



CITY OF TITUSVILLE

BOARD OF ADJUSTMENT AND APPEALS

AGENDA

Regular Meeting

April 29, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

Notice

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution No. 24-1997.

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. February 25, 2026 Minutes

Approve February 25, 2026 Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

A. Verify all persons wishing to speak before the committee has signed an Oath Card.

B. Chairman confirms that all agenda items have been properly advertised.

C. Member's statements if they have visited any of the sites or spoken to any members of the public regarding an item to be reviewed today.

6. CONSENT AGENDA

7. OLD BUSINESS

8. NEW BUSINESS

A. Variance (VAR) No. 7-2026, 1165 Mockingbird Lane

Consider the requested variance to allow the cumulative area of all accessory buildings or structures to exceed fifty (50) percent of the square foot area of the principal structure, for property located at 1165 Mockingbird Lane, Titusville, FL

B. Variance (VAR) No. 9-2026, 2035 Cheney Hwy

Consider the requested variance to eliminate the requirement for a six-foot high masonry screening wall where the site abuts a residential zoning district or use, for property located at 2035 Cheney Hwy, Titusville, FL

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

11. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **February 25, 2026 Minutes**
Department/Office: Development Services

Recommended Action:

Approve February 25, 2026 Minutes

Summary Explanation & Background:

February 25, 2026 Minutes

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. BAA 2-25-26 Draft

DRAFT

**Board of Adjustments and Appeals
Regular Meeting
February 25, 2026**

The Board of Adjustments and Appeals (BAA) of the City of Titusville, Florida, met in regular session in Council Chambers, on Wednesday, February 25, 2026.

XXX

Chairman Thomas Taylor called the meeting to order at 6:00 p.m. and asked the assembly to recite the Pledge of Allegiance to the Flag.

XXX

Present were Chairman Thomas Taylor, Vice-Chairwoman Margaret Van Deven, Member, Member Gina Beckles, Member John Greene, Member Richard Wheelus and Alternate Member Carshonda Wright. Absent was Alternate Member Nathan Rothell. Also, in attendance were Planner Tabitha Armstrong, Sr. Administrative Assistant Kim Amick and Assistant City Attorney David Melito. It was determined that a quorum was present.

XXX

Member Beckles made a motion to approve the January 28, 2026 minutes. Member Greene seconded. There was a unanimous voice vote.

XXX

Chairman Thomas Taylor confirmed the quasi-judicial procedures verifying that all persons wishing to speak before the board has signed an oath card.

XXX

Tabitha Armstrong confirmed that all agenda items had been properly advertised.

XXX

Chairman Thomas Taylor called for members' statements if they had visited any of the sites.

XXX

Consent Agenda Items
None.

XXX

Old Business

None.

XXX

New Business

Tabitha Armstrong read into the record the Powers of the BAA.

Variance 3-2026 – 1400 N Washington Avenue

Tabitha Armstrong reviewed the staff report and explained what the applicant was requesting.

Marshall Stanton, 2415 Washington Street, Melbourne, Florida, spoke in favor of this item.

Discussion followed on this item.

Member Beckles made a motion to approve Variance 3-2026 to allow a ground sign to exceed the maximum surface area of 150 square feet for property located at 1400 N. Washington Avenue as presented in the mockup on Page 19.

Vice-Chairwoman Van Deven seconded.

Roll call was as follows:

Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes
Member Beckles	Yes
Member Greene	Yes
Member Wheelus	Yes

Motion passed.

XXX

Variance 4-2026 – 2035 Cheney Highway

Tabitha Armstrong reviewed the staff report and explained what the applicant was requesting.

Jim Hudson, 3650 Bobbi Lane, Titusville, Florida, spoke in favor of this item for the applicant.

Tabitha explained why the applicant was unable to attend the meeting due to a fraudulent email.

Discussion followed on this item.

Member Wheelus made a motion to Variance 4-2026 at 2035 Cheney Highway, to approve the portion of the variance relating to the two (2) additional wall signs and to deny the variance

DRAFT

request for one (1) additional ground sign. Mr. Wheelus stated it would grant rights to the property owner that are not available to others.

Vice-Chairwoman Van Deven seconded.

Roll call was as follows:

Member Beckles	Yes
Member Greene	Yes
Member Wheelus	Yes
Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes

XXX

Variance 5-2026 – Parcel ID # 22-35-26-00-504.1

Tabitha Armstrong reviewed the staff report and explained what the applicant was requesting.

Cole Oliver, 516 Delannoy Avenue, Cocoa, Florida, spoke in favor of this item.

Member Beckles made a motion to approve Variance 5-2026 to allow 14 parking spaces including one ADA accessible space for property located at Parcel ID 22-35-26-00-504.1 and comply with the condition staff has recommended.

Member Wheelus seconded.

Roll call was as follows:

Member Wheelus	Yes
Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes
Member Beckles	Yes
Member Greene	Yes

Motion passed

XXX

Petitions and Requests from the Public Present

None.

XXX

Reports

None.

DRAFT

XXX

Members – Member Beckles asked if staff had implemented any kind of notice when an applicant applies that if an applicant receives a spam email to ignore it. Tabitha stated yes and staff also reiterates it when the agenda is sent out.

Staff – Tabitha stated there is nothing scheduled for the March meeting.

Tabitha also stated the Community Conference for the City is on March 7 if anyone is interested, registration is required.

Chairman - Chairman Taylor stated the April meeting is on 22nd.

Tabitha stated the April meeting is the 29th.

Chairman Taylor stated he would be unable to attend the April meeting.

Members - Member Wheelus stated he would not be available for the April 29 meeting.

Attorney – None.

Adjournment was at 6:55 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance (VAR) No. 7-2026, 1165 Mockingbird Lane**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow the cumulative area of all accessory buildings or structures to exceed fifty (50) percent of the square foot area of the principal structure, for property located at 1165 Mockingbird Lane, Titusville, FL

Summary Explanation & Background:

The applicant is requesting a variance to the Land Development Regulations (LDR), Chapter 28, Section 28-391, Residential accessory buildings and structures, subsection 28-391(c) to allow the cumulative area of all accessory buildings or structures to exceed fifty (50) percent of the square foot area of the principal structure, for property located in the Multifamily High Density (R-3) zoning district, at 1165 Mockingbird Lane, Titusville, FL 32780, as submitted by Glen Keller, owner.

Alternatives:

1. Approve the Variance

Motion to approve VAR #7-2026, to allow the cumulative area of all accessory buildings or structures to equal 176 percent of the square foot area of the principal structure to a maximum of 1,518 square feet, for a property located at 1165 Mockingbird Lane, Titusville, FL.

2. Deny the Variance

Motion to deny VAR #7-2026, to allow the cumulative area of all accessory buildings or structures to equal 176 percent of the square foot area of the principal structure for a property located at 1165 Mockingbird Lane, Titusville, FL. (State criteria for denial)

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 7-2026 Staff Report
2. Application
3. Survey
4. Specifications
5. Plot Plan
6. Code
7. All Maps VAR#7-2026



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

2 Variance (VAR) No. 7-2026, 1165 Mockingbird Lane

3 Meeting Date: April 29, 2026

4 Prepared By: Tabitha Armstrong, AICP - Planner

5 Applicant: Glen Keller, owner.

6 Background

7 (a) Variance request: Land Development Regulations, Chapter 28, Section 28-391
8 Residential accessory buildings and structures. Subsection 28-391(c) - *To allow the*
9 *cumulative area of all accessory buildings or structures to exceed fifty (50) percent*
10 *of the square foot area of the principal structure*, for property located in the
11 Multifamily High Density (R-3) zoning district, at 1165 Mockingbird Lane,
12 Titusville, FL 32780, as submitted by Glen Keller, owner.

13 (b) Location: 1165 Mockingbird Lane, Titusville, FL. Tax No. 2204516. Parcel I.D.
14 22-35-09-01-*-17.01

15 (c) Land Description: DEATHERAGE SUBD W 1/2 OF E 1/2 OF LOT 17, E 1/2 OF
16 LOT 18

17 (d) Future Land Use: High Density Residential

18 (e) Zoning: Multifamily High Density (R-3)

19 (f) Surrounding Zoning Districts.

20 1. North: Multifamily High Density (R-3)

21 2. South: Multifamily High Density (R-3)

22 3. East: Multifamily High Density (R-3)

23 4. West: Multifamily High Density (R-3)

Board of Adjustments and Appeals: Variance No. 7-2026

(g) Lot Characteristics: The subject property consists of approximately 0.75 acres (32,670 square feet) and is irregular in shape. The parcel meets the applicable dimensional standards of the Multifamily High Density Residential (R-3) zoning district.

(h) Uses: Single Family Dwelling built in 1966

Powers of the BAA

LDR Section 34-226 states that the Board shall grant a variance request when in the opinion of the Board of Adjustments and Appeals, owing to special conditions, the literal enforcement of such ordinance or regulations would do manifest injustice to, or impose an unnecessary hardship upon the applicant. In order to authorize any variance to the provisions of such ordinance, the Board must consider the following criteria:

(a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning.

(b) Special conditions and circumstances do not result from the actions of the applicant.

(c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.

(d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.

(e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

(f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.

(g) In granting the variance, the public safety and welfare must be assured.

(h) In no case shall the granting of a variance result in a change of use, which would not be permitted in that zone.

Analysis

The applicant is requesting a variance from Chapter 28, Section 28-391(c) of the Land Development Regulations (LDR) to allow the cumulative area of all detached buildings and structures to exceed fifty (50) percent of the square footage of the principal structure. The subject property is located at 1165 Mockingbird Lane within

Board of Adjustments and Appeals: Variance No. 7-2026

1 the Multifamily High Density (R-3) zoning district and consists of approximately
2 0.75 acres.

3 The parcel contains an existing principal structure of approximately 860 square feet,
4 constructed around 1966 based on Brevard County Property Appraiser (BCPAO)
5 records. Section 28-391(c) limits the total combined area of detached buildings and
6 structures to no more than fifty (50) percent of the square footage of the principal
7 structure, which equates to a maximum of 430 square feet for this property. The site
8 currently contains an existing detached structure measuring approximately 6 feet by 8
9 feet (48 square feet), which is included in the cumulative area calculation.

10 The applicant proposes the installation of a steel detached accessory building
11 measuring approximately 42 feet by 35 feet, resulting in an area of 1,470 square feet.
12 When combined with the existing 48-square-foot detached structure, the total
13 detached building area would be approximately 1,518 square feet. This exceeds the
14 maximum permitted 430 square feet by 1,088 square feet, resulting in a total detached
15 building area equal to approximately 176 percent of the principal structure, where 50
16 percent is permitted. The proposed structure is shown to meet the required setbacks.

17 The request does not appear to demonstrate the presence of special conditions or
18 circumstances unique to the property that would prevent compliance with the
19 requirements of Section 28-391(c). The size and configuration of the lot and the
20 existing principal structure do not appear to limit the ability to provide accessory
21 structures within the allowable area. The property appears capable of complying with
22 the existing regulations governing accessory structure size.

23 **Recommendation**

24 Staff recommend **denial** of the variance request to allow the cumulative area of all
25 accessory buildings or structures to equal 176 percent of the square foot area of the
26 principal structure. There are no special conditions and circumstances exist which are
27 peculiar to the land, structure, or building involved and which are not applicable to
28 other lands, structures or building in the same zoning.



Gateway to Nature & Space



APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development 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 Location	Property Address/Location Description 1165 Mockingbird Lane Titusville FL 32780		
2. Applicant/Owner	Name of Applicant/Contact Glen Keller		Name of Owner Glen Keller
	Street Address 1165 Mockingbird Lane		Street Address "
	City State Zip Titusville FL 32780		City State Zip " "
	Telephone # 907 268 0443		Telephone # "
	Fax #		Fax #
E-Mail Address Keller Glen @ mta on line . net		E-Mail Address Keller Glen @ mta on line . net	
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other		
4. Parcel ID	22-35-09-01*-17.01	Tax Acct.	2204516
5. Site Size	Acres: $\frac{3}{4}$		Square Feet:
6. Property Information	Current Zoning R3		Current Use of Property Single family
	7. Variance(s) Requested Section Number 1) 28-391 2) _____ 3) _____ 4) _____ 5) _____	LDR Requirement 1) Max 50% of sqft 2) area of the principal 3) structure 4) _____ 5) _____	Variance Requested 1) sqft. of the Accessory 2) structure 3) 1.82558% of 4) primary structure 5) 1,140 sqft over allowed 43086
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) primary house is 860 sqft. The garage/shop is a total of 1,570 sqft including the attached carport primary house 764 sqft + 96 sqft Florida room for total 860 sqft		

- **All applications shall require Community Development staff review prior to submittal.**
- All applications shall be submitted to the 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 Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

ACKNOWLEDGEMENT

I am the owner and/or legal representative of the owner of the property described which is the subject of this application. All answers to the questions in said application and all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs and successors in title to possession of the subject property. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the 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/ Glen Kullen
(Signature*)

3-23-20
(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 _____

Variance Justification

In answering the questions below, please be as specific as possible. Your answers will help the Board of Adjustments and Appeals and City staff to properly evaluate your variance request.

(Please attach a separate sheet if necessary)

1. Why are you unable to comply with the requirements? What hardship or injustice are you claiming?

Our 3/4 acre lot is zoned R-3 but city allowed SNJ Oaks developer to turn our 25'-30' mockingbird lane into a 12' one way only road thereby voiding R-3 access. Our large lot has lots of room to build a shop/garage to store our RV, car & truck in along with our tools.

2. What is special about your property that would justify treating it differently than most other properties? (Examples of important special conditions include: narrow or odd shaped lot; excessive slope of land; soil or drainage limitations; unusual location of existing buildings on the lot; etc.) If the special conditions involve an existing building or structure, when was it built and are you the original owner?

We have a large 3/4 acre L shaped lot with a tiny house on it. We are sure the city did not intend to penalize the owners of tiny homes.

3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request would not be the minimum since a single car garage 11 feet wide would be adequate and would only require a 1 foot variance.)

We are requesting allowing a 42x35 ft ^{steel} metal building to protect our RV, car & truck from pests, theft & weather when we return to our home in Alaska. We spend winter months here. We hope to attach a carport to house our boat also. This is the minimum size needed to protect our vehicles.

4. Explain why approval of your variance request would not likely result in harm to your neighbor's properties or to the general public.

We have spoken to both neighbors abutting our lot and both have no problem with us building a garage/shop.



Gateway to Nature & Space



SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 15)

Please fill out the following and submit the documents to the Community Development 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)	☒
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.	Digital plot or site plan, drawn to scale, illustrating the variance requested.	☒
7.	Names, addresses and address labels for all property owners within 100 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:	☐



Address: 1165 Mockingbird Lane, Titusville, Florida 32780.

Legal Description:

The West one-half of the East one-half of Lot 17, and the East one-half of Lot 18, DEATHERAGE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 9, Page 41, of the Public Records of Brevard County, Florida.

Certified to/for the exclusive use of:
Glen B. Keller and Mery Keller.

Flood Insurance Rate Map:
Community Number: 125152 Panel: 0205
Suffix "H" Flood Insurance Rate Map
Dated January 29, 2021 Flood Zone: "X"
Map ID: 12009C0205H

Basis of Bearing:

Bearings shown hereon are based on the SOUTH
Right-of-Way line of EAST WHISPERING HILLS ROAD
ASSUMED TO BE N 89°47'06" W.

Surveyor's Notes:

1. Legal Description provided by the owner.
2. The lands shown herein were not obstructed for easements or other recorded encumbrances.
3. The survey was made from the center of the section.
4. Underground portions of ditches, foundations or other improvements were not located.
5. All width and/or feet-dimensions are not to be used to reconstruct boundary lines.
6. All measurements are based on the center of the section.
7. No identification found on property corners unless otherwise shown.
8. Dimensions shown are flat and do not include any slope.
9. The survey was made from the center of the section.
10. Fence corners not determined.
11. The survey was made from the center of the section.
12. No underground improvements or visible infractions have been located other than shown.
13. This survey is prepared for the exclusive use and benefit of the parties listed herein liability for any error or omission is limited to the parties listed herein.
14. The survey is made to be printed in 24"x36".
15. The survey does not reflect or determine.
16. The survey was made from the center of the section.
17. Fence corners and building corners are shown monuments to abstracted corners, dimensions are shown.
18. Subject to any deductions, limitations, restrictions, reservations, and/or any easement of record no exemption of this title by the Surveyor.
19. The survey is made from the center of the section.
20. This Survey was prepared without the benefit of a commitment for Title Insurance.
21. The Surveyor is not responsible for any error or omission in this survey.
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100. The Surveyor is not responsible for any error or omission in this survey.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Digitally signed by
Hector Labron
Date: 2/23/25

CODE: 116500000000000000000000 DATE: FEBRUARY 20, 2020
 HECTOR LEZORON PSM #6634 JOSE R. LEZORON PSM #6650
 Professional Surveyor and Mapper Professional Surveyor and Mapper
 NOT VALID WITHOUT AN AUTHORIZED ELECTRONIC SIGNATURE AND AUTHENTICATED INQUIRY/
 ELECTRONIC SEAL OF THE FLORIDA LEVIED SURVEYOR AND MAPPER

LEB/ON GROUP
LAND SURVEYING AND MAPPING CORP.
LICENSE BUSINESS #7615

ACCOUNTING * TAX SERVICES
CONSTRUCTION SUPPORT
TOPOGRAHY * GPS SERVICES

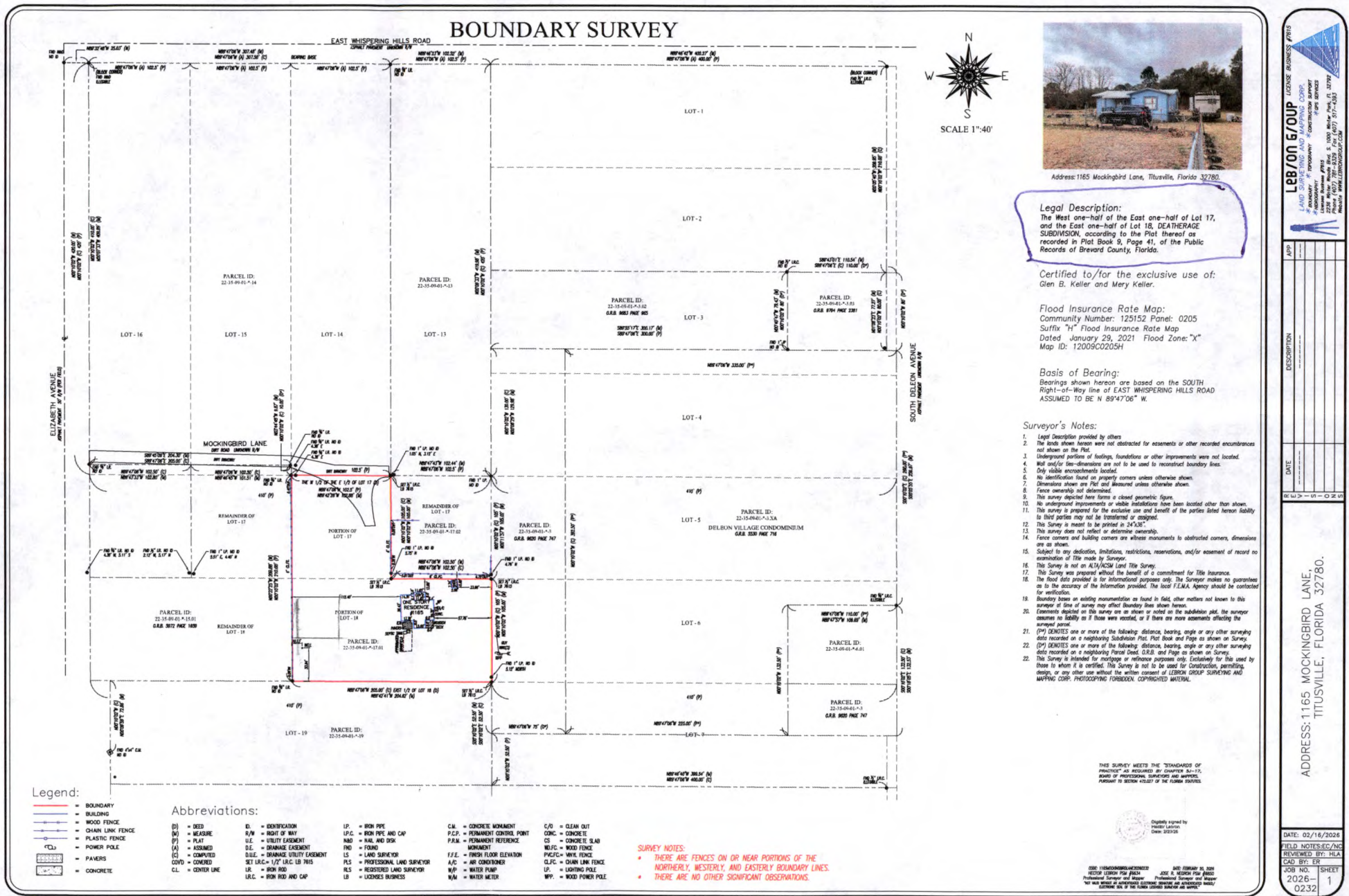
12234
Bldg. S, 1000 W. 1st St., Ft. 32792
Phone (407) 781-9239 Fax (407) 517-4303
Website: WWW.LEBONGROUP.COM

