



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

May 6, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes April 8, 2026

Approve minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Right-of-Way Vacation ROW#1-2026 Avenida Real

Consider the right-of-way vacation request.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. City Staff

1. Planning and Zoning Commission Recommendation: Zoning District Density and Section 34-347. – Nonconforming lots

B. City Attorney

C. Chairman

D. Members

12. ADJOURNMENT

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Minutes April 8, 2026**
Department/Office: Planning

Recommended Action:

Approve minutes

Summary Explanation & Background:

Minutes April 8, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 04.08.26 Minutes Draft P&Z.

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday April 8, 2026 at 6:00 p.m.

XXX

Chairman Aton called the meeting to order at 6:00 p.m. Present were, Secretary Erron Fayson, Member John Scully, Member Janay Mack-Daniel, Member Theodore Garrod, Member L.V. “Woody” Rice, Member Larry Graham, Alternate Member James Troutman and Alternate Member AnnMarie Seidler. Also, in attendance were Principal Planner Eddy Galindo, Assistant City Attorney David Melito and Recording Secretary Laurie Dargie.

XXX

Member Rice made a motion to approve the minutes of the March 18, 2026 meeting as presented. Member Scully seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

Stan Johnston of Titusville, Florida came to speak about SNJ Oaks and the survey information for Mockingbird Lane being incorrect.

XXX

Old Business

None

XXX

New Business

Certified Recovery Residences Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had brief discussion.

The Planning and Zoning Commission had lengthy discussion with staff regarding certified recovery residences as it relates to the required information on the application (needing more), the distance requirement being determined from the building or property line and whether the minimum specified is enough, enforcement of potential nuisances and appeal process.

Member Seidler stated that she does not think the 60-day clock should start on the application until it is determined that the certified recovery residence meets all the requirements.

Member Rice stated that he would like to see the same documentation required by the state as specified on page 21 of tonight's agenda packet.

The Planning and Zoning Commission members had discussion on the distance requirement and how to best control how close they can be to one another.

The Planning and Zoning Commission members had discussions relating to life safety, meeting code, and the facility operations and occupants.

XXX

Member Rice made a motion to recommend to City Council that they table the Certified Recovery Residences Ordinance so staff has time to address the following concerns of the Planning and Zoning Commission: 1. Graduating distance for size of the unit 2. Add to the application the requirements on page 21 of tonight's agenda packet, with the exception of the fee schedule and refund policy 3. Identify which is the certifying entity – FARR, FCB or DCF. 4. Identify what certified recovery level they are; 1, 2, 3, or 4? 5. Type of services offered 6. Operating hours – 24 hours, just day or just night 7. Provisions for inspections by the Building Department and Fire Department 8. Include application fee 9. Automatic revocation when violation of fire safety, health and safety 10. Criteria by the measurement of the distance is made 11. Clarifying the Appeal process. Member Graham seconded.

The Planning and Zoning Commission members had additional discussion regarding this motion as to if it is an approval with recommendations or is this a denial with the recommendations.

Assistant City Attorney Melito stated that he sees this as a recommendation of approval with the stated recommendations to City Council and a request for City Council for them to table this ordinance to allow staff the time to address the concerns of the Planning and Zoning Commission members.

Secretary Fayson stated he feels this should be a denial based on the Commissions recommended changes.

Assistant City Attorney Melito said he still sees the motion as an approval with recommendations.

Chairman Aton said that he sees this as a motion to approve with the recommended conditions and perhaps staff can make the recommendations to the ordinance before City Council considers this item.

Member Seidler asked if the request is still to ask City Council to table it. Assistant City Attorney Melito said an approval with the recommended conditions is essentially the same as a request for City Council to table because City Council will consider their recommended conditions and decide as to what they want to do with the ordinance.

Member Rice said he does not feel that the Planning and Zoning Commission can recommend approval if they have all these listed concerns addressed.

Principal Planner Eddy Galindo stated that typically the Commission would recommend denial on an ordinance that could not be salvaged. Mr. Galindo further explained that in this case the Commission would not recommend approval as currently written but with recommended changes the Commission could accept it. Mr. Galindo said that if City Council decides to accept the recommended changes the Planning and Zoning Commission would not necessarily see the ordinance again but if the Commission would accept it with their changes, then it would not need to come back to the Planning and Zoning Commission.

For clarity the Planning and Zoning Commission decided to deny this motion and start over.

Roll call was as follows:

Member Garrod	No
Member Scully	No
Member Graham	No
Member Mack-Daniel	No
Member Rice	No
Secretary Fayson	No
Chairman Aton	No

Motion failed.

XXX

Member Rice made a motion to recommend approval of the Certified Recovery Residence Ordinance with the following recommended conditions: 1. Include an application fee in the ordinance 2. Include graduated distance based on the number of occupants 3. Address required inspections by both Building Department and Fire Department 4. Include in the application the same required documentation as page 21 of the agenda packet with the exception of fee schedule and refund policy. 5. Identify which is the certifying entity – FARR, FCB or DCF. 6. Identify the certified accreditation level, is it 1, 2, 3, or 4? 7. Identify types of services offered 8. Determine if it is a 24-hour facility or operating in just the day or night 9. Identify staffing levels and security 10. Clarification of the appeal process 11. Automatic revocation of the license if closed, abandoned, or if the facility loses their certification. Member Garrod seconded.

Roll call was as follows:

Member Graham	Yes
Secretary Fayson	No
Member Rice	Yes
Member Scully	Yes
Member Garrod	Yes
Member Mack-Daniel	Yes
Chairman Aton	Yes

Motion passed.

Member Fayson voted no based on this piece of policy, in his opinion, needs to mirror what we already have for all other group homes.

XXX

Trucks on Local Roads Ordinance

Principal Planner Eddy Galindo gave an overview of this item.

Member Troutman asked how truck is defined and if this is being looked at by the weight of the truck.

The Planning and Zoning Commission members had discussion regarding the definition of “truck”.

The Planning and Zoning Commission had lengthy discussion.

Member Rice pointed out on page 33 of the agenda packet Section 14.4.3 is crossed out as a reserve and numbering is incorrect due to this change. Also, on page 27 in the summary it says Land Development Regulation 17-34, which is incorrect, it is the Code of Ordinances that is 17-34. Member Rice said that Technical Manual addresses the site plan, which is Chapter 1 of the Development Review Procedure manual.

The Planning and Zoning Commission Members continued discussion relating to enforcement of this ordinance, defining “truck”, burden on the civil engineers for including this on-site plan and the bureaucracy of the ordinance.

Principal Planner Eddy Galindo said that this ordinance was initiated by City Council to address the issues of trucks on local roads during development and construction.

Member Rice suggested that this concern would be best addressed by city staff during pre-application meetings.

Member Graham stated that during pre-construction meetings the superintendent, developer and site inspectors are identified and during construction if there is a problem the site inspector can contact the superintendent and that superintendent will immediately rectify the problem in order to ensure that the project is not delayed or stopped.

Chairman Aton stated that the ordinance needs to address the “no thru truck zones” and the ability to enforce it.

XXX

Member Garrod made a motion to recommend approval of the Trucks on Local Roads Ordinance as written. Secretary Fayson seconded.

Member Rice made a friendly amendment: Strike all technical manual references in this ordinance and add into the ordinance that during construction activity, the City reserves the right to restrict access if deemed to be necessary to reduce impacts on local streets.

Member Garrod and Secretary Fayson accepted the friendly amendment.

Roll call was as follows:

Secretary Fayson	Yes
Member Mack-Daniel	Yes
Member Garrod	Yes
Member Scully	Yes
Member Rice	Yes
Member Graham	Yes
Chairman Aton	Yes

Motion passed.

XXX

Election of Officers

Member Rice nominated John Scully to be Vice Chairman.

Secretary Fayson nominated Theodore Garrod to be Vice Chairman. Member Garrod declined the nomination.

XXX

Member Rice made a motion to recommend John Scully as Vice Chairman. Member Graham seconded.

Roll call was as follows:

Member Mack-Daniel	Yes
Member Garrod	Yes
Member Rice	Yes
Member Graham	Yes
Secretary Fayson	Yes
Member Scully	Yes
Chairman Aton	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports
None

XXX

Adjournment 8:46pm

DRAFT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Right-of-Way Vacation ROW#1-2026 Avenida Real**
Department/Office: Planning

Recommended Action:

Consider the right-of-way vacation request.

