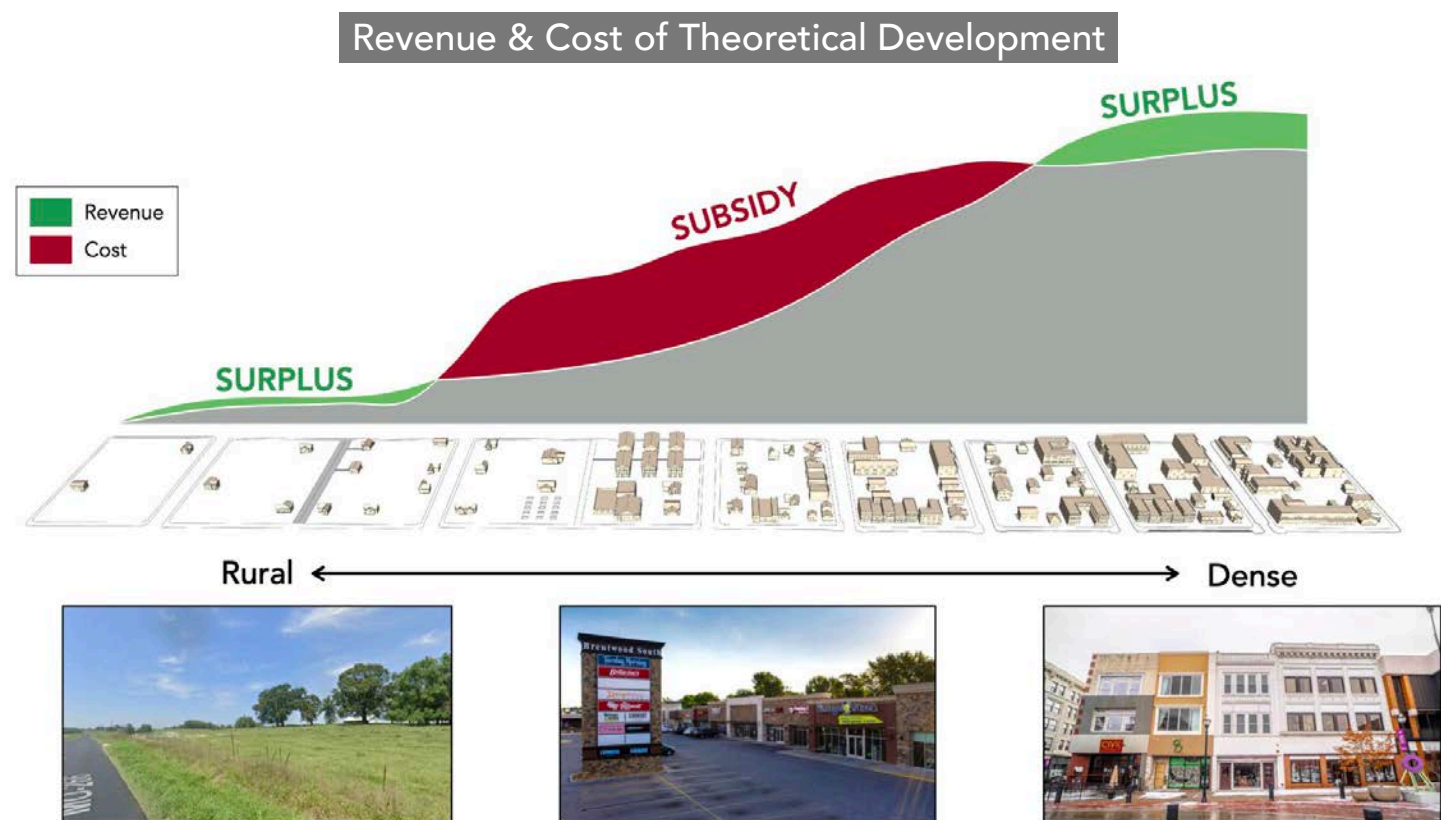


Figure 2.
Source: Urban3, Google Maps

The Connection Between Urban and Rural Planning

Good urban planning makes efficient use of land to maximize social and financial returns on investment. With sound planning, more people can be accommodated in more sustainable and livable communities that consume fewer acres of land, lessening the need to convert currently undeveloped natural and agricultural land to development. This, in turn, helps avoid fragmentation of land, which can play a critical role in maintaining functioning natural systems and economically viable agricultural lands.

Florida's natural and agricultural lands play a significant role in a variety of areas that directly impact people's lives across the state. Agriculture and related industries contribute more than \$106 billion to Florida's economy and serve as the economic backbone of communities from the Panhandle to the tip of the Peninsula. And

natural areas help support one of Florida’s largest industries, tourism. Springs, woods, wetlands, prairies, and beaches bring in visitors from around the world and significantly contribute to a more than \$100 billion tourism industry. In addition, these natural areas provide a variety of ecosystem services, helping to remove pollutants from water, provide clean air, and improve the state’s resilience to natural disasters.

Natural and agricultural lands require fewer services associated with urban and suburban development, reducing their burden on cities and counties where they are located. The development patterns that pose the greatest threat to these lands are low-density, disaggregated developments. Not only does low-density develop-



Figure 3.
Source: Eugene, OR (2019); Google Maps

ment have the potential to remove agricultural land production and fragment ecosystems, it also consumes far more in required revenue and annual maintenance for road, water, sewer, stormwater, and other urban services compared to natural and agricultural areas (Figure 3). Replacing agricultural and natural lands exclusively with low-density suburban development generates long-term economic and environmental challenges for communities including increased tax burden, increased infrastructure maintenance and costs, reduced services per capita, degradation of water quality, loss of greenspace and wildlife habitat, and reduction in food security. As we will see from an analysis conducted in Springfield, Missouri, maintaining natural infrastructure in urban envi-

“Every building must be thought of as adding one piece of the whole world.”
- Leon Krier

Development Evaluator Tool

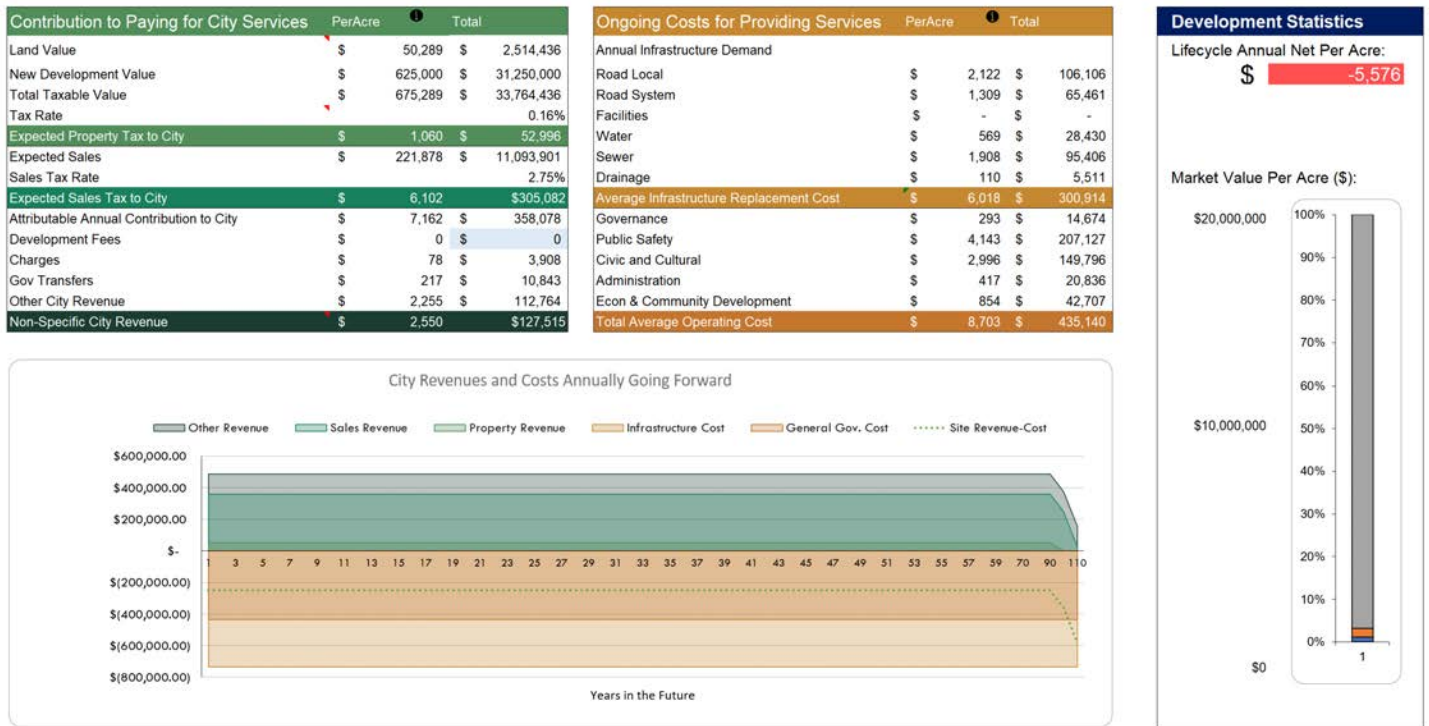


Figure 4.
Source: Urban3

ronments can, in fact, generate a direct financial surplus and improve the long-term fiscal health of a community.

Dense urban spaces lessen the need to develop natural lands, and those natural lands lend immense value to the communities that preserve them. Simply put, good urbanism is environmentally conscious, as it considers the long-term consequences and the efficiency of land use. To be blunt, it considers the land a priceless opportunity, not to be wasted by inefficient land-use patterns. The byproduct of this is also a financial and social benefit to the community. By doing both, Florida's communities can create greater compatibility between urban and natural environments, emphasizing protection of critical green infrastructure while providing essential grey infrastructure.

Florida is growing. In economic terms, this is a good position to be in. In environmental terms, this growth has significant ramifications. However, Florida has a choice in how it grows. It can continue to sprawl, increasing its fiscal liabilities and decreasing its environmental sustainability and availability of agricultural lands; or it can grow using the principles of good urbanism, increasing its tax productivity and minimizing its environmental and agricultural impacts.

When a new development, like a residential neighborhood, is constructed the developer takes responsibility for building not only the homes, but other pieces of infrastructure that support that development (Figure 4). Take the roads, for example (Figure 5). The city or county where that development is located gets those roads for "free" because they didn't have to build them initially. However, those roads, as well as other pieces of infrastructure, typically then become the responsibility of the city or county to maintain. They have to pay for annual maintenance as well as less frequent, but more costly, things like resurfacing. And eventually, those roads must be rebuilt entirely, which is extremely costly. The cyclical nature of maintenance is important for jurisdictions to consider as they grow and take on more infrastructure they will be responsible for maintaining in perpetuity.

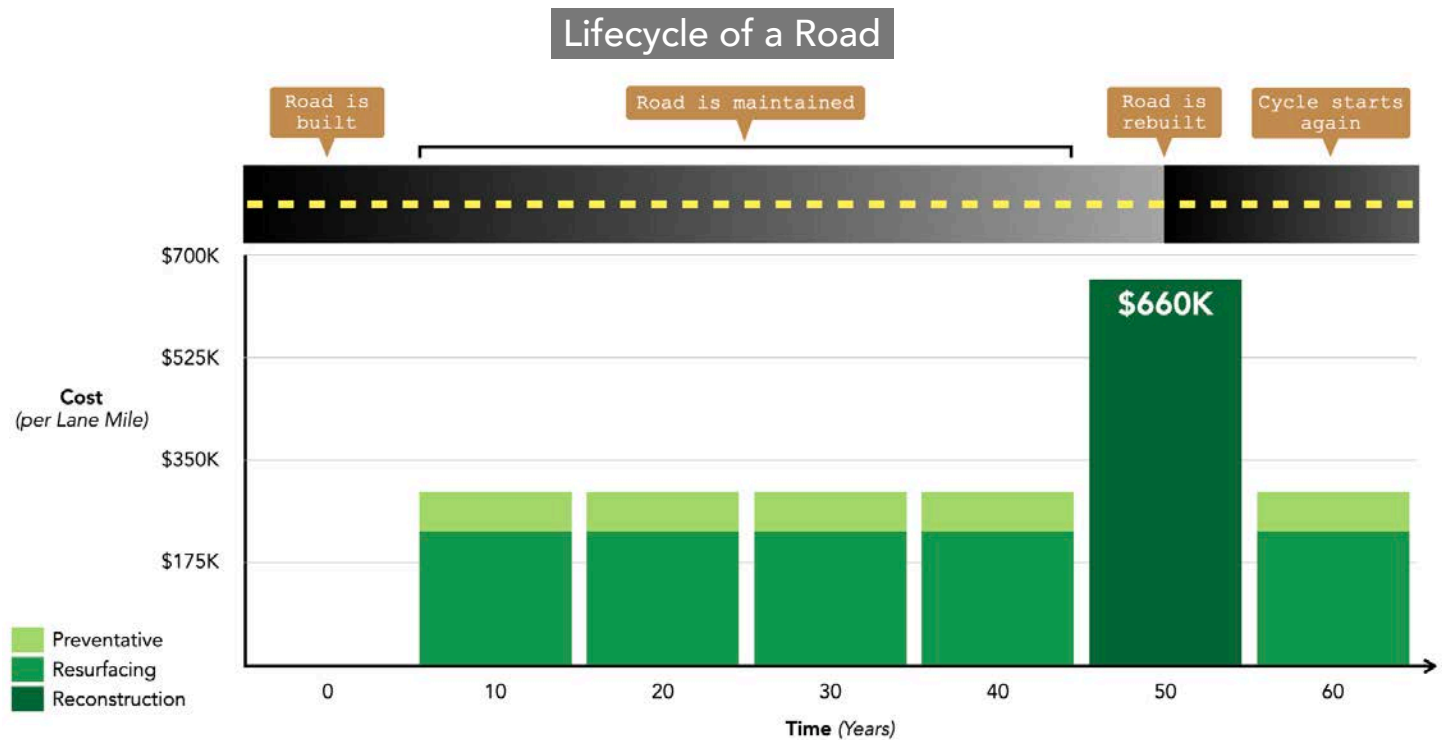


Figure 5. For illustration purposes as an “average,” and may fluctuate due to level of service, usage, scale of road and substrate, and local cost of labor.
Source: Urban3, indusinc.com

Tax System

When considering the development patterns of a community, one should start by understanding the revenue and expenses of how communities are financed.

The largest driver of municipal design starts with how places create their revenues, and that starts with taxes (Figure 6). Local governments in Florida, including cities and counties, are funded mostly by property taxes. Sales taxes are typically the secondary driver, followed by other incomes such as fees, state transfers, grants, etc. Other forms of revenue include development fees, called impact fees in Florida, that are meant to help offset some of the costs associated with new development. However, it is rare that these fees do a reasonable job of accounting for the lifecycle costs of new systems that support new developments. Property taxes are the prime revenues for cities and counties. School board budgets are also largely reliant on property taxes.

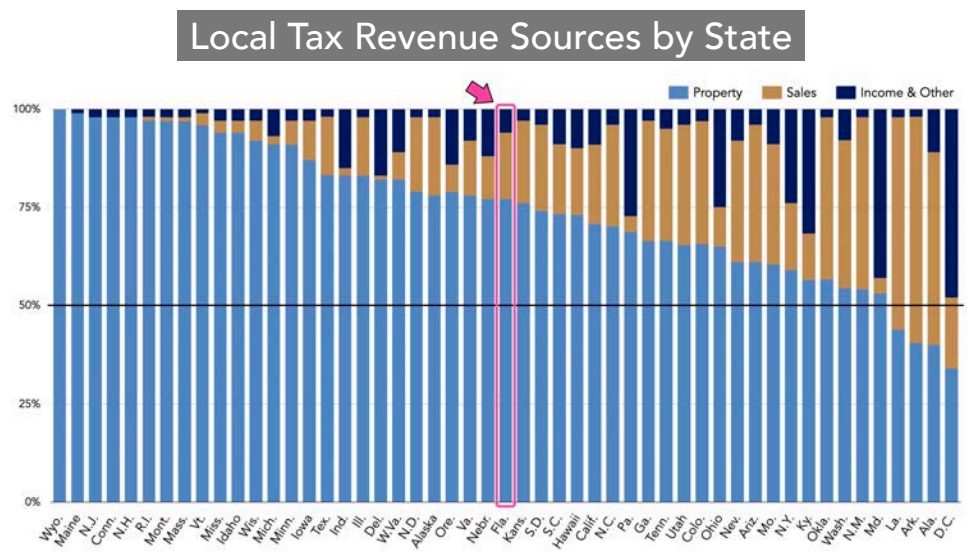


Figure 6.
Source: US Census 2021 State & Local Government Finance Historical Datasets and Tables

Not every property pays the same effective tax rate, however. First, homeowners are eligible for exemptions, which can take tens of thousands of dollars off their taxable value. Second, the Save Our Homes Amendment limits yearly taxable value increases for homeowners to the Consumer Price Index (CPI) increase or 3%, whichever is less. The lowest increase post-2008 was 0.7% in 2016.

It's important to keep in mind that while increases in residential taxable values are artificially limited by these policies, the cost of services and infrastructure they help pay for is not. The average price of asphalt, for instance, grew 5% annually from 2011 to 2020. But increases in infrastructure costs, as well as the CPI, have been much larger recently. The CPI increased 7% from 2021 to 2022 and the Producer Price Index for asphalt paving and roof materials increased 29% in the same period. However, for a significant share of properties, the growth of taxable value was capped at 3% (Figure 7).

Simply put, though it may be politically popular to cap homeowners' property values and their subsequent taxes, the economics of what a city costs does not follow those same rules. As inflationary periods continue, the chasm between the cost of materials and labor, on the one hand, and a community's ability to pay for those costs, on the other hand, will widen. One way out of this trap is to add more new taxpayers, but that comes with additional costs. Another method is to better understand the cost side of the ledger and maintain a more efficient pattern of development that is net neutral or net positive with its revenues against municipal cost.

Sales taxes are a sizable portion of municipal revenue, but not as significant as property taxes. The problem with sales taxes is that they are more responsive to market forces. For instance, in the Great Recession, sales of goods like boats and cars plummeted, and with it the sales tax revenue. Additionally, the state of Florida does not allow municipalities to analyze sales tax production at a local level smaller than a zip code. This may be sufficient for larger cities, but it is not for smaller communities. Urban3 has experience in states where this data is accessible for analysis (e.g., Texas, Colorado, California, South Carolina, Iowa to name a few) and those studies have shown that downtowns outperform suburban "big box" developments in tax productivity. In this report, we include the analysis of Gainesville, which tracks with those studies. Furthermore, we'd recommend that communities seek policy changes to allow for sales tax transparency at a more granular level, so that communities may be better informed.