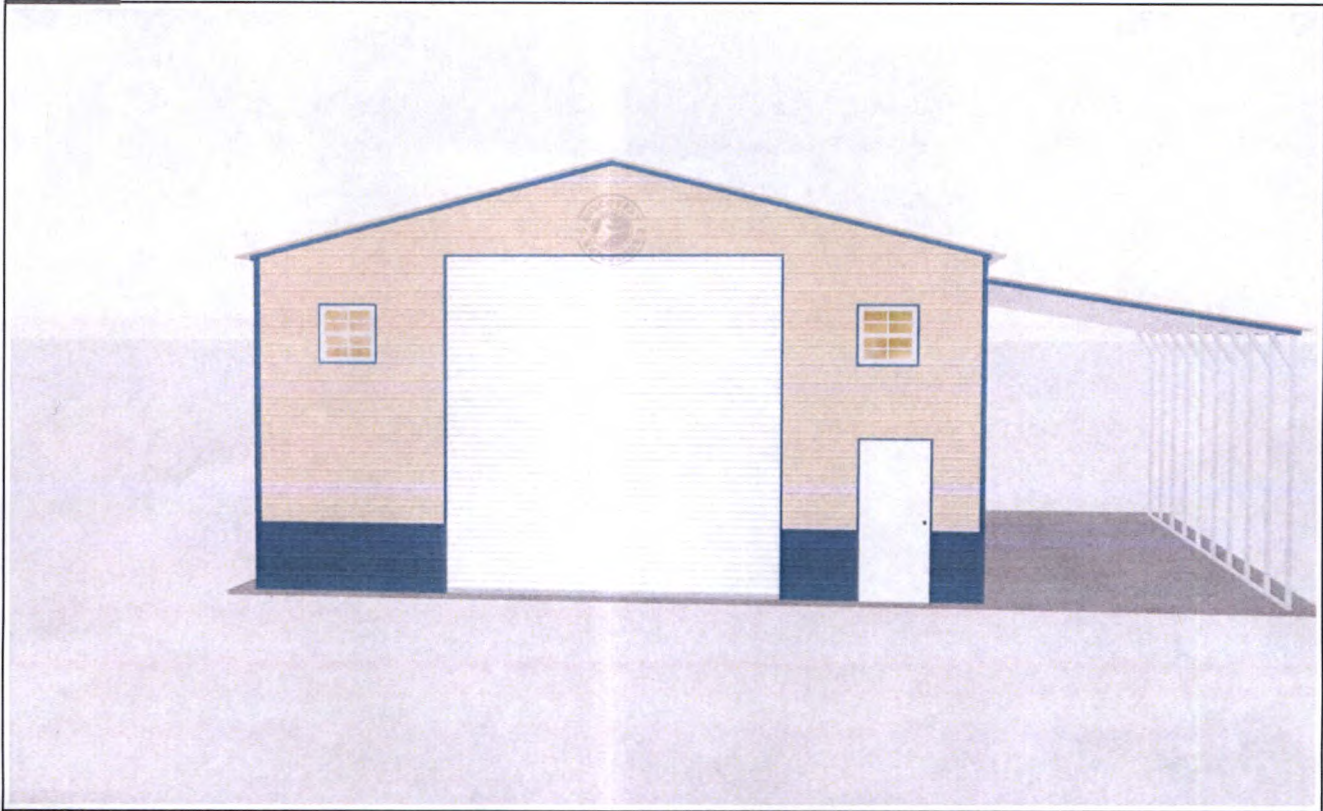
REF.	DATE	DESCRIPTION	APP.
1	1990-01-01	Initial balance	
2	1990-01-01	Transfer from 1989	
3	1990-01-01	Transfer to 1991	
4	1990-01-01	Transfer from 1990	
5	1990-01-01	Transfer to 1991	
6	1990-01-01	Transfer from 1990	
7	1990-01-01	Transfer to 1991	
8	1990-01-01	Transfer from 1990	
9	1990-01-01	Transfer to 1991	
10	1990-01-01	Transfer from 1990	
11	1990-01-01	Transfer to 1991	
12	1990-01-01	Transfer from 1990	
13	1990-01-01	Transfer to 1991	
14	1990-01-01	Transfer from 1990	
15	1990-01-01	Transfer to 1991	
16	1990-01-01	Transfer from 1990	
17	1990-01-01	Transfer to 1991	
18	1990-01-01	Transfer from 1990	
19	1990-01-01	Transfer to 1991	
20	1990-01-01	Transfer from 1990	
21	1990-01-01	Transfer to 1991	
22	1990-01-01	Transfer from 1990	
23	1990-01-01	Transfer to 1991	
24	1990-01-01	Transfer from 1990	
25	1990-01-01	Transfer to 1991	
26	1990-01-01	Transfer from 1990	
27	1990-01-01	Transfer to 1991	
28	1990-01-01	Transfer from 1990	
29	1990-01-01	Transfer to 1991	
30	1990-01-01	Transfer from 1990	
31	1990-01-01	Transfer to 1991	
32	1990-01-01	Transfer from 1990	
33	1990-01-01	Transfer to 1991	
34	1990-01-01	Transfer from 1990	
35	1990-01-01	Transfer to 1991	
36	1990-01-01	Transfer from 1990	
37	1990-01-01	Transfer to 1991	
38	1990-01-01	Transfer from 1990	
39	1990-01-01	Transfer to 1991	
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41	1990-01-01	Transfer to 1991	
42	1990-01-01	Transfer from 1990	
43	1990-01-01	Transfer to 1991	
44	1990-01-01	Transfer from 1990	
45	1990-01-01	Transfer to 1991	
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75	1990-01-01	Transfer to 1991	
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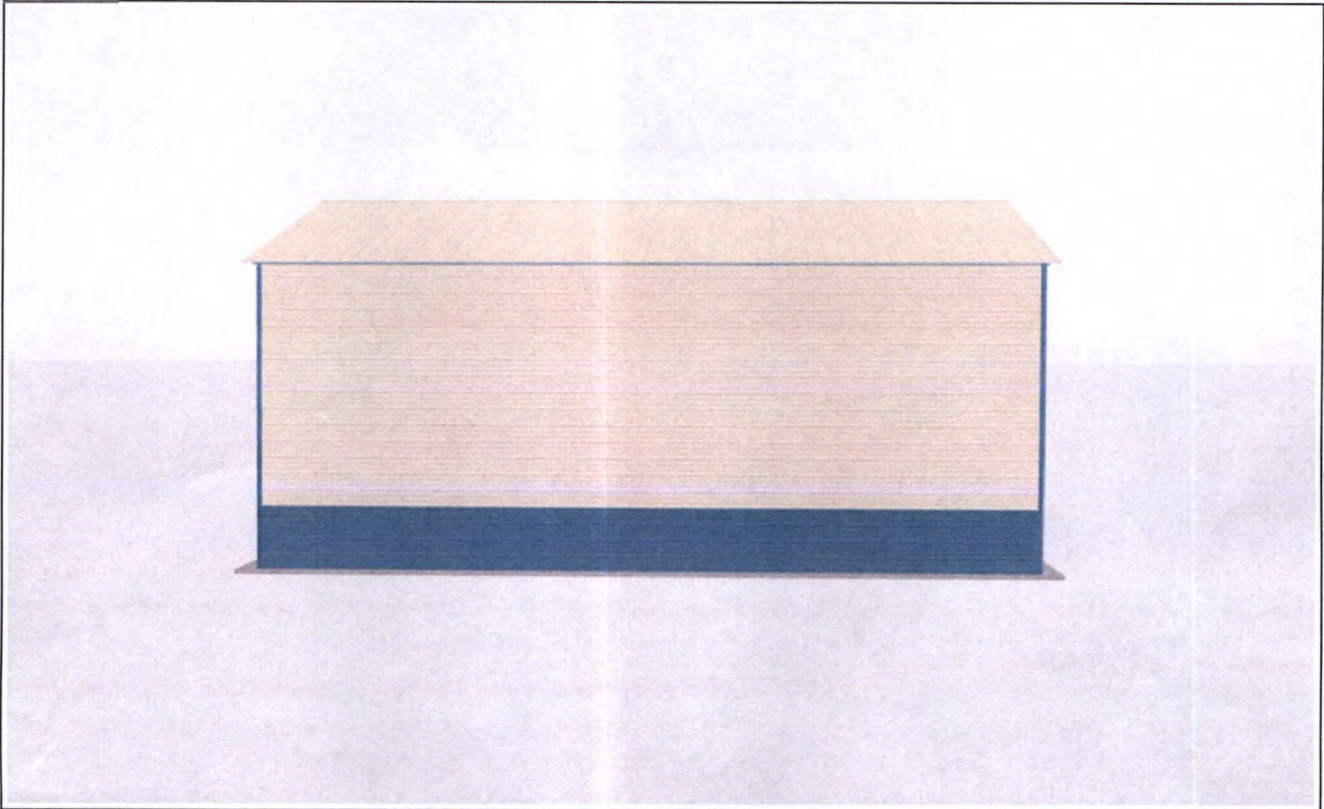
ADDRESS: 1165 MOCKINGBIRD LANE,
TITUSVILLE, FLORIDA 32780.

DATE: 02/16/2026	
FIELD NOTES: EC/NC	
REVIEWED BY: HLA	
CAD BY: ER	
JOB NO. 2026- 0232	SHEET 1

Page 17 of 64



BUILDING VIEW**IMAGE 1**

BUILDING VIEW**IMAGE 4**

BUILDING VIEW

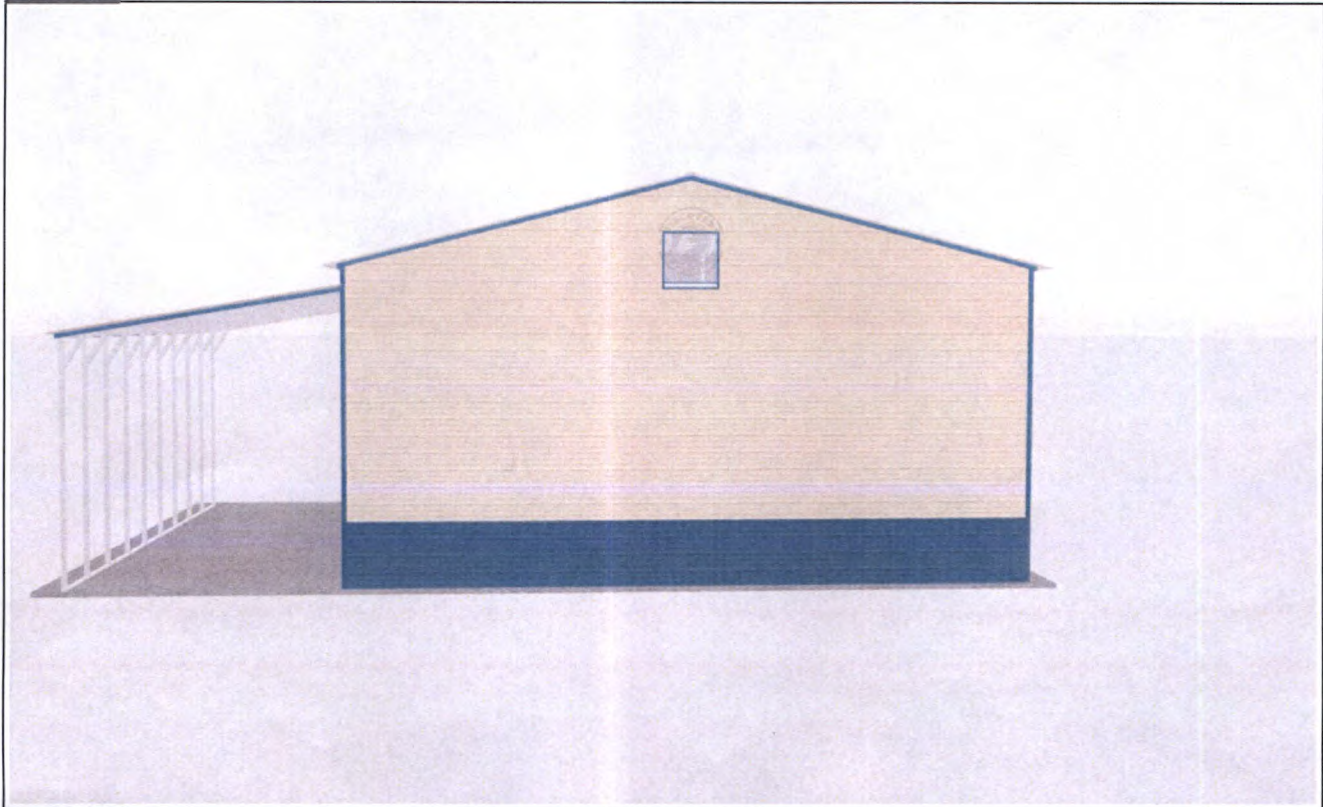
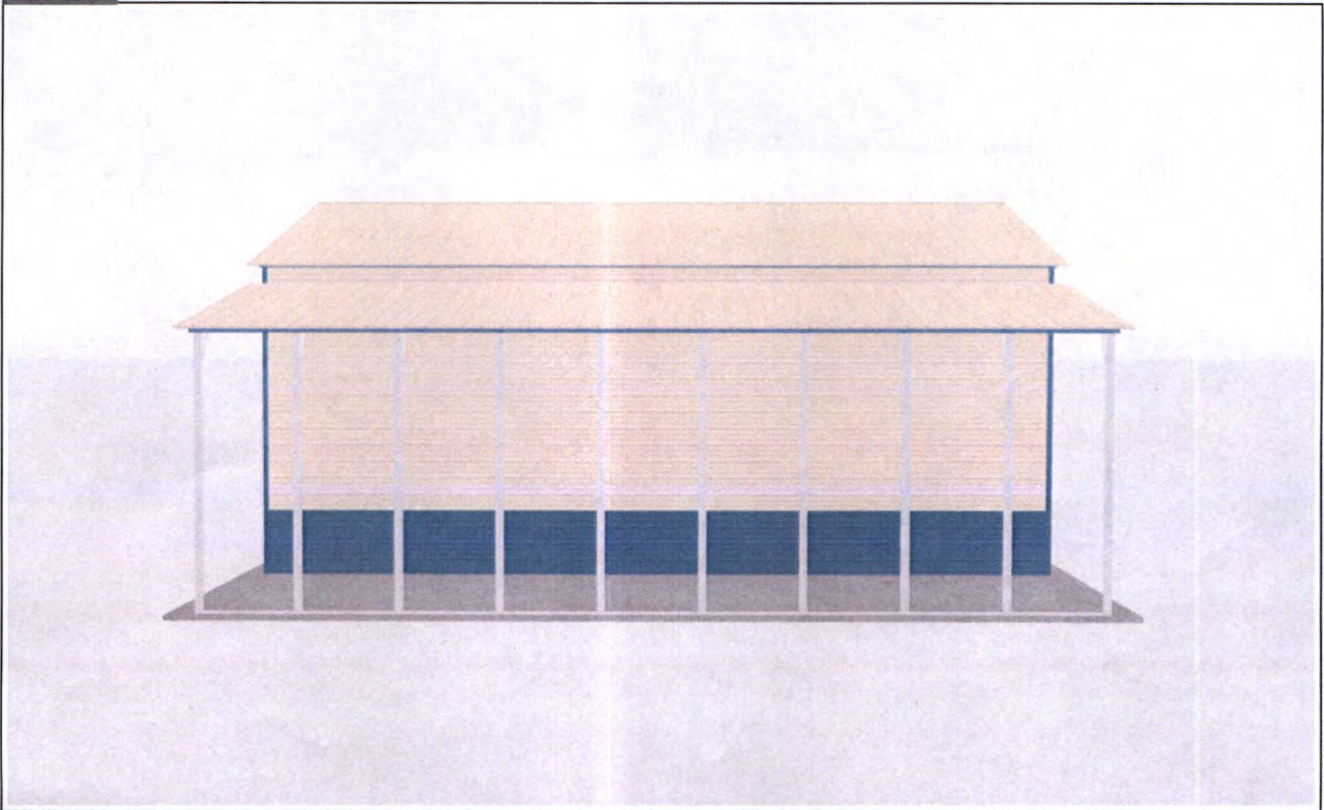


IMAGE 3

BUILDING VIEW**IMAGE 2**



Discovery Buildings Inc

3526ellis Lane
Mims, Brevard, Florida 32754
info@discoverybuildings.com
(321) 383-4000

SALES - Christian Hale

3526ellis Lane
Mims, Brevard, Florida 32754
christian@discoverybuildings.com
(321) 567-3516

CUSTOMER - Glen Keller

Billing Address



Shipping Address

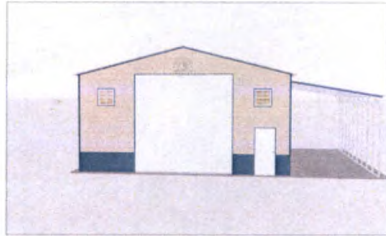


kellerkian@mtaonline.net

(907) 268-0443

Triple Wide Garages - 30 x 35 x 14

- Roof Color: **Beige**
- Trim Color: **Slate Blue**
- Sides/Ends Color: **Beige**
- Wainscot Color: **Slate Blue**



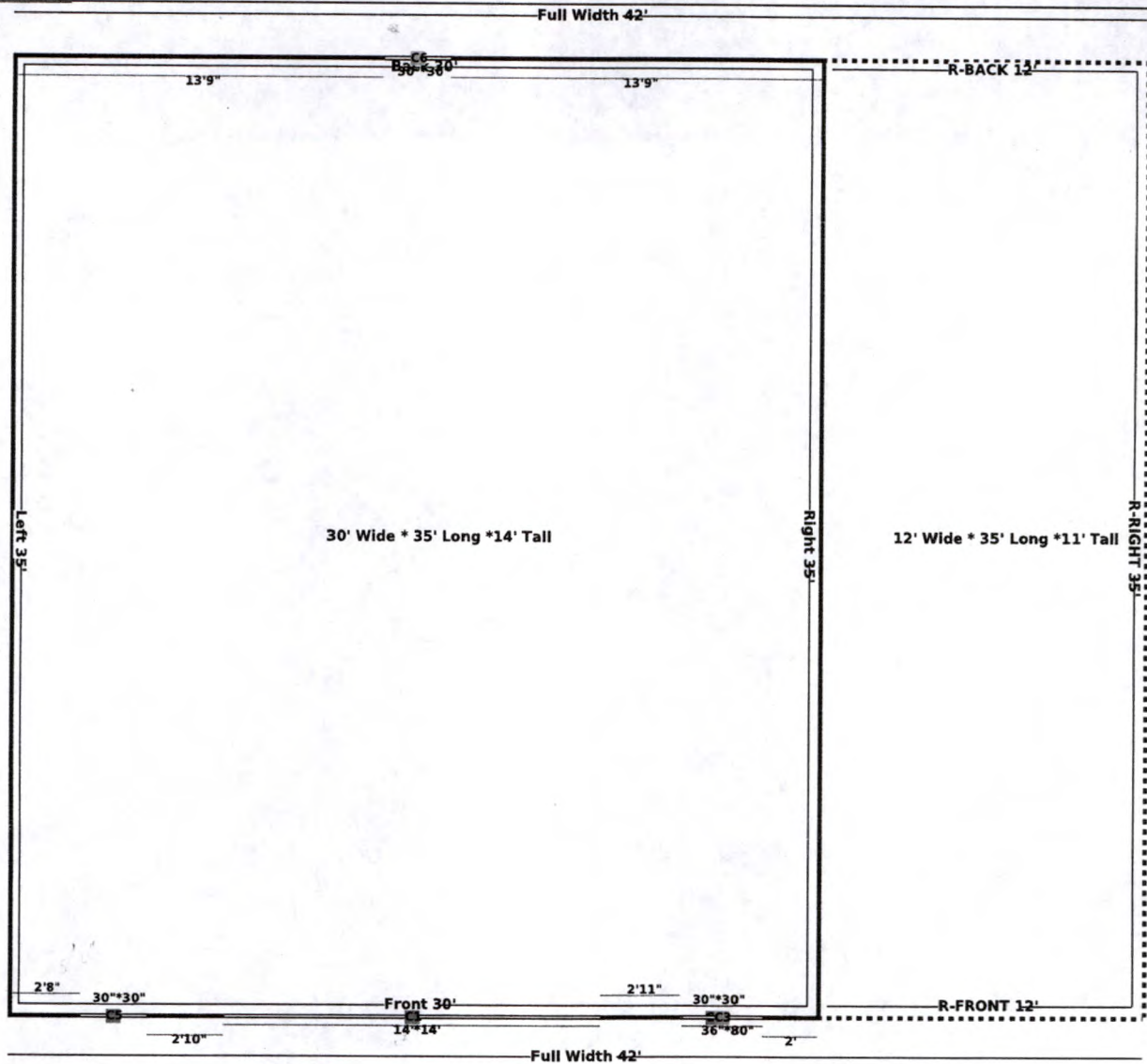
BUILDING SPECIFICATION

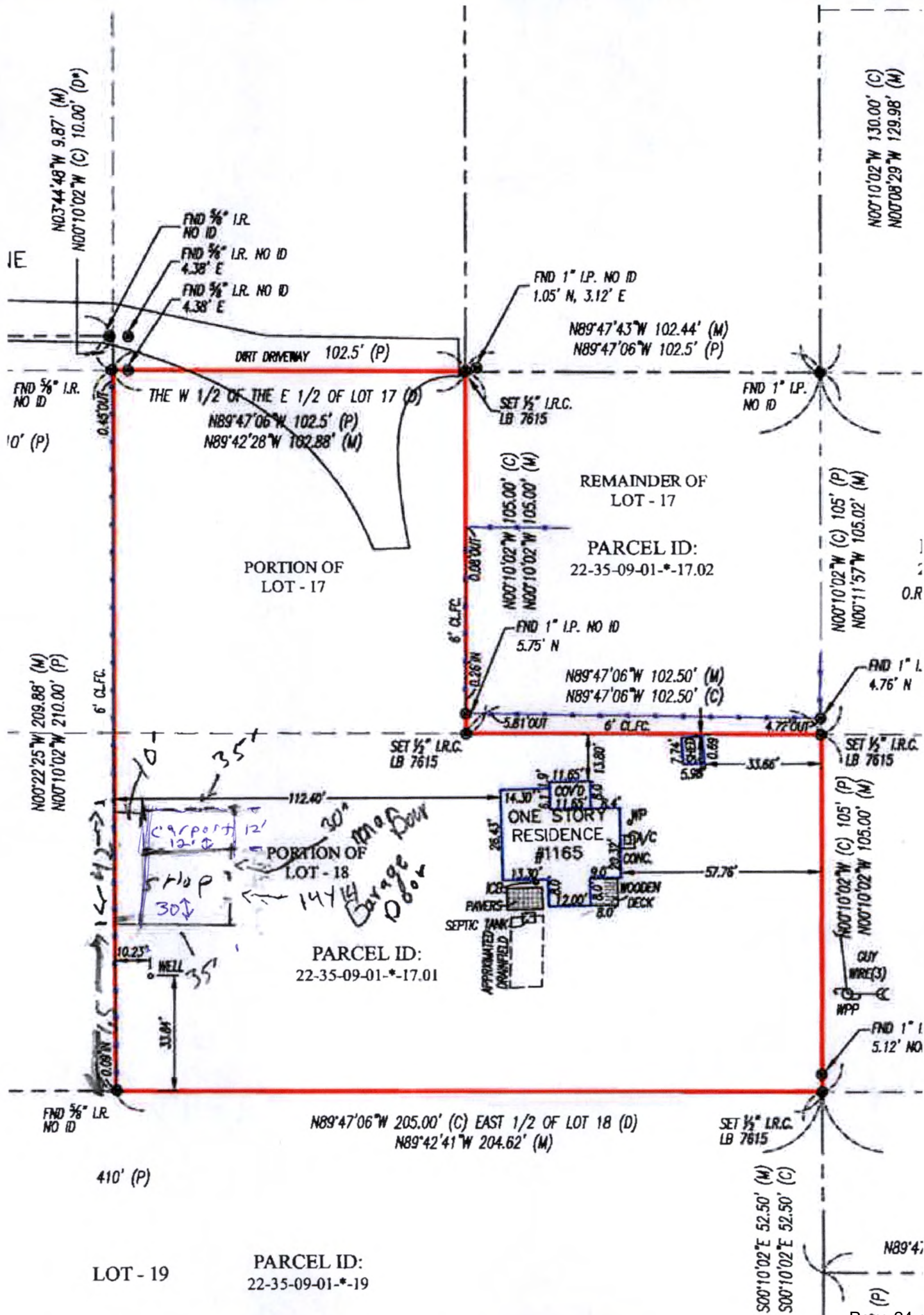
- ☐ Ready for Installation? ☐ Jobsite Level?
- ☒ Permit Required? ☐ Inside City Limit?
- ☐ Electricity Available? Installation Surface? **Concrete**

Building Dimension: **30'W x 35'L x 14'H**Roof Style: **Vertical**Gauge: **14 Gauge**Wind/Snow Rating: **140 MPH Min Wind Rating Certification**Distance on Center: **4 Feet**

SPECIFICATION	QTY	PRICE
30X35' Vertical Roof (Roof 36' Ga : 14 3/12' Roof Pitch)	1	\$6,495.00
14' Height	1	\$2,135.00
140 MPH Min Wind Rating Certification (Incl. Lean-tos)	1	\$0.00
Ends - Closed Horizontal	2	\$5,600.00
Sides - Closed Horizontal	2	\$1,750.00
Woven R-17 (Full Building)	1	\$10,545.00
Right Lean - 12x35' (2/12' Roof Pitch)	1	\$2,947.50
Right Lean - 11' Height	1	\$1,380.00
Front - 14x14' Garage Door (Roll-Up) Certified, Chain Hoist, Header Seal	1	\$2,668.00
Front - 30x30" Window (4 Grid Window)	2	\$400.00
Front - 36x80" Walk-in Door (Man Door)	1	\$300.00
Back - 30x30" Window Frameout (Standard)	1	\$75.00
Colored Screws	1	\$0.00
Wainscot Slate Blue	1	\$0.00
Side Connection Fees	1	\$375.00
Manufacturer Discount (Special Discount)	1	(\$6,934.10)
SUB TOTAL		\$27,736.40
County Tax (1%)		\$277.36
State Tax (6%)		\$1,664.18
Additional Charges		\$0.00
GRAND TOTAL		\$29,677.94
PAY NOW Downpayment		\$5,547.28
BALANCE DUE		\$24,130.66

2D DRAWING-1





Sec. 28-391. Residential accessory buildings and structures.