Summary Explanation & Background:

The applicant is requesting to vacate a portion of the public right-of-way (ROW) of Avenida Real. The public right-of-way is located at the southern terminus of Calle Corto, generally located north of Cheney Highway (State Road 50), east of South Street (State Road 405), and south of Foley Road. Avenida Real is currently unimproved and is not utilized for access by the adjacent properties to the south and east. The request to vacate the right-of-way includes an area 50.00 feet in width by 188.43 feet in length, and totals approximately 9,421.5± square feet of area.

This item will be heard by the City Council at the May 26, 2026, regular meeting.

Alternatives:

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

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

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

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report - ROW 1-2026 Avenida Real
2. Application
3. Utility Letters - COMBINED
4. Maps - Combined
5. Survey
6. Legal Description
7. Resolution ROW 1-2026



City of Titusville

Planning Department Staff Report

1 **RIGHT-OF-WAY VACATION**

2 **ROW #1-2026 Avenida Real**

3 Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	May 6, 2026
City Council Public Hearing	May 26, 2026

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

5 **Applicant(s):** Lawrence P. Graham with Orange Plumbing Inc.

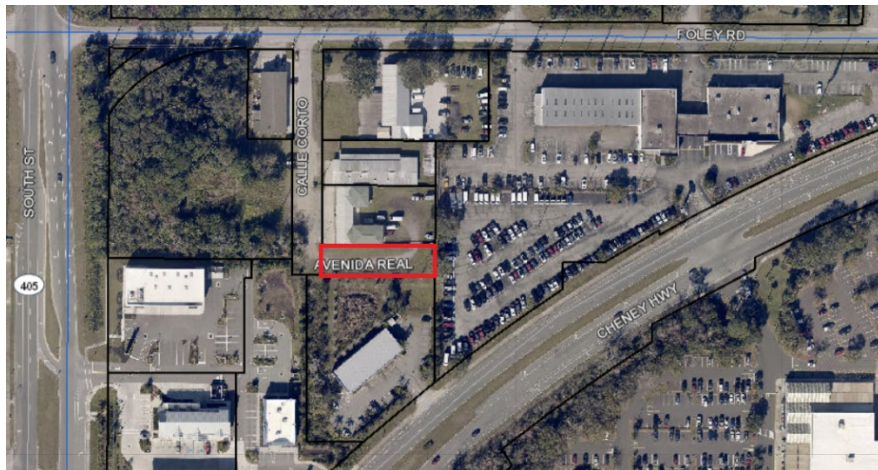
6 **Applicant’s Request:** Vacate a portion of the 50-foot right-of-way of Avenida Real, lying south
7 of Lot 29, Block 2 and North of Lot 11, Block 5, Rinconoro, as recorded
8 in Plat Book 5, Page 70, Public Records of Brevard County, Florida.

9 **Staff Recommendation:** Consider vacating a portion of the right-of-way.

10 **BACKGROUND INFORMATION**

11 The applicant is requesting to vacate a portion of the public right-of-way (ROW) of Avenida Real.
12 The public right-of-way is located at the southern terminus of Calle Corto, generally located north
13 of Cheney Highway (State Road 50), east of South Street (State Road 405), and south of Foley
14 Road. Avenida Real is currently unimproved and is not utilized for access by the adjacent properties
15 to the south and east. The request to vacate the right-of-way includes an area 50.00 feet in width
16 by 188.43 feet in length, and totals approximately 9,421.5± square feet of area.

17 **AERIAL MAP**



18

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Warehousing and distribution	Commercial High Intensity	Light Industrial Services & Warehousing (M-1)
South	Automobile repair	Commercial High Intensity	Light Industrial Services & Warehousing (M-1)
East	Automobile sales	Commercial High Intensity	Regional Commercial (RC)
West	Calle Corto Right of Way	N/A	N/A
	Automobile repair	Commercial High Intensity	Community Commercial (CC)
	Vacant	Commercial High Intensity	Light Industrial Services & Warehousing (M-1)

STAFF ANALYSIS

Local jurisdictions can consider requests to vacate public rights-of-way when necessary. On October 24, 2014, the City adopted Ordinance 49-2014 to include review criteria with every vacate request. The ordinance was adopted in response to concerns about the long-term ramifications of losing pedestrian and vehicular connections between streets. Vacating rights-of-way should be carefully evaluated. A vacated right-of-way cannot be reversed, and its loss is immediate and forever. The City should only approve vacations if they do not result in negative impacts on the current or future needs of the City’s vehicle, bicycle, or pedestrian circulation systems, or access to private property. If the negative impacts can be appropriately mitigated, the city may choose to vacate the street. Section 17-33(b) of the Code of Ordinances lists the criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to right-of-way vacations.

The following provides review criteria and staff’s findings:

1. Consistency with the comprehensive plan.
The request is consistent with the comprehensive plan and more specifically with the following policy:

Transportation Element [TE] Policy 1.6.2: “The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.”

The vacating the right-of-way will not create a landlocked lot. The right-of-way does not currently serve any apparent public purpose. The staff does not anticipate the use of the subject right-of-way for future public transit.

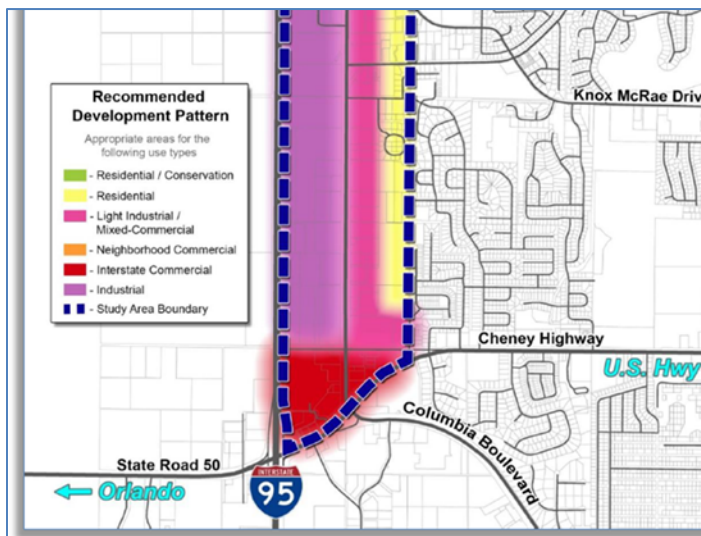
2. Benefit of the public, future needs, and environmental impacts. *This request proposes to vacate a 50-foot-wide public right-of-way as shown on the Rinconoro plat (Plat Book 5, Page 70), which does not serve any apparent public purpose. The right-of-way is in Flood Zone X, outside of any special flood hazard areas.*

Right-of-Way Vacate (ROW) No. 1-2026 Avenida Real

- 3. Access to publicly accessible waters. *This right-of-way does not provide access to a body of water.*
- 4. Impacts to utilities, access, and adjacent properties. *An application requires the submittal of a letter from each utility agency with a potential interest in the right-of-way. The Applicant received letters from the following agencies:*
 - a. FLORIDA CITY GAS did not object [Letter dated January 28, 2026].
 - b. FLORIDA POWER AND LIGHT did not object [Letter dated March 13, 2026].
 - c. AT&T did not object [Letter dated January 27, 2026].
 - d. SPECTRUM – did not object [Letter dated January 27, 2026].
 - e. CITY OF TITUSVILLE PUBLIC WORKS did not object [Letter dated February 11, 2026].
- 5. Adverse impacts to historic areas. *The proposed vacate is not expected to adversely impact any historically designated structures or areas.*

South Street Small Area Study

City Council adopted the South Street Small Area Plan in April 2016 as a “strategic planning guide for the orderly growth and development of primarily industrial and commercial uses.” The right-of-way is included within the plan’s study area (figure 1, page 3) and is designated as appropriate for “Interstate Commercial” use types (figure 2, page 7). The Land Use/Zoning Compatibility Matrix Table on page 8 of the plan identifies the following zoning districts as compatible with the “Interstate Commercial” area: Community Commercial (CC), Regional Commercial (RC), and Tourist (T). The adjacent properties to the north and south are currently designated as Commercial High Intensity on the City’s Future Land Use Map; however, they are currently zoned Light Industrial Services & Warehousing (M-1). The M-1 zoning district is not consistent with the “Interstate Commercial” area, according to the Land Use/Zoning Compatibility Matrix Table. If the public right of way is vacated, this will result in additional privately-owned land area in a zoning district (M-1) which is not consistent with the “Interstate Commercial” area identified in the South Street Small Area Plan.