The citizens of Florida should insist upon open access to this information, especially if they are counting on it for maintaining city services. There are ways to analyze sales tax production geospatially without revealing confidential business information. The states mentioned above have those policies in place and they can be replicated in Florida.

Finally, there is the question of fairness and equality with the Save Our Homes protections. Although logical

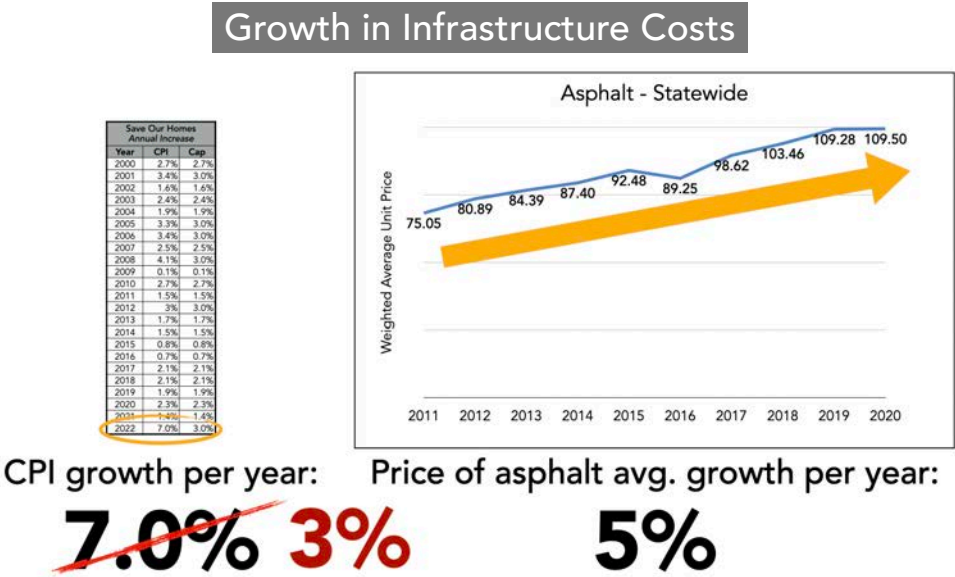


Figure 7.
Source: pcpa.org, FDOT 10 Year Cost Trend Report

from a standpoint of arresting market dynamics caused by population shifts within Florida, the protections this creates are not equal for all residents. A renter does not enjoy the same protection from market forces as a homeowner does. For instance, two identical houses that are side-by-side can have two very different tax bills for the same infrastructure access. This is yet another example of local economic quirks caused by policy created at a state level.

City Design Principles

City development patterns take many forms, but a few types seen over and over again are documented by Duany Plater-Zyberk in the guidebook *Architectural Graphic Standards* (2000). The drawings in Figure 8 show the general shape of each community (left) and that community turned into a diagram (right). Think of the diagram as the skeletal shape of the community that sets structure. There is a broader chapter on this concept, but the simple visual here works as a general primer on urban design.

These are by no means the only structural shape, but the predominant shape that allows for efficient growth while maintaining a sense of place without the larger negative effects of low-density patterns. Communities should consider the overall structure of the organizing elements of design within a neighborhood, but also how it scales up regionally. Communities are dependent on their neighbors for labor, commerce, and economics, but also for environmental integration. In Florida's case, this is necessary for functional hydrology and maintenance of water quality. But it is also true for habitats for focal species, and even agricultural productivity and integrity. While these illustrations help diagram ideal patterns for human settlement, nature follows its own pattern as well. Although this report will focus on the built environment, it will also discuss how cities interface with natural patterns.

It's important to understand each diagram's shape. The "towns and villages" diagram is a structure where there is a prime community (town or city) that has a regional network of smaller villages that connect through transportation corridors. Madison, Wisconsin offers an example in this case. This diagram can be thought of as a mother and children relationship. The space between developed areas is land reserved for agriculture and nature.

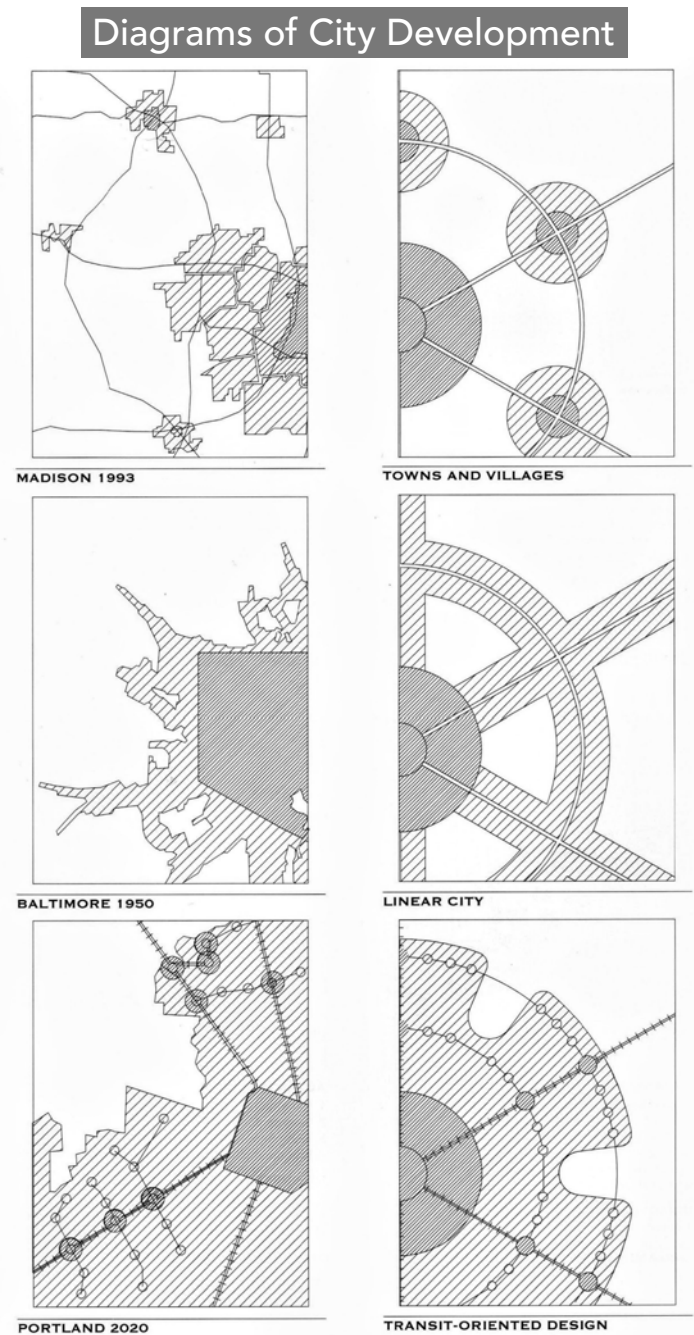


Figure 8.
Source: 'Architectural Graphic Standards,' Duany Plater-Zyberk (2000)

The “linear city” is a community that focuses on transportation corridors, like spokes out of a hub, seen in Baltimore, Maryland as an example. The transportation system in this model is a multimodal system that includes a transit strategy, as the core city is constrained by natural or geographic areas.

The diagrammatic patterns for healthy cities and nature are very similar. They both rely on the “node” and “network” and are scalable. Both rely on an interrelated diversity in proximity, similar to a “polyculture” in farming terms. Conversely, a “monoculture” is fragile in nature, as it is in city development.

Applying these diagrams to various Florida case studies outlines how some areas in the state have accomplished a reasonable balance between built and natural environments and how others can improve to better integrate development with the protection of green infrastructure.

Alachua County

Alachua County, Florida demonstrates an excellent example of the hub-and-spoke diagram (Figure 9). Not surprisingly, Gainesville, especially the zone from downtown to the University, stands out as the hub. At the county scale view, various villages across the county appear with smaller productivity spikes marking their downtowns, such as Alachua, Newberry, and Micanopy. The region has also maintained a form of “greenbelt” between the City and the villages in the form of wetland reserves to the south and east or agricultural lands to the west.

But Gainesville, and other unincorporated development, has also stretched itself westward, and foregone opportunities to make new “cores” among these new development patterns. Notable in the model is the unincorporated development west of I-75 which represents itself as a yellow-to-red range of development that is uniform like a carpet. This is what sprawl looks like. It’s a pattern of sameness without structure, unlike the core of Gainesville to the whole city. The structure of neighborhood centers should be smaller versions of the core of downtown, but it is clear from the model that they have not emerged. On the contrary, the downtown toward

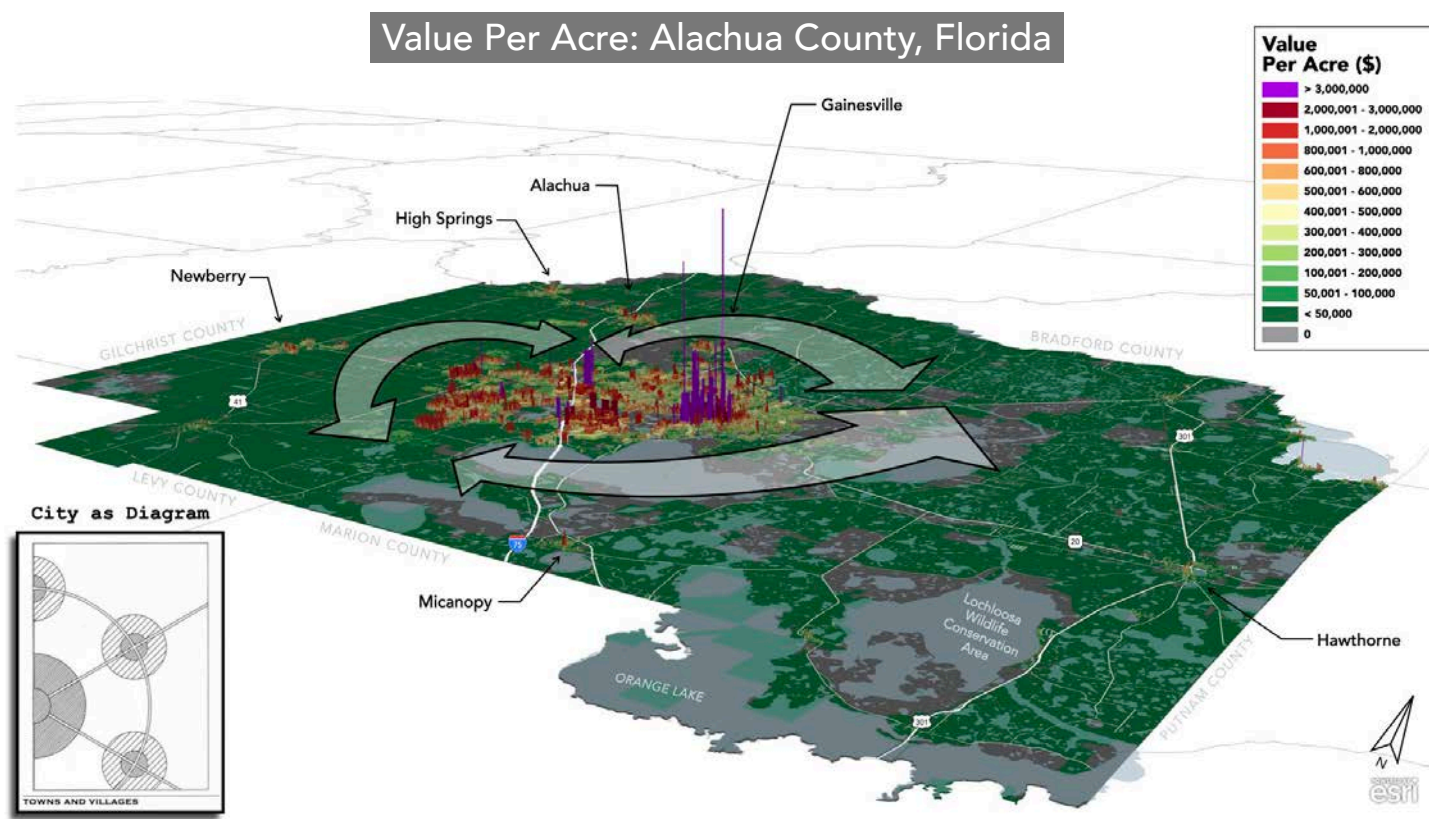


Figure 9.
Source: Alachua County Assessor (2017)

Taxable vs. Exempt Land in Alachua County

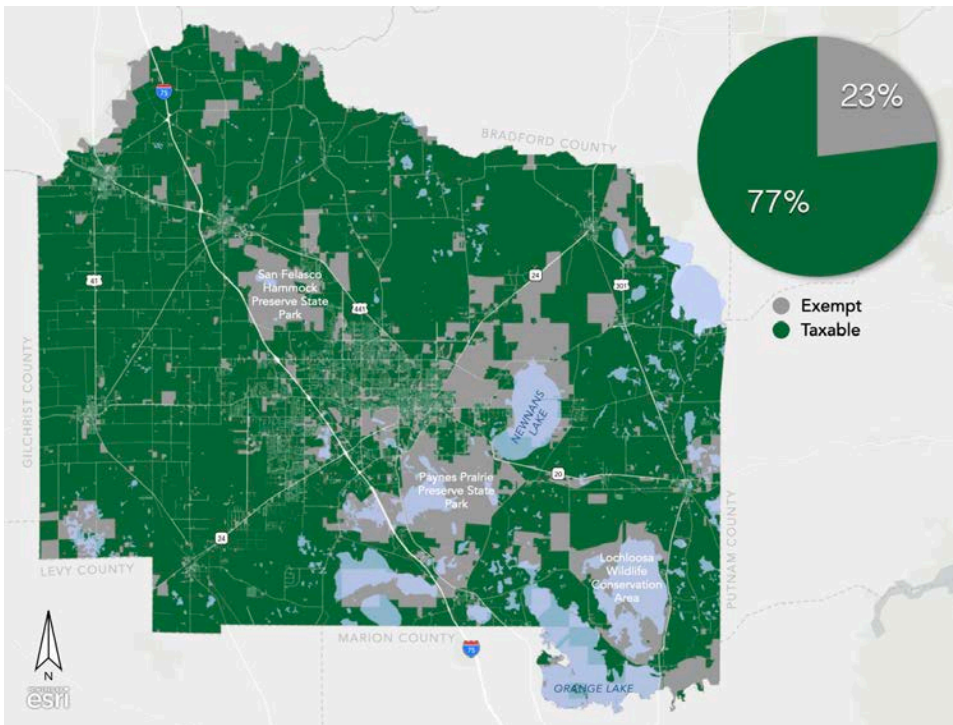


Figure 10.
Source: Alachua County Assessor (2017)

the University has demonstrated the potency of that walkable core in productivity, like a purple mountain. You can also see the downtowns of the communities beyond Gainesville, like Alachua, Newberry and Micanopy relative to their neighborhoods.

It should be noted that the county has worked to create a connected open space corridor. In the 2D map (Figure 10), it's easier to see some of the open space network from above, designated by the non-taxable areas on the right side of the city core. Most of the non-taxable area on the east side is public land. The same structural elements for human settlement patterns should be reflected in the natural space connectivity and structure.

Value Per Acre: City of Gainesville, Florida

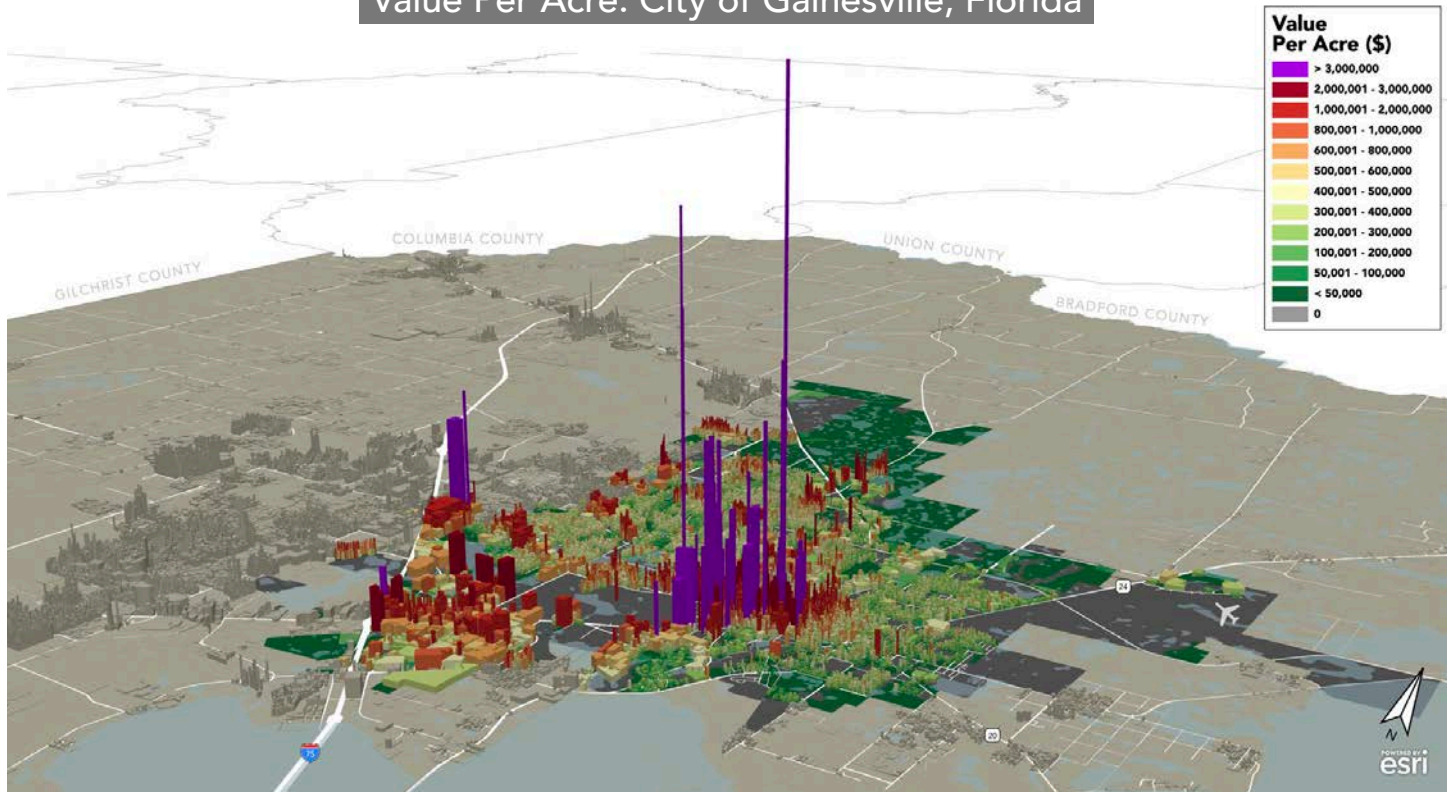


Figure 11.
Source: Alachua County Assessor (2017)

Zooming into Gainesville (Figure 11), downtown appears prominent, but new growth toward the University also stands out. In the City itself, some semblance of “sub-cores” can be seen elsewhere, but none have a clear pattern of development.