- (a) Accessory buildings and structures may be erected on any lot, provided that such buildings and structures comply with the provisions of this section.
- (b) No accessory building or structure shall be constructed on any lot of record which does not have a completed principal structure on the same lot.
- (c) The cumulative area of all accessory buildings or structures, excluding swimming pools and pool enclosures, shall not exceed fifty (50) percent of the square foot area of the principal structure.
- (d) Any accessory building or structure, excluding swimming pools and pool enclosures, exceeding twenty (20) percent of the square foot area of the principal structure shall be compatible in architectural style, color and exterior facing material to the principal structure.
- (e) A building permit is required for all accessory buildings and structures. Accessory structures not exceeding one hundred twenty (120) square feet, which are not physically anchored shall not require a permit. No accessory structure or equipment, such as permanently installed generators, shall encroach into a utility/drainage easement.
- (f) Accessory structures shall not be located in the front yard with the following exception:
 - (1) One (1) detached landscape feature, arbor, or trellis under one hundred twenty (120) square feet, with a maximum height of twelve (12) feet, a minimum of five (5) feet from the property line, and shall not be placed in the sight distance triangle as specified in the City's Transportation Technical Manual. Such landscape feature shall not be used for storage, including vehicular storage.
 - (2) Accessory buildings and structures, including a swimming pool, may be located in the front yard of a single-family residential lot when the lot is five hundred (500) feet or greater in depth, provided that all accessory structures are set back a minimum of one hundred (100) feet from the front property line.
- (g) Accessory buildings and structures shall meet the standards for the zoning district in which they are located with the following exceptions:
 - (1) Rear yard setbacks for accessory buildings and structures (all dimensions are in feet):

	RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1	RMH-2	RHP	SMU	RMU
Detached Building/ Structures	10	10	7.5	5	5	5	5	5	15	5	5	5
Attached Screen Porches	20	20	20	15	15	10	10	7.5	15	15	15	15
Swimming Pools	13	13	10.5	8	8	8	8	8	18	8	8	8
Pool Enclosures	10	10	7.5	5	5	5	5	5	15	5	5	5

- (2) Side yard setbacks for accessory buildings and structures (all dimensions are in feet):

	RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1	RMH-2	RHP	SMU	RMU
--	----	----	------	------	------	-----	-----	-------	-------	-----	-----	-----

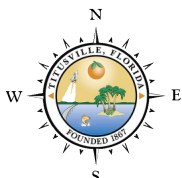
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Detached Building/ Structures	10	10	7.5	5	5	5	10	5	15	5	5	5
Attached Screen Porches	20	15	15	10	10	10	10	7.5	15	10	15	15
Swimming Pools	23	18	18	13	13	13	13	10.5	18	13	8	8
Pool Enclosures	20	15	15	10	10	10	10	7.5	15	10	5	5

(Ord. No. 32-2018, § 1, 7-24-18; Ord. No. 12-2019, § 3, 4-9-19)

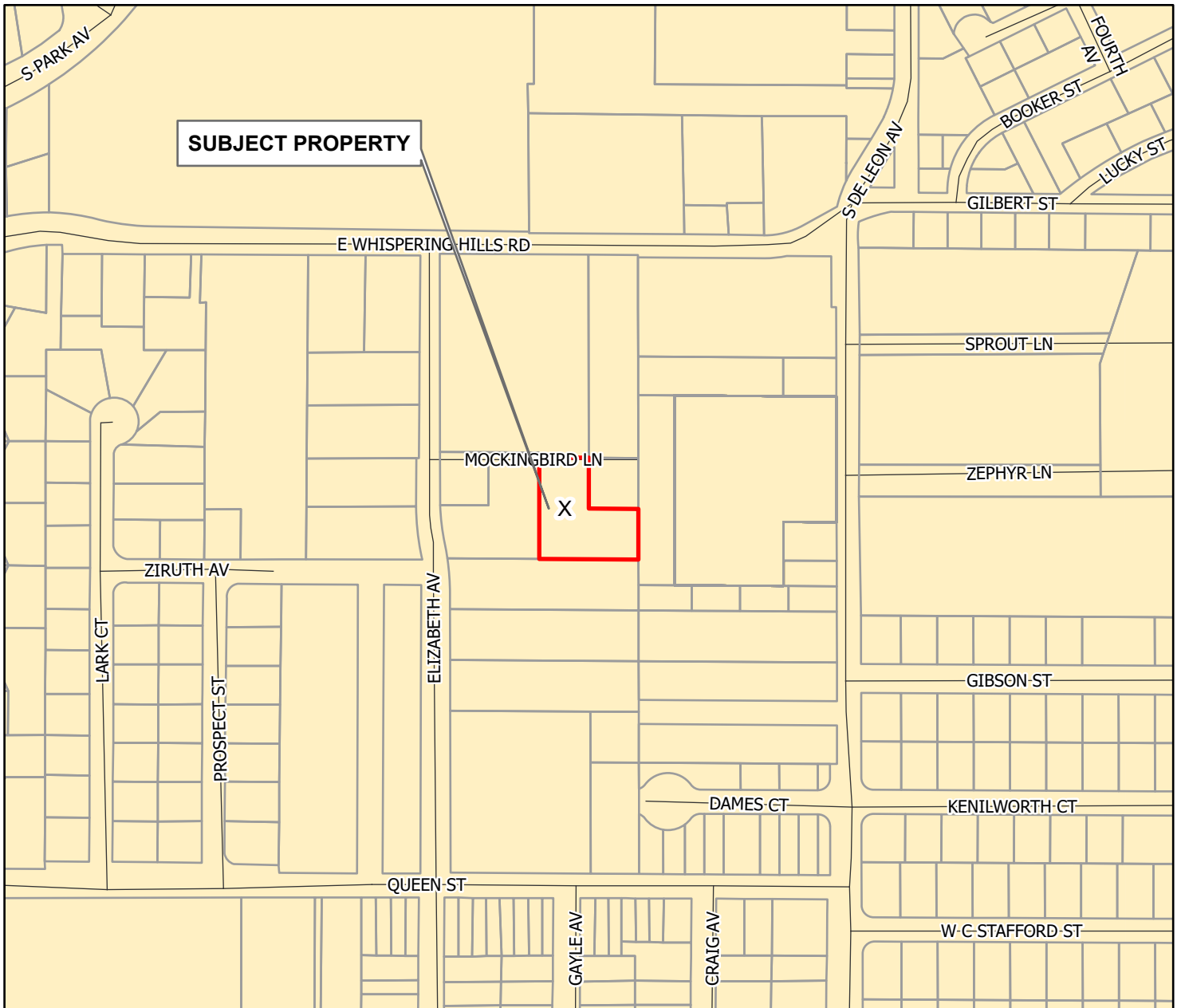


SUBJECT PROPERTY



Aerial 2025 VAR #7-2026

0 195 390 780 Feet



FEMA FLOOD HAZARD AREAS VAR #7-2026

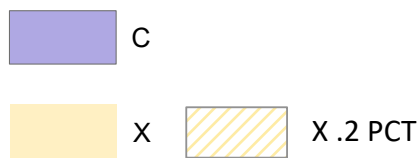
Special Flood Hazard Area Zones



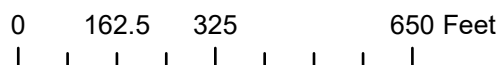
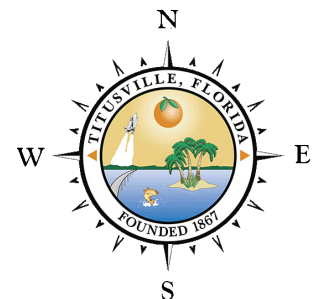
Moderate Flood Hazard Area Zone

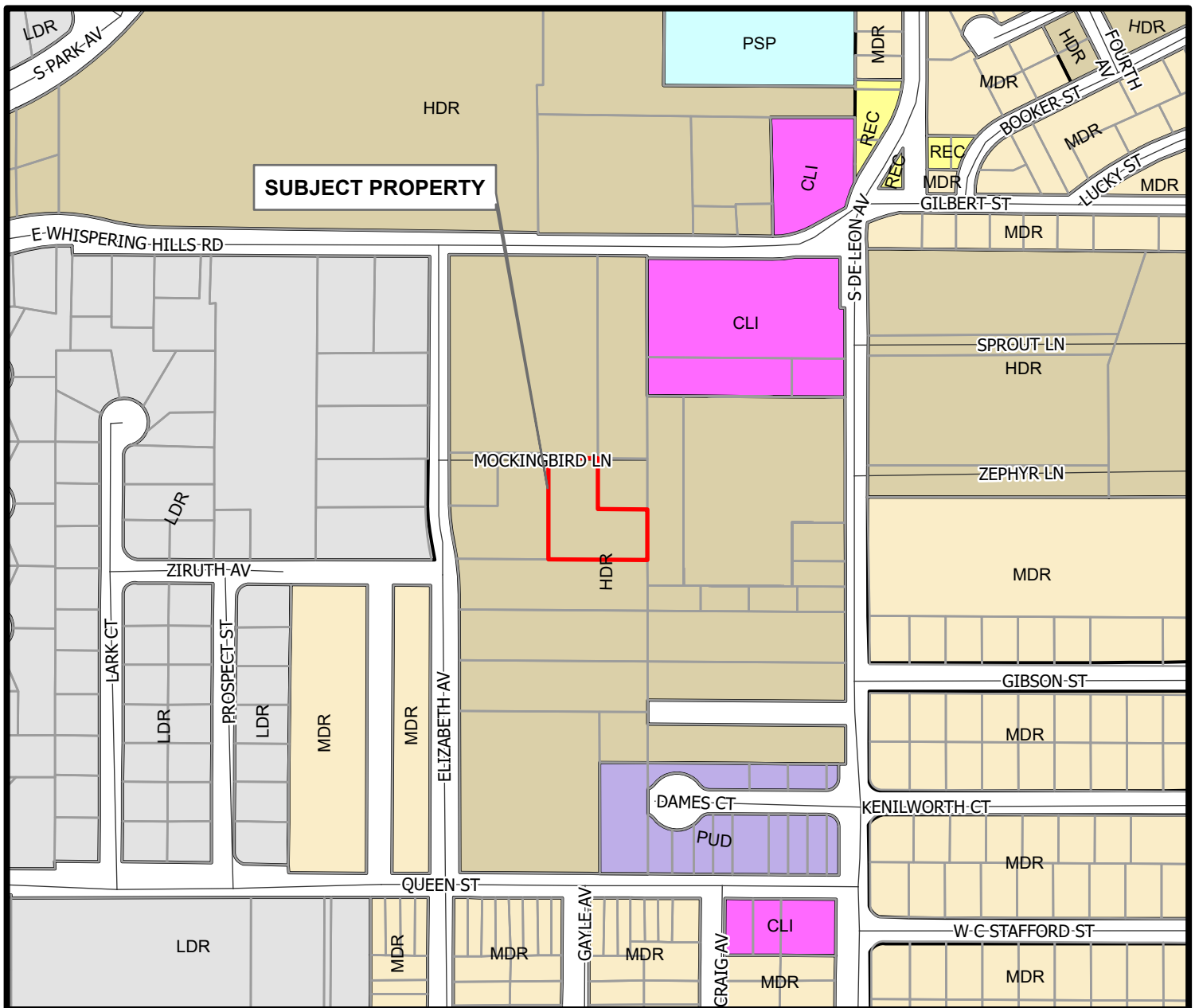


Minimal Flood Hazard Zones



Other Flood Zone Areas

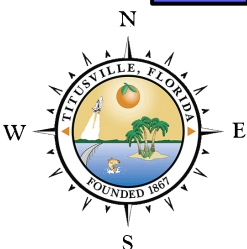




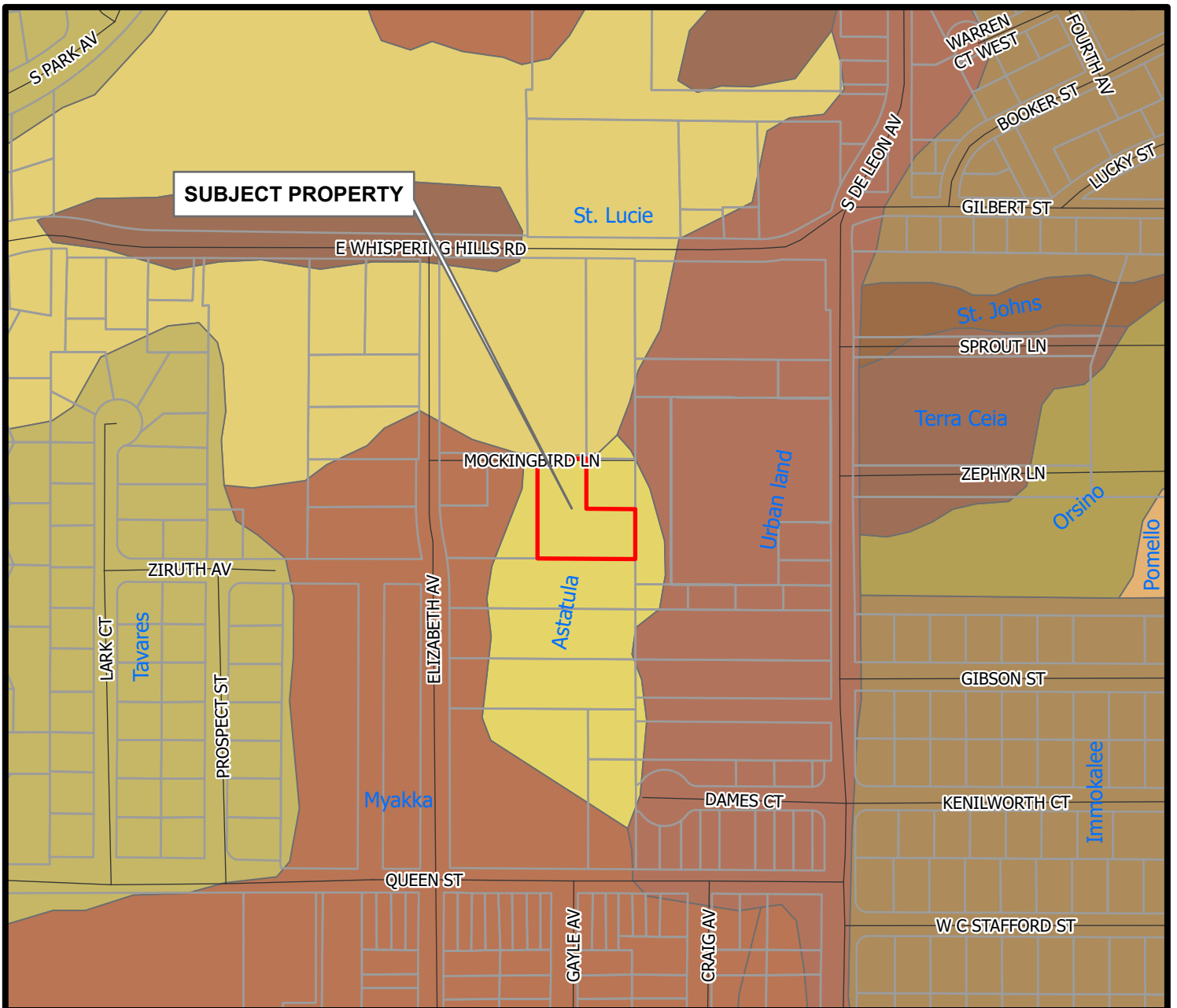
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

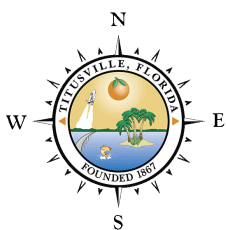
Subject



0 190 380 760 Feet



SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR #7-2026

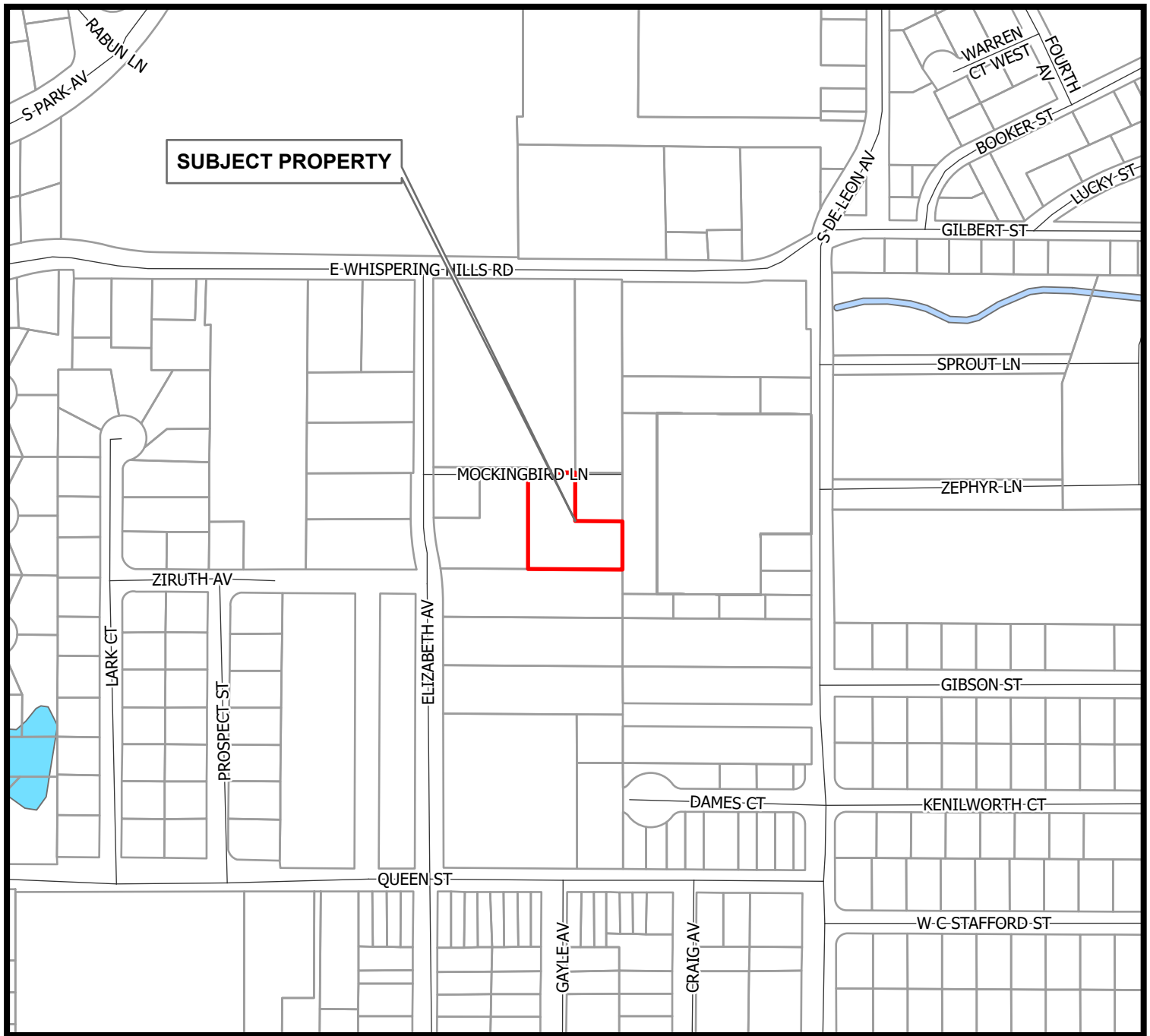


0 160 320 640 Feet

Community Development Department

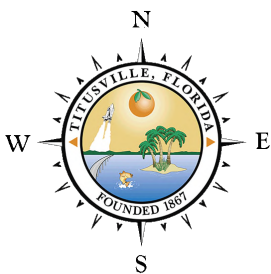
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

3/9/2026



WETLANDS IN VICINITY OF PROPERTY

VAR #7-2026



WETLAND_TY

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

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

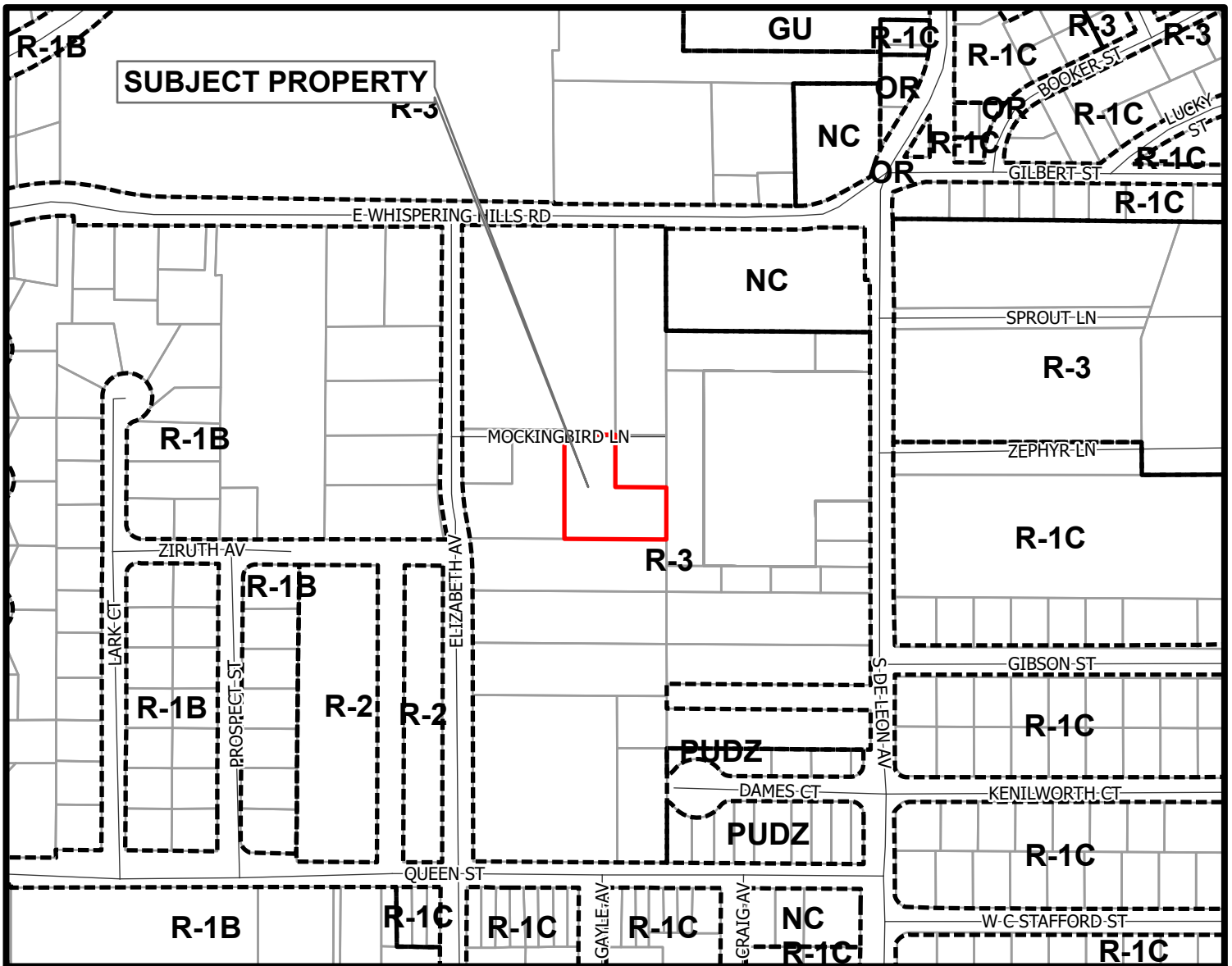
3/9/2026

Scale:1:3,800

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.

Q:\GIS\Community Development\PLANNING\Planning Templates\ArcPro\Planning Maps\Planning Maps.aprx



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

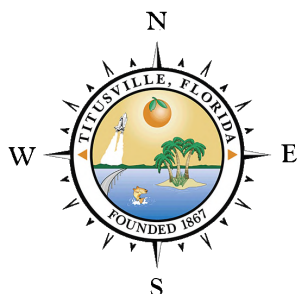
M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

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



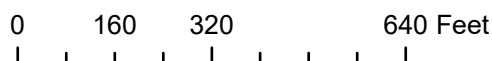
Base Map

City Limits

Zoning

Subject

VAR #7-2026



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance (VAR) No. 9-2026, 2035 Cheney Hwy**
Department/Office: Planning

Recommended Action:

Consider the requested variance to eliminate the requirement for a six-foot high masonry screening wall where the site abuts a residential zoning district or use, for property located at 2035 Cheney Hwy, Titusville, FL

Summary Explanation & Background:

The applicant is requesting a variance to the Land Development Regulations, Chapter 28, Section 28-108 Car wash. Subsection 28-108(c)(4)(h) – To eliminate the requirement for a six-foot high masonry screening wall where the site abuts a residential zoning district or use, for property located in the Community Commercial (CC) zoning district, at 2035 Cheney Hwy, Titusville, FL 32780, as submitted by Foresite Group, LLC, authorized applicant for Rock Titusville LLC, Owner.

Alternatives:

1. Approve the Variance

Motion to approve VAR #9-2026, to eliminate the requirement for a six-foot high masonry screening wall where the site abuts a residential zoning district or use, for property located at 2035 Cheney Hwy, Titusville, FL

2. Deny the Variance

Motion to deny VAR #9-2026, to eliminate the requirement for a six-foot high masonry screening wall where the site abuts a residential zoning district or use, for property located at 2035 Cheney Hwy, Titusville, FL. (State criteria for denial)

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report - VAR 9-2026
2. Application
3. Survey
4. Site Plan
5. Applicant Provided Photos
6. Code
7. Maps



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

2 **Variance (VAR) No. 9-2026, 2035 Cheney Hwy**

3 **Meeting Date:** April 29, 2026

4 **Prepared By:** Tabitha Armstrong, AICP - Planner

5 **Applicant:** Foresite Group, LLC, authorized applicant for Rock Titusville LLC, Owner

6 Background

7 (a) Variance request: Land Development Regulations, Chapter 28, Section 28-108 Car
8 wash. Subsection 28-108(c)(4)(h) – To eliminate the requirement for a six-foot high
9 masonry screening wall where the site abuts a residential zoning district or use, for
10 property located in the Community Commercial (CC) zoning district, at 2035
11 Cheney Hwy, Titusville, FL 32780, as submitted by Foresite Group, LLC,
12 authorized applicant for Rock Titusville LLC, Owner.

13 (b) Location: 2035 Cheney Hwy, Titusville, FL. Tax No. 2214644. Parcel I.D. 22-35-
14 28-00-250

15 (c) Land Description: PART OF NW 1/4 AS DESC IN ORB 1143 PG 885 EXC ORB
16 4133 PG 3279, ORB 10459 PG 1624, ORB 10475 PG 663 & RD R/W PAR 250.1

17 (d) Future Land Use: Commercial High Intensity

18 (e) Zoning: Community Commercial (CC)

19 (f) Surrounding Zoning Districts.

- 20 1. North: Community Commercial (CC) across State Road 50
- 21 2. South: Open Space & Recreation (OR) & Multifamily High Density (R-3)
- 22 3. East: Community Commercial (CC) & Multifamily High Density (R-3)
- 23 4. West: Office Professional (OP) & Single-Family Medium Density (R-1B)

Board of Adjustments and Appeals: Variance No. 9-2026

(g) Lot Characteristics: The subject property is approximately 1.7 acres and is identified as Lot 4 of a proposed minor division. The parcel is being created through the minor division of a larger 8.332-acre parent tract, which is currently undergoing the minor division review process and remains a single parcel until the division is finalized. These dimensions meet the minimum 10,000-square-foot lot area and 100-foot lot width requirements for parcels within the Community Commercial (CC) zoning district.

(h) Uses: Vacant Commercial Lot

Powers of the BAA

LDR Section 34-226 states that the Board shall grant a variance request when in the opinion of the Board of Adjustments and Appeals, owing to special conditions, the literal enforcement of such ordinance or regulations would do manifest injustice to, or impose an unnecessary hardship upon the applicant. In order to authorize any variance to the provisions of such ordinance, the Board must consider the following criteria:

(a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning.

(b) Special conditions and circumstances do not result from the actions of the applicant.

(c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.

(d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.

(e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

(f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.

(g) In granting the variance, the public safety and welfare must be assured.