Right-of-Way Vacate (ROW) No. 1-2026 Avenida Real

Table 3. Land Use/Zoning Matrix

Zoning	Residential/ Conservation	Residential (East of South Street)	Industrial Area	Mixed Commercial Area	Interstate Commercial Area	Neighborhood Commercial Area
PID			X			
M-1/M-3			X	X		
M-2			X	X ¹		
NC				X		X
CC				X	X	X
RC					X	
T					X	
RR, RE		X		X		X ³
R-1A, R-1B, R-1C	X	X		X		X ³
R-2, R-3	X	X ²		X		X
RMH-1, RMH-2	X					

1

2 FINDINGS:

Support	Do Not Support
<ul style="list-style-type: none"> The request is consistent with the Comprehensive Plan The request meets the review criteria established in Ordinance No. 49-2014 None of the utility providers had objections to the request 	<ul style="list-style-type: none"> The request will result in additional privately-owned land area in a zoning district (M-1) which is not consistent with the “Interstate Commercial” area identified in the South Street Small Area Plan

3 RECOMMENDATION:

4 Consider the findings based upon the staff analysis, information and evidence presented, and in
 5 accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land
 6 Development Regulations, Section 17-33 of the Code, the adopted comprehensive plan and the
 7 provisions of Chapter 163 and 166, Florida Statutes in the vacate request of the Avenida Real right-
 8 of-way.



Gateway to Nature & Space



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

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

1. Project Information	Property Address/Location Description 4665 Calle Corto Titusville FL 32780		
2. Type of Request	Right-of-Way (ROW) ROW	Easement (EAS) n/a	
	Name of Applicant/Contact Orange Plumbing Inc		Name of Owner Lawrence P. Graham
2. Applicant/ Owner	Street Address 4665 Calle Corto		Street Address 2161 Christie DR
	City Titusville	State FL	Zip 32780
	City Titusville	State FL	Zip 32796
	Telephone # 321-268-1043		Telephone # 321-403-3453
	Fax #		Fax #
	E-Mail Address BKorangeplumbing@CA.com		E-Mail Address LPGorangeplumbing@gmail.com
3. Applicant Status	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Agent <input type="checkbox"/> Other
4. Parcel ID	22-35-29-25-2-26	Tax Acct.	14A0-Titusville
5. Site Size (Attach Legal Description)	Acres: 0.43	Square Feet:	2400
6. Legal Description of ROW to be vacated	A verified legal description is required before hearings can be scheduled. 4665 Calle Corto Titusville FL 32780 Binconoro Lots 26 to 29 BIK2		
7. Note any previous vacations	N/A		
15. Check other applications submitted	Conditional Use <input type="checkbox"/>	Vacation of Easement <input type="checkbox"/>	Master Plan Approval <input type="checkbox"/>
	Vacation of Right of Way <input checked="" type="checkbox"/>	Site Plan <input type="checkbox"/>	Subdivision/Plat <input type="checkbox"/>
16. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary) VACATE EXISTING DIRT ROAD / RIGHT OF WAY KNOWN AS AVENIDA REAL		

- **All applications shall require Community Development Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department electronically and officially logged in by **end of business day.**
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission (P&Z)/City Council are not guaranteed placement on the originally scheduled date(s).
- All meeting agendas will be posted on the City's web site and staff reports for the request can be obtained by contacting the Planning Department at 321-567-3782.

ACKNOWLEDGEMENT

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

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

/s/  _____
(Signature)

9-Dec-25
(Date)

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

DATE RECEIVED: _____

ACCEPTED BY: _____

Galindo, Eddy

From: KAUFMAN, JASON M <jk0276@att.com>
Sent: Tuesday, January 27, 2026 10:23 AM
To: Galindo, Eddy; LPGorangeplumbing@gmail.com
Subject: RE: ROW#1-2026 Avenida Real - Utility Letter
Attachments: Utility Letter - AT&T.pdf; Survey.pdf; AT&T_Vacate Agreement Letter - (AVENIDA REAL) 50FT ROW.docx

Good morning.

AT&T has no objection to this vacate request. We do have buried cables in the area but should not interfere with the vacate of Avenida Real (Right of Way)

Please ensure that locates are completed to avoid any unnecessary outages.

See the image inserted below indicating approximate buried cable paths along Calle Corto.





January 28, 2026

Mr. Lawrence P. Graham
Property Owner
4665 Calle Corto
Titusville, FL 32780

Re: “No Objection” to vacate 50 FT Right-of-Way known as Avenida Real located at 4665 Calle Corto, Titusville, FL 32780 (identified by Tax Parcel ID # 22-35-29-25-2-26 with Tax Account # 2216916) as recorded in Plat Book 5 Page 70, public records of Brevard County, Florida.

Dear Mr. Graham:

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

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

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

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

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

Sincerely,


Administrative Assistant, Engineering Services
321.638.3425
EReilly@chpk.com



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

MARCH 13, 2026

LARRY GRAHAM

RE: Vacate ROW at AVENIDA REAL

Dear City of Titusville

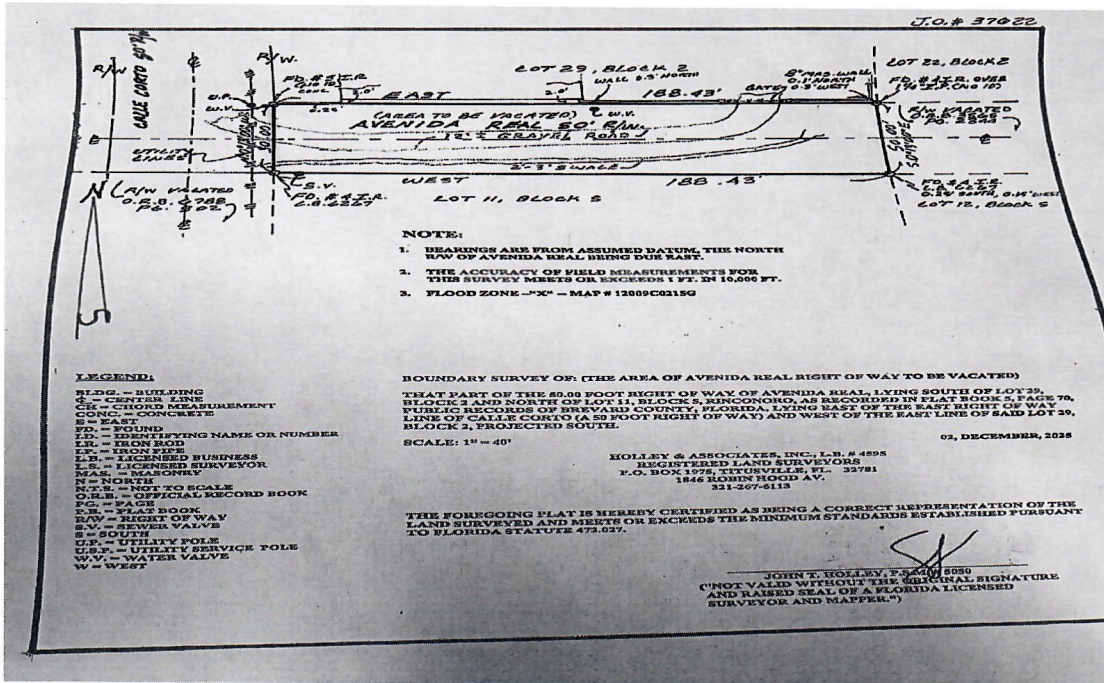
Subject: Vacate the ROW located on AVENIDA REAL and was submitted to Florida Power and Light Company for review.

Portion to be vacated described as:

All of the ROW located on Avenida Real located east of the property line at 4665 Calle Corto, Titusville, FL. The aforementioned location highlighted and discussed below.

R/W O.R.B. 3565 , PG 2344

NOTE - Florida Power and Light Company has no objection to the above referenced vacate. Please contact Micah Xavier – micah.xavier@fpl.com – 321-455-6111, for any questions.