We also analyzed Gainesville’s retail sales productivity (Figure 12). However, we were limited to analyzing the data at a zip code level. Despite the relative lack of granularity, similar trends in sales per acre emerge. Downtown zip codes perform better compared to more suburban areas, even those that have robust retail districts on the west side of the core. The more compact development patterns of downtown support a more productive retail sales environment when considering the data on a per acre basis.

Gainesville has worked well to keep some structure of open space connectivity to the natural and rural landscape, but this is more difficult now that unplanned growth has seeped into the western, more agricultural portion of the county.

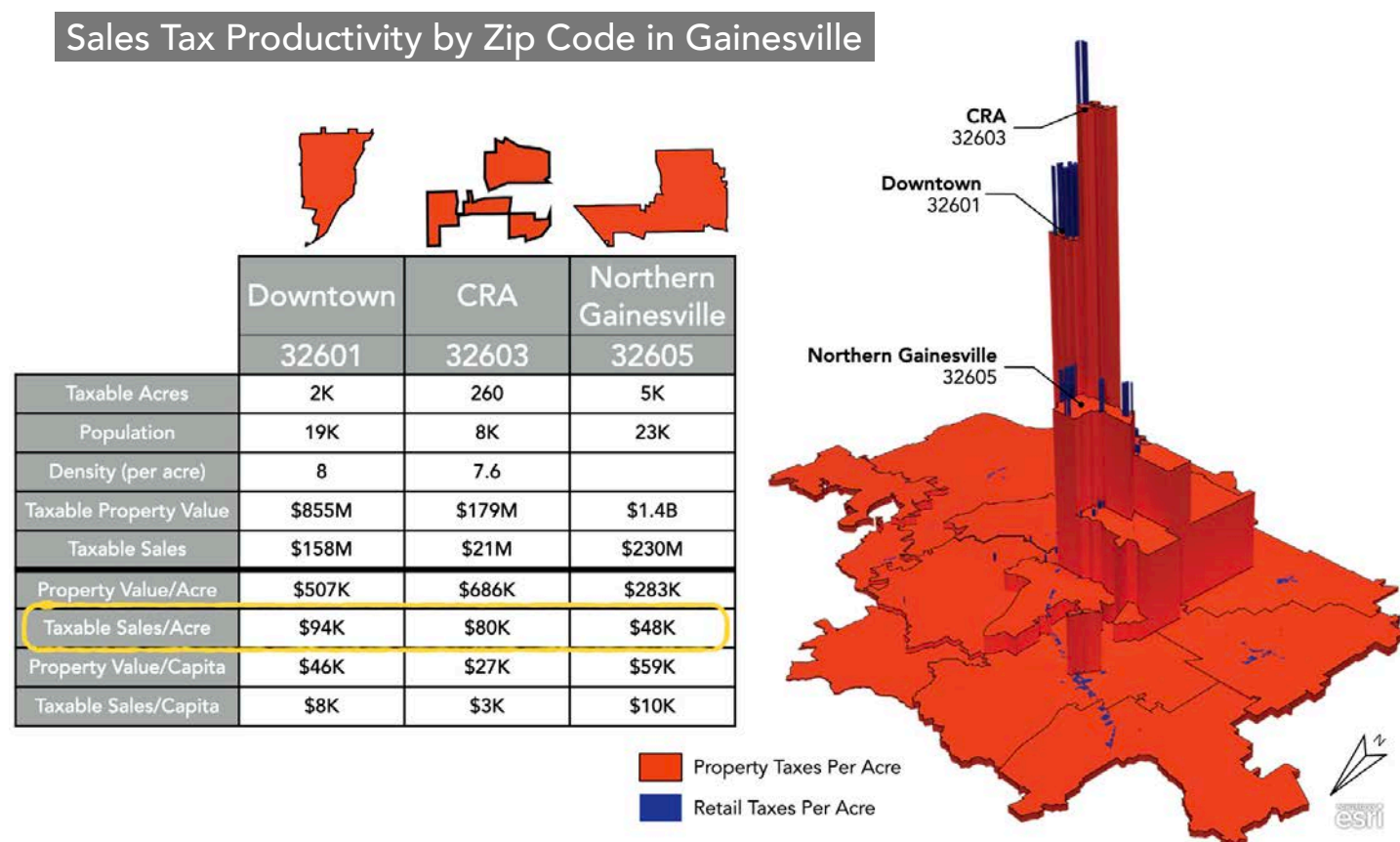


Figure 12.
Source: Alachua County Assessor (2017)

Florida Case Studies

Most patterns that emerge across Florida are based upon amenities such as ocean or Gulf access or lakes and rivers. Settlement patterns on the coast have a ridge of value near the water, as one would expect. For cities that have no waterfront, their patterns are more typical of city development that follows a prevailing industry and are centered on a downtown.

Value Per Acre: Nassau County, Florida

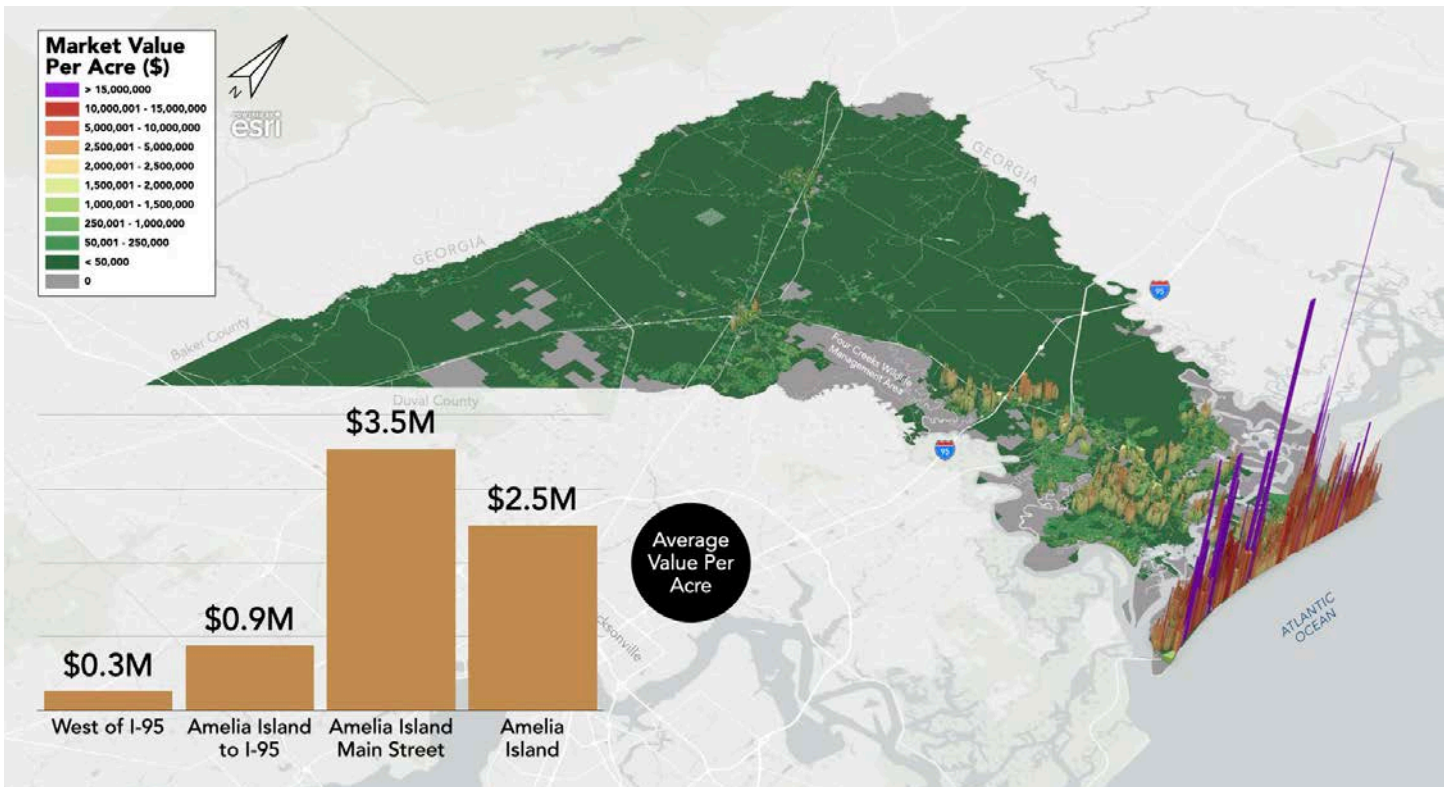


Figure 13.
Source: Nassau County Assessor (2023)

Nassau County

Nassau County exemplifies what Urban3 calls the “coastal effect” (Figure 13). Direct access to the ocean is highly desirable and creates immense value for properties along the coast. Counties along the coast of Florida follow similar predictable patterns, and it is very clear in the 3D models. Property along the coast, often situated on barrier islands, is magnitudes more productive than property on the mainland, as if it is two counties with-in one. Moving westward from Amelia Island, the productivity drops drastically in Nassau County. Amelia Island as a whole has an average value per acre (VPA) of \$2.5 million. Its Main Street has a VPA of \$3.5 million, despite being off the beachfront. Between Amelia Island and Interstate-95, the average VPA drops to less than \$1 million. West of I-95 is much lower, at \$300,000 per acre. But keep in mind, as the impacts of sea level rise intensify, this “coastal effect” may shift or even weaken.

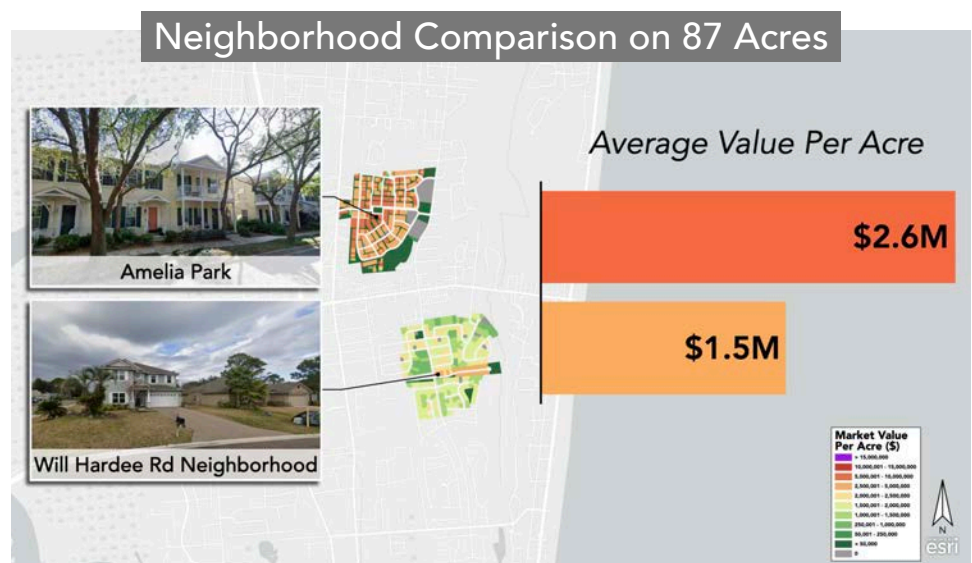


Figure 14.
Source: Nassau County Assessor (2023)

This trend is somewhat natural.

As you move west, land becomes less connected and accessible to higher valued amenities and is therefore worth less. However, even within a highly productive area such as Amelia Island, there are some variations. The Amelia Park neighborhood is slightly more productive than the island average, whereas the Will Hardee neighborhood to the south is less productive (Figure 14).

Will Hardee offers a standard suburban lifestyle with large lots and homes with garages. Amelia Park doesn't shun single family homes or the automobile, but it capitalizes on its location to be more productive. Building types mix detached single-family homes along with townhomes, and site designs tuck garage access behind homes in alleyways. The edge of the neighborhood also accommodates commercial uses, so residents have easier access to goods. On Amelia Island, land is not plentiful, and Amelia Park recognizes that, having developed in a way that blends productivity and livability. The Amelia Park example should be encouraged because of its productivity.

Walton County

Walton County, in the Panhandle, contains a variety of development patterns that highlight the fiscal realities of lower-density urbanization compared to more-dense urbanism. The coastal edge caters to a unique development economy due to its desirability for tourism as opposed to land that is farther inland which is much more residential in character. The economic model clearly shows that the coastal edge is a different condition than inland development, but within each area there are differences to be observed.

Many coastal communities have given up their waterfronts to resort developments that maximize land values with hotel and condo towers and meet the needs of tourists. While developing sensitive coastal lands creates challenges, various developments along Walton County's coast offer an alternative development pattern. Seaside, Alys Beach, and Rosemary Beach are communities that accommodate tourists and locals while also max-

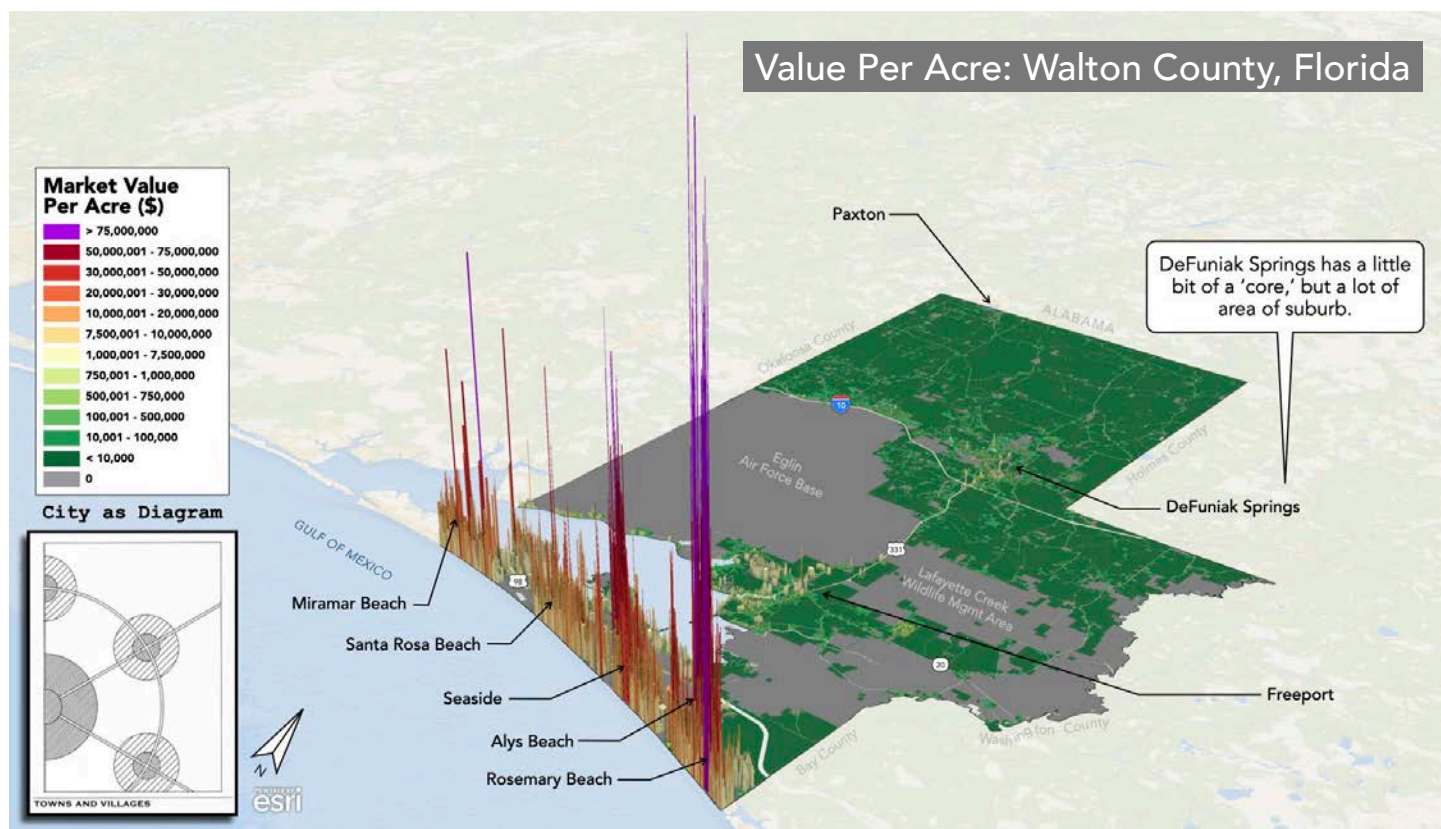


Figure 15.
Source: Walton County Assessor (2023)

imizing locational value. These communities feature walkable downtowns and an integration of building types with mixed-use cores that appeal to short-term visitors and long-term residents. This design approach creates more value across the entire development compared to adjacent developments of similar acreage. In a way, the design of those three communities builds upon lessons learned from urbanism patterns, and those same patterns, and subsequent values, are replicable in areas that are not Gulf adjacent.

Development along the Gulf displays clear economic advantages, but there are communities deeper into the county, such as DeFuniak Springs, not as visible in the model (Figure 15). If one zoomed into DeFuniak Springs, you'd see a similar pattern that one sees in Gainesville, just smaller. Additionally, much like some of the coastal developments, DeFuniak Springs also started as a resort community, albeit in the 1880s, but has maintained its identity as an evolved town. Its traditional layout has given it the ability to grow along its existing street network by intensifying parcels that are well connected.

If one of the "towns and villages" diagrams were to be applied to the inner county, DeFuniak Springs would be the core, and Paxton or Freeport would be villages on spokes. One caveat here is that Freeport shows the signs of monoculture development, as it appears flat in the Value Per Acre model. A village should have a more visible core as a "baby mountain" of productivity.

DeFuniak Springs should have its own core and network, but it isn't evident from the model that it has achieved that internal balance. To use the metaphor of the city diagram being like a fried egg with a yolk and egg white, DeFuniak Springs is mostly egg white, while Freeport is almost all egg white and no yolk.