(h) In no case shall the granting of a variance result in a change of use, which would not be permitted in that zone.

Analysis

The applicant is requesting a variance from Chapter 28, Section 28-108(c)(4)(h) of the Land Development Regulations (LDR) to eliminate the requirement for a six-foot

Board of Adjustments and Appeals: Variance No. 9-2026

1 high masonry screening wall where the site abuts a residential zoning district or use.
2 The subject property is located within the Community Commercial (CC) zoning
3 district.

4 The subject parcel is identified as Lot 4 of the proposed minor division and consists
5 of approximately 1.7 acres. The overall parent parcel is approximately 8.332 acres
6 and is currently undergoing a minor division process to create five separate parcels.
7 These parcels are part of the Titusville Commons site plan and are intended to
8 function as a unified development.

9 Car wash facilities are permitted uses within the CC zoning district, subject to
10 specific design limitations outlined in Section 28-108(c)(4). Subsection (h) requires
11 that a six-foot high masonry screening wall shall be installed where the site abuts a
12 residential zoning district or use. The subject property is adjacent to the Highlands
13 Subdivision to the east, which is zoned Single Family Medium Density (R-1B), and is
14 subject to this requirement along that property line.

15 The applicant has stated that the existing wetlands and preserved tree canopy provide
16 screening between the proposed use and the adjacent residential properties. The
17 preserved vegetation establishes a substantial natural buffer that provides visual
18 separation consistent with the general intent of the screening requirement. While the
19 code specifies a six-foot high masonry screening wall where the site abuts a
20 residential zoning district or use, the existing canopy and wetlands function to
21 achieve a comparable level of buffering between uses.

22 **Recommendation**

23 Staff recommends **approval** of the requested variance from Chapter 28, Section 28-
24 108(c)(4)(h) of the Land Development Regulations to eliminate the requirement for a
25 six-foot high masonry screening wall. The existing wetlands and preserved tree canopy
26 provide a substantial natural buffer between the proposed use and adjacent residential
27 properties, consistent with the general intent of the screening requirement.



To be Completed by Staff
 Application No. _____
 Date Received: _____
 Received by: _____

APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development 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 Location	Property Address/Location Description 2035 Cheney Highway, Titusville, FL 32780		
2. Applicant/ Owner	Name of Applicant/Contact Foresite Group, LLC		Name of Owner Rock Titusville, LLC
	Street Address 10752 Deerwood Park BLVD, Suite 100		Street Address 227 W New England Avenue, Suite C
	City	State	Zip
	Jacksonville, FL 32256		Winter Park, FL 32789
	Telephone # 678-699-4365 Fax #		Telephone # 407-478-8220 Fax #
	E-Mail Address asharp@fg-inc.net		E-Mail Address gzuckerman@rockproperties.us
3. Applicant Status	☐ Owner ☐ Tenant ☐ Agent ☒ Other		
4. Parcel ID	22-35-28-00-250		Tax Acct. 2214644
5. Site Size	Acres: 8.33		Square Feet: 362,949
6. Property Information	Current Zoning Community Commercial (CC)		Current Use of Property Commercial (under construction)
7. Variance(s) Requested	<i>Section Number</i>	<i>LDR Requirement</i>	<i>Variance Requested</i>
	1) 28-108 (4)h	1) Masonry Wall	1) Not to install wall.
	2)	2)	2)
	3)	3)	3)
	4)	4)	4)
	5)	5)	5)
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) Section 28-108 (4)h of the LDR requires that a 6' high masonry screen wall to be installed where a proposed car wash abuts a residential zoning. The proposed development includes an access road, storm water management facility, and 5 separate parcels. Parcel 4 is a proposed car wash. Parcel 4 is surrounded by other parcel's within the development and public right-of-way. The city is requiring for a masonry wall to be installed on the west side of the development. We are requesting to not install the wall due to site circumstances.		

All applications shall require Community Development staff review prior to submittal.

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates.
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 is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

ACKNOWLEDGEMENT

I am the owner and/or legal representative of the owner of the property described which is the subject of this application. All answers to the questions in said application and all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs and successors in title to possession of the subject property. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the 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*)



03/17/2026

(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.*

FOR OFFICE USE ONLY

Date Received: _____

Accepted By: _____

Hearing Date: _____

Case Number: _____

Grounds For Granting A Variance

Section 31-51 of the Land Development Regulations of the City of Titusville empowers the Board of Adjustments and Appeals to grant variances to the requirements of the Land Development Regulations and certain other codes and/or ordinances. The Board may grant a variance if, in their opinion, the strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. In granting a variance, the Board must consider whether or not the applicant's particular situation meets a certain set of criteria established in Section 34-226 of the Land Development Regulations. These criteria are as follows:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (b) Special conditions and circumstances do not result from the actions of the applicant.
- (c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.
- (d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.
- (g) In granting the variance, the public safety and welfare must be assured.
- (h) In no case shall the granting of a variance result in a change of use which would not be permitted in that zoning district.

Variance Justification

In answering the questions below, please be as specific as possible. Your answers will help the Board of Adjustments and Appeals and City staff to properly evaluate your variance request.

(Please attach a separate sheet if necessary)

1. Why are you unable to comply with the requirements? What hardship or injustice are you claiming?

The installation of the masonry screening wall would require a 12-foot wide area to be cleared and leveled on the west side of the proposed development. On the west side of the proposed development, there are existing wetlands and an existing tree canopy that is required to be preserved as part of the development. For the development's storm water management system to properly function, the car wash parcel had to be raised 7' from existing grade. The proposed car wash parcel is sloping down at 2 to 1 slopes within the parcel's landscape buffer to save as much of the existing tree canopy as possible and not impact the existing wetlands.

The only feasible place to build the masonry wall without significantly reducing the buildable area of lot 4 is at the bottom of the tie in slope on the west side of the development. Installing the masonry wall on the west side of the master development would impact the preserved tree canopy and existing wetlands. Additionally, the site's storm water runoff naturally discharges west towards the existing wetlands. The installation of the screening wall would prevent water from sheet flowing to the wetland.

2. What is special about your property that would justify treating it differently than most other properties? (Examples of important special conditions include: narrow or odd shaped lot; excessive slope of land; soil or drainage limitations; unusual location of existing buildings on the lot; etc.) If the special conditions involve an existing building or structure, when was it built and are you the original owner?

The property has existing wetlands along the western property line and an existing tree canopy that is permanently protected as part of the development of the property. The installation of the masonry wall would require removal of part of the natural buffer of mature trees along the western property and have a negative impact on the wetlands on site. The existing natural buffer provides much more of a visual buffer than the 6' masonry wall would.

3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request would not be the minimum since a single car garage 11 feet wide would be adequate and would only require a 1 foot variance.)

Yes, by not requiring the masonry wall on the west side of the property, we are able to preserve more of the site's natural buffer and provide biofiltration for storm water runoff to the nearby wetlands by sheet flowing through the natural vegetation. The installation of the 6' masonry walls will cause more harm than good.

4. Explain why approval of your variance request would not likely result in harm to your neighbor's properties or to the general public.

The reasoning for the required masonry wall is to act as a visual buffer between residential units and a proposed carwash. In this case, the carwash is separated from the residential development by lot 5 and an existing 25-foot drainage. The location of the wall would be at elevation 17', and the proposed car wash is at elevation 25' which is higher than the 6' masonry wall. Within lot 5, there is a 150' of natural buffer that includes dense mature trees that separates the car wash from the residential houses to the west. See included pictures to show the visual buffer created by the protected tree canopy that exist on site. By installing the required wall, we would be removing a portion of the dense natural buffer to install a wall that is well below the site and would not serve its purpose. Installing the masonry wall at the top of the slope of the car wash would significantly reduce the buildable area of Lot 4 and would require modifications to a previously approved site plan. Lot 4 (proposed car wash) also does not abut a property zoned residential. Lot 4 is surrounded by other parcels within the development and public right-of-way.



SUBMITTAL CHECKLIST

Please fill out the following and submit the documents to the Community Development 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)
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.	Digital plot or site plan, drawn to scale, illustrating the variance requested.
7.	Names, addresses and address labels for all property owners within 100 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 Held – Date: 10/27/2023 Staff in Attendance: Building, Engineering, Planning / Landscape, Public Works, Water Resources, Fire

Applicant Signature**

/s/

Aubrey Sharp

Date

03/17/2026

** 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.



Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

Date: 3/17/2026
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: Master development with access road, stormwater management facility, and 4 out parcels.

PROJECT ADDRESS: 2035 Cheney Highway, Titusville, FL 32780

PARCEL ID# OR TAX ACCT #: 22-35-28-00-250

Please accept this documentation as authorization for Foresite Group, LLC
to apply for the above selected request. (Name of Applicant)

Rock Titusville, LLC

Property Owner Name (Please Print)

227 W New England Avenue, Suite C

Street Address

Winter Park, FL 32789

City, State, Zip code

[Signature]
Property Owner Signature

407-478-8220

Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetra, 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 ORANGE

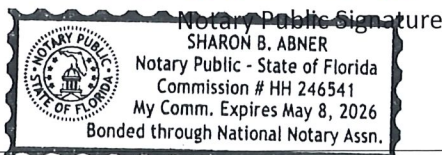
Subscribed and sworn to before me by means of ☒ physical presence or ☐ online notarization, this

17th day of March, 2026, by Gregg T. Zuckerman
who is personally known to me or produced as
identification.

[Signature]

My Commission Expires: May 8, 2026

Date





FEE SCHEDULE

(Updated December 10, 2024)

Ordinance No. 45-2024

APPEALS

Appeals from decision of administrative official - \$650.00

VARIANCES

Single-family and multi-family zoning districts - \$440.00
All other zoning districts - \$700.00
Subsequent items processed at the same time as the first item \$100 per additional request
Public Purpose Variances - \$700.00

VACATIONS

Vacating rights-of-way, streets and alleys - \$1,410.00
Vacating and Abandoning of Plats - \$1,475.00
Vacating easement - \$1,410.00
Street Renaming - \$630.00

ANNEXATIONS, CPA's & SSA's

Comprehensive Plan Amendment (CPA) \$3,025.00 plus \$8 per acre plus
Comprehensive Plan (Map) Amendment (CPA)
Annexation and/or Land Use Change - \$4,475.00 plus \$8 per acre plus
Small Scale Comprehensive Plan Amendment ¹ (SSA)
Annexation ¹ and/or Land Use Change - \$1,950.00 plus \$8 per acre plus
Comprehensive Plan (Text) Amendment - \$2,185.00
Land Development Regulations Amendment - \$2,575.00

ZONING/REZONINGS

Zoning/Rezoning (when not accompanied by a CPA/SSA) - \$1,875 plus \$8 per acre plus

CONDITIONAL USE PERMITS

Conditional Use Permit (CUP)- \$1,775 plus \$8 per acre plus

MASTER PLANS

Planned Industrial Park, Planned Unit Development, Urban Village Zoning and other Master Plan approval or amendment. \$1,825.00

Plus \$8.00 per acre and \$8.00 per lot/dwelling unit (The \$8.00 per acre fee for a Master Plan will not be collected when the Master Plan is accompanied by a CPA or REZ)

Development Review Committee

Development Review Committee \$250.00

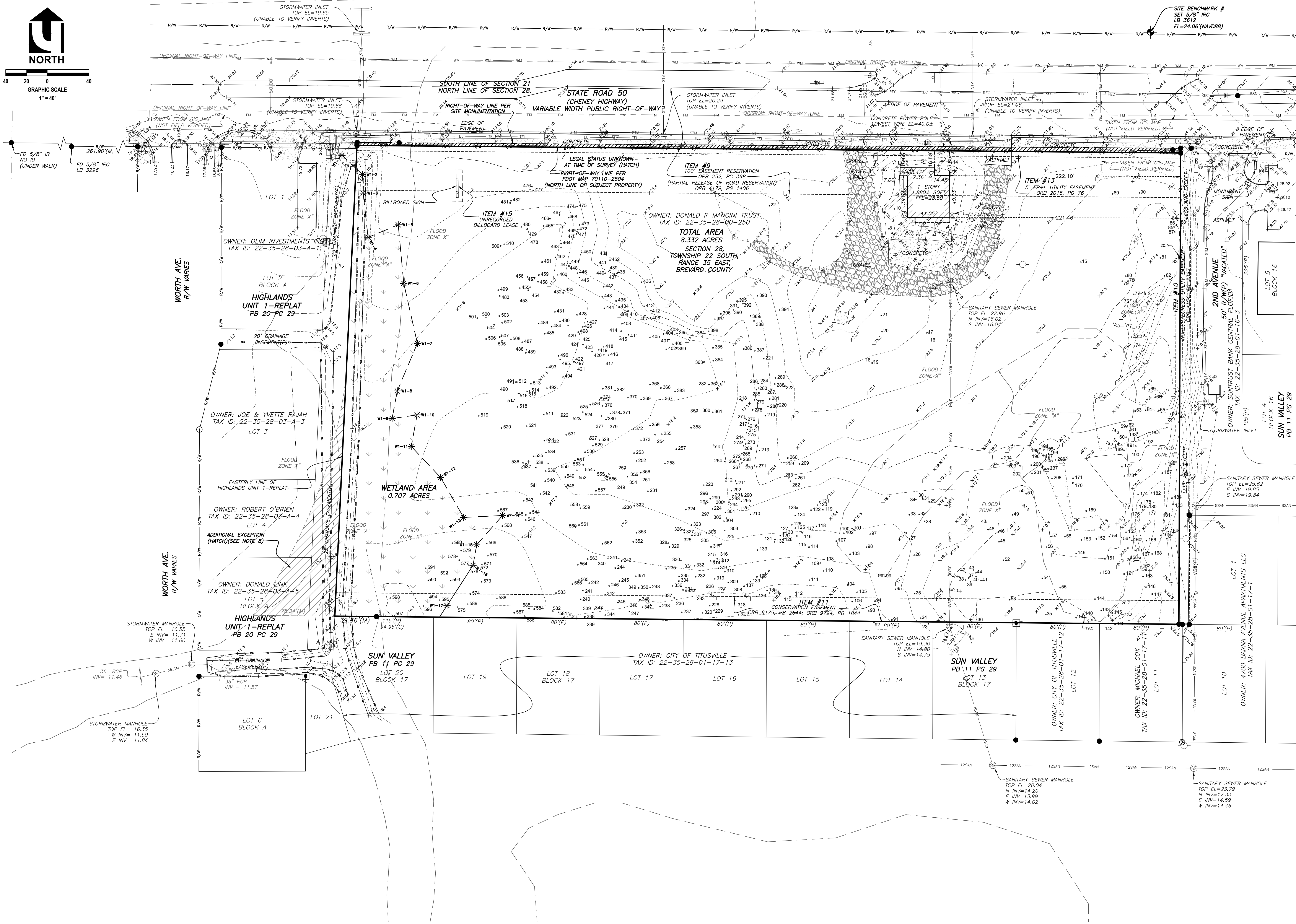
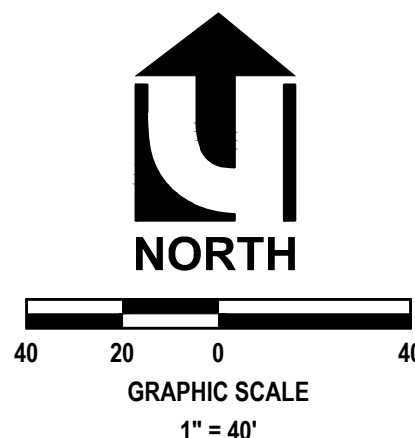
Note #1: In the event that more than one amendment to the City's Comprehensive Plan is considered in a given submittal, the City reserves the right to adjust the advertising costs to reflect any economy realized by advertising more than one request in a single ad. Such adjustments will be at the discretion of the City Manager and will be accomplished in the form of a refund to the applicant after the advertising costs have been incurred. For those properties currently located outside the city limits lying south of Parrish Road, north of Kings Highway/Ranch Road, west of the Indian River, and east of the St. Johns River, the collection of annexation fee, comprehensive plan amendment fee as related to annexation petitions, and associated legal advertising fees shall be waived for all annexations under ten (10) acres or annexations defined as an improved enclave until September 30, 2014 and automatically reinstated on October 1, 2014. The said waiver of fees shall not apply to fees charges to the City by other agencies of Brevard County of annexation related services.

**Board of Adjustments & Appeals
2026 Application Deadline and Meeting Schedule**

Application Deadline	BAA Meeting
Fri. – December 26, 2025	Wed. – January 28, 2026
Fri. – January 23, 2026	Wed. – February 25, 2026
Fri. – February 20, 2026	Wed. – March 25, 2026
Fri. – March 20, 2026	Wed. – April 29, 2026
Fri. – April 24, 2026	Wed. – May 27, 2026
Fri. – May 22, 2026	Wed. – June 24, 2026
Fri. – June 19, 2026	Wed. – July 29, 2026
Fri. – July 24, 2026	Wed. – August 26, 2026
Fri. – August 21, 2026	Wed. – September 23, 2026
Fri. – September 25, 2026	Wed. – October 28, 2026
Fri. – October 23, 2026	Wed. – November 25, 2026

Filing Instructions

- * All applications shall require Development Services Staff review prior to acceptance.
- * All applications shall be submitted to the Development Services Department and officially logged in by 4:00 p.m. on the deadline dates attached.
- * 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 is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- * Petitions requiring review from other boards or commissions prior to being forwarded to Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule noted above.



UPHAM^{INC.}

CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612

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THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER.
ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.

**SEE CERTIFICATION FOR
SURVEYOR SIGNATURE**

**SURVEY
MAP**

THIS MAP IS NEITHER FULL NOR
COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY:	ALTA / NSPS LAND TITLE SURVEY
MAP SUBJECT:	PARCEL ID: 22-35-28-00-250
ADDRESS:	2035 CHENEY HWY (SR 50) TITUSVILLE, FLORIDA
LOCATION No:	22-35-28
PROJECT No:	230616
FIELD WORK BY:	JGP
DATE:	02/21/2024
OFFICE WORK BY:	JAE, JRS
DATE:	04/17/2024
FIELD BOOK & PG:	## - ##
SCALE:	1" = 40'
SHEET NUMBER:	

SU-2

Tree ID	Survey Description	Scientific Name	DBH	Longitude	Latitude	Inches DBH Trees Removed	Inches DBH Trees Protected
1	Cabbage Palm	Sabal palmetto	12	W080° 49' 29.70"	N028° 33' 26.47"		
2	Cabbage Palm	Sabal palmetto	8	W080° 49' 29.59"	N028° 33' 26.49"		
3	Cabbage Palm	Sabal palmetto	11	W080° 49' 29.52"	N028° 33' 26.47"		
4	Cabbage Palm	Sabal palmetto	12	W080° 49' 29.38"	N028° 33' 26.53"		
5	Cabbage Palm	Sabal palmetto	10	W080° 49' 29.82"	N028° 33' 26.48"		
6	Cabbage Palm	Sabal palmetto	11	W080° 49' 29.89"	N028° 33' 26.56"		
7	Cabbage Palm	Sabal palmetto	12	W080° 49' 29.96"	N028° 33' 26.48"		
8	Cabbage Palm	Sabal palmetto	11	W080° 49' 30.00"	N028° 33' 26.33"		
9	Cabbage Palm	Sabal palmetto	10	W080° 49' 29.92"	N028° 33' 26.84"		
10	Cabbage Palm	Sabal palmetto	10	W080° 49' 29.94"	N028° 33' 26.72"		
11	Cabbage Palm	Sabal palmetto	10	W080° 49' 29.95"	N028° 33' 27.15"		
12	Cabbage Palm	Sabal palmetto	10	W080° 49' 29.86"	N028° 33' 27.14"		
13	Cabbage Palm	Sabal palmetto	11	W080° 49' 29.34"	N028° 33' 27.06"		
14	Cabbage Palm	Sabal palmetto	10	W080° 49' 29.32"	N028° 33' 27.15"		
15	Cabbage Palm	Sabal palmetto	11	W080° 49' 27.93"	N028° 33' 26.20"		
16	Cabbage Palm	Sabal palmetto	12	W080° 49' 29.57"	N028° 33' 25.53"		
17	Cabbage Palm	Sabal palmetto	12	W080° 49' 29.59"	N028° 33' 25.54"		
18	Cabbage Palm	Sabal palmetto	12	W080° 49' 30.16"	N028° 33' 25.27"		
19	Cabbage Palm	Sabal palmetto	11	W080° 49' 30.18"	N028° 33' 25.25"		
20	Cabbage Palm	Sabal palmetto	11	W080° 49' 30.07"	N028° 33' 25.55"		
21	Southern Live Oak	Quercus virginiana	20	W080° 49' 30.08"	N028° 33' 25.70"		
22	Southern Live Oak	Quercus virginiana	36	W080° 49' 31.29"	N028° 33' 26.75"		
23	Southern Live Oak	Quercus virginiana	34	W080° 49' 29.58"	N028° 33' 22.77"		
24	Southern Live Oak	Quercus virginiana	34	W080° 49' 29.66"	N028° 33' 22.82"		
25	Cabbage Palm	Sabal palmetto	15	W080° 49' 29.73"	N028° 33' 23.05"		
26	Black Cherry	Prunus serotina	8	W080° 49' 29.73"	N028° 33' 23.42"		
27	Cabbage Palm	Sabal palmetto	14	W080° 49' 29.78"	N028° 33' 23.57"		
28	HACKBERRY	Celtis laevigata	6	W080° 49' 29.62"	N028° 33' 23.74"		
29	HACKBERRY	Celtis laevigata	7	W080° 49' 29.57"	N028° 33' 23.93"		
30	HACKBERRY	Celtis laevigata	6	W080° 49' 29.64"	N028° 33' 23.96"		
31	Cabbage Palm	Sabal palmetto	10	W080° 49' 29.64"	N028° 33' 23.95"		
32	Cabbage Palm	Sabal palmetto	12	W080° 49' 29.68"	N028° 33' 23.81"		
33	Cabbage Palm	Sabal palmetto	11	W080° 49' 29.78"	N028° 33' 23.80"		
34	Cabbage Palm	Sabal palmetto	11	W080° 49' 29.71"	N028° 33' 23.95"		
35	Southern Live Oak	Quercus virginiana	24	W080° 49' 28.32"	N028° 33' 22.85"		
36	Southern Live Oak	Quercus virginiana	30	W080° 49' 29.05"	N028° 33' 22.77"		
37	Southern Live Oak	Quercus virginiana	41	W080° 49' 29.12"	N028° 33' 23.16"		
38	Southern Live Oak	Quercus virginiana	26	W080° 49' 29.18"	N028° 33' 23.18"		
39	Southern Live Oak	Quercus virginiana	11	W080° 49' 29.14"	N028° 33' 23.20"		
40	Southern Live Oak	Quercus virginiana	21	W080° 49' 29.06"	N028° 33' 23.21"		
41	Southern Live Oak	Quercus virginiana	18	W080° 49' 29.01"	N028° 33' 23.18"		
42	Southern Live Oak	Quercus virginiana	28	W080° 49' 29.18"	N028° 33' 23.25"		
43	Southern Live Oak	Quercus virginiana	13	W080° 49' 29.09"	N028° 33' 23.28"		
44	Cabbage Palm	Sabal palmetto	12	W080° 49' 29.07"	N028° 33' 23.25"		
45	Southern Live Oak	Quercus virginiana	25	W080° 49' 28.82"	N028° 33' 23.54"		
46	Southern Live Oak	Quercus virginiana	35	W080° 49' 28.82"	N028° 33' 23.64"		
47	Southern Live Oak	Quercus virginiana	10	W080° 49' 28.96"	N028° 33' 23.73"		
48	Cabbage Palm	Sabal palmetto	13	W080° 49' 28.94"	N028° 33' 23.66"		
49	Cabbage Palm	Sabal palmetto	9	W080° 49' 28.67"	N028° 33' 23.80"		
50	Water Oak	Quercus nigra	50	W080° 49' 28.57"	N028° 33' 24.02"		
51	Cabbage Palm	Sabal palmetto	8	W080° 49' 28.52"	N028° 33' 24.00"		
52	Southern Live Oak	Quercus virginiana	16	W080° 49' 28.77"	N028° 33' 23.37"		
53	Southern Live Oak	Quercus virginiana	30	W080° 49' 28.70"	N028° 33' 22.99"		
54	Southern Live Oak	Quercus virginiana	16	W080° 49' 28.35"	N028° 33' 23.20"		
55	Slash Pine	Pinus elliotii	13	W080° 49' 28.16"	N028° 33' 23.11"		
56	Southern Live Oak	Quercus virginiana	22	W080° 49' 28.30"	N028° 33' 23.49"		
57	Slash Pine	Pinus elliotii	20	W080° 49' 28.26"	N028° 33' 23.60"		
58	Southern Live Oak	Quercus virginiana	14	W080° 49' 28.11"	N028° 33' 23.59"		
59	HACKBERRY	Celtis laevigata	8	W080° 49' 27.44"	N028° 33' 24.64"		
60	Cabbage Palm	Sabal palmetto	14	W080° 49' 27.45"	N028° 33' 24.54"		
61	Slash Pine	Pinus elliotii	12	W080° 49' 27.40"	N028° 33' 24.60"		
62	HACKBERRY	Celtis laevigata	9	W080° 49' 27.43"	N028° 33' 24.65"		
63	Cabbage Palm	Sabal palmetto	14	W080° 49' 27.35"	N028° 33' 24.79"		
64	Camphor Tree	Cinnamomum camphora	14	W080° 49' 27.24"	N028° 33' 24.79"		
65	Cabbage Palm	Sabal palmetto	10	W080° 49' 27.09"	N028° 33' 24.79"		
66	Cabbage Palm	Sabal palmetto	10	W080° 49' 26.97"	N028° 33' 24.76"		
67	Southern Live Oak	Quercus virginiana	14	W080° 49' 26.86"	N028° 33' 24.73"		
68	Cabbage Palm	Sabal palmetto	6	W080° 49' 27.13"	N028° 33' 24.92"		
69	Cabbage Palm	Sabal palmetto	10	W080° 49' 27.19"	N028° 33' 24.99"		
70	Southern Live Oak	Quercus virginiana	25	W080° 49' 27.36"	N028° 33' 25.16"		
71	Cabbage Palm	Sabal palmetto	14	W080° 49' 27.40"	N028° 33' 25.59"		
72	Cabbage Palm	Sabal palmetto	16	W080° 49' 27.38"	N028° 33' 25.57"		
73	American Elm	Ulmus americana	7	W080° 49' 27.39"	N028° 33' 25.49"		
74	American Elm	Ulmus americana	7	W080° 49' 27.35"	N028° 33' 25.41"		
75	Cabbage Palm	Sabal palmetto	15	W080° 49' 27.42"	N028° 33' 25.83"		
76	Cabbage Palm	Sabal palmetto	15	W080° 49' 27.39"	N028° 33' 25.85"		
77	Cabbage Palm	Sabal palmetto	13	W080° 49' 27.36"	N028° 33' 25.90"		
78	Southern Live Oak	Quercus virginiana	18	W080° 49' 27.42"	N028° 33' 26.02"		
79	Cabbage Palm	Sabal palmetto	14	W080° 49' 27.48"	N028° 33' 26.02"		
80	Cabbage Palm	Sabal palmetto	14	W080° 49' 27.45"	N028° 33' 26.07"		
81	Southern Live Oak	Quercus virginiana	14	W080° 49' 27.07"	N028° 33' 26.25"		
82	Cabbage Palm	Sabal palmetto	12	W080° 49' 27.03"	N028° 33' 26.07"		
83	Cabbage Palm	Sabal palmetto	16	W080° 49' 26.90"	N028° 33' 26.24"		
84	Southern Live Oak	Quercus virginiana	12	W080° 49' 26.89"	N028° 33' 26.60"		
85	Southern Live Oak	Quercus virginiana	16	W080° 49' 26.90"	N028° 33' 26.56"		
86	Southern Live Oak	Quercus virginiana	35	W080° 49' 26.92"	N028° 33' 26.54"		
87	Southern Live Oak	Quercus virginiana	17	W080° 49' 26.92"	N028° 33' 26.49"		
88	Cabbage Palm	Sabal palmetto	12	W080° 49' 26.90"	N028° 33' 26.56"		
89	Water Oak	Quercus nigra	48	W080° 49' 27.59"	N028° 33' 26.86"		
90	Water Oak	Quercus nigra	62	W080° 49' 27.30"	N028° 33' 26.86"		
91	Cabbage Palm	Sabal palmetto	10	W080° 49' 29.97"	N028° 33' 22.80"		
92	Cabbage Palm	Sabal palmetto	7	W080° 49' 30.17"	N028° 33' 22.78"		
93	Southern Live Oak	Quercus virginiana	27	W080° 49' 30.22"	N028° 33' 22.89"		
94	Cabbage Palm	Sabal palmetto	11	W080° 49' 30.15"	N028° 33' 22.98"		
95	Cabbage Palm	Sabal palmetto	8	W080° 49' 29.93"	N028° 33' 23.09"		
96	Southern Live Oak	Quercus virginiana	31	W080° 49' 30.05"	N028° 33' 23.22"		
97	Southern Live Oak	Quercus virginiana	17	W080° 49' 30.20"	N028° 33' 23.62"		
98	HACKBERRY	Celtis laevigata	9	W080° 49' 30.25"	N028° 33' 23.50"		
99	Southern Live Oak	Quercus virginiana	24	W080° 49' 30.05"	N028° 33' 23.22"		
100	Southern Live Oak	Quercus virginiana	21	W080° 49' 30.38"	N028° 33' 23.66"		
101	Southern Live Oak	Quercus virginiana	21	W080° 49' 30.40"	N028° 33' 23.67"		
102	Southern Live Oak	Quercus virginiana	13	W080° 49' 30.49"	N028° 33' 23.63"		
103	Southern Live Oak	Quercus virginiana	12	W080° 49' 30.42"	N028° 33' 23.43"		
104	Southern Live Oak	Quercus virginiana	14	W080° 49' 30.45"	N028° 33' 23.14"		
105	Cabbage Palm	Sabal palmetto	10	W080° 49' 30.35"	N028° 33' 23.07"		
106	Southern Live Oak	Quercus virginiana	11	W080° 49' 30.40"	N028° 33' 22.98"		