Sincerely,

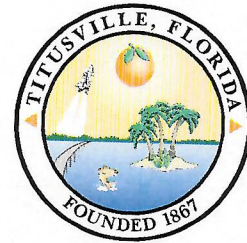
Micah Xavier
 Engineer II

an FPL Group Company

City of Titusville

"Gateway to Nature and Space"

PUBLIC WORKS DEPARTMENT
2910 GARDEN STREET
TITUSVILLE, FLORIDA 32796



ENGINEERING
(321)-567-3859

www.titusville.com

February 11, 2026

Larry Graham
4295 S Hopkins Ave
Titusville, FL 32780
bkorangeplumbing@cfl.rr.com

RE: ROW Vacation Request- Avenida Real ROW

Dear Mr. Graham,

The Public Works Department has reviewed the information you have provided in respect to public access and utilities as attached with this letter. We have no objection to vacate the 50 foot right-of-way known as Avenida Real right-of-way.

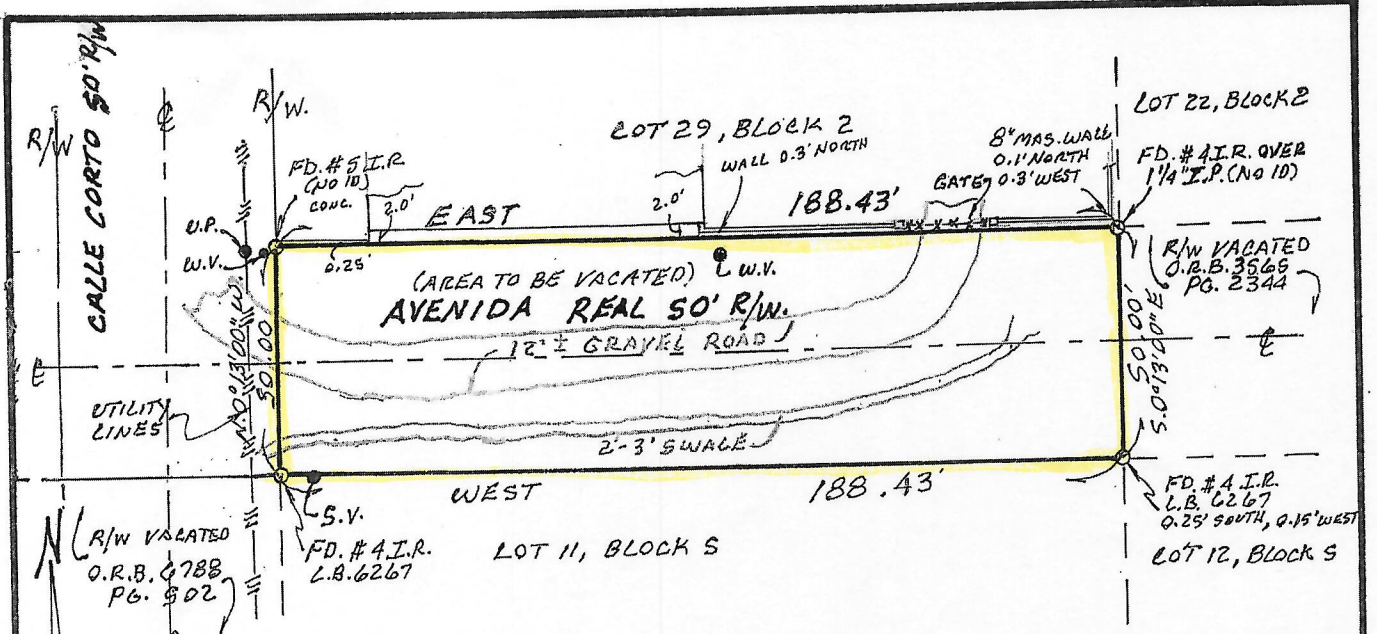
This response does not represent the collective interest of the City.

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

Sincerely,

Ashleigh Smith, PE
Assistant Public Works Director

C: Sandra Reller, Public Works Director
Brad Parrish, Community Developer Director



NOTE:

1. BEARINGS ARE FROM ASSUMED DATUM, THE NORTH R/W OF AVENIDA REAL BEING DUE EAST.
2. THE ACCURACY OF FIELD MEASUREMENTS FOR THIS SURVEY MEETS OR EXCEEDS 1 FT. IN 10,000 FT.
3. FLOOD ZONE - "X" - MAP # 12009C0215G

LEGEND:

- BLDG. = BUILDING
- CL = CENTER LINE
- CH = CHORD MEASUREMENT
- CONC. = CONCRETE
- E = EAST
- FD. = FOUND
- I.D. = IDENTIFYING NAME OR NUMBER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- MAS. = MASONRY
- N = NORTH
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- R/W = RIGHT OF WAY
- S.V. = SEWER VALVE
- S = SOUTH
- U.P. = UTILITY POLE
- U.S.P. = UTILITY SERVICE POLE
- W.V. = WATER VALVE
- W = WEST

BOUNDARY SURVEY OF: (THE AREA OF AVENIDA REAL RIGHT OF WAY TO BE VACATED)


THAT PART OF THE 50.00 FOOT RIGHT OF WAY OF AVENIDA REAL, LYING SOUTH OF LOT 29, BLOCK 2 AND NORTH OF LOT 11, BLOCK 5, RINCONORO, AS RECORDED IN PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY LINE OF CALLE CORTO (A 50 FOOT RIGHT OF WAY) AND WEST OF THE EAST LINE OF SAID LOT 29, BLOCK 2, PROJECTED SOUTH.

SCALE: 1" = 40'

02, DECEMBER, 2025

HOLLEY & ASSOCIATES, INC., L.B. # 4595
 REGISTERED LAND SURVEYORS
 P.O. BOX 1975, TITUSVILLE, FL. 32781
 1846 ROBIN HOOD AV.
 321-267-6113

THE FOREGOING PLAT IS HEREBY CERTIFIED AS BEING A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTE 472.027.


 JOHN T. HOLLEY, P.S.M. # 5050
 ("NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.")

Spectrum

1/27/2026

Laurance P Graham
4665 Calle Corto
Titusville FL. 32780

Mr. Graham

Spectrum has received and reviewed your request to vacate the right of way known as Avenida Real located South of 4665 Calle Corto to the West. public utility drainage easement pursuant to the petition filed by you.

Spectrum has no objection to vacate this easement.

If you have any questions or require additional information, please contact me at 321-151-6452.

Sincerely,

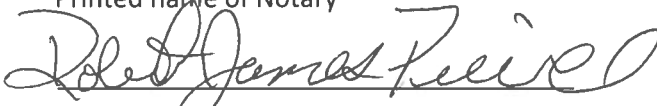


Eric Anderson
Construction Coordinator II
Spectrum Communications LLC

Subscribed and sworn to me this day 27th Jan. 2026

Robert James Pierce

Printed name of Notary

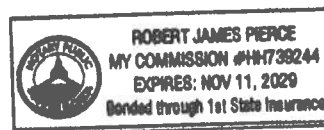


Signature of Notary

Notary Public

STATE OF FLORIDA

My Commission Expires:



cc: File

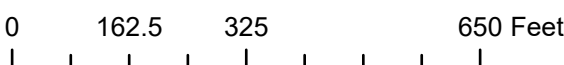
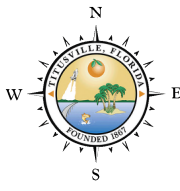


SUBJECT PROPERTY

AVENIDA REAL

Aerial 2025

ROW #01-2026





FEMA FLOOD HAZARD AREAS

ROW #01-2026

Special Flood Hazard Area Zones

- A
- A0
- AE
- AO
- VE

Moderate Flood Hazard Area Zone

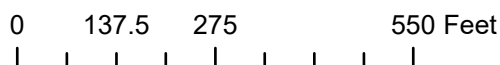
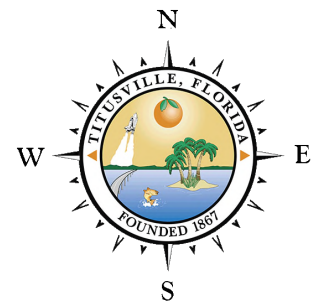
- X5