South Florida

Figure 16 shows a model of South Florida, containing Miami-Dade, Broward, and Palm Beach County, plus the Florida Keys in Monroe County. This pattern mimics many of the patterns we've seen earlier, just at a larger scale.

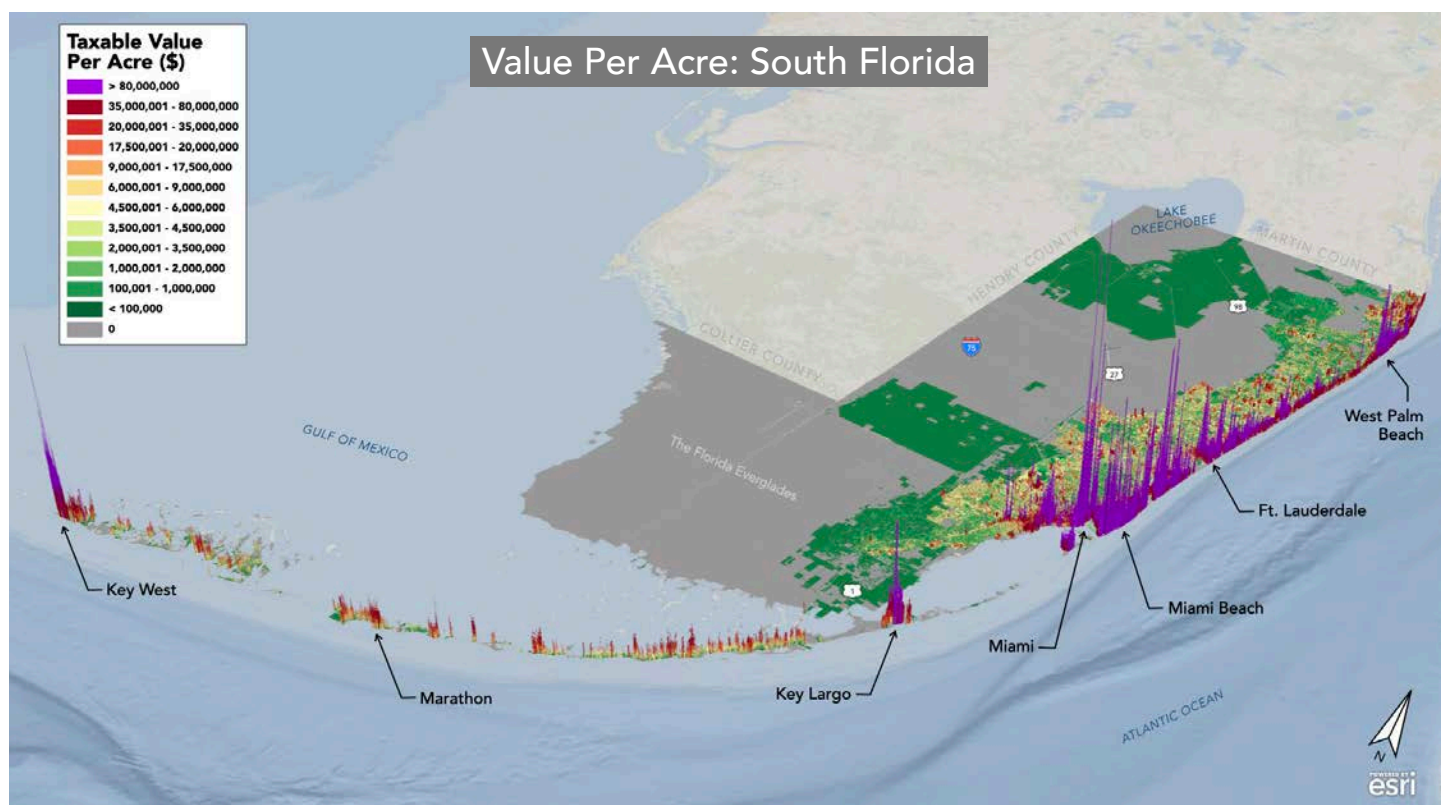


Figure 16.
Source: Miami-Dade, Broward, Palm Beach, and Monroe County Assessors

The Miami metro area, Florida's largest, exhibits several typical development patterns. The edge condition, where productivity is highest along the coast, is clear in downtown and the barrier islands. But west of this edge, an unproductive development pattern runs undifferentiated to the edge of the Everglades. Miami-Dade County has long held fast to its growth boundary, but it missed the opportunity to develop a coordinated open space plan within the boundary area. Additionally, the structure of the development patterns in the post-WWII development areas are indistinguishable from one community to the next. Numerous cities essentially form an undifferentiated blanket of sprawl west of Miami. But for the coastal cities and Coral Gables, there really isn't anything "popping up" on the maps to show a center that could be perceived as a second or third tier city. Doral is trying to change this, but it takes significant effort (as they know) to change the pattern, rather than building with intention as Coral Gables did.

West of I-95, the productivity across all three counties falls off. Zooming into Broward, this trend becomes clearer. There are 24 cities in Broward, 16 of which are west of I-95, yet none of the cores of these 16 cities stand out on the map. Where they begin and where they end is not obvious from the Value Per Acre map, which shows the communities' short-sightedness in planning. Most of them are characterized by suburban development patterns that repeat undifferentiated across the landscape. Again, this is the hallmark of Miami-Dade County development, but replicated in Broward. Because of this, the open-space infrastructure is fragmented and disconnected. Development patterns such as this are substandard in their design, tax potency, and ecosystem services. The error here is that as communities grow and add new development, there is an illusion of productivity as the tax base transitions from orchard to subdivision. But much like a sugar high, the infrastructure will eventually need maintenance and the productivity in suburban patterns is far too low to maintain its own infrastructure. These communities do not have their own "purple mountains" of productivity to benefit from (Figure 17).

"The error here is that as communities grow and add new development, there is an illusion of productivity as the tax base transitions from orchard to subdivision. But much like a sugar high, the infrastructure will eventually need maintenance and the productivity in suburban patterns is far too low to maintain its own infrastructure."

Many sprawling developments west of I-95 offer value not much more than farmland, but they come with all the costs of a neighborhood. Suburban sprawl in Davie isn't that much more valuable than farmland to the west. Farmlands don't demand services, but these new residents will. Rural sprawl in southwest Geneva isn't that much more valuable than orange farms to the north. Oranges don't call 911 for emergencies, but these new residents will. If counties are going to allow development into farmland that produces obligations for infrastructure maintenance and social services, those developments should offer tax returns far greater than the farmland they replace.

One city that bucks the poor productivity trend west of I-95 is Coral Gables. Its average city-wide value per acre is nearly that of Miami, at \$4 million. This is leagues above Doral, at \$1.8 million. Surprisingly, Doral is denser than Coral Gables. Doral has 5,485 people per square mile and Coral Gables has 3,804 per square mile. Doral achieves its density by spreading low dense development across its footprint without leaving much space for nature. Density typically adds value, but as Doral demonstrates, if it isn't planned accordingly, it won't create value. Coral Gables achieves its density by concentrating dense development in core areas and leaving space for nature, a large share within R. Hardy Matheson County Preserve. Coral Gables makes better use of its developed land, building fiscally valuable neighborhoods in the process, while leaving extra space for natural areas to thrive, ensuring environmental sustainability and increasing desirability for residents. The same density can be accomplished in two ways: sprawl out and destroy the connectivity of natural networks or encourage more

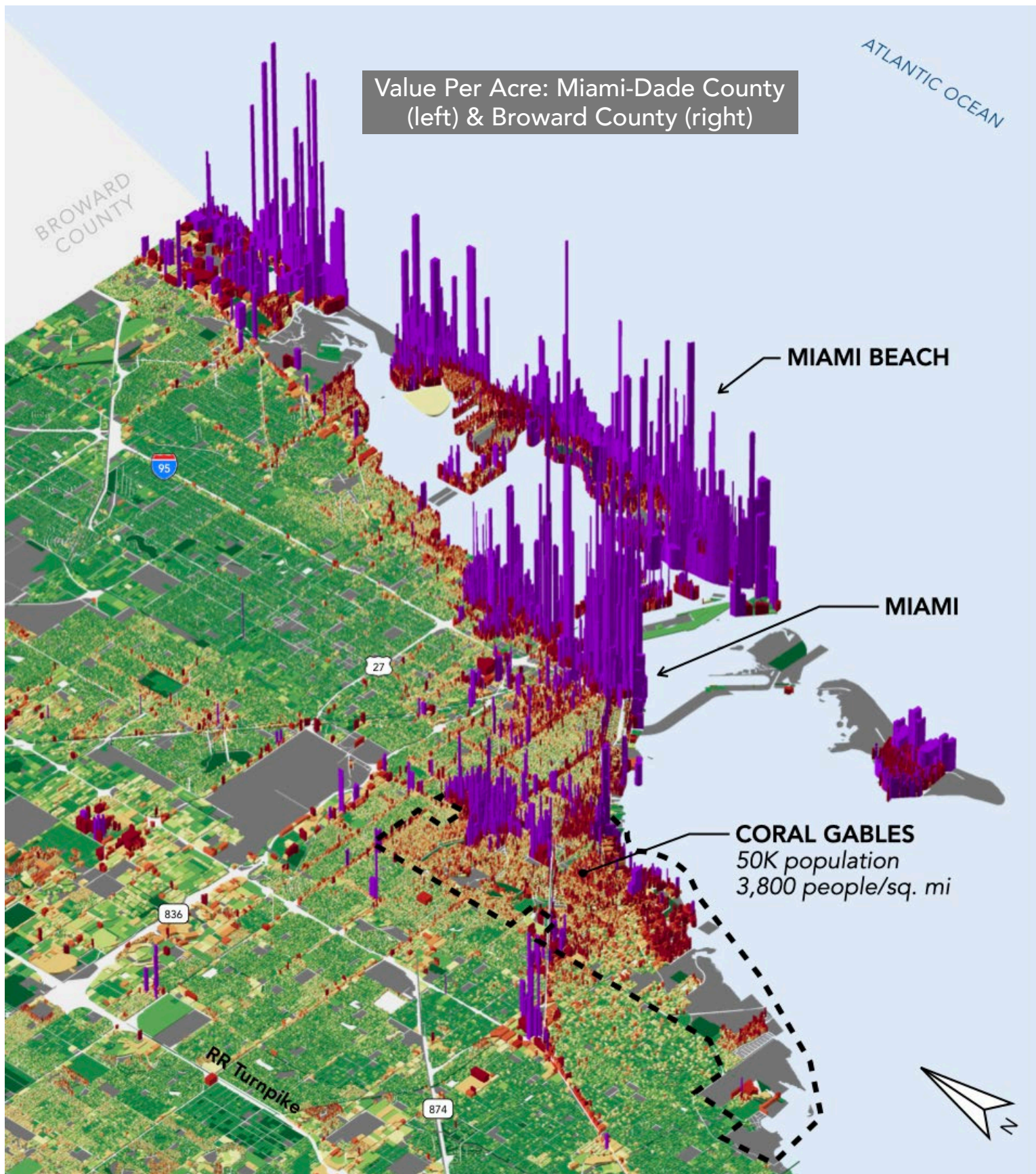
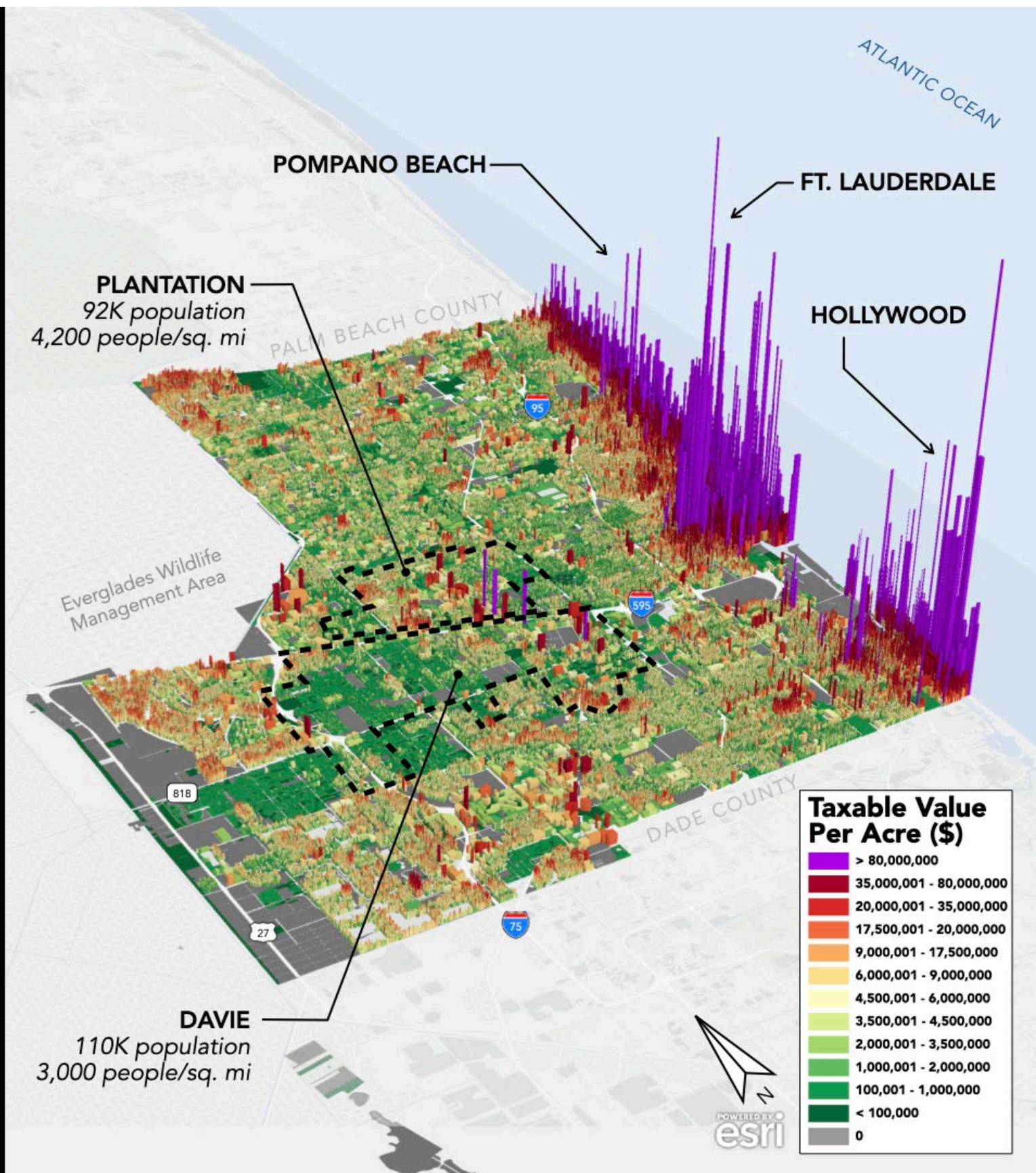


Figure 17.
Source: Miami-Dade, Broward, Palm Beach, and Monroe County Assessors



density and protect important agricultural and ecological spaces (Figure 18).

While most productive cores in coastal counties are along the coast, not all future cores are destined for the coastline. With thoughtful and intentional development, new cores like Coral Gables can be developed where a community lacks amenities such as a coast or waterfront.

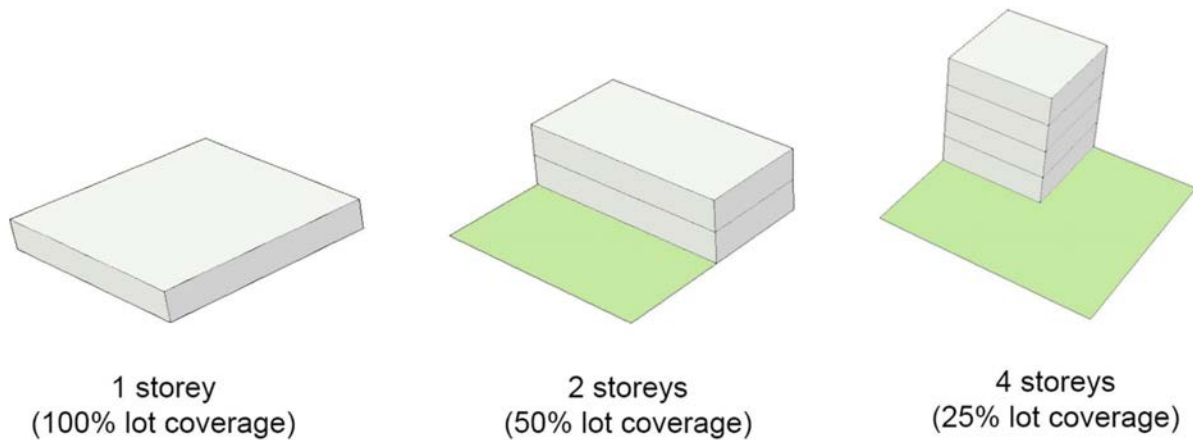


Figure 18. This graphic shows three different ways of accommodating the same amount of development. First, where a site is completely covered by low-density development. Second, where the same amount of development at a slightly higher density is built on half of the site, leaving the other half untouched. Third, where the same amount of development is built on a quarter of the site at a higher density, leaving three quarters untouched. If we extrapolate this out to an entire city, consider how much more space would be left for parks, civic spaces, or other uses and how much less infrastructure, like roads, water pipes, and sewer pipes, would be needed to accommodate the same total amount of development.
Source: *kda.nyc*

West Coast

Hillsborough County

The west coast is not immune to the coastal effect, and the 3D productivity models created on the west coast are familiar patterns found on the east coast of the state, just flipped. Tampa visually dominates the 3D (VPA) model of Hillsborough County (Figure 19). However, there are some interesting lessons in the productive cores that the inland communities are trying to grow. Plant City, another traditional city founded in the 1880s, shows up with the familiar pattern of a core with suburbs. The County is working with the unincorporated Wimauma community to do the same with its core. The Brandon community was notable because of the size of its population, and yet it lacks a core. Much like the patterns seen west of I-95 on the east coast counterparts, Brandon's pattern is flat with low productivity. While the County's most productive site is the Bank of America plaza in Tampa at 42 stories (\$170 million per acre), Plant City's most productive site is a modest two-story building hosting a local coffee shop, Krazy Kup (\$24 million per acre), in part because the site does not include on-site parking. For a city of only 31,653 people, a building of this productivity is impressive. The site is a standout for Plant City. Krazy Kup's VPA outshines the city's average VPA, and new buildings located downtown should shoot for this as a standard.