107	Cabbage Palm	Sabal palmetto	12	W080° 49' 30.57"	N028° 33' 23.56"		
108	HACKBERRY	Celtis laevigata	7	W080° 49' 30.70"	N028° 33' 23.38"		
109	HACKBERRY	Celtis laevigata	10	W080° 49' 30.74"	N028° 33' 23.34"		
110	Southern Live Oak	Quercus virginiana	8	W080° 49' 30.71"	N028° 33' 23.27"		
111	Southern Live Oak	Quercus virginiana	20	W080° 49' 30.86"	N028° 33' 23.18"		
112	Cabbage Palm	Sabal palmetto	10	W080° 49' 31.00"	N028° 33' 23.03"		
113	Cabbage Palm	Sabal palmetto	10	W080° 49' 31.07"	N028° 33' 23.02"		
114	Southern Live Oak	Quercus virginiana	7	W080° 49' 30.86"	N028° 33' 23.50"		
115	Cabbage Palm	Sabal palmetto	11	W080° 49' 31.00"	N028° 33' 23.60"		
116	Cabbage Palm	Sabal palmetto	11	W080° 49' 30.94"	N028° 33' 23.63"		
117	Cabbage Palm	Sabal palmetto	10	W080° 49' 30.85"	N028° 33' 23.67"		
118	Cabbage Palm	Sabal palmetto	10	W080° 49' 30.78"	N028° 33' 23.69"		
119	Cabbage Palm	Sabal palmetto	11	W080° 49' 30.71"	N028° 33' 23.85"		
120	Cabbage Palm	Sabal palmetto	11	W080° 49' 30.77"	N028° 33' 23.90"		
121	Cabbage Palm	Sabal palmetto	11	W080° 49' 30.75"	N028° 33' 23.93"		
122	Cabbage Palm	Sabal palmetto	13	W080° 49' 30.84"	N028° 33' 23.85"		
123	Cabbage Palm	Sabal palmetto	12	W080° 49' 30.99"	N028° 33' 23.87"		
124	Cabbage Palm	Sabal palmetto	14	W080° 49' 31.01"	N028° 33' 23.80"		
125	Cabbage Palm	Sabal palmetto	14	W080° 49' 31.01"	N028° 33' 23.68"		
126	Southern Live Oak	Quercus virginiana	27	W080° 49' 31.05"	N028° 33' 23.71"		
127	Southern Live Oak	Quercus virginiana	10	W080° 49' 31.14"	N028° 33' 23.63"		
128	Cabbage Palm	Sabal palmetto	11	W080° 49' 31.14"	N028° 33' 23.58"		
129	Cabbage Palm	Sabal palmetto	13	W080° 49' 31.17"	N028° 33' 23.61"		
130	Southern Live Oak	Quercus virginiana	10	W080° 49' 31.14"	N028° 33' 23.63"		
131	Cabbage Palm	Sabal palmetto	12	W080° 49' 31.23"	N028° 33' 23.57"		
132	HACKBERRY	Celtis laevigata	7	W080° 49' 31.24"	N028° 33' 23.55"		
133	HACKBERRY	Celtis laevigata	11	W080° 49' 31.42"	N028° 33' 23.47"		
134	Southern Live Oak	Quercus virginiana	21	W080° 49' 31.29"	N028° 33' 23.06"		
135	Southern Live Oak	Quercus virginiana	24	W080° 49' 31.32"	N028° 33' 23.08"		
136	Southern Live Oak	Quercus virginiana	12	W080° 49' 31.43"	N028° 33' 23.03"		
137	Southern Live Oak	Quercus virginiana	19	W080° 49' 31.57"	N028° 33' 23.13"		
138	Southern Live Oak	Quercus virginiana	15	W080° 49' 31.43"	N028° 33' 23.21"		
139	Cabbage Palm	Sabal palmetto	11	W080° 49' 31.50"	N028° 33' 23.17"		
140	Southern Live Oak	Quercus virginiana	10	W080° 49' 27.91"	N028° 33' 22.86"		
141	Southern Live Oak	Quercus virginiana	6	W080° 49' 27.99"	N028° 33' 22.82"		
142	Cabbage Palm	Sabal palmetto	17	W080° 49' 27.61"	N028° 33' 22.82"		
143	HACKBERRY	Celtis laevigata	10	W080° 49' 27.72"	N028° 33' 22.89"		
144	HACKBERRY	Celtis laevigata	11	W080° 49' 27.78"	N028° 33' 23.00"		
145	Camphor Tree	Cinnamomum camphora	9	W080° 49' 27.60"	N028° 33' 22.86"		
146	Cabbage Palm	Sabal palmetto	17	W080° 49' 27.57"	N028° 33' 22.76"		
147	Camphor Tree	Cinnamomum camphora	7	W080° 49' 27.17"	N028° 33' 23.05"		
148	Camphor Tree	Cinnamomum camphora	6	W080° 49' 27.23"	N028° 33' 23.11"		
149	Cabbage Palm	Sabal palmetto	18	W080° 49' 27.99"	N028° 33' 23.43"		
150	Cabbage Palm	Sabal palmetto	16	W080° 49' 27.72"	N028° 33' 23.24"		
151	Cabbage Palm	Sabal palmetto	11	W080° 49' 27.67"	N028° 33' 23.38"		
152	Cabbage Palm	Sabal palmetto	15	W080° 49' 27.77"	N028° 33' 23.57"		
153	Cabbage Palm	Sabal palmetto	15	W080° 49' 27.93"	N028° 33' 23.56"		
154	Cabbage Palm	Sabal palmetto	17	W080° 49' 27.63"	N028° 33' 23.59"		
155	Cabbage Palm	Sabal palmetto	15	W080° 49' 27.45"	N028° 33' 23.63"		
156	Cabbage Palm	Sabal palmetto	11	W080° 49' 27.41"	N028° 33' 23.58"		
157	Cabbage Palm	Sabal palmetto	12	W080° 49' 27.35"	N028° 33' 23.46"		
158	Cabbage Palm	Sabal palmetto	14	W080° 49' 27.30"	N028° 33' 23.39"		
159	Cabbage Palm	Sabal palmetto	12	W080° 49' 27.32"	N028° 33' 23.27"		
160	Southern Live Oak	Quercus virginiana	20	W080° 49' 27.39"	N028° 33' 23.56"		
161	Cabbage Palm	Sabal palmetto	13	W080° 49' 27.47"	N028° 33' 23.24"		
162	HACKBERRY	Celtis laevigata	7	W080° 49' 27.29"	N028° 33' 23.31"		
163	HACKBERRY	Celtis laevigata	7	W080° 49' 27.27"	N028° 33' 23.21"		
164	Cabbage Palm	Sabal palmetto	16	W080° 49' 26.99"	N028° 33' 23.64"		
165	HACKBERRY	Celtis laevigata	8	W080° 49' 27.08"	N028° 33' 23.60"		
166	HACKBERRY	Celtis laevigata	8	W080° 49' 27.23"	N028° 33' 23.55"		
167	HACKBERRY	Celtis laevigata	8	W080° 49' 27.22"	N028° 33' 23.45"		
168	Southern Live Oak	Quercus virginiana	8	W080° 49' 27.17"	N028° 33' 23.43"		
169	Cabbage Palm	Sabal palmetto	16	W080° 49' 27.88"	N028° 33' 23.84"		
170	Southern Live Oak	Quercus virginiana	27	W080° 49' 28.02"	N028° 33' 24.10"		
171	Southern Live Oak	Quercus virginiana	37	W080° 49' 28.02"	N028° 33' 24.15"		
172	Cabbage Palm	Sabal palmetto	12	W080° 49' 27.48"	N028° 33' 24.26"		
173	Cabbage Palm	Sabal palmetto	12	W080° 49' 27.46"	N028° 33' 24.17"		
174	Cabbage Palm	Sabal palmetto	14	W080° 49' 27.32"	N028° 33' 23.99"		
175	Cabbage Palm	Sabal palmetto	13	W080° 49' 27.42"	N028° 33' 23.86"		
176	Cabbage Palm	Sabal palmetto	15	W080° 49' 27.32"	N028° 33' 23.78"		
177	Cabbage Palm	Sabal palmetto	12	W080° 49' 27.27"	N028° 33' 23.85"		
178	Cabbage Palm	Sabal palmetto	12	W080° 49' 27.28"	N028° 33' 23.91"		
179	Cabbage Palm	Sabal palmetto	12	W080° 49' 27.21"	N028° 33' 23.87"		
180	Cabbage Palm	Sabal palmetto	13	W080° 49' 27.16"	N028° 33' 23.84"		
181	Cabbage Palm	Sabal palmetto	13	W080° 49' 27.02"	N028° 33' 23.82"		
182	Southern Live Oak	Quercus virginiana	6	W080° 49' 27.01"	N028° 33' 24.01"		
183	Cabbage Palm	Sabal palmetto	14	W080° 49' 26.94"	N028° 33' 23.90"		
184	Southern Live Oak	Quercus virginiana	10	W080° 49' 26.95"	N028° 33' 23.96"		
185	Southern Live Oak	Quercus virginiana	10	W080° 49' 26.85"	N028° 33' 24.17"		
186	Southern Live Oak	Quercus virginiana	22	W080° 49' 26.86"	N028° 33' 24.27"		
187	Southern Live Oak	Quercus virginiana	14	W080° 49' 27.06"	N028° 33' 24.20"		
188	HACKBERRY	Celtis laevigata	9	W080° 49' 27.02"	N028° 33' 24.28"		
189	Cabbage Palm	Sabal palmetto	16	W080° 49' 27.47"	N028° 33' 24.41"		
190	Cabbage Palm	Sabal palmetto	13	W080° 49' 27.35"	N028° 33' 24.41"		
191	HACKBERRY	Celtis laevigata	13	W080° 49' 27.34"	N028° 33' 24.45"		
192	Southern Live Oak	Quercus virginiana	17	W080° 49' 27.25"	N028° 33' 24.48"		
193	SLASH PINE	Pinus elliotii	20	W080° 49' 27.32"	N028° 33' 24.58"		
194	HACKBERRY	Celtis laevigata	6	W080° 49' 28.37"	N028° 33' 24.43"		
195	Red Maple	Acer rubrum	7	W080° 49' 28.33"	N028° 33' 24.42"		
196	Eastern Red Cedar	Juniperus virginiana	7	W080° 49' 28.28"	N028° 33' 24.38"		
197	QUEEN PALM	Syagrus romanzoffiana	9	W080° 49' 28.34"	N028° 33' 24.36"		
198	QUEEN PALM	Syagrus romanzoffiana	7	W080° 49' 28.39"	N028° 33' 24.39"		
199	QUEEN PALM	Syagrus romanzoffiana	7	W080° 49' 28.40"	N028° 33' 24.39"		
200	QUEEN PALM	Syagrus romanzoffiana	8	W080° 49' 28.47"	N028° 33' 24.28"		
201	QUEEN PALM	Syagrus romanzoffiana	7	W080° 49' 28.46"	N028° 33' 24.20"		
202	QUEEN PALM	Syagrus romanzoffiana	10	W080° 49' 28.69"	N028° 33' 24.29"		
203	HACKBERRY	Celtis laevigata	11	W080° 49' 28.73"	N028° 33' 24.32"		
204	Cabbage Palm	Sabal palmetto	12	W080° 49' 28.78"	N028° 33' 24.34"		
205	SLASH PINE	Pinus elliotii	18	W080° 49' 28.28"	N028° 33' 24.34"		
206	HACKBERRY	Celtis laevigata	7	W080° 49' 28.21"	N028° 33' 24.32"		
207	Cabbage Palm	Sabal palmetto	9	W080° 49' 28.29"	N028° 33' 24.24"		
208	Cabbage Palm	Sabal palmetto	7	W080° 49' 28.25"	N028° 33' 24.15"		

317	Southern Live Oak	Quercus virginiana	9	W080° 49' 31.92"	N028° 33' 23.50"			
318	Southern Live Oak	Quercus virginiana	13	W080° 49' 31.60"	N028° 33' 22.92"			
319	Cabbage Palm	Sabal palmetto	12	W080° 49' 31.88"	N028° 33' 23.20"			
320	Southern Live Oak	Quercus virginiana	20	W080° 49' 32.01"	N028° 33' 22.87"			
321	Southern Live Oak	Quercus virginiana	20	W080° 49' 31.63"	N028° 33' 22.85"			
322	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.75"	N028° 33' 23.89"			
323	Cabbage Palm	Sabal palmetto	7	W080° 49' 32.13"	N028° 33' 23.71"			
324	Cabbage Palm	Sabal palmetto	9	W080° 49' 32.19"	N028° 33' 23.86"			
325	Cabbage Palm	Sabal palmetto	9	W080° 49' 32.24"	N028° 33' 23.67"			
326	Cabbage Palm	Sabal palmetto	9	W080° 49' 32.21"	N028° 33' 23.66"			
327	HACKBERRY	Celtis laevigata	14	W080° 49' 32.21"	N028° 33' 23.64"			
328	Cabbage Palm	Sabal palmetto	14	W080° 49' 32.38"	N028° 33' 23.54"			
329	HACKBERRY	Celtis laevigata	7	W080° 49' 32.37"	N028° 33' 23.50"			
330	HACKBERRY	Celtis laevigata	7	W080° 49' 32.24"	N028° 33' 23.37"			
331	Cabbage Palm	Sabal palmetto	10	W080° 49' 32.16"	N028° 33' 23.31"			
332	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.10"	N028° 33' 23.32"			
333	Cabbage Palm	Sabal palmetto	10	W080° 49' 32.19"	N028° 33' 23.08"			
334	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.27"	N028° 33' 23.18"			
335	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.27"	N028° 33' 23.22"			
336	Cabbage Palm	Sabal palmetto	13	W080° 49' 32.34"	N028° 33' 23.13"			
337	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.44"	N028° 33' 23.03"			
338	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.28"	N028° 33' 22.83"			
339	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.18"	N028° 33' 22.91"			
340	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.09"	N028° 33' 23.33"			
341	HACKBERRY	Celtis laevigata	11	W080° 49' 33.03"	N028° 33' 23.39"			
342	Southern Live Oak	Quercus virginiana	21	W080° 49' 33.06"	N028° 33' 23.05"			
343	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.10"	N028° 33' 22.91"			
344	Cabbage Palm	Sabal palmetto	13	W080° 49' 33.06"	N028° 33' 22.85"			
345	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.93"	N028° 33' 22.97"			
346	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.76"	N028° 33' 22.94"			
347	Cabbage Palm	Sabal palmetto	8	W080° 49' 32.66"	N028° 33' 22.93"			
348	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.69"	N028° 33' 23.00"			
349	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.70"	N028° 33' 23.11"			
350	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.70"	N028° 33' 23.11"			
351	Cabbage Palm	Sabal palmetto	15	W080° 49' 32.73"	N028° 33' 23.22"			
352	Southern Live Oak	Quercus virginiana	7	W080° 49' 32.76"	N028° 33' 23.55"			
353	Southern Live Oak	Quercus virginiana	9	W080° 49' 32.73"	N028° 33' 23.64"			
354	Southern Live Oak	Quercus virginiana	9	W080° 49' 32.82"	N028° 33' 24.17"			
355	Southern Live Oak	Quercus virginiana	9	W080° 49' 32.73"	N028° 33' 24.18"			
356	Southern Live Oak	Quercus virginiana	18	W080° 49' 32.68"	N028° 33' 24.21"			
357	Southern Live Oak	Quercus virginiana	18	W080° 49' 32.58"	N028° 33' 24.66"			
358	HACKBERRY	Celtis laevigata	7	W080° 49' 32.13"	N028° 33' 24.63"			
359	Cabbage Palm	Sabal palmetto	9	W080° 49' 32.08"	N028° 33' 24.79"			
360	HACKBERRY	Celtis laevigata	11	W080° 49' 31.98"	N028° 33' 24.79"			
361	Cabbage Palm	Sabal palmetto	10	W080° 49' 31.90"	N028° 33' 24.78"			
362	Southern Live Oak	Quercus virginiana	24	W080° 49' 31.94"	N028° 33' 25.05"			
363	Southern Live Oak	Quercus virginiana	16	W080° 49' 31.99"	N028° 33' 25.26"			
364	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.01"	N028° 33' 25.51"			
365	Eastern Red Cedar	Juniperus virginiana	7	W080° 49' 32.28"	N028° 33' 25.53"			
366	Southern Live Oak	Quercus virginiana	46	W080° 49' 32.46"	N028° 33' 25.01"			
367	Southern Live Oak	Quercus virginiana	10	W080° 49' 32.41"	N028° 33' 24.91"			
368	HACKBERRY	Celtis laevigata	10	W080° 49' 32.58"	N028° 33' 25.05"			
369	HACKBERRY	Celtis laevigata	11	W080° 49' 32.67"	N028° 33' 24.90"			
370	Cabbage Palm	Sabal palmetto	9	W080° 49' 32.82"	N028° 33' 24.92"			
371	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.89"	N028° 33' 24.77"			
372	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.76"	N028° 33' 24.62"			
373	Camphor Tree	Cinnamomum camphora	6	W080° 49' 32.68"	N028° 33' 24.52"			
374	HACKBERRY	Celtis laevigata	7	W080° 49' 33.10"	N028° 33' 24.92"			
375	HACKBERRY	Celtis laevigata	16	W080° 49' 33.12"	N028° 33' 24.90"			
376	Southern Live Oak	Quercus virginiana	7	W080° 49' 33.09"	N028° 33' 24.84"			
377	HACKBERRY	Celtis laevigata	14	W080° 49' 33.10"	N028° 33' 24.75"			
378	HACKBERRY	Celtis laevigata	7	W080° 49' 33.00"	N028° 33' 24.77"			
379	HACKBERRY	Celtis laevigata	7	W080° 49' 33.03"	N028° 33' 24.73"			
380	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.05"	N028° 33' 24.71"			
381	Cabbage Palm	Sabal palmetto	9	W080° 49' 33.08"	N028° 33' 25.01"			
382	Cabbage Palm	Sabal palmetto	9	W080° 49' 32.95"	N028° 33' 24.99"			
383	HACKBERRY	Celtis laevigata	12	W080° 49' 32.31"	N028° 33' 24.98"			
384	HACKBERRY	Celtis laevigata	8	W080° 49' 31.89"	N028° 33' 25.27"			
385	Cabbage Palm	Sabal palmetto	11	W080° 49' 31.90"	N028° 33' 25.39"			
386	HACKBERRY	Celtis laevigata	7	W080° 49' 31.56"	N028° 33' 25.38"			
387	Cabbage Palm	Sabal palmetto	6	W080° 49' 31.45"	N028° 33' 25.37"			
388	Southern Live Oak	Quercus virginiana	43	W080° 49' 31.45"	N028° 33' 25.65"			
389	HACKBERRY	Celtis laevigata	8	W080° 49' 31.49"	N028° 33' 25.70"			
390	HACKBERRY	Celtis laevigata	18	W080° 49' 31.68"	N028° 33' 25.75"			
391	HACKBERRY	Celtis laevigata	6	W080° 49' 31.62"	N028° 33' 25.78"			
392	Cabbage Palm	Sabal palmetto	12	W080° 49' 31.58"	N028° 33' 25.82"			
393	HACKBERRY	Celtis laevigata	18	W080° 49' 31.42"	N028° 33' 25.89"			
394	HACKBERRY	Celtis laevigata	17	W080° 49' 31.18"	N028° 33' 25.75"			
395	Southern Live Oak	Quercus virginiana	7	W080° 49' 31.64"	N028° 33' 25.84"			
396	Cabbage Palm	Sabal palmetto	11	W080° 49' 31.81"	N028° 33' 25.72"			
397	Cabbage Palm	Sabal palmetto	11	W080° 49' 31.88"	N028° 33' 25.67"			
398	Cabbage Palm	Sabal palmetto	9	W080° 49' 31.94"	N028° 33' 25.55"			
399	HACKBERRY	Celtis laevigata	7	W080° 49' 32.29"	N028° 33' 25.39"			
400	HACKBERRY	Celtis laevigata	11	W080° 49' 32.33"	N028° 33' 25.43"			
401	HACKBERRY	Celtis laevigata	12	W080° 49' 32.37"	N028° 33' 25.47"			
402	Cabbage Palm	Sabal palmetto	10	W080° 49' 32.40"	N028° 33' 25.38"			
403	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.38"	N028° 33' 25.56"			
404	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.43"	N028° 33' 25.53"			
405	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.57"	N028° 33' 25.49"			
406	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.57"	N028° 33' 25.68"			
407	Southern Live Oak	Quercus virginiana	9	W080° 49' 32.63"	N028° 33' 25.70"			
408	Cabbage Palm	Sabal palmetto	13	W080° 49' 32.86"	N028° 33' 25.63"			
409	Cabbage Palm	Sabal palmetto	10	W080° 49' 32.82"	N028° 33' 25.74"			
410	Cabbage Palm	Sabal palmetto	11	W080° 49' 32.81"	N028° 33' 25.75"			
411	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.81"	N028° 33' 25.52"			
412	Cabbage Palm	Sabal palmetto	12	W080° 49' 32.57"	N028° 33' 25.75"			
413	Cabbage Palm	Sabal palmetto	14	W080° 49' 32.64"	N028° 33' 25.79"			
414	Cabbage Palm	Sabal palmetto	9	W080° 49' 32.89"	N028° 33' 25.56"			
415	American Elm	Ulmus americana	13	W080° 49' 32.90"	N028° 33' 25.50"			
416	Cabbage Palm	Sabal palmetto	10	W080° 49' 33.02"	N028° 33' 25.33"			
417	HACKBERRY	Celtis laevigata	11	W080° 49' 33.07"	N028° 33' 25.33"			
418	Red Maple	Acer rubrum	8	W080° 49' 33.08"	N028° 33' 25.40"			
419	Red Maple	Acer rubrum	10	W080° 49' 33.13"	N028° 33' 25.38"			
420	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.20"	N028° 33' 25.36"			
421	HACKBERRY	Celtis laevigata	6	W080° 49' 33.38"	N028° 33' 25.26"			
422	HACKBERRY	Celtis laevigata	12	W080° 49' 33.39"	N028° 33' 25.27"			
423	HACKBERRY	Celtis laevigata	6	W080° 49' 33.30"	N028° 33' 25.43"			