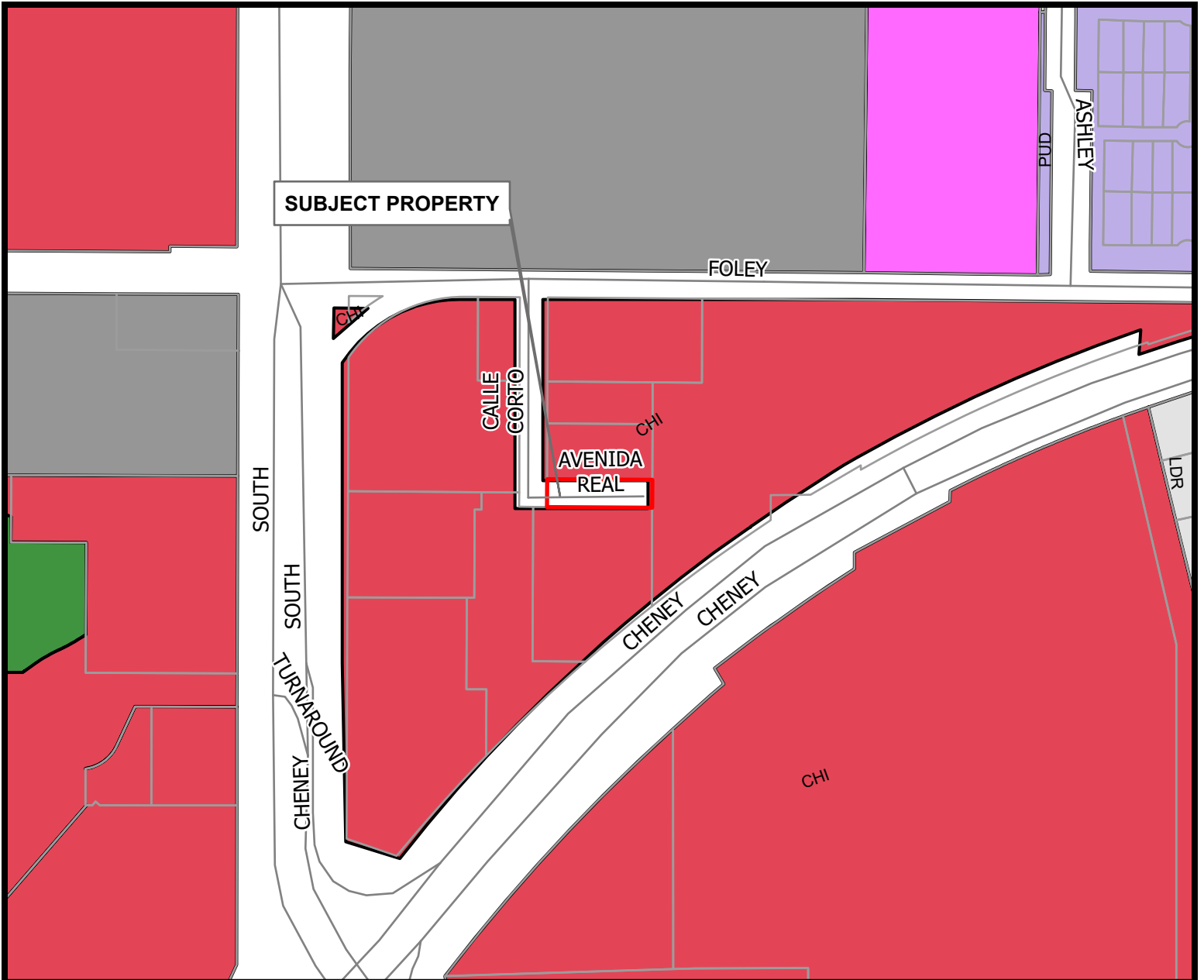
Minimal Flood Hazard Zones

- C
- X
- X.2 PCT

Other Flood Zone Areas

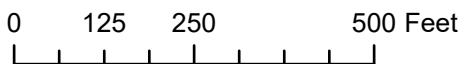
- D
- FW



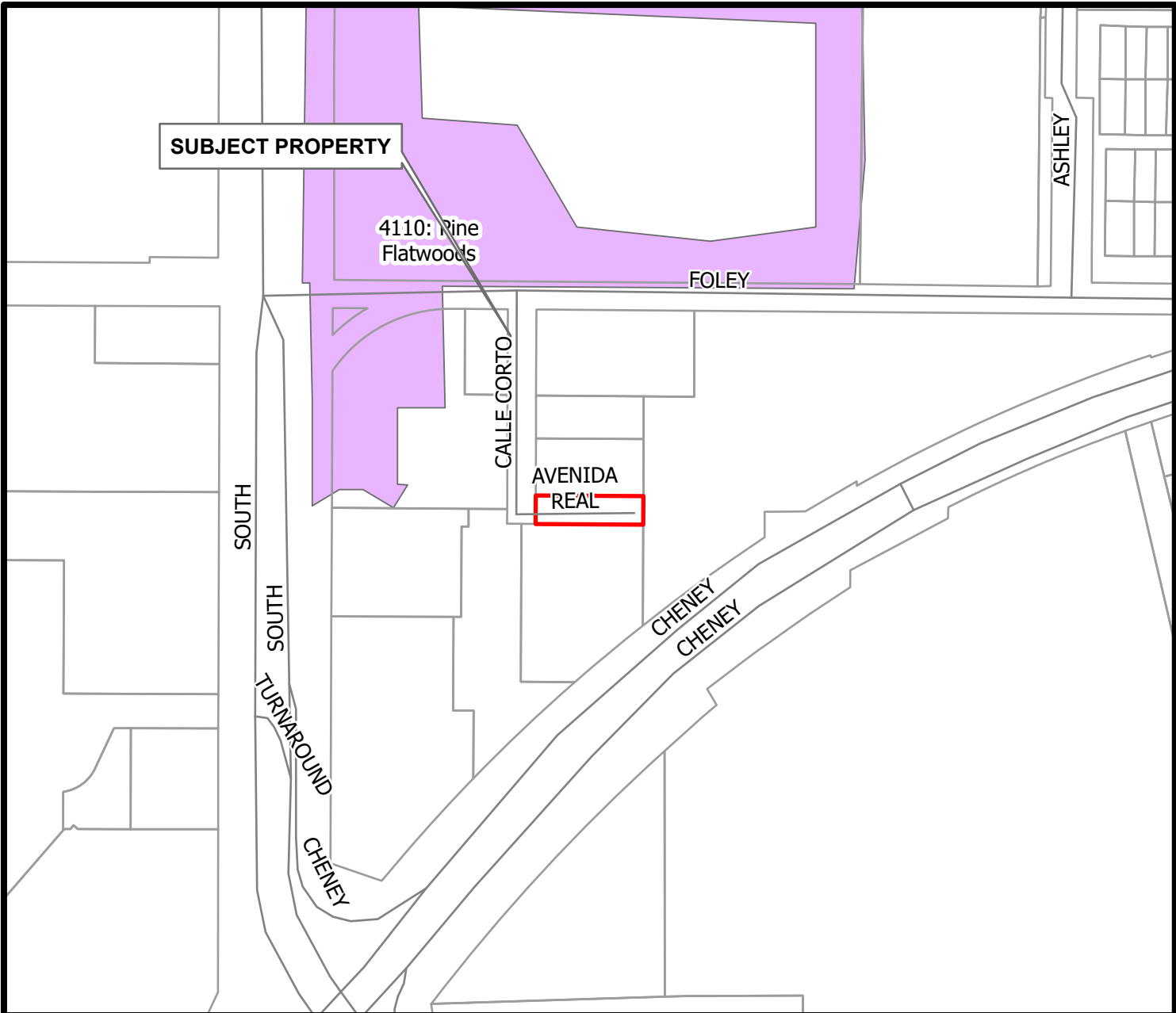


LOCATION OF PROPERTY & FUTURE LAND USE MAP

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	



— street
 Subject



SJRWMD Florida Land Use Cover Classification System

Upland Forests - 4000 Series

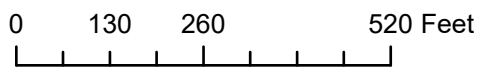
ROW #01-2026

LANDCOVER DESCRIPTION

4110: Pine Flatwoods