Downtowns of other inland cities don't fare as well. Brandon's peak VPA is a storage unit development, a far cry from good urbanism and a missed opportunity. Wimauma, a much smaller, more rural community, has its peak VPA represented by a townhome development, but there's still opportunity to build more of a village core there.

Value Per Acre: Hillsborough County, Florida

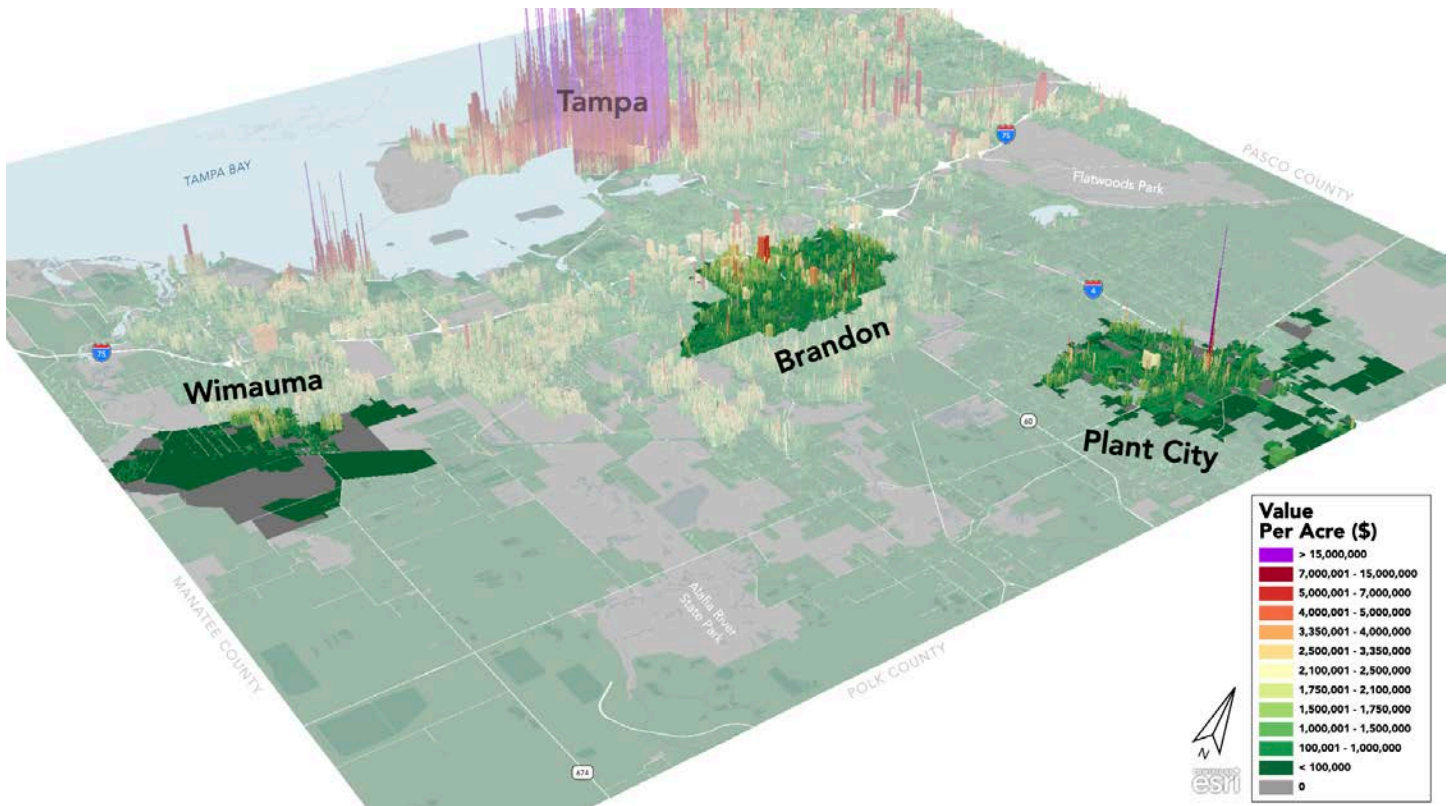


Figure 19.
Source: Hillsborough County Property Appraiser (2022)

Value Per Acre: Wimauma, Brandon, & Plant City

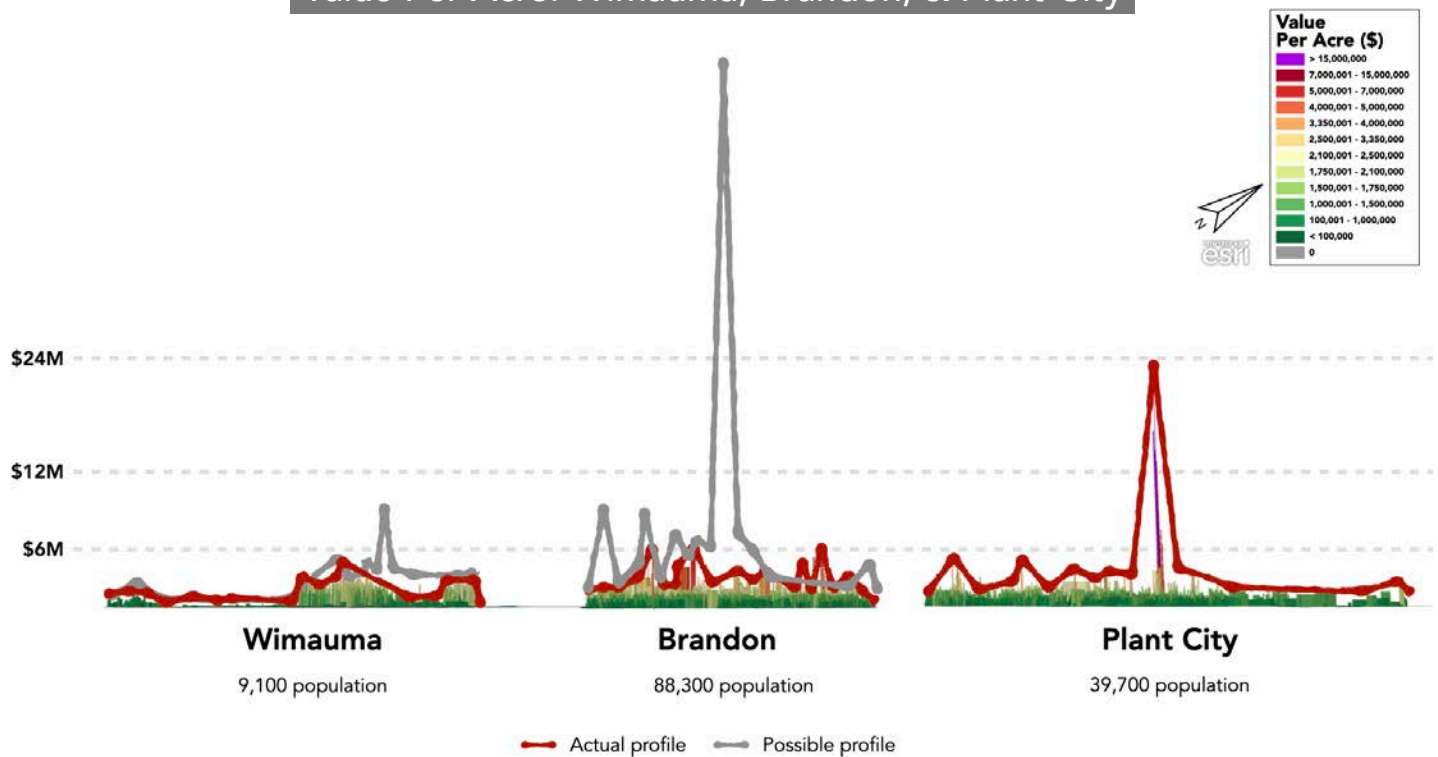


Figure 20.
Source: Hillsborough County Property Appraiser (2022)

Looking at the 3D VPA models of these communities from the horizon (Figure 20), Plant City’s model follows what looks like a livelier “heartbeat” in profile. If Brandon and Wimauma were to have a downtown with a similar profile, their peaks would be closer to \$50 million and \$9 million, respectively. Brandon could grow by sprawling across the county, or it could strategically densify by developing a new core that would strengthen not only its fiscal sustainability but its communal identity as well.

Inland Cities

Leon County

The City of Tallahassee, similar to Gainesville in Alachua County, dominates the VPA model in Leon County (Figure 21). Tallahassee’s core produces significant property value productivity compared to its surroundings. The major economic drivers of the State Capitol, Florida State University and Florida A&M University attract people to this area and the city has been able to capitalize on the economic activity through more dense development.

Some of this development has occurred around Gaines Street west of downtown, which can be seen in the model. This area has lower peaks but has a larger density of parcels high in productivity. In this way, Tallahassee demonstrates that cities can build on their core and build productive neighborhoods outside their traditional downtowns. And not all productivity comes in the form of tall buildings; neighborhood context buildings can be productive.

Generally, Leon County has been able to maintain ecological networks and green infrastructure with large swaths of protected lands in the southern and western portion of the county and hunting plantation lands to the north. However, low-density development patterns to the south of Lake Iamonia in the northern portion of the county exhibits the low productivity observed in other areas around the state. Leon County should be wary of allowing more of this development pattern that not only consumes important agricultural and natural spaces

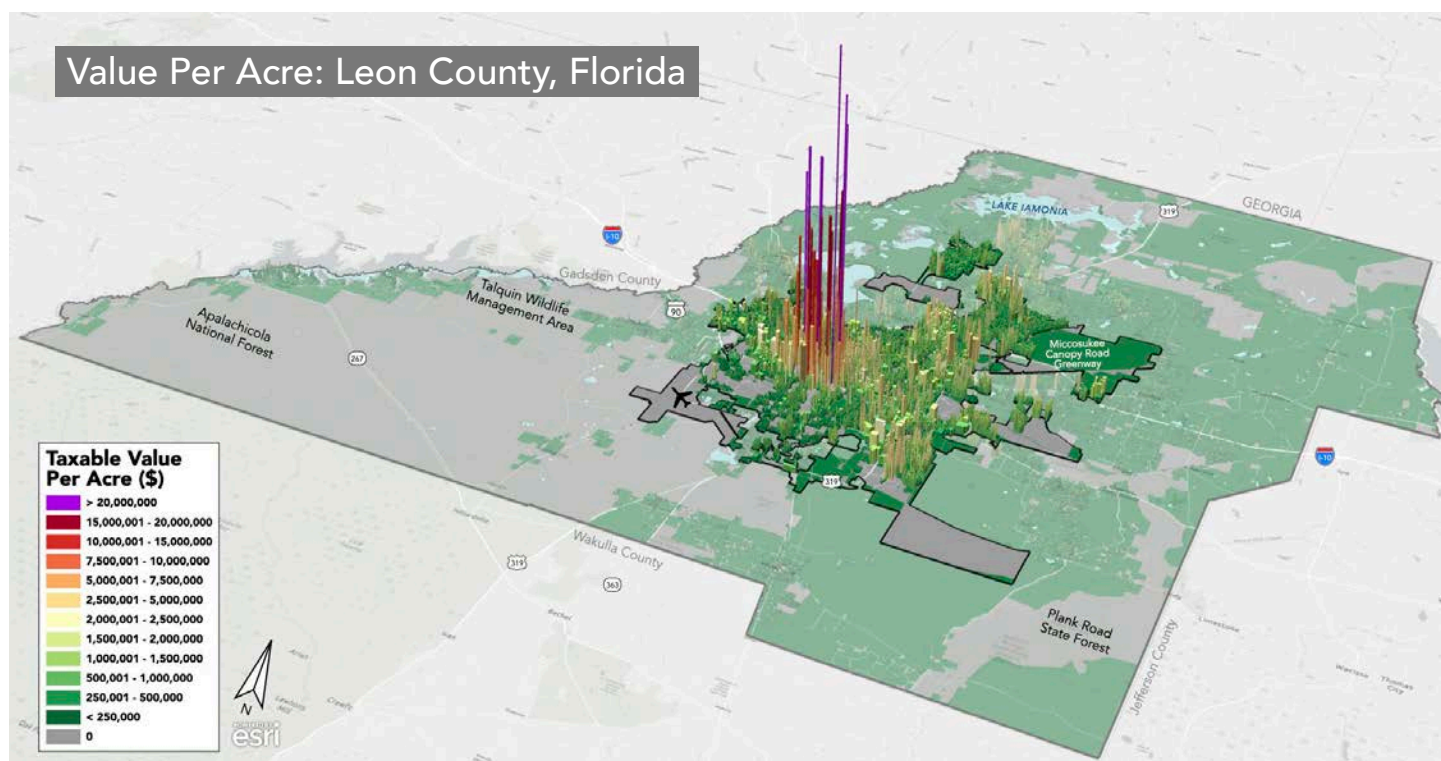


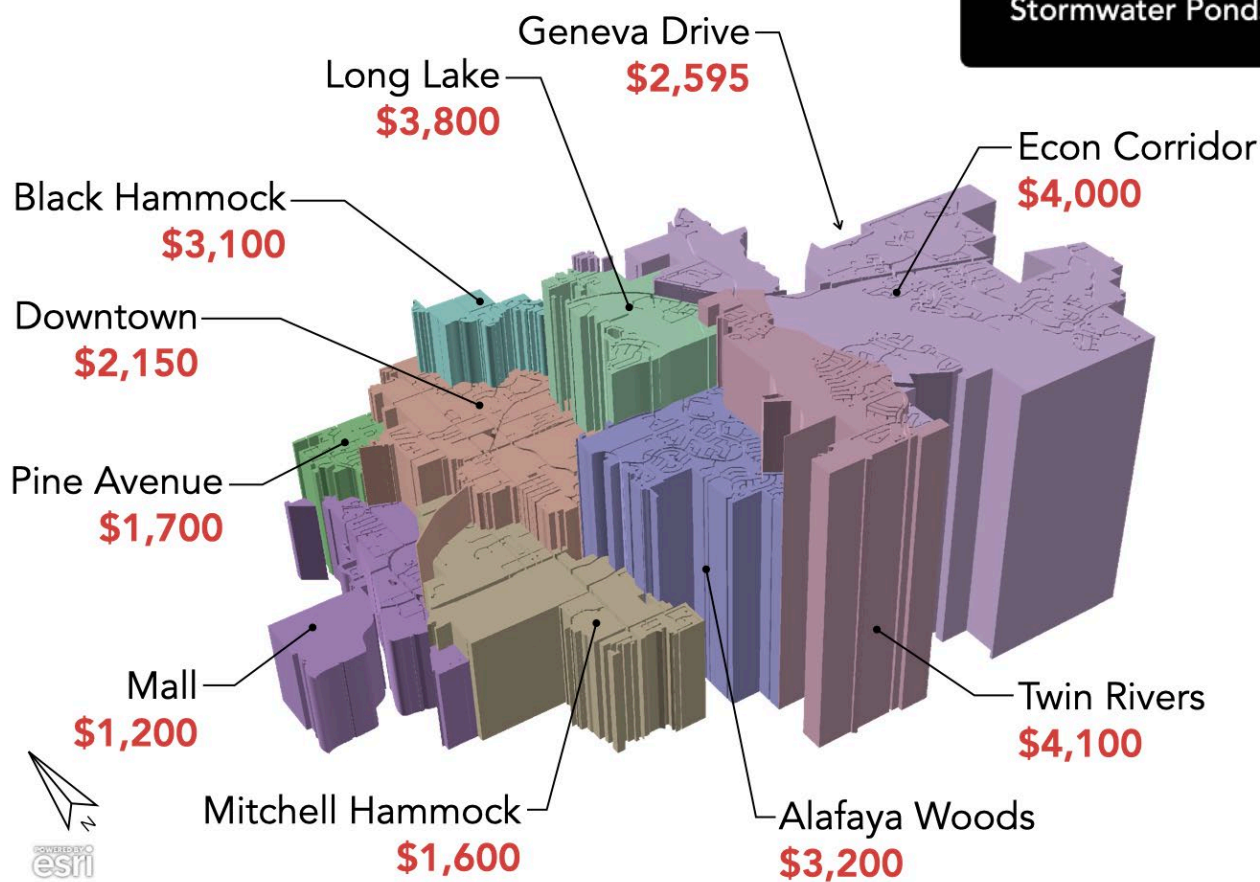
Figure 21.
Source: Leon County Property Appraiser (2022)

but is highly unlikely to be fiscally sustainable in the long-term.

Seminole County

Oviedo exists at the suburban fringe of the Orlando metropolitan area in Seminole County. Its traditional main street core has been impinged upon by state infrastructure projects, and it is building a new core deeper in the city. This community is a great example of a city that has identified its challenges and is seeking data-driven policies and practices to alter its future. Though it is a predominantly suburban environment, Oviedo is discovering that not all development is created equal. It's clear in the analysis that different development typologies come with different infrastructure costs. Townhomes toward the center of the city come with less than a third the costs than a suburban development at the edge of town on a per unit basis. The city's engineering department is aware of this. However, the existing financial system is not set up to reflect geographic differences in costs. Despite different developments carrying different costs and long-term liabilities, every household contributes the same amount, leading to a geographic inequity of who generates more significant costs and who pays to cover those costs (Figure 22).

Infrastructure Cost Per Acre: City of Oviedo, Florida



Infrastructure spending per household:

\$253

Infrastructure includes:

Roads

Sewer Pipes

Water Pipes

Stormwater Pipes

Stormwater Ponds

Figure 22.
Source: Oviedo FL Public Works, Seminole County, & Urban3 Estimates

Value Lost to Sea Level Rise

Investing in productive development in inland Florida is not only possible, but it seems to be a safe bet for the future. Some of the most valuable land in Florida's coastal counties is at risk of sea-level rise. Six feet of sea-level rise will likely see a loss of nearly one-third of both taxable value and taxable square miles in Miami-Dade County (Figure 23). For South Florida at large, this would result in over \$250 billion in taxable value being lost, making up nearly 340 square miles of land throughout Palm Beach, Broward, Miami-Dade, and Monroe counties. Residents in these counties are well aware of these issues; so are their insurance carriers. These factors are influencing consumer behavior in these counties, and counties in communities farther from the coasts should take note.

Sea-level rise will consume land directly along the coast, but a large share of land lost to water in scenarios with severe sea-level rise will be miles inland. Figuring out where to grow urban systems relies on understanding where to support natural systems, and that includes areas that will give way to flooding.

"Figuring out where to grow urban systems relies on understanding where to support natural systems, and that includes areas that will give way to flooding."