424	American Elm	Ulmus americana	24	W080° 49' 33.34"	N028° 33' 25.53"			
425	Cabbage Palm	Sabal palmetto	11	W080° 49' 33.32"	N028° 33' 25.56"			
426	Red Maple	Acer rubrum	10	W080° 49' 33.30"	N028° 33' 25.59"			
427	American Elm	Ulmus americana	10	W080° 49' 33.25"	N028° 33' 25.65"			
428	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.36"	N028° 33' 25.71"			
429	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.46"	N028° 33' 25.61"			
430	American Elm	Ulmus americana	9	W080° 49' 33.55"	N028° 33' 25.65"			
431	Cabbage Palm	Sabal palmetto	10	W080° 49' 33.60"	N028° 33' 25.74"			
432	American Elm	Ulmus americana	9	W080° 49' 33.51"	N028° 33' 25.92"			
433	Southern Live Oak	Quercus virginiana	12	W080° 49' 33.50"	N028° 33' 25.94"			
434	HACKBERRY	Celtis laevigata	16	W080° 49' 32.91"	N028° 33' 25.79"			
435	HACKBERRY	Celtis laevigata	7	W080° 49' 32.94"	N028° 33' 25.84"			
436	HACKBERRY	Celtis laevigata	11	W080° 49' 32.67"	N028° 33' 26.02"			
437	HACKBERRY	Celtis laevigata	7	W080° 49' 32.93"	N028° 33' 26.10"			
438	Cabbage Palm	Sabal palmetto	10	W080° 49' 32.96"	N028° 33' 26.10"			
439	Cabbage Palm	Sabal palmetto	13	W080° 49' 33.01"	N028° 33' 26.13"			
440	Cabbage Palm	Sabal palmetto	8	W080° 49' 33.06"	N028° 33' 26.11"			
441	American Elm	Ulmus americana	8	W080° 49' 33.10"	N028° 33' 26.18"			
442	Cabbage Palm	Sabal palmetto	15	W080° 49' 33.07"	N028° 33' 25.98"			
443	HACKBERRY	Celtis laevigata	9	W080° 49' 33.09"	N028° 33' 25.88"			
444	Cabbage Palm	Sabal palmetto	11	W080° 49' 33.07"	N028° 33' 25.77"			
445	HACKBERRY	Celtis laevigata	9	W080° 49' 33.34"	N028° 33' 26.07"			
446	American Elm	Ulmus americana	13	W080° 49' 33.36"	N028° 33' 26.11"			
447	American Elm	Ulmus americana	7	W080° 49' 33.45"	N028° 33' 26.18"			
448	HACKBERRY	Celtis laevigata	7	W080° 49' 33.45"	N028° 33' 26.17"			
449	HACKBERRY	Celtis laevigata	12	W080° 49' 33.43"	N028° 33' 26.20"			
450	American Elm	Ulmus americana	11	W080° 49' 33.31"	N028° 33' 26.30"			
451	HACKBERRY	Celtis laevigata	12	W080° 49' 33.06"	N028° 33' 26.29"			
452	Cabbage Palm	Sabal palmetto	15	W080° 49' 33.01"	N028° 33' 26.23"			
453	American Elm	Ulmus americana	17	W080° 49' 33.89"	N028° 33' 25.94"			
454	Cabbage Palm	Sabal palmetto	8	W080° 49' 33.87"	N028° 33' 25.97"			
455	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.98"	N028° 33' 25.97"			
456	American Elm	Ulmus americana	10	W080° 49' 33.89"	N028° 33' 26.07"			
457	American Elm	Ulmus americana	13	W080° 49' 33.85"	N028° 33' 26.04"			
458	American Elm	Ulmus americana	7	W080° 49' 33.78"	N028° 33' 26.03"			
459	Cabbage Palm	Sabal palmetto	8	W080° 49' 33.77"	N028° 33' 26.09"			
460	HACKBERRY	Celtis laevigata	11	W080° 49' 33.57"	N028° 33' 26.09"			
461	HACKBERRY	Celtis laevigata	12	W080° 49' 33.74"	N028° 33' 26.21"			
462	HACKBERRY	Celtis laevigata	8	W080° 49' 33.59"	N028° 33' 26.26"			
463	HACKBERRY	Celtis laevigata	12	W080° 49' 33.53"	N028° 33' 26.35"			
464	HACKBERRY	Celtis laevigata	6	W080° 49' 33.53"	N028° 33' 26.39"			
465	American Elm	Ulmus americana	28	W080° 49' 33.72"	N028° 33' 26.56"			
466	HACKBERRY	Celtis laevigata	7	W080° 49' 33.65"	N028° 33' 26.63"			
467	HACKBERRY	Celtis laevigata	7	W080° 49' 33.55"	N028° 33' 26.66"			
468	HACKBERRY	Celtis laevigata	6	W080° 49' 33.45"	N028° 33' 26.64"			
469	Cabbage Palm	Sabal palmetto	10	W080° 49' 33.36"	N028° 33' 26.48"			
470	American Elm	Ulmus americana	9	W080° 49' 33.35"	N028° 33' 26.49"			
471	American Elm	Ulmus americana	13	W080° 49' 33.36"	N028° 33' 26.50"			
472	American Elm	Ulmus americana	12	W080° 49' 33.35"	N028° 33' 26.52"			
473	American Elm	Ulmus americana	11	W080° 49' 33.33"	N028° 33' 26.57"			
474	HACKBERRY	Celtis laevigata	7	W080° 49' 33.38"	N028° 33' 26.74"			
475	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.36"	N028° 33' 26.74"			
476	American Elm	Ulmus americana	20	W080° 49' 33.84"	N028° 33' 26.93"			
477	Cabbage Palm	Sabal palmetto	13	W080° 49' 33.83"	N028° 33' 26.90"			
478	Red Maple	Acer rubrum	8	W080° 49' 33.88"	N028° 33' 26.50"			
479	Cabbage Palm	Sabal palmetto	14	W080° 49' 33.90"	N028° 33' 26.53"			
480	HACKBERRY	Celtis laevigata	8	W080° 49' 33.96"	N028° 33' 26.55"			
481	American Elm	Ulmus americana	22	W080° 49' 34.08"	N028° 33' 26.78"			
482	HACKBERRY	Celtis laevigata	6	W080° 49' 34.07"	N028° 33' 26.80"			
483	Southern Live Oak	Quercus virginiana	8	W080° 49' 34.19"	N028° 33' 25.89"			
484	Eastern Red Cedar	Juniperus virginiana	20	W080° 49' 33.64"	N028° 33' 25.60"			
485	American Elm	Ulmus americana	6	W080° 49' 33.71"	N028° 33' 25.53"			
486	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.78"	N028° 33' 25.63"			
487	American Elm	Ulmus americana	14	W080° 49' 33.95"	N028° 33' 25.45"			
488	Red Maple	Acer rubrum	14	W080° 49' 33.91"	N028° 33' 25.38"			
489	HACKBERRY	Celtis laevigata	12	W080° 49' 33.91"	N028° 33' 25.35"			
490	HACKBERRY	Celtis laevigata	11	W080° 49' 34.05"	N028° 33' 25.06"			
491	HACKBERRY	Celtis laevigata	12	W080° 49' 34.03"	N028° 33' 25.07"			
492	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.69"	N028° 33' 25.01"			
493	Cabbage Palm	Sabal palmetto	14	W080° 49' 33.69"	N028° 33' 25.21"			
494	HACKBERRY	Celtis laevigata	8	W080° 49' 33.52"	N028° 33' 25.12"			
495	HACKBERRY	Celtis laevigata	6	W080° 49' 33.54"	N028° 33' 25.29"			
496	American Elm	Ulmus americana	11	W080° 49' 33.56"	N028° 33' 25.32"			
497	HACKBERRY	Celtis laevigata	12	W080° 49' 33.40"	N028° 33' 25.26"			
498	Southern Live Oak	Quercus virginiana	24	W080° 49' 33.35"	N028° 33' 25.55"			
499	Southern Live Oak	Quercus virginiana	15	W080° 49' 34.21"	N028° 33' 25.95"			
500	American Elm	Ulmus americana	14	W080° 49' 34.34"	N028° 33' 25.69"			
501	American Elm	Ulmus americana	8	W080° 49' 34.44"	N028° 33' 25.68"			
502	American Elm	Ulmus americana	8	W080° 49' 34.17"	N028° 33' 25.64"			
503	American Elm	Ulmus americana	9	W080° 49' 34.20"	N028° 33' 25.70"			
504	HACKBERRY	Celtis laevigata	10	W080° 49' 34.25"	N028° 33' 25.62"			
505	American Elm	Ulmus americana	11	W080° 49' 34.19"	N028° 33' 25.50"			
506	American Elm	Ulmus americana	14	W080° 49' 34.34"	N028° 33' 25.48"			
507	American Elm	Ulmus americana	9	W080° 49' 34.17"	N028° 33' 25.46"			
508	Cabbage Palm	Sabal palmetto	13	W080° 49' 34.08"	N028° 33' 25.48"			
509	Cabbage Palm	Sabal palmetto	14	W080° 49' 34.18"	N028° 33' 26.37"			
510	Cabbage Palm	Sabal palmetto	11	W080° 49' 34.14"	N028° 33' 26.38"			
511	Cabbage Palm	Sabal palmetto	13	W080° 49' 33.72"	N028° 33' 24.76"			
512	American Elm	Ulmus americana	12	W080° 49' 34.01"	N028° 33' 25.07"			
513	American Elm	Ulmus americana	8	W080° 49' 33.86"	N028° 33' 25.06"			
514	HACKBERRY	Celtis laevigata	12	W080° 49' 33.87"	N028° 33' 24.99"			
515	HACKBERRY	Celtis laevigata	6	W080° 49' 33.90"	N028° 33' 24.98"			
516	HACKBERRY	Celtis laevigata	8	W080° 49' 33.99"	N028° 33' 24.96"			
517	Cabbage Palm	Sabal palmetto	15	W080° 49' 34.06"	N028° 33' 24.89"			
518	HACKBERRY	Celtis laevigata	20	W080° 49' 34.00"	N028° 33' 24.84"			
519	Cabbage Palm	Sabal palmetto	15	W080° 49' 34.42"	N028° 33' 24.75"			
520	American Elm	Ulmus americana	6	W080° 49' 34.18"	N028° 33' 24.64"			
521	Cabbage Palm	Sabal palmetto	24	W080° 49' 33.91"	N028° 33' 24.65"			
522	Cabbage Palm	Sabal palmetto	11	W080° 49' 33.53"	N028° 33' 24.75"			
523	Cabbage Palm	Sabal palmetto	12	W080° 49' 33.33"	N028° 33' 24.71"			
524	HACKBERRY	Celtis laevigata	9	W080° 49' 33.30"	N028° 33' 24.78"			
525	Cabbage Palm	Sabal palmetto	11	W080° 49' 33.25"	N028° 33' 24.83"			
526	HACKBERRY	Celtis laevigata	8	W080° 49' 33.22"	N028° 33' 24.86"			
527	HACKBERRY	Celtis laevigata	11	W080° 49' 33.23"	N028° 33' 24.53"			
528	Cabbage Palm	Sabal palmetto	10	W080° 49' 33.12"	N028° 33' 24.52"			
529	HACKBERRY	Celtis laevigata	7	W080° 49' 33.19"	N028° 33' 24.47"			
530	Cabbage Palm	Sabal palmetto	14	W080° 49' 33.28"	N028° 33' 24.40"			

ABBREVIATIONS / LEGEND

±	MORE OR LESS	CM...	4"x4" CONCRETE MONUMENT (AS NOTED)	▽	GAS LINE MARKER	BM	BENCHMARK
AC	AIR CONDITIONING	IRC...	IRON ROD & CAP (AS NOTED)	⊗	GAS METER	W1	WETLAND FLAG
ALTA	AMERICAN LAND TITLE ASSOCIATION	IRL...	IRON ROD (NO ID)	⊗	GAS VALVE	BN	BORING ID NUMBER
ADA	AMERICAN DISABILITY ACT	NSD...	NAIL & DISK (AS NOTED)	⊗	REUSE BACKFLOW PREVENTER	BE	BORING ELEVATION
BFE	BASE FLOOD ELEVATION	N&W...	NAIL & WASHER (AS NOTED)	⊗	REUSE SERVICE STUB	ES	EXISTING SOFT ELEVATION
BLDG	BUILDING	IPC...	IRON PIPE & CAP (AS NOTED)	▽	REUSE WATER METER	EH	EXISTING HARD ELEVATION
BTM	BOTTOM	IP...	IRON PIPE (NO ID)	⊗	REUSE WATER VALVE		
(C)	CALCULATED	MP...	METAL PIPE (AS NOTED)	⊗	GREASE TRAP MANHOLE		
CA	CENTRAL ANGLE	PKD...	PARKER-KALON MAGNETIC NAIL & DISK (AS NOTED)	⊗	CLEANOUT		
CH	CHORD LENGTH	SPK...	RAILROAD SPIKE (NO ID)	⊗	SANITARY SEWER MANHOLE		
CHB	CHORD BEARING	NAIL...	NAIL IN PAVEMENT (NO ID)	⊗	SANITARY SEWER VALVE		
CMP	CORRUGATED METAL PIPE	X-CUT...	SURVEYOR'S X-CUT	⊗	FIBER OPTIC CABLE MARKER		
CPP	CORRUGATED PLASTIC PIPE			⊗	FIBER OPTIC PEDESTAL		
CONC	CONCRETE			⊗	TELECOM BOX		
CR	COUNTY ROAD			⊗	TELECOM MANHOLE		
(D)	DESCRIPTION OR DEED			⊗	TELECOM LINE MARKER		
DIP	DUCTILE IRON PIPE			⊗	TELECOM PEDESTAL		
FD	FOUND			⊗	CABLE TV PEDESTAL		
EL	ELEVATION			⊗	BACTERIOLOGICAL SAMPLE POINT		
EOP	EDGE OF PAVEMENT			⊗	END-CAP		
ERCP	ELLIPITICAL REINFORCED CONCRETE PIPE			⊗	11" BEND		
ESMT	EASEMENT			⊗	22" BEND		
FAC	FLORIDA ADMINISTRATIVE CODE			⊗	45" BEND		
FECP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION			⊗	90" BEND		
FNDR	FLORIDA DEPARTMENT OF NATURAL RESOURCES			⊗	TEE		
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION			⊗	CROSS		
FEE	FINISH FLOOR ELEVATION			⊗	HOSE BIB		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY			⊗	BLOW-OFF VALVE		
FIRM	FLOOD INSURANCE RATE MAP			⊗	BACKFLOW PREVENTER		
FL	FLORIDA			⊗	DOUBLE DETECTOR CHECK VALVE		
FP&L	FLORIDA POWER & LIGHT			⊗	FIRE DEPARTMENT CONNECTION		
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM			⊗	FIRE HYDRANT		
HDPE	HIGH DENSITY POLYETHYLENE PIPE			⊗	POST INDICATOR VALVE		
ID	IDENTIFICATION			⊗	REDUCER		
INV	INVERT ELEVATION			⊗	WATER METER		
L	LENGTH			⊗	WATER SERVICE STUB		
LB	LICENSED BUSINESS			⊗	WATER VALVE		
LC	LICENSED CORPORATION			⊗	WELL		
LF	LINEAL FEET			⊗	AIR RELEASE VALVE		
L.C.	LIMITED LIABILITY COMPANY			⊗	UNKNOWN MANHOLE		
LS	LICENSED SURVEYOR			⊗	UNKNOWN UTILITY PEDESTAL		
(M)	FIELD MEASURED			⊗	UTILITY VAULT (AS NOTED)		
MB	MAP BOOK			⊗			
MES	MITERED-END SECTION			⊗			
MPH	MILES PER HOUR			⊗			
NAD83	NORTH AMERICAN DATUM OF 1983			⊗			
NAVDS8	NORTH AMERICAN VERTICAL DATUM OF 1988			⊗			
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929			⊗			
No.	NUMBER			⊗			
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS			⊗			
ORB	OFFICIAL RECORD BOOK			⊗			
(P)	REFERS TO PLAT OF RECORD			⊗			
PC	POINT OF CURVE			⊗			
PCC	POINT OF COMPOUND CURVE			⊗			
PCP	PERMANENT CONTROL POINT			⊗			
PG(S)	PAGE(S)			⊗			
PRC	POINT ON CURVE			⊗			
PRC	POINT OF REVERSE CURVE			⊗			
PRM	PERMANENT REFERENCE MONUMENT			⊗			
PSM	PROFESSIONAL SURVEYOR AND MAPPER			⊗			
PT	POINT OF TANGENCY			⊗			
PVC	POLYVINYL CHLORIDE			⊗			
R	RADIUS			⊗			
RCP	REINFORCED CONCRETE PIPE			⊗			
RLS	REGISTERED LAND SURVEYOR			⊗			
R/W	RIGHT-OF-WAY			⊗			
SF	SQUARE FEET			⊗			
SR	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT			⊗			
SR	STATE ROAD			⊗			
STY	STORY			⊗			
SP	STATE PLANE			⊗			
TELECOM	TELECOMMUNICATIONS			⊗			
TYP	TYPICAL			⊗			
US	UNITED STATES			⊗			
USACOE	UNITED STATES ARMY CORP OF ENGINEERS			⊗			
VCP	VITRIFIED CLAY PIPE			⊗			

TREE LEGEND

SIZE DENOTED IN SYMBOL	
ASH	ASH
BAY	BAY
CAMPHOR	CAMPHOR
CEDAR	CEDAR
CHINABERRY	CHINABERRY
CHERRY	CHERRY
CITRUS	CITRUS
CYPRESS	CYPRESS
ELM	ELM
SWEETGUM	SWEETGUM
HACKBERRY	HACKBERRY
HICKORY	HICKORY
HOLLY	HOLLY
JUNIPER	JUNIPER
MAGNOLIA	MAGNOLIA
MAPLE	MAPLE
MYRTLE	MYRTLE
OAK	OAK
LAUREL OAK	LAUREL OAK
LIVE OAK	LIVE OAK
PALM	PALM
PINE	PINE
SYCAMORE	SYCAMORE
MISC. 1	MISC. 1
MISC. 2	MISC. 2
MISC. 3	MISC. 3
UNKNOWN	UNKNOWN
⌀	DENOTES SIZE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1296.0 FEET EAST AND 25.0 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, SAID POINT BEING ON THE CENTER LINE OF A DRAINAGE DITCH, FROM THENCE 00 DEGREES 00 EAST ALONG FENCE LINE 800.0 FEET TO A POST; THENCE SOUTHERLY ALONG A FENCE 485.0 FEET TO A POST; THENCE AT RIGHT ANGLES WESTERLY 900.0 FEET TO THE CENTER OF THE AFORESAID DITCH; THENCE NORTHERLY MEANDERING AFORESAID DITCH 501.0 FEET TO THE POINT OF BEGINNING; SAID TRACT BEING A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, SUBJECT TO ROAD RIGHT OF WAY OF S.R. NO. 50.

TOGETHER WITH NON-EXCLUSIVE RIGHTS OF INGRESS/IEGRESS AND UTILITIES AS RESERVED IN WARRANTY DEED RECORDED IN O.R. BOOK 4154, PAGE 2397, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LESS AND EXCEPT:

LANDS LYING IN THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4 OF SECTION 22 AND RUN WEST ALONG SAID NORTH LINE A DISTANCE OF 490.37 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF 2ND AVENUE (A 30 FOOT WIDE VACATED ROAD RIGHT OF WAY), THENCE SOUTH 00 DEGREES 20 MINUTES 37 SECONDS EAST ALONG SAID EXTENSION A DISTANCE OF 57.0 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50, THENCE SOUTH 00 DEGREES 20 MINUTES 37 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 457.0 FEET, THENCE WEST A DISTANCE OF 10.0 (TEN) FEET, THENCE NORTH 00 DEGREES 20 MINUTES 37 SECONDS WEST A DISTANCE OF 457.0 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF S.R. NO. 50, THENCE EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.0 (TEN) FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

THAT PART, IF ANY, LYING WEST OF THE EAST BOUNDARY OF HIGHLANDS UNIT 1 - REPLAT IN PLAT BOOK 20, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

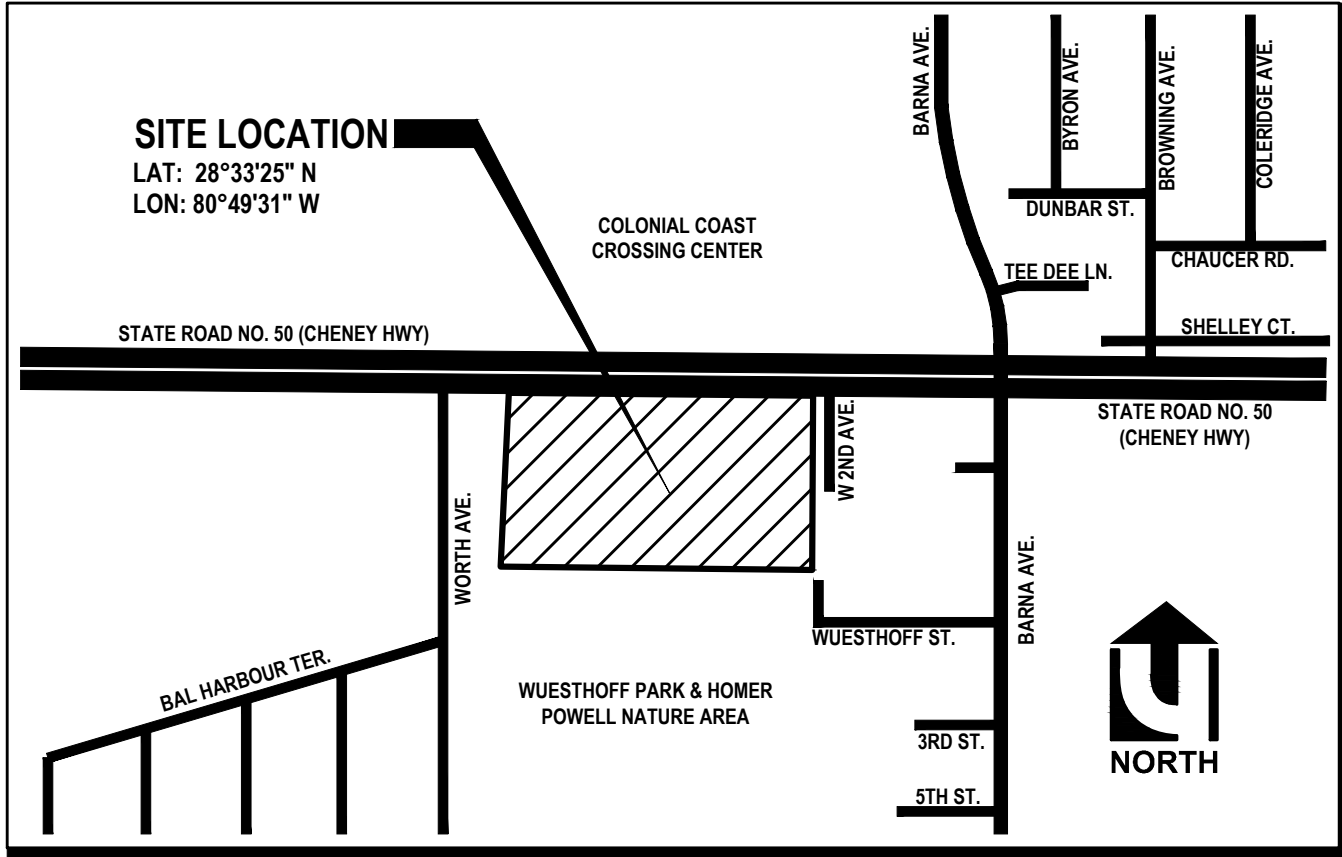
RIGHT-OF-WAY OF HIGHWAY STATE ROAD NO. 50.