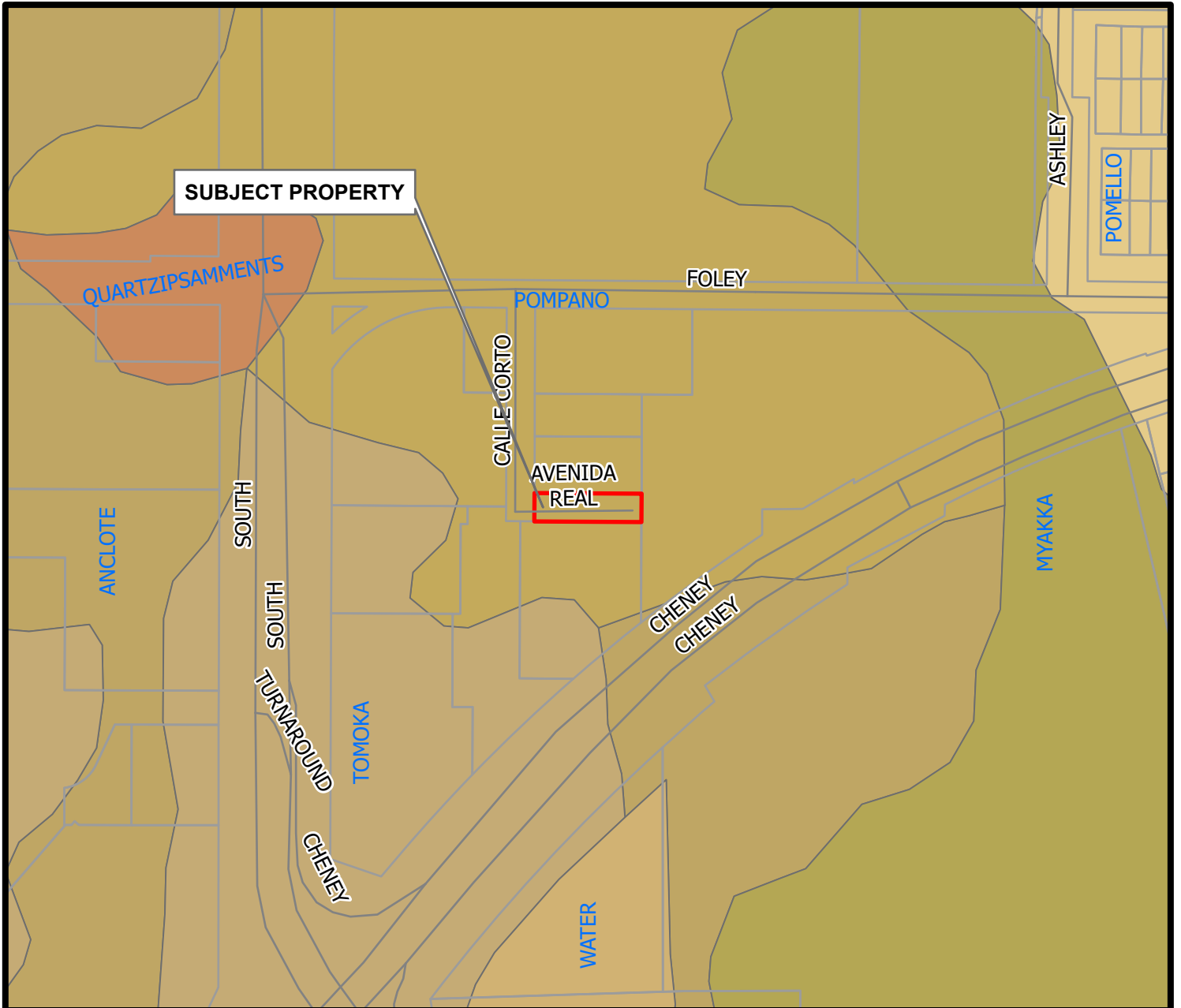


Community Development Department



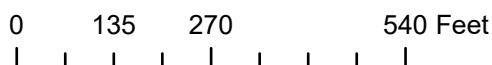
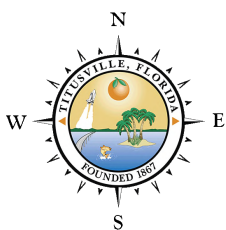
3/30/2026

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



SOILS IN THE VICINITY OF SUBJECT PROPERTY ROW #01-2026

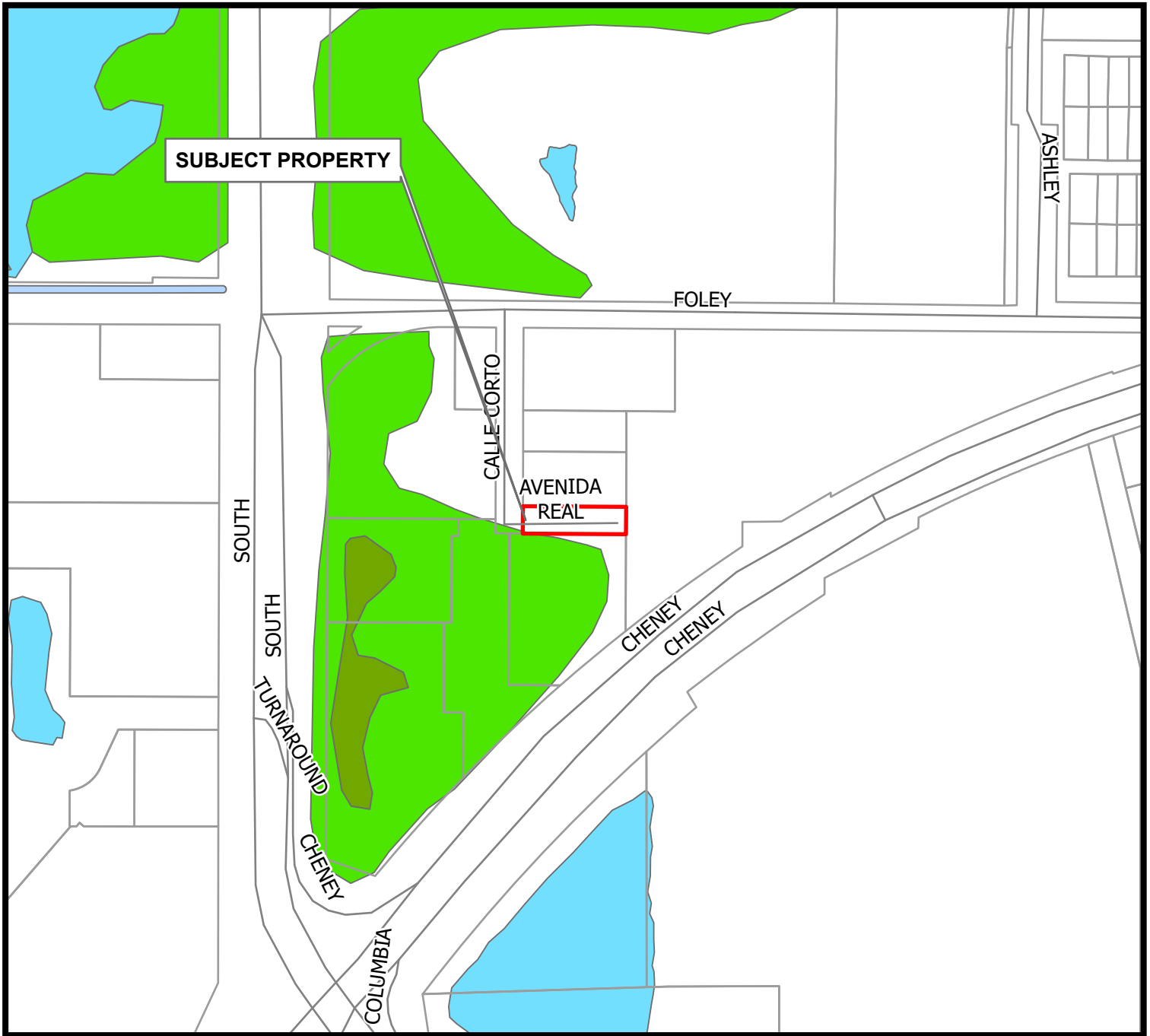
- ANCLOTE
- MYAKKA
- POMELLO
- POMPANO
- QUARTZIPSAMMENTS
- TOMOKA
- WATER



Community Development Department

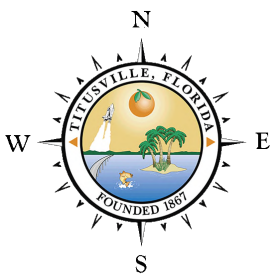
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