Susceptibility to Sea Level Rise: Miami-Dade County, Florida

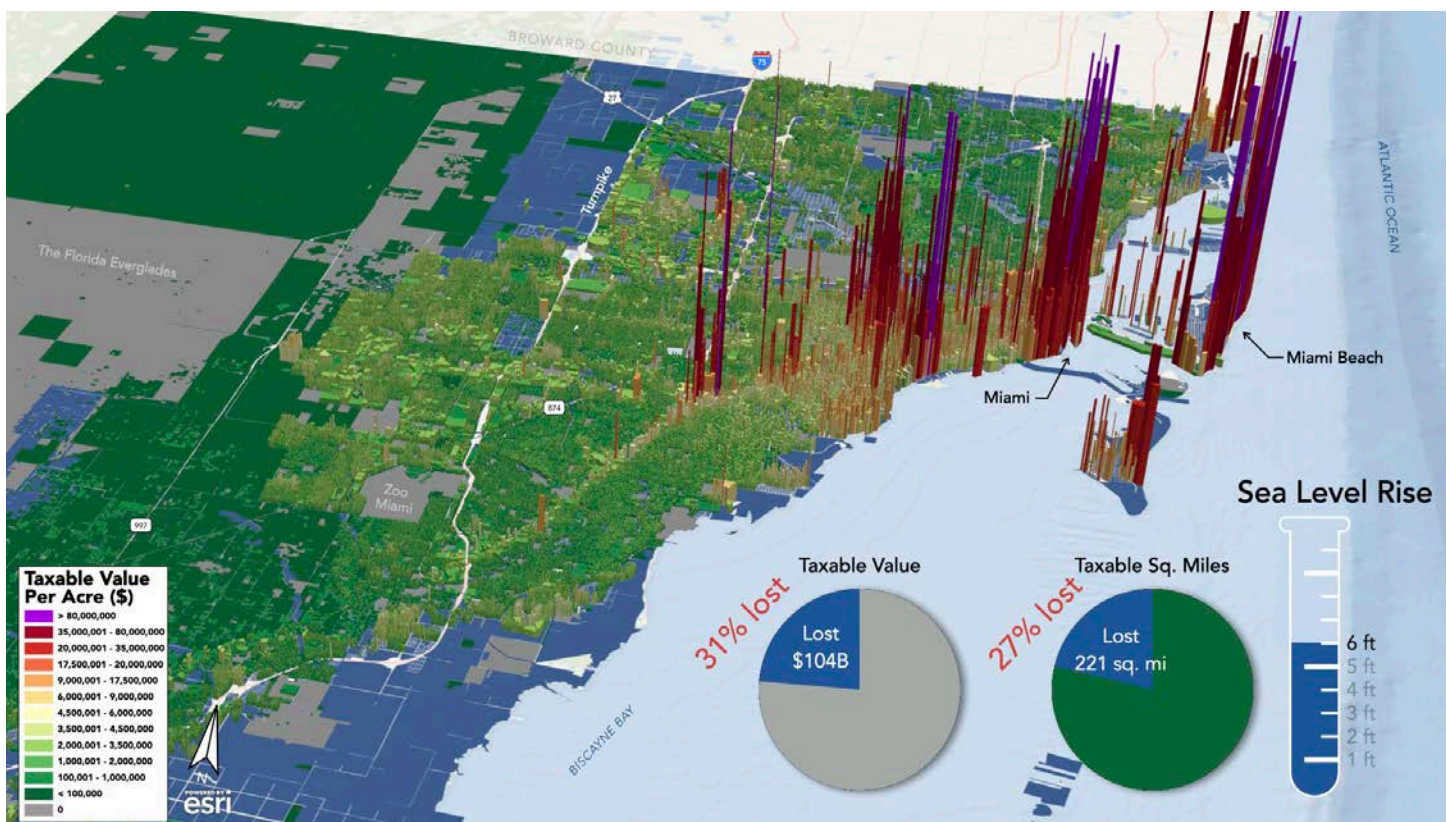


Figure 23.
Source: Miami-Dade County Assessor, NOAA

Migration

Intensifying effects of climate change will continually produce climate migrants, people leaving areas increasingly prone to natural disasters. Some Floridians will migrate inward (Figure 24), staying in the state, and some will leave altogether. From 2015 to 2019, over 100,000 Miamians left the county. The majority, 24,255, found new homes in Broward County. Most of the rest of them stayed in Florida, with some transplanting to Texas and even New York City (Data from US Census Bureau American Community Survey 5-Year Data 2015-2019).

A nearly identical amount of people moved to Miami-Dade County during this period, about half from within the United States and half from without. Most newcomers came from the Caribbean or South America, with the third largest coming from Broward County.

While Florida as a whole experienced net positive migration during this period, the state experienced some

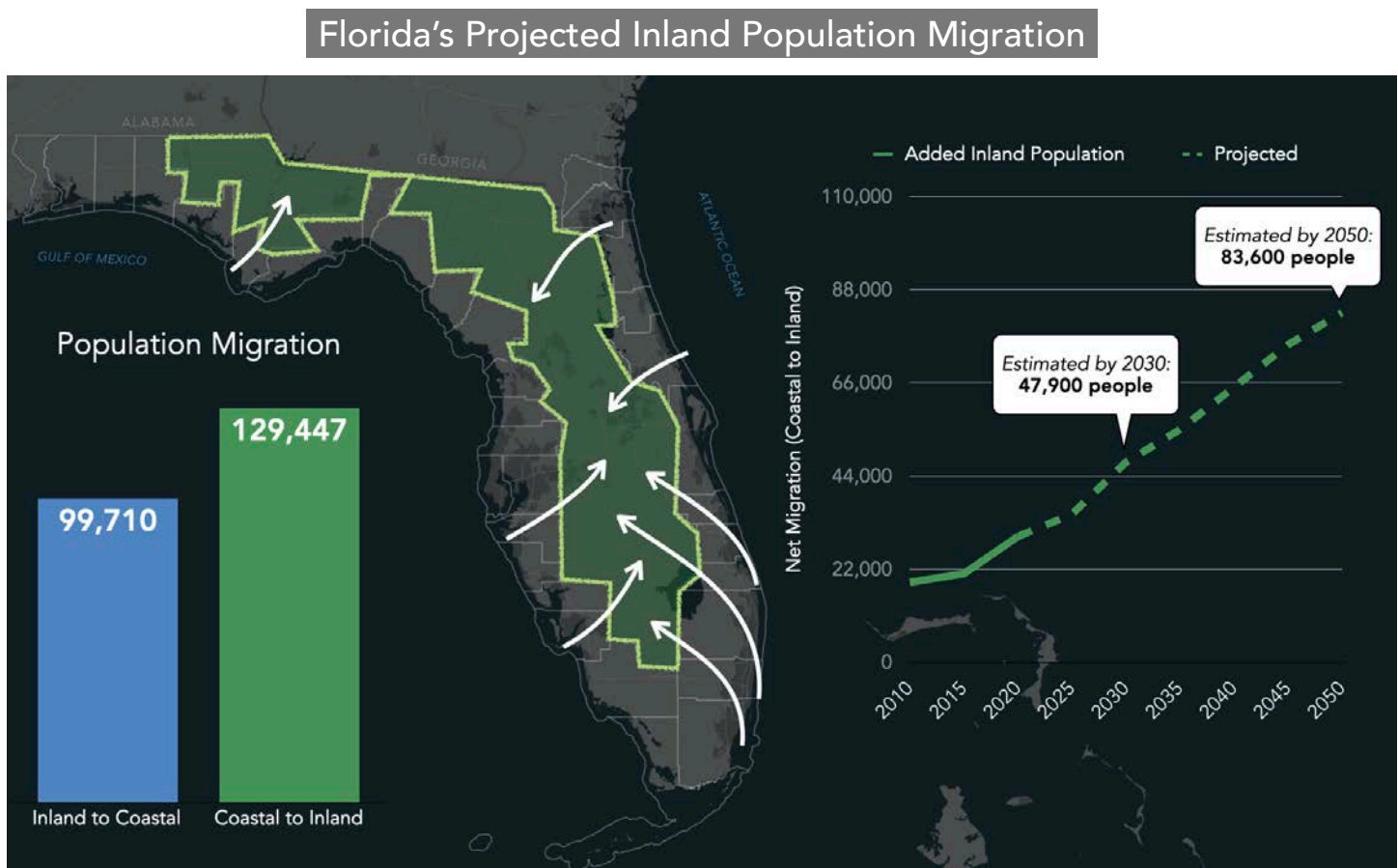


Figure 24.
Source: American Community Survey (2016-2020)

reshuffling of where people are choosing to live. As a whole, the state's coastal counties experienced a net negative migration of nearly 30,000 people relocating to the interior counties of Florida. By far the largest county receiving Floridians is Orange County.

Given these trends, Florida's inland communities will be forced to accommodate more and more people. Like it or not, this is a trend that will continue. With large swaths in the center of the state currently used for agricultural purposes or in a natural state, a significant amount of land is likely to be developed, and communities receiving this growth should make choices that their coastal counterparts failed to do. As discussed in the examples

above, the different development patterns that can be used to accommodate new residents can have varying environmental and fiscal consequences. The examples below will further highlight the realities of infrastructure liabilities associated with these patterns.

Neighborhood Design Comparison

Nassau County offers a spectrum of development typologies. Even strictly looking at single-family homes, there are various ways of delivering this type of housing product. Three specific development patterns—large lot, medium lot, and small lot—help compare and contrast the costs and benefits of building at different densities (Figure 25).

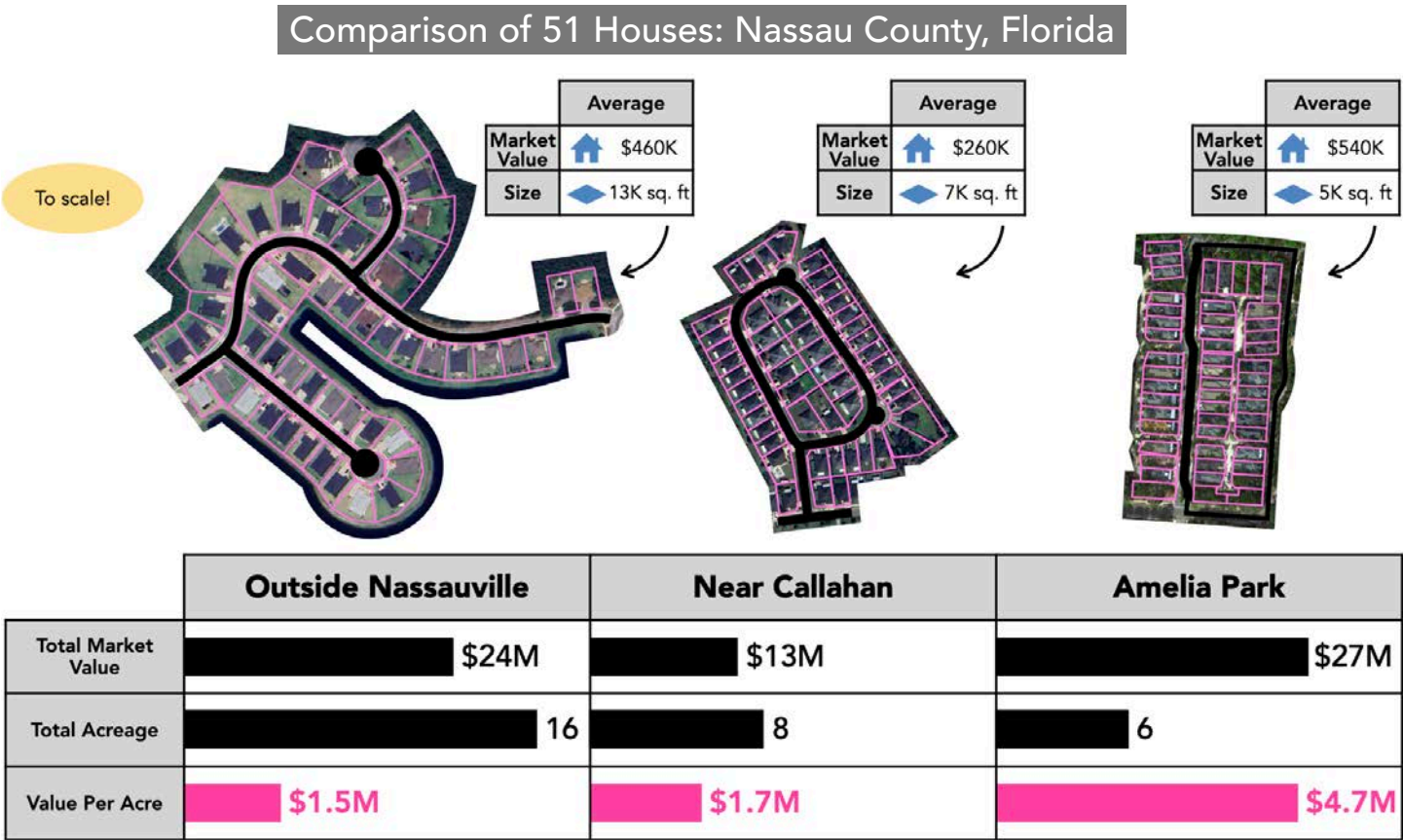


Figure 25.
Source: Nassau County Assessor (2023), Google Earth

The large-lot example is quintessential suburban development. Large-lot houses sit on organic-looking street networks with cul-de-sacs and poor connectivity. The streets are like tendrils extending from a large branch. The traffic that these neighborhoods generate needs to be funneled to the nearest arterial road by default. This results in congested roadways, rather than the dispersed pattern common to small block gridirons. Even neighborhood trips to the nearest store require one to drive on an at-grade arterial. Typically, these types of developments exist off a major arterial road with only one or two ways in and out, offering a poor template for an urban network. A development of this style might seem more supportive of a natural network on its own, with lots of space between homes, but it can have devastating consequences when replicated at scale. Because of its hungry land use, this development pattern offers a poor template for a natural network as well.

The medium-lot example attempts to resemble a block style pattern of development, although it also has one way in and one way out. While this development has the same number of homes as the large lot example, it takes up exactly half the space. In addition to reduced land consumption, the housing units created in this neighborhood are nearly half the cost of those in the more low-density development, with the average value of \$260,000 and \$460,000 respectively. However, though less value per unit, the overall value per acre is greater at \$1.7 million per acre versus the higher value houses at just \$1.5 million per acre. Increased housing affordability in this case, and potentially when evaluating compact development patterns more generally, is a positive by-product of this development. Additionally, both of these developments abut forested areas. However, the large-lot development had to consume more of the natural area to create the same number of dwelling units as the medium-lot development. Some advocates may decry dense urban development because it isn't "green." However, "green" space for lawns in low-density development is not always a fair trade for undisturbed forest.

"Some advocates may decry dense urban development because it isn't 'green.' However, 'green' space for lawns in low-density development is not always a fair trade for undisturbed forest."

Finally, the small lot example from Amelia Park exists on a classic city street grid that is connected to its surrounding context. A trip to the store here allows more than one option — not only in regard to the route but travel mode as well, as walking, biking, and transit are more likely options here. This development pattern takes up a whole 10 acres less than the large-lot example. The productivity of this sample comes in at a whopping \$16 million per acre, even though its housing averages only a little more than \$100,000 over the value of the Nassauville homes. This example, despite having better street connectivity, also has the least amount of roads, less than half the road area of the large-lot example. For every square foot of road, this example has the largest amount of property value per home, at \$16, while Nassauville only produces \$6 per home. Because of this ratio, this development pattern is better positioned to pay for the infrastructure it consumes.

Return on Investment

Urban development consumes both urban and natural resources. Urban resources come in the form of infrastructure, such as roads, sewer, stormwater, and water pipes. These resources do have direct costs, and they are primarily paid for by development in the form of property and sales taxes. The small lot example in Nassau County offers a wonderful example of a development pattern that is better positioned to pay for itself rather than relying on subsidies from elsewhere. Simply put, when you have less infrastructure, it is less expensive. When development is not capable of carrying the costs of its share of infrastructure, it must rely on more fiscally productive places to subsidize those costs. Subsidization is not inherently a bad thing, but it needs to be measured and managed so that a community has knowledge of the fiscal consequences of development patterns. Without enough productive neighborhoods, jurisdictions will face insurmountable maintenance and capital costs.

Asheville's regional neighbor, Brevard, has a solid walkable core that outshines the rest of the city on a productivity basis (Figure 26). This core might be enough to subsidize the neighborhoods within its older boundary, but as Brevard has grown northward, it has followed an unsustainable pattern of low-density development. Its northern growth spurt follows along a commercial "stroad" — a roadway that attempts to provide the accessibility of a street and the speed of a road while failing at both. Developments alongside stroads are characterized

by cheap, “big box” buildings set behind surface parking lots. Brevard’s pattern of development has slowly tipped the scale towards a net cost system rather than a net revenue system.