SURVEYOR'S DESCRIPTION:

LANDS LYING IN THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK E, HIGHLANDS UNIT 1 - REPLAT, AS RECORDED IN PLAT BOOK 20, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD No. 50 (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE RUN S 89°22'29" E FOR A DISTANCE OF 210.57 FEET TO A POINT ON THE EASTERLY LINE OF SAID HIGHLANDS UNIT 1 - REPLAT, SAID POINT ALSO BEING A POINT OF BEGINNING; THENCE N 02°41'39" E FOR A DISTANCE OF 3.00 FEET; THENCE S 89°28'29" E FOR A DISTANCE OF 791.63 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00°12'48" W FOR A DISTANCE 453.06 FEET; THENCE N 89°28'53" W FOR A DISTANCE OF 811.26 FEET TO A POINT ON THE EASTERLY LINE OF SAID HIGHLANDS UNIT 1 - REPLAT; THENCE N 02°41'48" E ALONG THE EASTERLY LINE OF HIGHLAND UNIT 1 - REPLAT, FOR A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 8.332± ACRES MORE OR LESS.



LOCATION MAP

SCALE 1" = 500'

ALTA / NSPS SPECIFICATIONS:

MINIMUM REQUIREMENTS AS REQUESTED BY CLIENT

TABLE A	
ITEM #	SURVEYOR'S COMMENTS
1	SURVEY MONUMENTS AS LOCATED OR SET SHOWN ON MAP
2	SEE TITLE BLOCK FOR CURRENT ADDRESS
3	FLOOD ZONE INFORMATION (SEE GENERAL NOTE 4)
4	PROJECT AREAS SHOWN ON MAP
5	AS SHOWN ON MAP (SEE NOTE 6 FOR BENCHMARK REFERENCE)
7(a)	DIMENSIONS OF EXISTING BUILDING(S) AS SHOWN ON MAP
7(b)(1)	AREA OF EXTERIOR FOOTPRINT OF EXISTING BUILDING(S) AS SHOWN ON MAP
8	SUBSTANTIAL FEATURE OBSERVED AS SHOWN ON MAP
9	NO STRIPING EXISTS ON-SITE
11	VISIBLE UTILITIES AS SHOWN ON MAP (SEE LIMITATIONS NOTE "F")
13	TAX PARCEL INFORMATION AS SHOWN ON MAP (SEE LIMITATIONS NOTE "D")
16	NO OBSERVED EVIDENCE OF RECENT EARTHWORK ON-SITE

GENERAL NOTES AND SURVEY REPORT:

- BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK, A TOPCON GNSS NETWORK. AS A REFERENCE FOR THIS SURVEY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No.50 HAVING A BEARING OF (S 89°28'29" E).
- LEGAL DESCRIPTION PER TITLE COMMITMENT
- MEASURED DIMENSIONS ARE DENOTED (M), WHEN DIFFERS FROM RECORDED/DESCRIBED DIMENSIONS. DIMENSIONS INDICATED HEREON ARE IN U.S. STANDARD FEET AND DECIMAL PART THEREOF, UNLESS OTHERWISE NOTED HEREON.
- FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 120909C0215G, COMMUNITY: BREVARD COUNTY, DATED: MARCH 17, 2014. THE PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AND ZONE "A" NO BASE FLOOD ELEVATIONS ARE DETERMINED
- ACCURACY STATEMENT: THE EXPECTED ACCURACY OF THE CONTROL TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY IS COMMERCIAL. THE CLOSURE OF THE TRAVERSE FOR THIS PROJECT EXCEEDS 1:10,000.
- VERTICAL DATA SOURCES: VERTICAL REFERENCE NGS BENCHMARK, DESIGNATION V 412, PID: AK7413 - PUBLISHED ELEVATION 37.72 FEET NAVD88.
- MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, TOPCON FC500 & FC6000 DATA COLLECTORS USING MAGNET SOFTWARE, PAL-2 LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
- THE "ADDITIONAL EXCEPTION" SHOWN IN THE SOUTHWEST CORNER AND ADDED TO THE LEGAL DESCRIPTION IS TO ACCOUNT FOR PART OF THE LAND THAT LIES WITHIN THE HIGHLANDS UNIT 1 - REPLAT, PLAT BOOK 20, PAGE 29.
- LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
 - SUN VALLEY SUBDIVISION - PB 11, PG 29
 - HIGHLANDS UNIT 1 REPLAT - MB 20, PG 29
 - BOUNDARY SURVEY PERFORMED BY: HOLLEY & ASSOCIATES, INC. - DATED: JULY 23, 2021 - FILE #36808
 - BOUNDARY SURVEY PERFORMED BY: A1A SURVEYING, INC. - DATED: NOVEMBER 29, 2020 - FILE #20-0854
 - BOUNDARY SURVEY PERFORMED BY: CANAVERAL ENGINEERING GROUP - DATED: MARCH 25, 2003 - FILE #223528-03-A-1

- ALL INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR PER TITLE COMMITMENT AS SHOWN HEREON. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
- IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.
- THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY.
- TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISER'S INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.
- SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
 - WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 6" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE. SEE AN ARBORIST.
 - JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGS/MARKS BY BIOLOGIST / ENVIRONMENTALIST. AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER
 - GEOTECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.
- AS-BUILT / RECORD SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
 - WHEN UNDERGROUND UTILITIES, SUCH AS UNDERGROUND CABLES, GAS MAINS, WATER MAINS, SANITARY SEWER SYSTEMS AND STORM COLLECTIONS SYSTEMS ARE SHOWN. THE LIMITS OF THIS SURVEY INCLUDE VISIBLE STRUCTURES / IMPROVEMENTS IN COMBINATION WITH AS-BUILT / RECORD DRAWINGS SUPPLIED BY OTHERS.
 - WHEN THE PERCENTAGE OF SLOPES ARE SHOWN IT IS BASED ON THE INVERTS BETWEEN VISIBLE STRUCTURES. THIS SURVEY DOES NOT INCLUDE VIDEO PIPELINE INSPECTIONS. VERIFICATION OF LINE OF SITE HAS NOT BEEN VERIFIED. THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONALS PROVIDING SERVICE OF THAT SPECIALTY.
 - THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONAL PROVIDING SERVICE OF THAT SPECIALTY.
- TOPOGRAPHIC SURVEY:
 - CONTOURS ARE ON ONE FOOT INTERVALS. INTERPOLATED BETWEEN 100 FOOT GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.
 - OFF-SITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENT'S AGENT, BEING AN ARCHITECT OR ENGINEER.
- "AFFECT" AS USED HEREON REFERS TO AN ITEM BEING LOCATED ON OR INCLUDES THE SUBJECT PARCEL. "DOES NOT AFFECT" AS USED HEREON REFERS TO THE ITEM BEING LOCATED OFF THE SUBJECT PARCEL. ANY OTHER USE OF THE ABOVE TERMINOLOGY IS A MATTER OF LAW AND OUTSIDE THE EXPERTISE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
 - AFFECTS THE PROPERTY AND IS DEPICTED ON THE SURVEY
 - AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE
 - DOES NOT AFFECT THE PROPERTY
 - IS NOT A SURVEY MATTER
 - DOCUMENTATION NOT PROVIDED TO SURVEYOR

SURVEYOR'S CERTIFICATION:

CERTIFIED FOR THE EXCLUSIVE USE OF AS FOLLOWS:

ROCK TITUSVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
MAYNARD NEXSEN PC
FAIRWINDS CREDIT UNION, ISAOA, ATIMA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 9, 11, 13 AND 16 OF TABLE "A" THEREOF.

DATE OF FIELD WORK: 02/21/2024

THIS ITEM HAS BEEN SIGNED AND SEALED ON THE DATE AND TIME AS SHOWN HEREON; NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; FLORIDA ADMINISTRATIVE CODE 5J-17.062

Michael E. Awad
Digitally signed by Michael E. Awad
Date: 2024.05.07 14:25:51 -04'00'

BY: MICHAEL E. AWAD, PSM No. 5574 DATE: 04/17/2024

FIRST AMERICAN LAND TITLE INSURANCE COMPANY:

COMMITMENT No. 7222-6337402 COMMITMENT DATE: MARCH 29, 2024 @ 8:00 AM

EXCEPTIONS OF SCHEDULE B - SECTION 2			
ITEM #	GENERAL DESCRIPTION	RECORD DOCUMENT PROVIDED	COMMENTS (SEE LIMITATIONS NOTE "H")
1-8	STANDARD EXCEPTIONS	--	INTENTIONALLY OMITTED (H-4)
9	RESERVATIONS UNTO THE STATE OF FLORIDA	DB 252, PG 398; ORB 4179, PG 1406	INCLUDES SUBJECT PROPERTY (H-1)
10	EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, AND EGRESS AND EGRESS	ORB 4154, PG 2397	INCLUDES SUBJECT PROPERTY (H-1) LOCATED OFFSITE AND TO THE EAST OF SUBJECT PROPERTY
11	CONSERVATION EASEMENT RECORDED MAY 28, 2010	ORB 6175, PG 2644, ORB 9794, PG 1844	INCLUDES SUBJECT PROPERTY (H-1)
12	TERMS AND CONDITIONS OF ANY UNRECORDED LEASES	--	INTENTIONALLY OMITTED (H-4)
13	EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY	ORB 2015, PG 76	INCLUDES SUBJECT PROPERTY (H-1)
14	INTENTIONALLY DELETED	--	--
15	UNRECORDED LEASE FOR BILLBOARD WITH RIGHTS OF INGRESS AND EGRESS	--	INTENTIONALLY OMITTED (H-4)
16	SURVEY PREPARED BY UPHAM INC.	--	INCLUDES SUBJECT PROPERTY (H-1)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL E. AWAD, PSM ON THE DATE AND TIME STAMP, AS SHOWN HEREON, USING AN ELECTRONIC SIGNATURE. THIS ELECTRONIC SIGNATURE AND SEAL ARE IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.06 (D) EFFECTIVE DATE: JULY 15, 2018

AN ELECTRONIC SIGNATURE IS A DIGITAL AUTHENTICATION PROCESS ATTACHED TO OR LOGICALLY ASSOCIATED WITH AN ELECTRONIC DOCUMENT AND SHALL CARRY THE SAME WEIGHT, AUTHORITY AND EFFECT AS AN ORIGINAL SIGNATURE AND SEAL. THE ELECTRONIC SIGNATURE, WHICH CAN BE GENERATED BY USING EITHER PUBLIC KEY INFRASTRUCTURE OR SIGNATURE DYNAMICS TECHNOLOGY, MUST BE AS FOLLOWS:

(A) UNIQUE TO THE PERSON USING IT
(B) CAPABLE OF VERIFICATION
(C) UNDER THE SOLE CONTROL OF THE PERSON USING IT
(D) LINKED TO A DOCUMENT IN SUCH MANNER THAT THE ELECTRONIC SIGNATURE IS INVALIDATED IF ANY DATA IN THE DOCUMENT IS CHANGED.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE & SEAL MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

UPHAM INC.
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 000337

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SEE CERTIFICATION FOR
SURVEYOR SIGNATURE

SURVEY
REPORT

THIS REPORT IS NEITHER FULL
NOR COMPLETE WITHOUT THE MAP

TYPE OF SURVEY:
ALTA / NSPS LAND
TITLE SURVEY
MAP SUBJECT:
PARCEL ID: 22-15-28-00-250
ADDRESS:
2035 CHENEY HWY (SR 50)
TITUSVILLE, FLORIDA

LOCATION No: 22-35-28
PROJECT No: 230616
FIELD WORK BY: JGP
DATE: 02/21/2024
OFFICE WORK BY: JAE, JRS
DATE: 04/17/2024
FIELD BOOK & PG: ## - ##
SCALE: AS SHOWN
SHEET NUMBER:

SU-5

SHEET 5 OF 5

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- SITE NOTES:
- 1) TRACT IS ZONED: CC COMMUNITY COMMERCIAL.
 - 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).

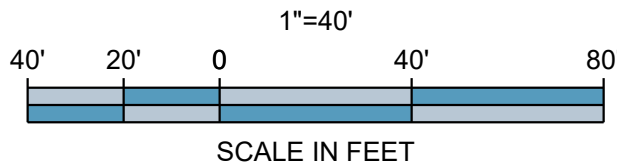
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 9) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ENGINEERING DEPARTMENT.
- 10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC.
- 12) 24 HOUR CONTACT: AUBREY SHARP - (813) 549-3250.
- 13) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE

MATERIALS:

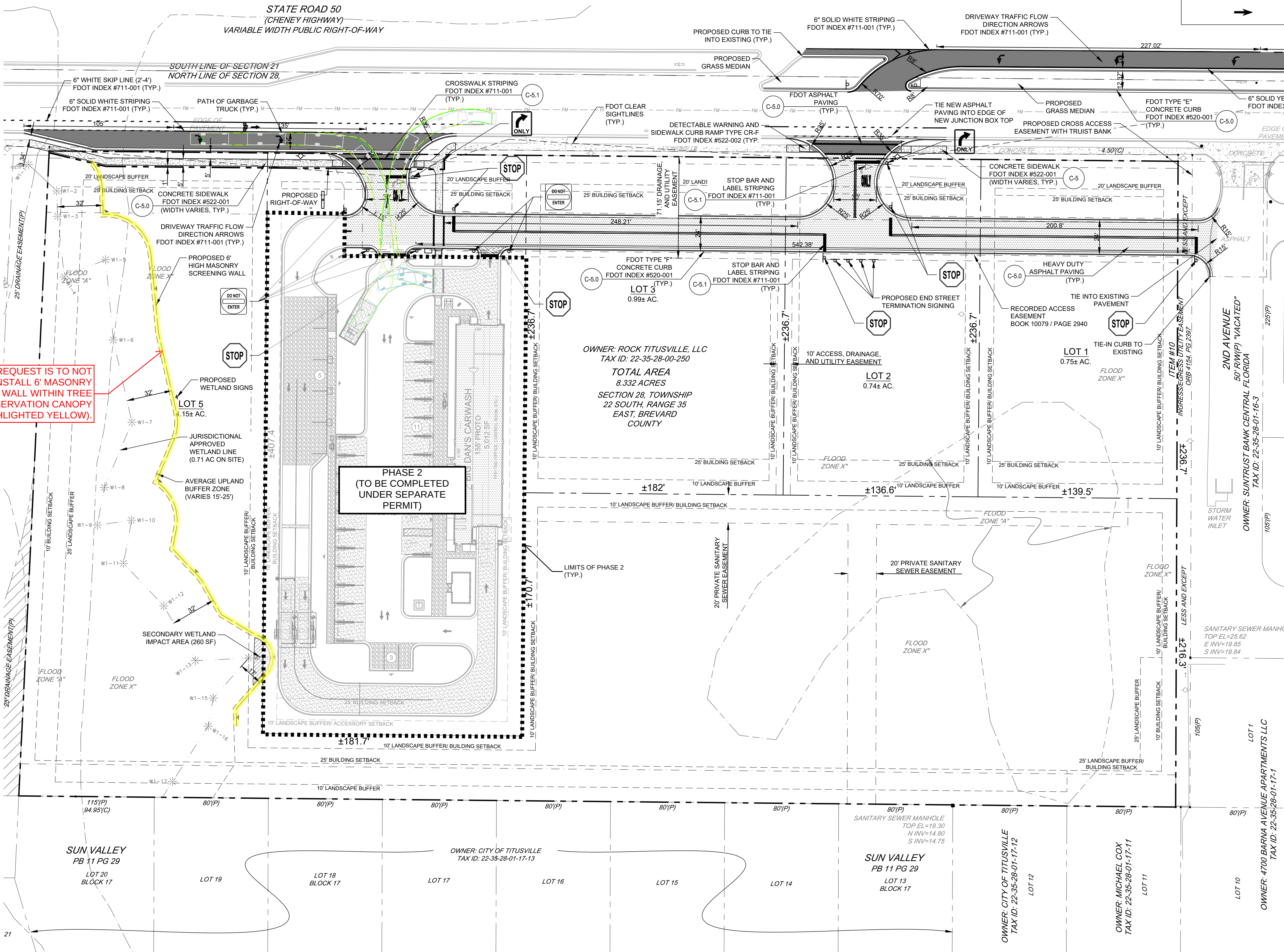
- 14) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE REPORT BY THE PROJECT GEOTECHNICAL ENGINEER, SAME, LLC DATED 06/20/2024. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 15) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT ROADWAYS.
- 16) IN HEAVY DUTY PAVEMENT AREAS G.A.B. SHALL EXTEND UNDER THE CURB TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.
- 17) IN AREAS WHERE EXISTING CURB AND GUTTER OR SIDEWALK IS REMOVED, IT MUST BE REPLACED JOINT-TO-JOINT.
- 18) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 19) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND

- CONCRETE SIDEWALK PAVING
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- FDOT STANDARD PAVEMENT
- PERVIOUS PAVEMENT
- PROPOSED BUILDING (SEE ARCH. PLANS FOR DETAILS)
- PROPERTY LINE
- TRAFFIC SIGN
- TRAFFIC ARROWS (THERMOPLASTIC ONLY) (FDOT INDEX #711-001)



VARIANCE REQUEST IS TO NOT INSTALL 6" MASONRY SCREENING WALL WITHIN TREE PRESERVATION CANOPY (HIGHLIGHTED YELLOW).



SITE DATA

PARCEL ID #:	22-35-28-00-250
SITE ADDRESS:	2035 CHENEY HIGHWAY, TITUSVILLE, FL 32780
OWNER:	ROCK PROPERTIES, LLC
MASTER DEVELOPER:	ROCK PROPERTIES, LLC
MUNICIPALITY:	CITY OF TITUSVILLE
PROPOSED USE:	MULTI-USE, CAR WASH
PLANNING / ZONING DATA	
CURRENT ZONING:	COMMUNITY COMMERCIAL (CC)
PROPOSED ZONING:	COMMUNITY COMMERCIAL (CC)
ADJACENT ZONING:	PUBLIC RW, CC, R-3, OR, OP, R-1B
FUTURE LAND USE:	COMMERCIAL-HIGH INTENSITY
ADJACENT FUTURE LAND USE:	COMMERCIAL-HIGH INTENSITY, MEDIUM DENSITY RESIDENTIAL
REQUIRED SETBACKS:	FRONT: 25'; SIDE: 10'; REAR: 25'
REQUIRED LANDSCAPE BUFFER:	N: 10'; E: 10'; S: 10'; W: 7'

AREA CALCULATIONS

OVERALL SITE AREA:	362,949 SF	8.33 AC
LOT 1 AREA:	32,859 SF	0.75 AC
LOT 1 MAXIMUM IMPERVIOUS:	17,939 SF	0.41 AC
LOT 2 AREA:	32,340 SF	0.74 AC
LOT 2 MAXIMUM IMPERVIOUS:	14,383 SF	0.33 AC
LOT 3 AREA:	43,081 SF	0.99 AC
LOT 3 MAXIMUM IMPERVIOUS:	20,489 SF	0.47 AC
LOT 4 AREA:	74,003 SF	1.70 AC
LOT 4 MAXIMUM IMPERVIOUS:	42,237 SF	0.97 AC
LOT 5 AREA:	180,865 SF	4.15 AC
LOT 5 MAXIMUM IMPERVIOUS:	1,000 SF	0.02 AC

EXISTING OVERALL IMPERVIOUS (NON-BLDG):	2,667 SF	0.06 AC
EXISTING OVERALL BUILDING:	1,889 SF	0.04 AC
EXISTING OVERALL SEMI-IMPERVIOUS (GRAVEL):	10,131 SF	0.23 AC
EXISTING OVERALL PERVIOUS:	348,262 SF	7.99 AC
EXISTING OVERALL WETLANDS:	30,811 SF	0.71 AC

PROPOSED OVERALL IMPERVIOUS (NON-BLDG):	48,223 SF	1.11 AC
PROPOSED OVERALL BUILDING:	5,012 SF	0.12 AC
PROPOSED OVERALL PERVIOUS CONCRETE:	7,850 SF	0.18 AC
PROPOSED OVERALL PERVIOUS:	301,864 SF	6.93 AC
PROPOSED SECONDARY WETLAND IMPACT:	260 SF	0.01 AC

FEMA FLOOD DATA

FLOOD ZONE:	X / A
FIRM MAP #:	12009C 0215 G
EFFECTIVE DATE:	3/17/2014

- NOTES:
1. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
 2. REMOVAL OF SOIL FROM A DEVELOPMENT SITE WITHIN THE AREA OF CRITICAL CONCERN SHALL BE PROHIBITED UNLESS OTHERWISE APPROVED BY THE ADMINISTRATOR. IMPORTING CLEAN FILL ON A SITE FOR THE PURPOSE OF CREATING ADDITIONAL RECHARGE SHALL BE ENCOURAGED.
 3. ALL LIGHTING SHOULD MEET ILLUMINATION ENGINEERING SOCIETY MINIMUM STANDARDS.
 4. ALL LIGHTING SHOULD BE DESIGNED TO AVOID LIGHT TRESPASS AND GLARE.
 5. CONSIDER PROBABLE HIDING OR OBSCURATION AREAS WHERE ILLEGITIMATE USERS MAY PREY ON INDIVIDUALS.
 6. AS A CONDITION OF APPROVAL OF THE PROPOSED SITE AND LANDSCAPE PLAN, THE REQUIRED TREE CANOPY THAT IS BEING PRESERVED DURING THE DEVELOPMENT OF TITUSVILLE COMMONS SHALL BE PERMANENTLY PROTECTED. SEE THE TREE MITIGATION PLAN ON TP-1.0 AND TP-1.1 FOR THE LOCATION OF THE PRESERVED CANOPY.

ENGINEER:

FORESITE
group

FL CA 26115
ForeSite Group, LLC
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610
D/B/A ForeSite Consulting Group of Florida, LLC

o | 813.549.3250
f | 813.621.3580
w | www.foresitegroup.net

DEVELOPER:

ROCK TITUSVILLE, LLC,
145 LINCOLN AVENUE, STE. B
WINTER PARK, FL 32789

CONTACT: GREG ZUCKERMAN

TITUSVILLE COMMONS

2035 CHENEY HWY (SR 50)
TITUSVILLE, FL 32780
SECTION 22 TOWNSHIP 35 RANGE 28
PARCEL #22-35-28-00-250

PROJECT:

SEAL:

REVISIONS	DATE
1. TITUSVILLE/FDOT/SRWMD COMMENTS #1	2024-05-10
2. TITUSVILLE/FDOT/SRWMD COMMENTS #2	2024-06-12
3. FDOT COMMENTS #3	2024-07-31
4. FDOT/TITUSVILLE COMMENTS #4	2024-09-03
5. TITUSVILLE COMMENTS #3	2024-11-12

PROJECT MANAGER:	AJS
DRAWING BY:	NMK
JURISDICTION:	TITUSVILLE, FL
DATE:	2024-02-16
TITLE:	

SHEET NUMBER:

C-2.0

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2145.001





Pediatric Dental

2095

03/05/2026 15:19



02/11/2026 13:53



03/05/2026 15:06



03/05/2026 15:13

Sec. 28-108. Car wash.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B		R-1C		R-2	R-3	RMH-1			RMH-2		RHP		
HM	T	NC	CC		RC		OP	M-1	M-2			M-3		PID		
	L		L		L			L	L			L				
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN	
			D	U	M	C			100	200	300	400	500			
				L	L						C	C	L			

(b) *Definition.* "Car wash:" A structure or portion thereof, containing facilities for washing automobiles. This activity may consist of using production line method with a conveyor, blower, or other mechanical devices and may employ some hand labor. This activity may also include automated or semi-automated methods for washing, cleaning, polishing, or waxing of automobiles whether or not employing a chain conveyor, blower, steam-cleaning or similar mechanical devices.

- (1) *Self-service car wash:* A car wash where equipment and/or facilities are provided for the self-service cleaning and/or washing of automobiles solely by the customer.
- (2) *Full service car wash:* A car wash where equipment and/or facilities and employees are providing fully automated exterior and interior washing and cleaning service for automobiles.
- (3) *Automatic exterior drive thru car wash:* A self-service car wash where only exterior cleaning and/or washing services are provided on a drive thru or roll over basis by the customer in which power driven or steam cleaning machinery is used to clean and/or wash automobiles.

(c) *Standards for permitted uses with limitations.*

- (1) Self-service car washes shall be limited to the following activities:
 - a. Self-service washing and drying of automobiles.
 - b. Self-service waxing, polishing and vacuuming of automobiles.
 - c. No equipment shall be permitted except as necessary to permit self-service car washes or drying directly and solely by the customer.
- (2) Full service car wash facility shall be limited to the following activities:
 - a. Fully automated and/or manual washing, waxing, polishing, drying of automobiles by employees.
 - b. Fully automated or manual vacuuming and cleaning of the interior of automobiles by employees.
- (3) Automatic exterior drive thru car wash shall be limited to the following activities:
 - a. Fully automated self-service exterior cleaning and/or washing services provided on a drive thru roll over basis solely by the customer in which power drive or steam cleaning machinery is used to clean and/or wash automobiles and other motor vehicles.
 - b. This use may be allowed as an accessory activity to a gas station, convenience store with gas pumps, or automotive dealership by obtaining a conditional use permit.