3/30/2026










WETLANDS IN VICINITY OF PROPERTY

ROW #01-2026



WETLAND_TY

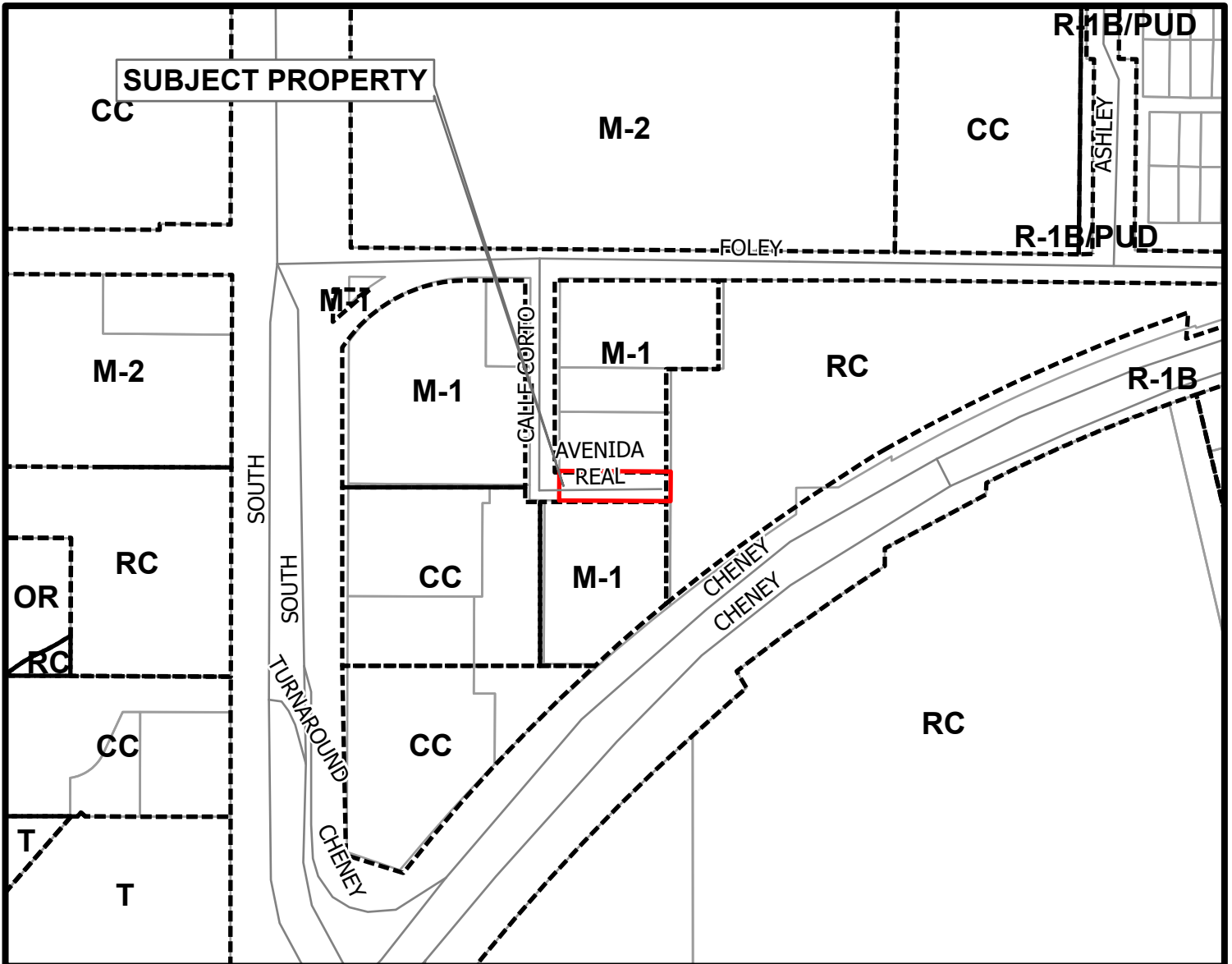
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland

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

3/30/2026

Scale:1:3,200

Community Development Department
Source: USFWS NWI (2023)



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

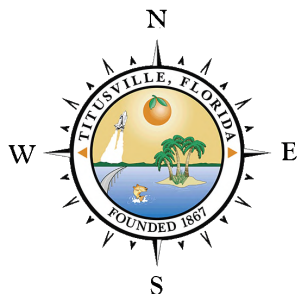
- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

Base Map

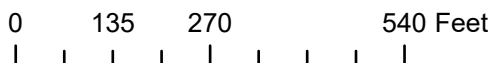
City Limits

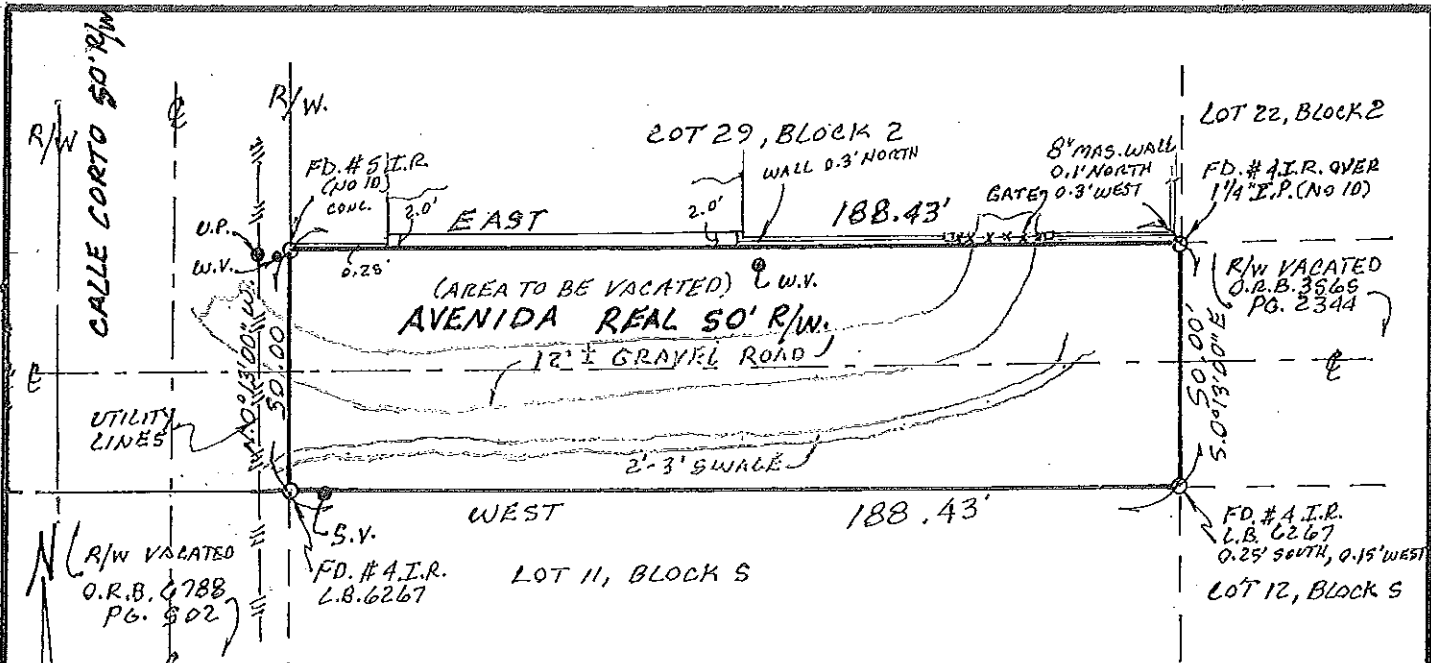
Zoning

Subject



ROW #01-2026





NOTE:

1. BEARINGS ARE FROM ASSUMED DATUM, THE NORTH R/W OF AVENIDA REAL BEING DUE EAST.
2. THE ACCURACY OF FIELD MEASUREMENTS FOR THIS SURVEY MEETS OR EXCEEDS 1 FT. IN 10,000 FT.
3. FLOOD ZONE --"X"-- MAP # 12009C0215G

LEGEND:

- BLDG. = BUILDING
- CL = CENTER LINE
- CH = CHORD MEASUREMENT
- CONC. = CONCRETE
- E = EAST
- FD. = FOUND
- I.D. = IDENTIFYING NAME OR NUMBER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- MAS. = MASONRY
- N = NORTH
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- R/W = RIGHT OF WAY
- S.V. = SEWER VALVE
- S = SOUTH
- U.P. = UTILITY POLE
- U.S.P. = UTILITY SERVICE POLE
- W.V. = WATER VALVE
- W = WEST

BOUNDARY SURVEY OF: (THE AREA OF AVENIDA REAL RIGHT OF WAY TO BE VACATED)

THAT PART OF THE 50.00 FOOT RIGHT OF WAY OF AVENIDA REAL, LYING SOUTH OF LOT 29, BLOCK 2 AND NORTH OF LOT 11, BLOCK 5, RINCONORO, AS RECORDED IN PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY LINE OF CALLE CORTO (A 50 FOOT RIGHT OF WAY) AND WEST OF THE EAST LINE OF SAID LOT 29, BLOCK 2, PROJECTED SOUTH.