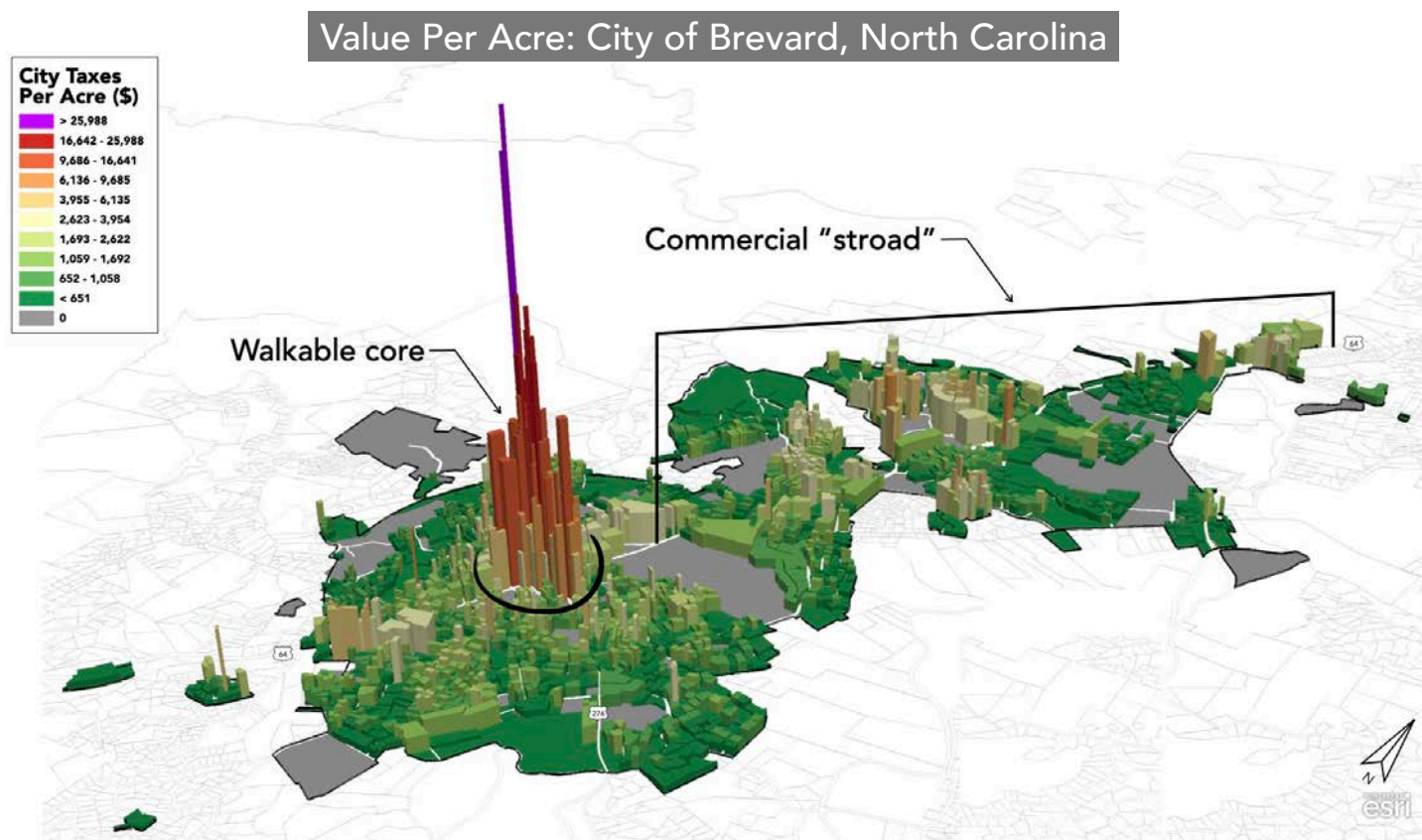


Figure 26.
Source: Transylvania County, NC Assessor

Urban Environments & Natural Resources

Urban development also consumes natural resources, but the scale of the consumption is dependent on the type of development. While dense urban development might seem less natural and green at the site level, it may save acres of undeveloped land elsewhere. Undeveloped natural resources don’t generally have a direct monetary cost, but they can be valued for storing carbon, enhancing property value, creating ecotourism, and so on.

Street trees are a specific type of resource that offers many benefits, including the ability to reduce stormwater runoff. The loss of a tree has a direct, calculable cost on the imposed need to manage stormwater runoff with hard infrastructure. Without trees absorbing water, the water must be managed through gutters, channels, and passive treatment to reduce pollution and flooding. While street trees come with costs for planting and maintenance, their cost savings for stormwater are higher.

For example, in Springfield, Missouri, we noticed that there was a lack of street trees. The community bias was that the trees are a nuisance to the streets and sidewalks. If one were to look at the world from a sidewalk maintenance only perspective, that may be true. But it neglects the fact that a proper tree pit and species selection would solve the problem. With that said, knowing the bias of the community, we focused on the stormwater benefit of a tree. Put another way, the tree is a stormwater replacement. The tree and maintenance have a cost

Annual Impacts of 10,000 Trees: Springfield, Missouri

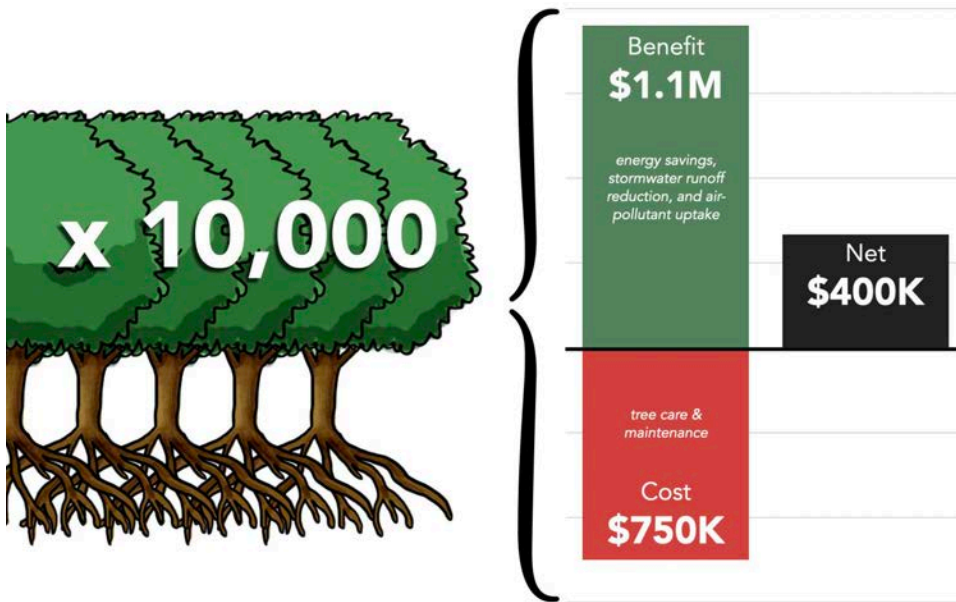


Figure 27.
Source: City of Springfield MO (2022), agmr.osu.edu

of \$75/year for the life of tree but provides \$115/year of infrastructure savings by doing the work of what would typically go to infrastructure expenses. Their trees currently have a net savings of approximately \$2.2 million per year in money that doesn't have to be spent on the stormwater system. Or put another way, if Springfield didn't have those trees, it would have to add \$2.2 million in expanding their stormwater system to manage excess runoff. Additionally, if they added 10,000 more street trees, they would see a net gain of \$400,000 per year (Figure 27). This value includes the cost of trees and their maintenance. The savings from investment in trees would

be enough to pay the salaries of 4 to 5 police officers. By doing the math on green infrastructure, communities can save money and fund other needs.

The Value of "Edge Effects"

The above lesson is for street trees. What if a community took this thinking more comprehensively into their community plan, and connected this thinking to neighborhood parks and networks of parks and open spaces? What if those spaces were networked as mentioned earlier as a system in conservation corridors and open space? That value of land is not "lost" or an 'opportunity cost' of lacking real estate development. On the contrary, that value does enhance developed area's value if it is comprehensively coordinated.

Urban parks also have clear "edge effects" on property values as well. The land value model of Hennepin County, Minnesota offers a great example (Figure 29). We all understand the waterfront real-estate value productivity spikes around Lower Lake. There is a clear edge spike in value in the land for those properties that have direct and private access to that amenity. However, the same is true for a park if it is designed to include a community. Minneapolis' older, 1920's neighborhoods have a park system and greenways that are accessible to several neighborhoods. The value of that park and lake amenity thus transfers into the neighborhood's land value, as if each property were alongside the amenity itself.

In Florida, Seaside, Alys Beach and Rosemary Beach offer similar examples (Figure 28). Coastal parcels that have decided to cede land to better protect dune ecosystems actually have higher land values than parcels that develop as close to the water as possible. As noted in the Land Value Per Acre maps, the aforementioned communities step back from the dunes, but also connect the community areas north of 30A to the beach, and thus the amenity value goes deeper into the community. This is noticeable for the properties in the western portion of the map. Areas that committed to this decision are both helping to protect the shoreline, adding value to their property by maintaining a valuable environmental asset, and providing greater access to natural amenities for more people. Communities should think of design options for natural and open space amenities this way at a neighborhood scale, but also for quadrants and the city as a whole.

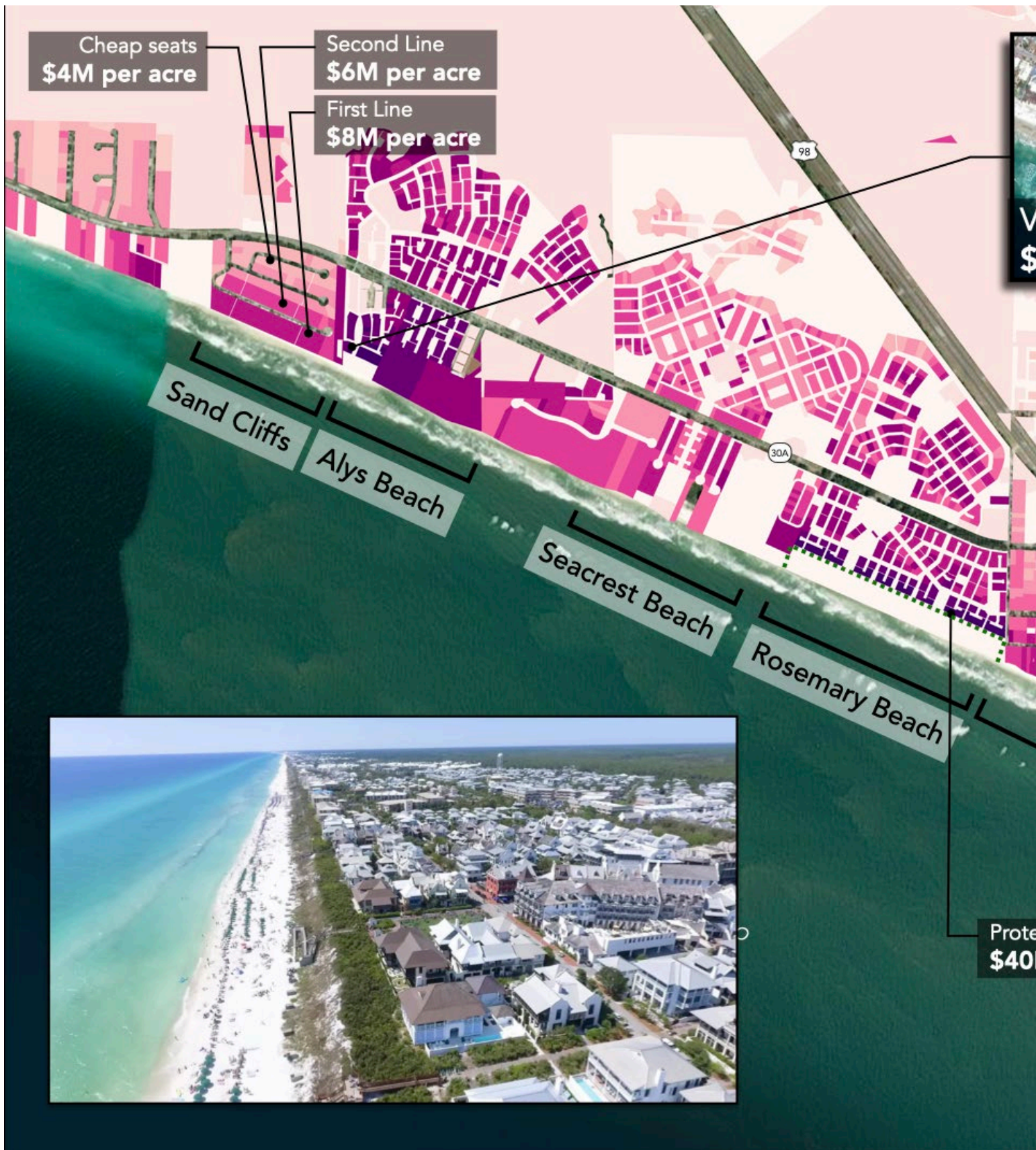
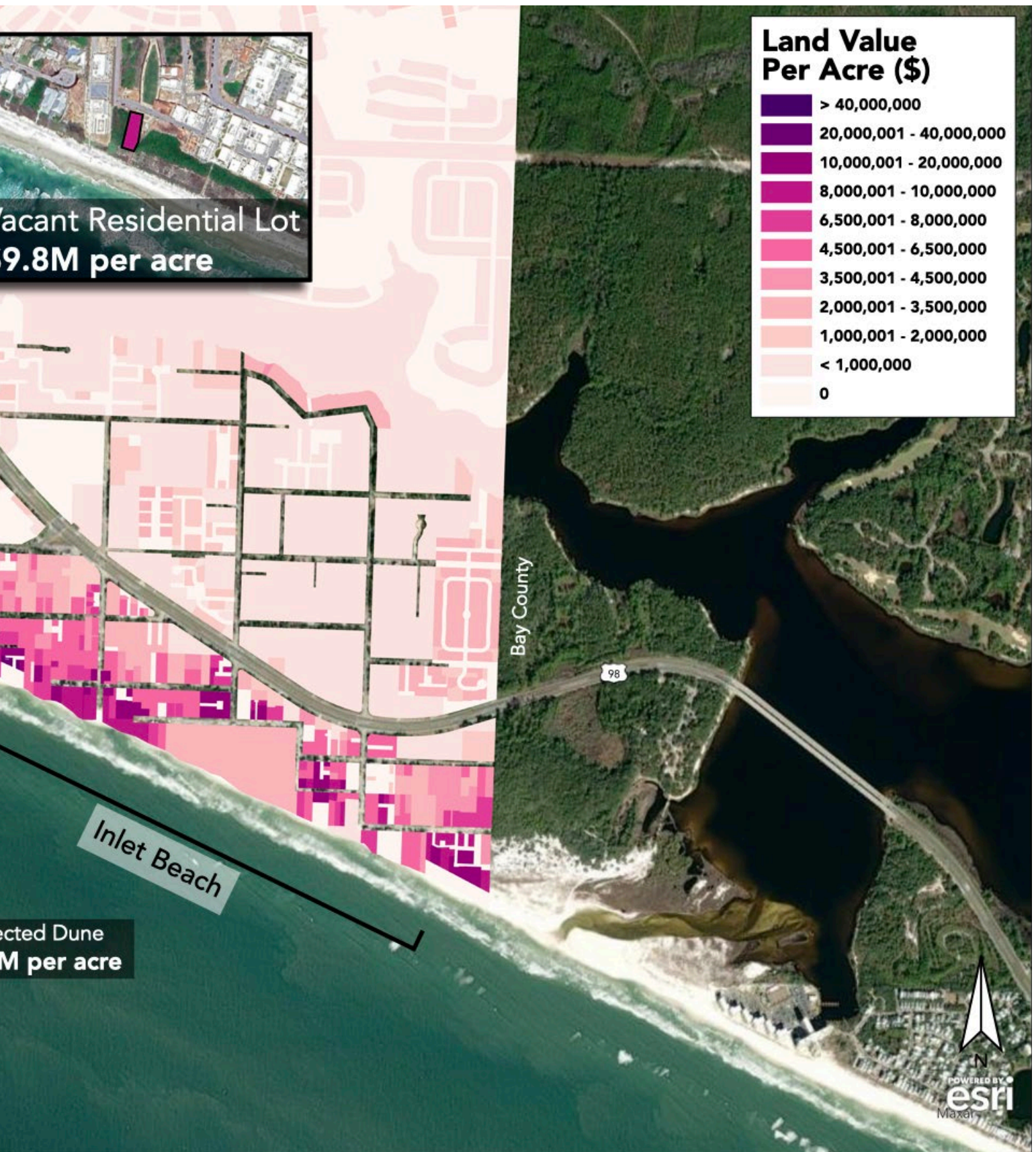


Figure 28.
Source: Walton County Assessor (2023)



Land Value Per Acre: Hennepin County, Minnesota

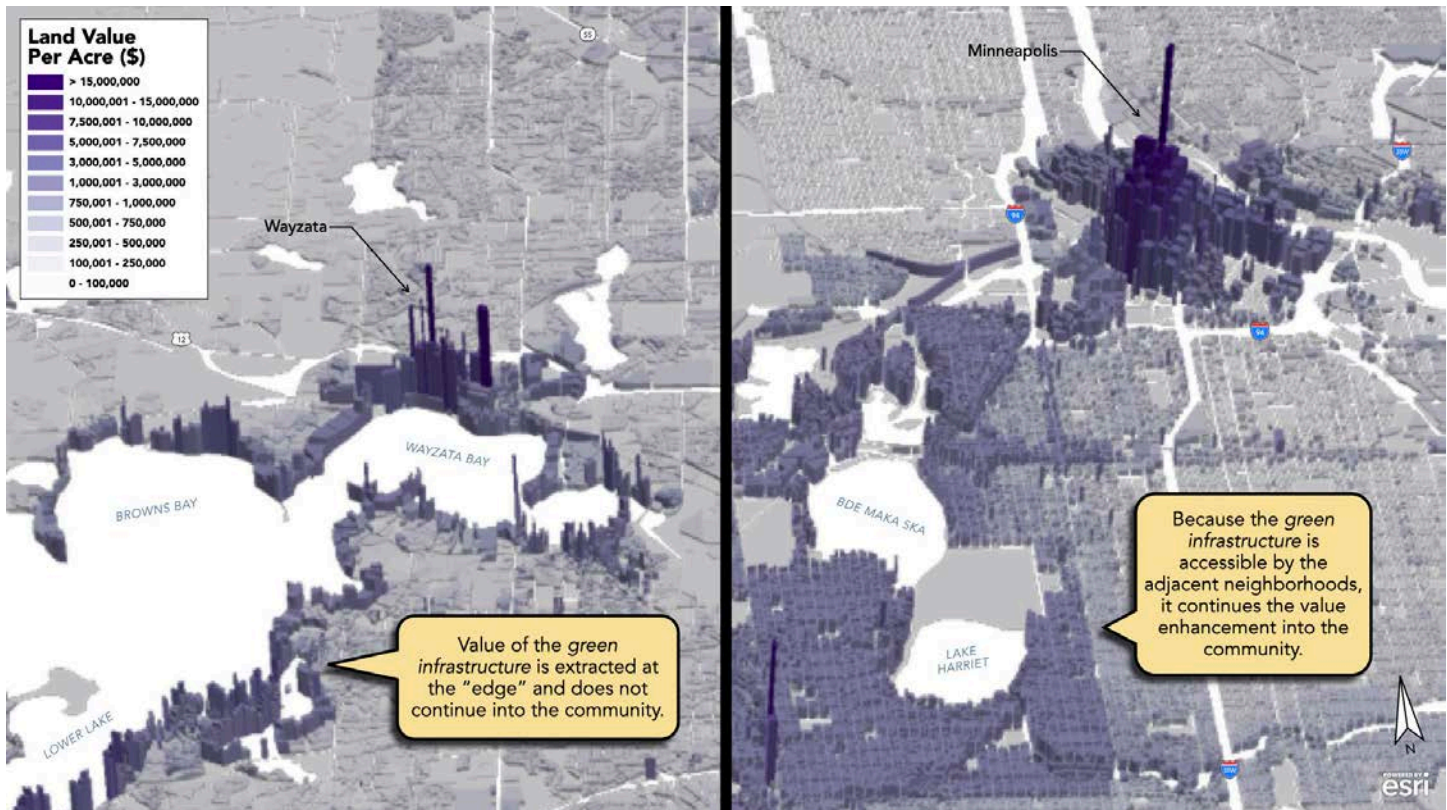


Figure 29.
Source: Hennepin County, MN Assessor

These are but a couple of examples to exhibit the opportunity for communities that haven't had the explosive growth that the coastal communities have already experienced. Now is the time to consider coordinating open-space plans along with development plans to maximize value and minimize infrastructure costs. Street trees are just part of it. Maintaining a wetland infrastructure that functions as a drinking water purification system will save the cost of building additional filtration systems. West Palm Beach is a great example of that with their water catchment preserve. That system had foresight, but an opportunity was missed in not expanding it for the entire county. Once development happens, you cannot go back and reconstruct a natural system that was doing the work for free. Or at least, if you try to reconstruct nature after the fact, it won't be cheap to do.