(4) General design criteria:

- a. In zoning districts that list this use as a permitted use, said facility shall be required to proceed through conditional use permit approval process if any portion of the site abuts any residential zoning district or use. The conditional use permit process may be waived subject to a twenty-five-foot-wide landscape buffer being provided adjacent to the abutting residential zoning district or use. No development, circulation, parking or any car wash activity may be permitted in this buffer area.
- b. Said facility shall be required to proceed through conditional use permit approval process if the site is not fronting and have all ingress/egress from a principal or minor arterial roadway.
- c. In no case shall such a use be permitted or have ingress/egress on a roadway classification under major collector.
- d. There shall be no outside storage or display of goods offered for sale.
- e. All washing and waxing of automobiles shall be within a completely enclosed building, except for entrance and exit. Vacuuming and drying of automobiles may be outside the building but shall not encroach upon any setback and/or buffer areas.
- f. The above-mentioned entrance and exit shall not face any abutting property zoned for residential uses.
- g. All of the area of the site to be utilized by the washing, waxing, drying and vacuuming operation including all ingress and egress areas shall be paved with concrete, asphalt or asphalt concrete.
- h. A six-foot high masonry screening wall shall be required where the site abuts a residential zoning district or use.

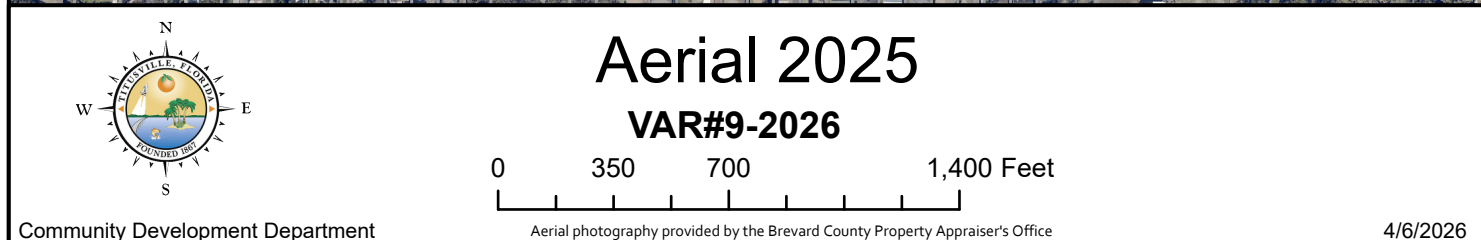
(5) Landscaping (the following landscaping regulation in addition to those required by Chapter 30 of these [Land Development] Regulations shall be required to be met):

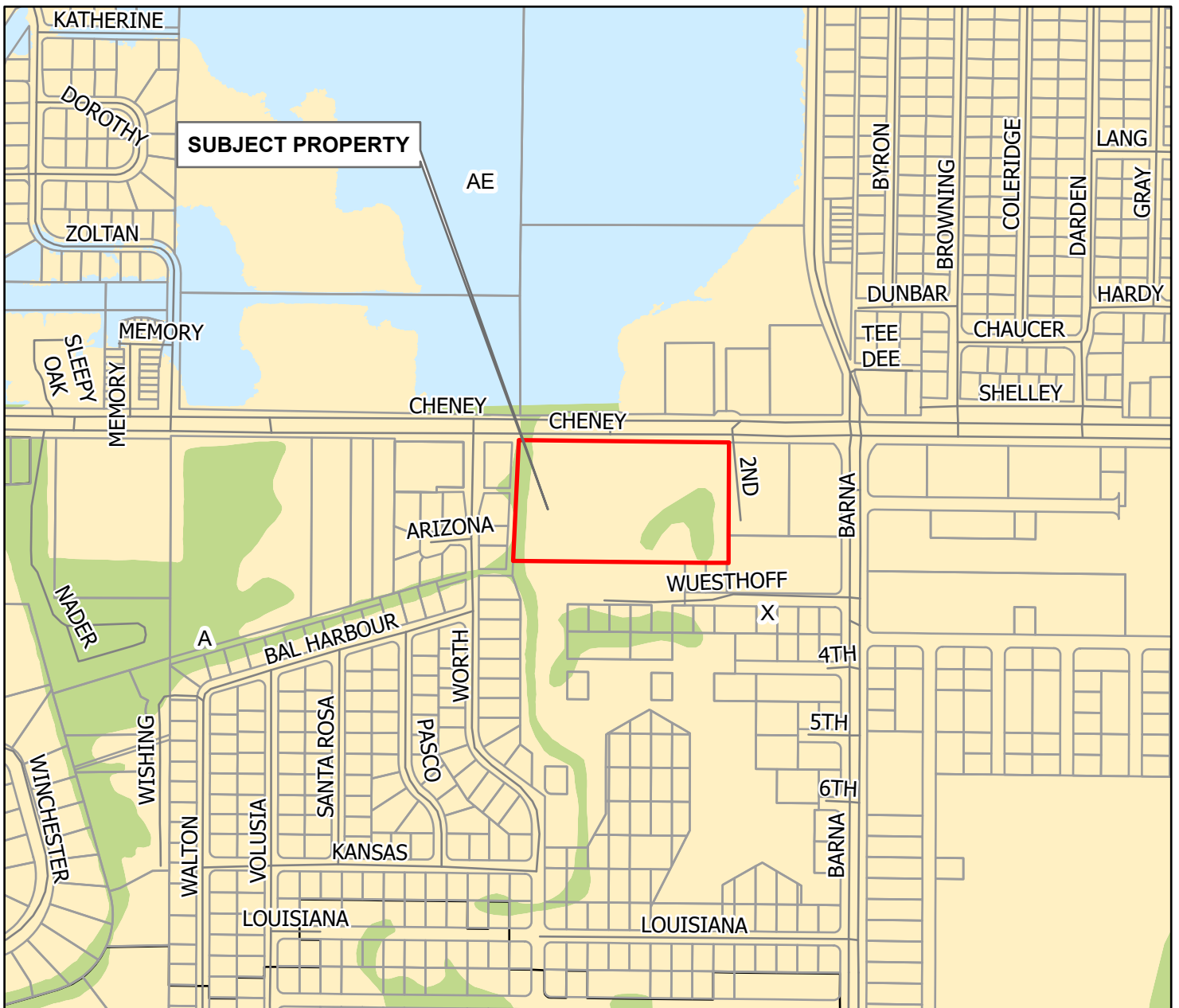
- a. Landscaping areas shall comprise not less than twenty (20) percent of the area of the entire site.
- b. Any required buffer area from a residential zoning district shall not be used to meet the required twenty (20) percent landscape area.
- c. In the Downtown Mixed-Use (DMU) zoning district, the Urban Design Manual shall regulate landscaping.

(6) Access/circulation/parking:

- a. Self-service car wash: A minimum off-street stacking space/area to accommodate two (2) waiting automobiles (minimum forty (40) linear feet of stacking space/area) shall be provided per wash bay.
- b. Full service car wash facility: A minimum off-street stacking space/area to accommodate fifteen (15) waiting automobiles (minimum three hundred (300) linear feet of stacking space/area) shall be required per wash bay. A minimum of one (1) off-street parking space shall be provided for each employee on the largest shift.
- c. Automatic exterior drive thru car wash: A minimum off-street stacking space/area to accommodate five (5) waiting automobiles (minimum 100 linear feet of stacking space/area) shall be required per wash bay.
- d. The off-street stacking space/area shall not conflict with or interfere with on-site circulation patterns.

-
- e. When the service is offered for on-site final manual drying separate from the wash bay, said area shall be capable of accommodating a number of vehicles equaling one-half ($\frac{1}{2}$) of the required stacking space/area. Said area shall not conflict with or interfere with on-site circulation patterns.
- (7) Sewage/drainage effluent quality:
- a. Only car wash facilities equipped with a self-contained water recycling system shall be approved. These facilities shall not back wash their filters but instead have their filter properly disposed (potentially as hazardous wastes). Disposal methods shall require approval by the City of Titusville Water Resources Department.
 - b. All car wash shall have a disposal facility including sludge and grit removal. Disposal equipment shall be subject to the approval of the City Water Resources Department.
 - c. Any wastewater discharge to the City of Titusville Sanitary Sewer System shall be required to meet all City of Titusville Sanitary Sewer Standards.





FEMA FLOOD HAZARD AREAS VAR#9-2026

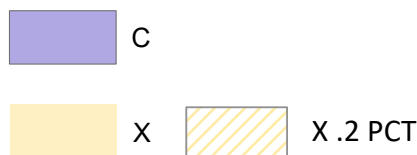
Special Flood Hazard Area Zones



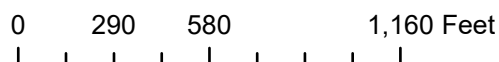
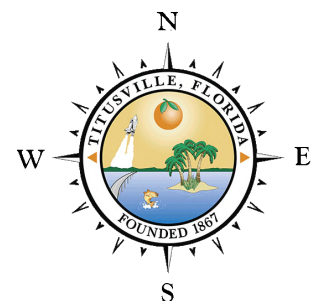
Moderate Flood Hazard Area Zone

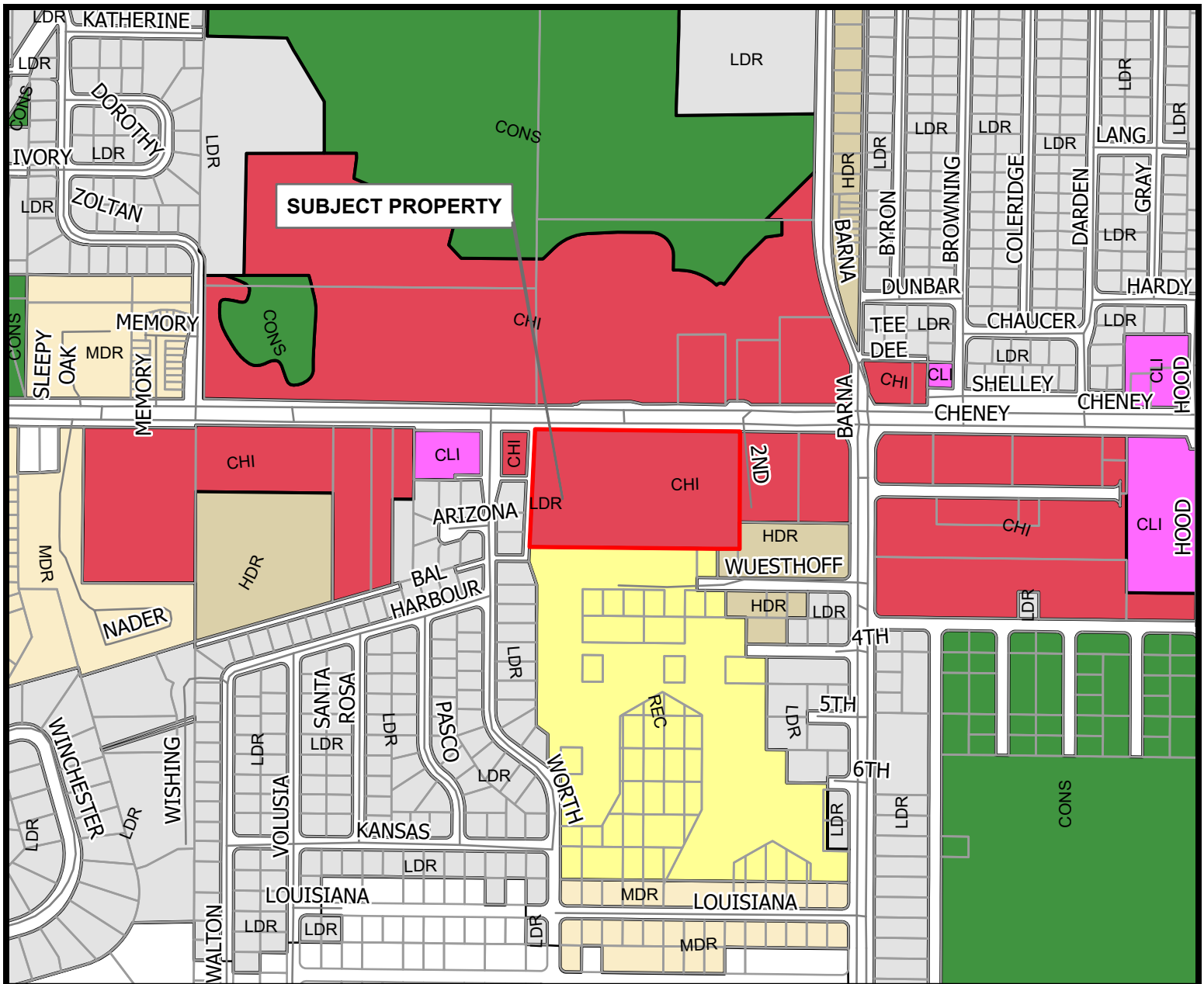


Minimal Flood Hazard Zones



Other Flood Zone Areas

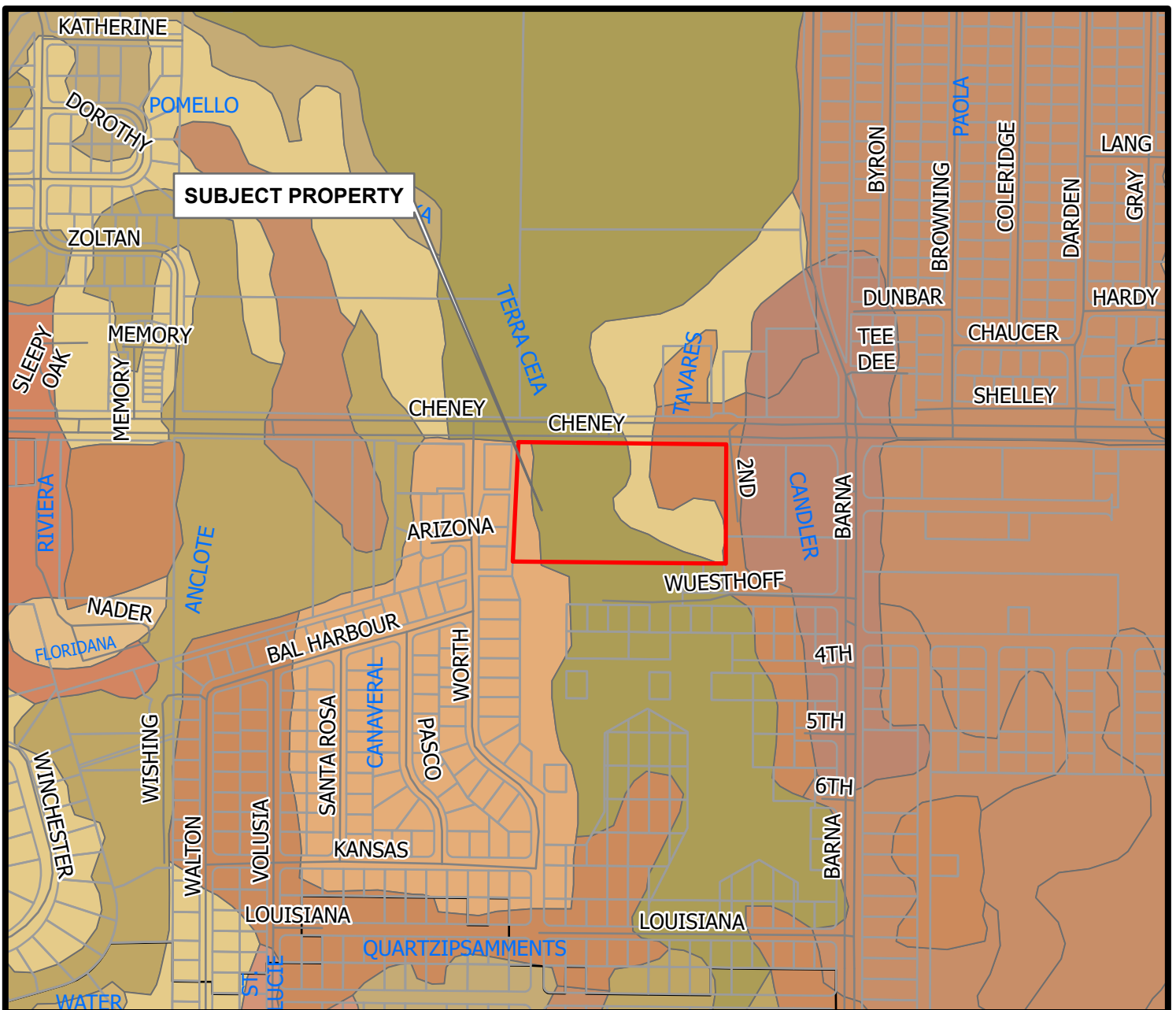




LOCATION OF PROPERTY & FUTURE LAND USE MAP

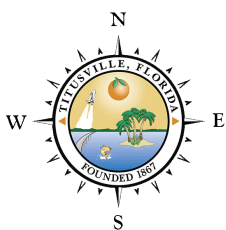
CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE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





SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR#9-2026

	ANCLOTE		RIVIERA
	CANAVERAL		ST. LUCIE
	CANDLER		TAVARES
	FLORIDANA		TERRA CEIA
	PAOLA		TOMOKA
	POMELLO		WATER
	QUARTZIPSAMMENTS		

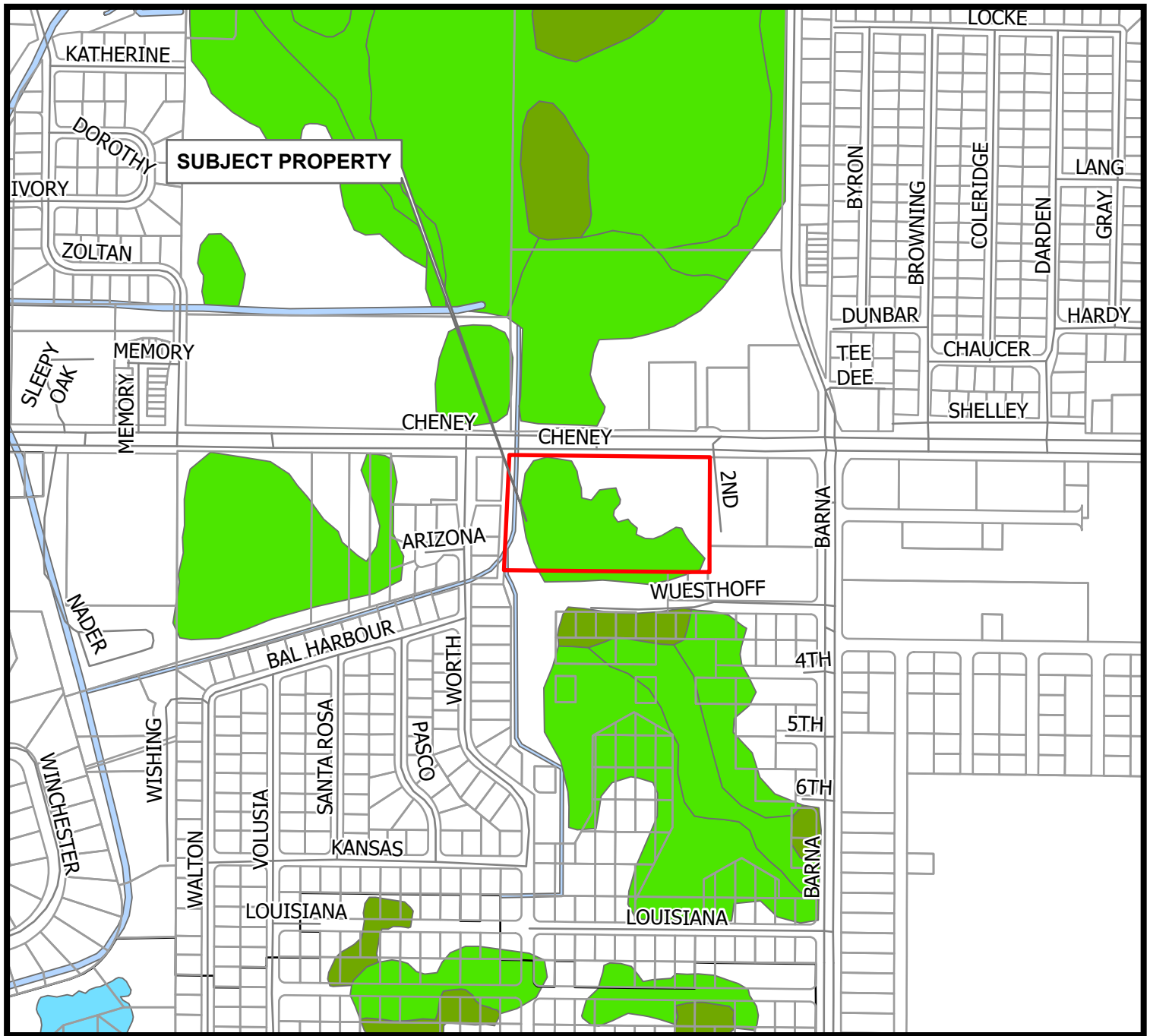


0 287.5 575 1,150 Feet

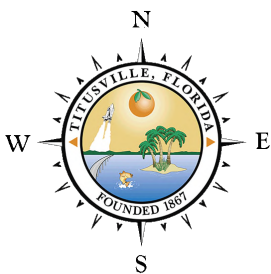
Community Development Department

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

4/6/2026



WETLANDS IN VICINITY OF PROPERTY VAR#9-2026



WETLAND_TY

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

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

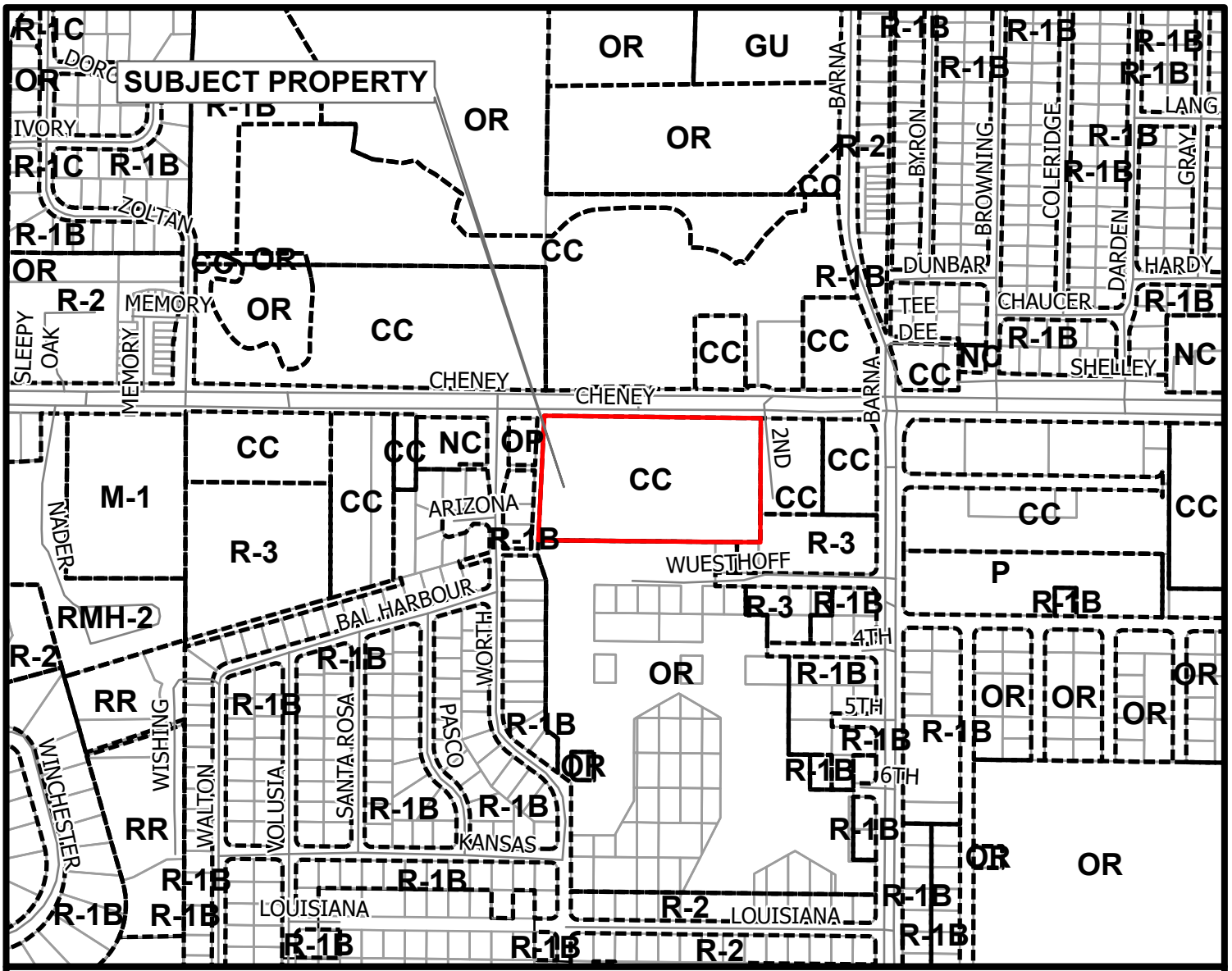
4/6/2026

Scale:1:6,994

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.

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ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

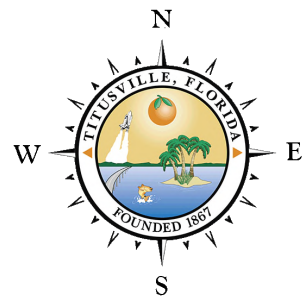
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

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



Base Map

- City Limits
- Zoning
- Subject

VAR#9-2026