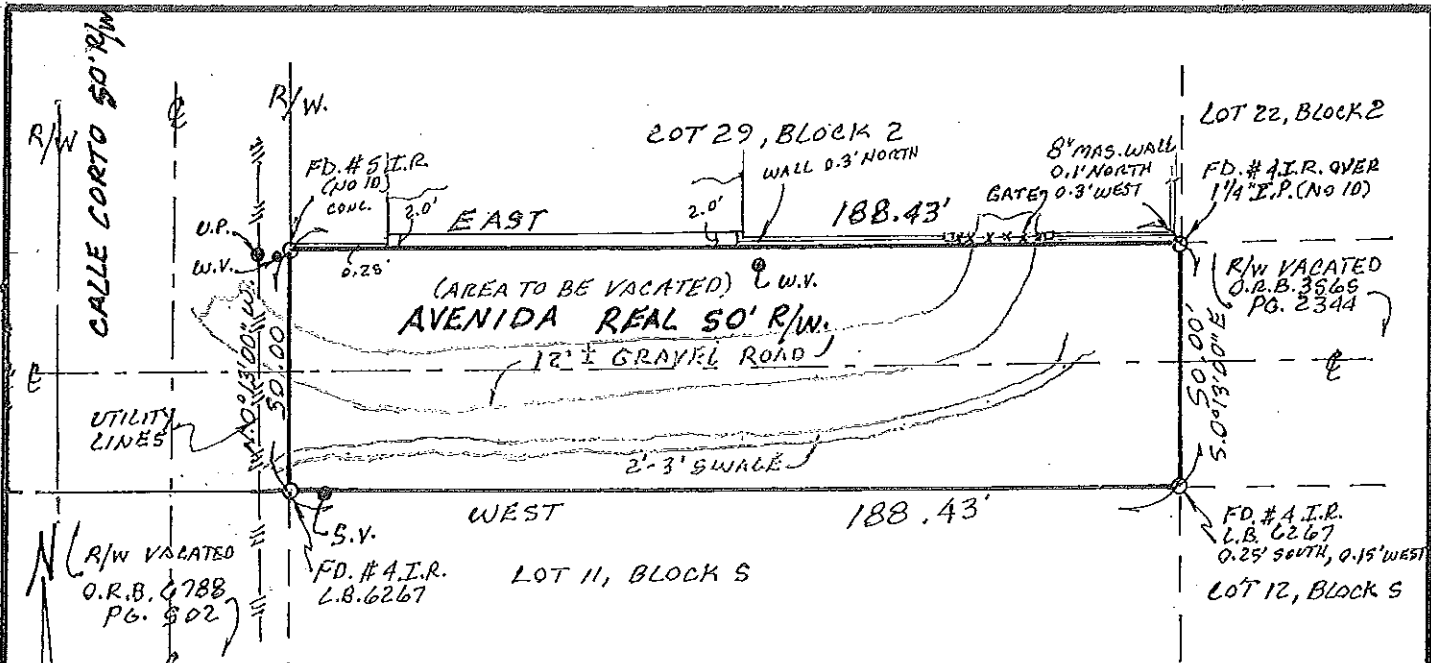
SCALE: 1" = 40'

02, DECEMBER, 2025

HOLLEY & ASSOCIATES, INC., L.B. # 4595
 REGISTERED LAND SURVEYORS
 P.O. BOX 1975, TITUSVILLE, FL. 32781
 1846 ROBIN HOOD AV.
 321-267-6113

THE FOREGOING PLAT IS HEREBY CERTIFIED AS BEING A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTE 472.027.

JOHN T. HOLLEY P.S.M. # 4050
 ("NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER")



NOTE:

1. BEARINGS ARE FROM ASSUMED DATUM, THE NORTH R/W OF AVENIDA REAL BEING DUE EAST.
2. THE ACCURACY OF FIELD MEASUREMENTS FOR THIS SURVEY MEETS OR EXCEEDS 1 FT. IN 10,000 FT.
3. FLOOD ZONE --"X"-- MAP # 12009C0215G

LEGEND:

- BLDG. = BUILDING
- CL = CENTER LINE
- CH = CHORD MEASUREMENT
- CONC. = CONCRETE
- E = EAST
- FD. = FOUND
- I.D. = IDENTIFYING NAME OR NUMBER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- MAS. = MASONRY
- N = NORTH
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- R/W = RIGHT OF WAY
- S.V. = SEWER VALVE
- S = SOUTH
- U.P. = UTILITY POLE
- U.S.P. = UTILITY SERVICE POLE
- W.V. = WATER VALVE
- W = WEST

BOUNDARY SURVEY OF: (THE AREA OF AVENIDA REAL RIGHT OF WAY TO BE VACATED)

THAT PART OF THE 50.00 FOOT RIGHT OF WAY OF AVENIDA REAL, LYING SOUTH OF LOT 29, BLOCK 2 AND NORTH OF LOT 11, BLOCK 5, RINCONORO, AS RECORDED IN PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY LINE OF CALLE CORTO (A 50 FOOT RIGHT OF WAY) AND WEST OF THE EAST LINE OF SAID LOT 29, BLOCK 2, PROJECTED SOUTH.

SCALE: 1" = 40'

02, DECEMBER, 2025

HOLLEY & ASSOCIATES, INC., L.B. # 4595
 REGISTERED LAND SURVEYORS
 P.O. BOX 1975, TITUSVILLE, FL. 32781
 1846 ROBIN HOOD AV.
 321-267-6113

THE FOREGOING PLAT IS HEREBY CERTIFIED AS BEING A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTE 472.027.

JOHN T. HOLLEY P.S.M. # 4050
 ("NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER")

RESOLUTION NO. XX-2026

**A RESOLUTION OF THE CITY OF TITUSVILLE, FLORIDA,
VACATING, ABANDONING, AND DISCONTINUING
CERTAIN PUBLIC STREETS; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, a petition was presented by Lawrence P. Graham with Orange Plumbing Inc., Applicant, requesting the vacation of the public Right-of-Way described in “Exhibit A”.

WHEREAS, notice of the public hearing was duly published in the Florida Today, as required by law; and

WHEREAS, the Planning and Zoning Commission, acting as the local planning agency, conducted a public hearing on May 6, 2026, and voted to recommend approval of the request to City Council; and

WHEREAS, a public hearing was held before the City Council on May 26, 2026; and

WHEREAS, the City Council of the City of Titusville finds that the abandoning, vacating, and closing of the said streets will not deny access to or cause hardship to property owners abutting thereon, provided that the conditions set forth herein are satisfied.

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

Section 1. That the above-described streets are hereby vacated, abandoned, discontinued, and closed. This council does hereby renounce and disclaim any right of the City of Titusville, Brevard County, Florida, and the public in and to any of said land or any interest therein acquired by purchase, gift, devise, dedication or prescription for street, alleyway, road, or highway purposes, except as herein provided.

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

PASSED AND ADOPTED, this 26th day of May 2026.

ATTEST:

Andrew Connors, Mayor

Wanda F. Wells, City Clerk

EXHIBIT A

THAT PART OF THE 50.00 FOOT RIGHT OF WAY OF AVENIDA REAL, LYING SOUTH OF LOT 29, BLOCK 2, AND NORTH OF LOT 11, BLOCK 5, RINCONORO, AS RECORDED IN PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY LINE OF CALLE CORTO (A 50 FOOT RIGHT OF WAY) AND WEST OF THE EAST LINE OF SAID LOT 29, BLOCK 2, PROJECTED SOUTH.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Thomas Abbate, City Manager
Subject: **Planning and Zoning Commission Recommendation:
Zoning District Density and Section 34-347. –
Nonconforming lots**
Department/Office: Planning

Recommended Action:

Receive the recommendation.

Summary Explanation & Background:

At the March 4, 2026, regular Planning and Zoning Commission meeting, Member Garrod made a motion to recommend that City Council advise staff to investigate the issue of density as it relates to Section 34-347. – Nonconforming lots. Specifically, to ensure that if a lot is made non-conforming due to a density standard of a zoning district that the lot be eligible for the remedies of this section without the need for a variance. Member Troutman seconded.

Alternatives:

None.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services

Goal 5: Effective Governance

Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:

None