As Florida grows, the value of natural resources will only increase. As the population increases, the demand for parks, open space, natural lands, and agriculture will increase as well. But so will demand for developable land as more people move into the state or to inland parts of the state from the coasts.

These demands will put pressure on natural and agricultural resources. Preserving them will become more difficult but also more important. As Ian McHarg once said, "The man on the moon will know the value of a gallon of oxygen." So too should communities understand that the "value" of open space in Florida will only soar in price as it becomes rarer. The value is not lost or squandered when undeveloped but transferred to communities surrounding them. While it may never seem like a good time to invest in conserving land, Florida communities should encourage the protection and integration of natural resources as they will only grow more valuable.

**"The man on the moon will know the value of a gallon of oxygen."
- Ian McHarg**

So, What Now?

Shoot for 1:6

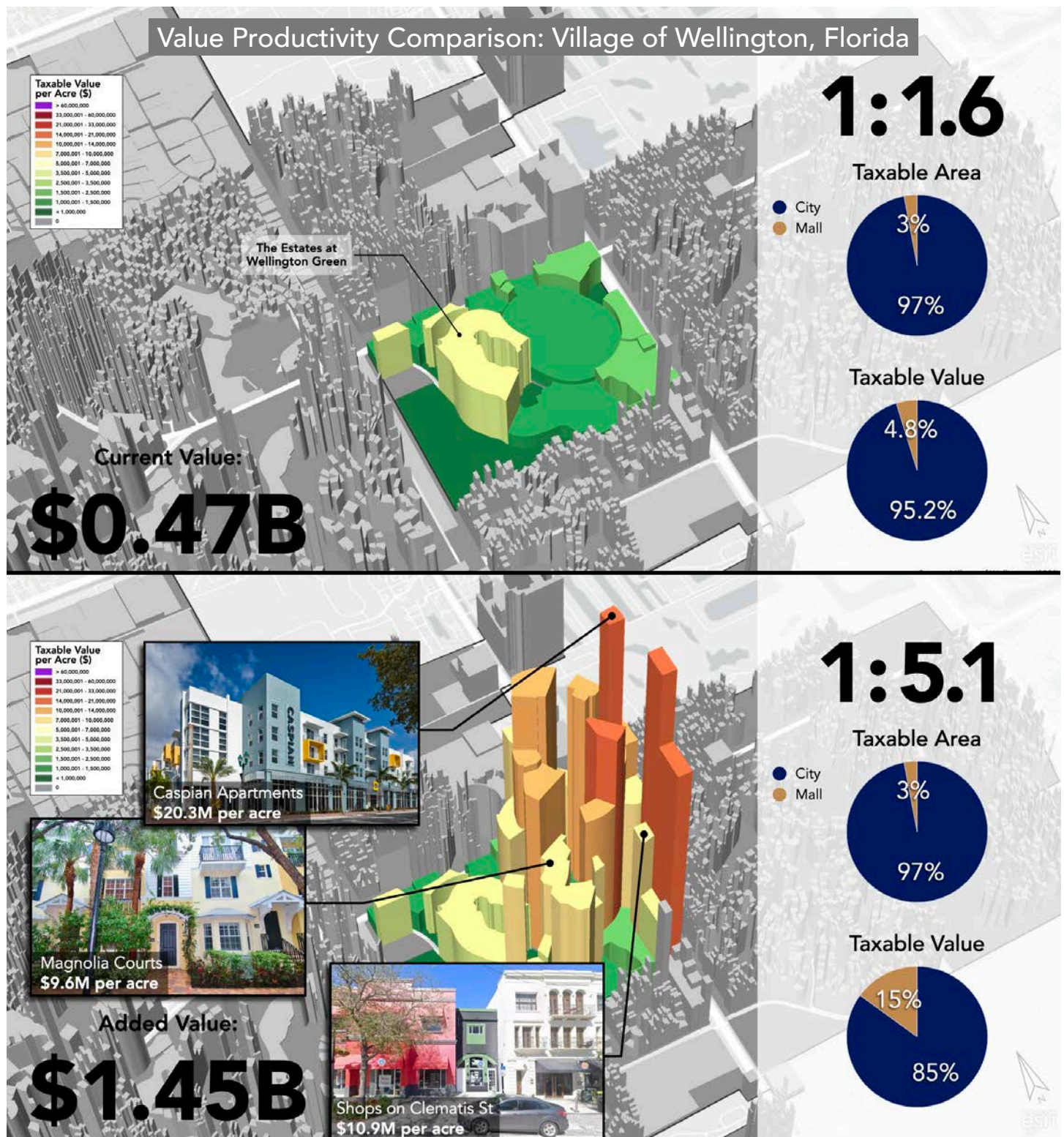


Figure 30. Current value of selected site in Wellington (top) versus a projected growth scenario for that same site (bottom)
Source: Village of Wellington, FL (2022)

In our collection of city analytics, one of the most important data points for economic productivity is the relationship of the city center to its surrounding neighborhoods. Cities have a stronger economic position if their downtown core has a 1:6 relationship with the remaining city. The value per acre of the downtown should be six times as productive as the average for the city. This is usually easy to spot in the productivity model if the downtown pops up in purple spikes as a visual “mountain.” Cities that lack this relationship tend to lack an older city center. This is typical of newer developed cities, such as those in Western Broward County. This development pattern may suffice in a growth spurt but when the city runs out of land, and moves into the replacement and maintenance of infrastructure, it becomes problematic.

As is demonstrated in the models, the conventional low-density development patterns cannot produce the revenues necessary to support maintenance or replacement of their infrastructures. Cities that have a strong core such as West Palm Beach or Gainesville have the benefit of their core productivity that carries their surrounding, low-density neighborhoods.

For communities that have a less than 1:6 relationship, they should prioritize the core development. Communities that don’t yet have a core can focus on retrofitting suburban centers into proper urban cores, like Wellington plans to do. By building up the center of the Mall at Wellington Green, the city’s core has the potential to become over five times as productive as the city average (Figure 30).

Development Patterns Impact Productivity

As our studies have shown, lower-density single-family development is a net loss when subtracting their infrastructure costs against their revenue contributions (Figure 31). This isn’t necessarily problematic, but it becomes so when a large share of a community follows this development pattern. Rural patterns can be productive, but

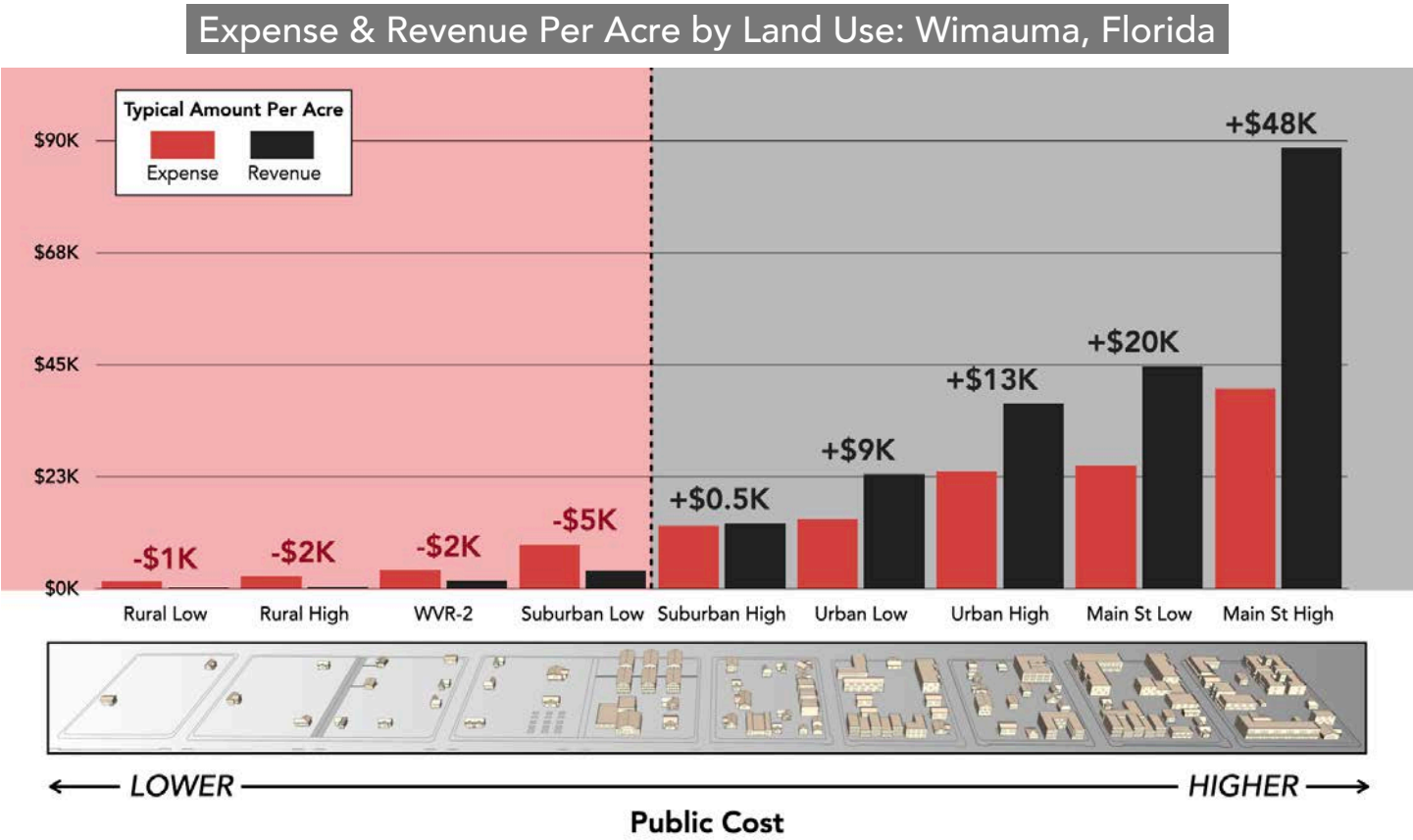


Figure 31.
Source: Hillsborough County FL Assessor, Urban3 Estimates

only when truly rural, and in demand of low levels of service and less than city-standard infrastructure. However, a plan must be made should those areas transition to ensure that more net positive development patterns are added when subsidized patterns of suburbia are added. Cities such as Gainesville have strong downtowns that are net positive, as well as various land uses of higher density typologies, such as townhouses and main street buildings, that help carry the losses of low-density development. Keeping this balance in mind is key. Communities such as Oviedo and Wellington are actively working on building up a core to compensate for net-negative development patterns and catch up financially.

With our focus on productivity, where do natural and agricultural lands fit in? These lands are less financially productive in terms of generating property and sales tax revenue, but they preserve many other economic and environmental benefits that suburban areas don't offer. These lands also demand minimal infrastructure services. Strawberries do not call the police, go to school, or use fire services. A dirt road is significantly less expensive per linear foot than a paved one. When it comes to return on investment, communities can either increase revenue productivity or decrease investment. Increasing productivity is a smart move in urban areas where development is encouraged, but where development isn't encouraged, reducing infrastructure and service needs accomplishes the same goal. For example, in Wimauma, low-density suburban areas are five times more costly than low-density rural areas. While rural areas may still come with costs, they return environmental and cultural value that suburban development patterns don't offer. Suburban areas require areas of higher productivity to cover the inherent subsidy in the low-density pattern. This is especially true in Florida because of the tax abatements baked into state property tax policy.

"While rural areas may still come with costs, they return environmental and cultural value that suburban development patterns don't offer. Suburban areas require areas of higher productivity to cover the inherent subsidy in the low-density pattern."

It is important to note that, in recent years, there has been increased state emphasis on the importance of Florida's rural lands, particularly the Florida Wildlife Corridor. A visionary 18-million-acre network of interconnected lands and waters, the Corridor protects Florida's drinking water, connects wildlife habitats, supports agriculture, and provides critical ecosystem services. To help protect the Corridor, Florida has allocated increased state funding for the conservation of natural and agricultural land through the Florida Forever and Rural and Family Lands Protection programs. Some counties also provide funding for land conservation that can match these and other programs.

Design Your Future

Patterns of migration are already underway within Florida. There are opportunities for revitalization for inland communities, but there are also challenges that growth will bring to these communities. Inland and growing communities should learn from the positives and negatives of their peer counties along the coast that are experiencing challenges of poor land-use planning. Escambia County offers a great example.

Escambia County contracted with Duany Plater-Zyberk CoDesign (DPZ CoDesign) to develop a series of development options for the redevelopment of a former military property, known as the OLF-8 Site. The County wisely sought to explore development options for likely development scenarios, based upon market demands. They spanned four basic scenarios (Figure 32). The Commerce option responded to demands for warehouse and commercial development. The Market development contained primarily residential development. The Gre-

Value Per Acre Projections: Escambia County, Florida



Figure 32.
Source: Escambia County FL Assessor, Urban3 Estimates

enway option prioritized an internal greenway with residential and commercial development. The Village option responded to a request for a rural village type development.

All of the plans contained DPZ CoDesign's integrated street networks and walkability. With design differences, the resulting market value of the developments differed significantly. The total value of the Commerce and Village options yielded about \$340 million and \$350 million, respectively. However, the two plans that focused on denser, walkable urbanism came in close to two times those values. The Market option came in at \$600 million and the Greenway came in at \$650 million. The difference in yield is a mix of additional density and walkable design.

What these four options reveal is that communities have a choice over how they develop. The decisions they make today will shape their legacy for decades to come. Communities can neglect their agency and continue with business as usual, or they can empower themselves and their residents to choose options that produce lasting value. Communities should follow Escambia's lead to better understand the economics of land-use choices and add that to community decision-making processes.

"Communities can neglect their agency and continue their business as usual, or they can empower themselves and their residents to choose options that produce lasting value."

Conclusion

Many communities around Florida and across the nation are under the false assumption that any growth is good growth. Compiling knowledge gleaned from more than a decade of visualizing land-use economics in hundreds of communities nationally and internationally and working in 19 of Florida's 67 counties, major findings include:

- Low-density development, suburban in nature, does not produce enough tax revenue to pay for its infrastructure lifecycle liabilities. This form of development is fiscally insolvent over the long term.
- Inverse to the above, dense, walkable, mixed-use development patterns produce far more tax revenue per acre than is needed to pay for infrastructure.

Not only are denser, walkable, mixed-use communities more livable than low-density development designed primarily for the car, but they also accommodate more people on fewer acres of land. This lessens the need to develop Florida's rural areas, leaving more land available for nature and agriculture and the many ecosystem services they provide. It also helps avoid fragmentation of functional natural systems and economically viable agricultural land. Natural and agricultural land, in turn, creates far less public burden (eg.: roads, water, sewer, stormwater, schools, and other services) compared to suburban areas.

Communities can support the following to enhance their fiscal health:

- **Shoot for 1:6** – Cities have a stronger economic position if their downtown core has a 1:6 relationship of land to value with the remaining city. The average value per acre of the downtown should be six times as high as the average for the city. Proper infill development, mixed uses, and walkable urbanism support this.
- **Increase fiscal productivity in existing suburban areas** – Suburban areas can be retrofitted with areas of higher productivity through infill development, new mixed-use centers, and enhanced walkability to help address the inherent subsidy in the low-density pattern.
- **Do the math on development patterns** – Develop a process of measuring development fiscal productivity on new and old development patterns to better understand fiscal consequences of growth and how to best maintain long term fiscal health of your community.
- **Keep rural lands rural** – While natural and agricultural lands are less financially productive in terms of generating property and sales tax revenue, they preserve many other economic and environmental benefits that suburban areas don't offer and require only minimal infrastructure demands. There are planning and land conservation strategies that can help protect natural and agricultural lands.

By making the right decisions today, communities can create a wealth building legacy for their children and grandchildren. They can build financial wealth through intentional land-use development and environmental wealth through enhanced ecological protection and connectivity. They can maintain the considerable economic, food security, and natural benefits provided by agriculture. Growth and preservation don't have to be in conflict. Proper infill development and walkable urbanism can build livable places while preserving Florida's natural and agricultural landscape heritage.

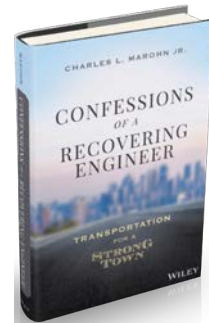
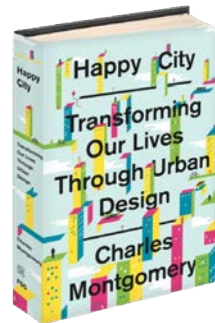
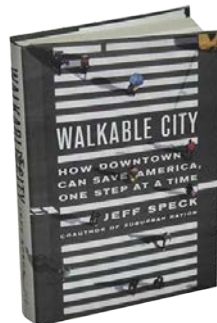
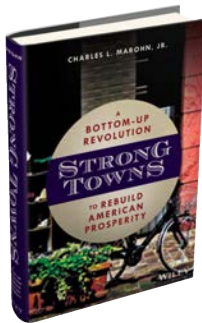
Expanded Readings

Strong Towns: *A Bottom-Up Revolution to Rebuild American Prosperity*
Charles L. Marohn, Jr.

Walkable City: *How Downtown Can Save America, One Step at a Time*
Jeff Speck

Happy City: *Transforming Our Lives Through Urban Design*
Charles Montgomery

Confessions of a Recovering Engineer: *Transportation for a Strong Town*
Charles L. Marohn, Jr.



All maps are created with ESRI software, and all data used in this analysis and report (unless otherwise noted) was provided by the Urban3 clients from the state of Florida.

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