



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

May 20, 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 May 6, 2026**  
Approve Minutes
- 6. QUASI-JUDICIAL CONFIRMATION PROCEDURES**
- 7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**
- 8. OLD BUSINESS**

**9. NEW BUSINESS**

**A. Conditional Use Permit (CUP) No. 6-2025 River Palms II**

Make a recommendation to City Council on CUP 6-2025.

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

**11. REPORTS**

**A. City Staff**

**B. City Attorney**

**C. Chairman**

**D. Members**

**12. ADJOURNMENT**

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

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

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

REPORT

**To:** Members of the Planning and Zoning Commission  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Minutes May 6, 2026**  
**Department/Office:** Planning

**Recommended Action:**

Approve Minutes

**Summary Explanation & Background:**

Minutes May 6, 2026

**Alternatives:**

**Item Budgeted:**

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

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. 05.06.26 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 May 6, 2026 at 6:00 p.m.

XXX

Chairman Aton called the meeting to order at 6:00 p.m. Present were, Secretary Erron Fayson, Vice Chairman 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, City Attorney Andriene Treasure and Recording Secretary Laurie Dargie.

XXX

Vice Chairman Scully made a motion to approve the minutes of the April 8, 2026 meeting as presented. Member Mack-Daniel 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 the SNJ Oaks survey, sketch plat and plans being incorrect.

XXX

**Old Business**

None

XXX

Chairman Aton advised that Member Larry Graham was the applicant of the Right-Of-Way vacation ROW#1-2026 request and Member Graham will be recusing himself as a voting member. Member Graham provided the Recording Secretary Laurie Dargie the completed FORM 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers. This document will be part of the minutes and provided to the City of Titusville’s Clerk Office.

Chairman Aton appointed Alternate Member James Troutman as the voting member in place of Member Graham for this item.

XXX

**New Business**

**Right-of-Way Vacation ROW#1-2026 – Avenida Real**

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission had brief discussion.

The Planning and Zoning Commission members requested that the following items be considered when providing agenda packet information on Right-of-Way vacations. 1. Include plat information to show whether the property being vacated is included or not within those platted boundaries. 2. Include the watermark “draft” on the Resolution to clarify it is a draft document. 3. Point out clearly that maps that are being included may be out of date.

Larry Graham of Titusville, Florida came to speak in favor of this item and answer questions.

XXX

Member Rice made a motion to recommend approval of Right-of-Way Vacation ROW#1-2026 – Avenida Real based on the following Findings of Facts; 1. The request is consistent with the comprehensive plan. 2. The request meets the review criteria established in Ordinance No. 49-2014. 3. None of the utility providers objected to the request. 4. Zoning goes to the center of the street, therefore not creating anymore M-1.

Roll call was as follows:

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

Motion passed.

XXX

**Petitions & Requests from the Public Present**

None

XXX

**Reports**

Principle Planner Eddy Galindo gave an update regarding the discussion and feedback that took place by the Planning and Zoning Commission member’s motion regarding Section 34-347 non-conforming lots and the maximum density of zoning districts. This discussion was brought up during the review of the rezoning application in the Indian River City Neighborhood, REZ#8-2025. Mr. Galindo explained that, based on further discussion with staff, the density standard does not require a variance. Mr. Galindo suggested that the Planning and Zoning Commission consider removing density from zoning districts to help eliminate confusion and allow density to be regulated in the Future Land Use designations.

The Planning and Zoning Commission members had brief discussion with Mr. Galindo.

XXX

Member Garrod made a motion to recommend to City Council that they direct staff to look into removing density from the zoning districts and to allow the Comprehensive Plan to regulate density. Member Troutman seconded.

Roll call was as follows:

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

Motion passed.

XXX

**Adjournment 7:04pm**

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>GRAHAM, Lawrence Phillip</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>PLANNING &amp; ZONING</i>
MAILING ADDRESS <i>2161 CHRISTINE DR.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY      COUNTY <i>Titusville      BREVARD</i>	NAME OF POLITICAL SUBDIVISION: _____
DATE ON WHICH VOTE OCCURRED <i>5/6/26</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Lawrence P. Graham, hereby disclose that on MAY 6, 20 26:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*ABANDONMENT OF CITY "RIGHT OF WAY" ADJACENT TO PROPERTY I OWN AT 4665 CANE CORTO, Titusville, FL 32780*

\_\_\_\_\_  
Date Filed

*Lawrence P. Graham*  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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

REPORT

**To:** Members of the Planning and Zoning Commission  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Conditional Use Permit (CUP) No. 6-2025 River Palms II**  
**Department/Office:** Community Development

**Recommended Action:**

Make a recommendation to City Council on CUP 6-2025.

**Summary Explanation & Background:**

The applicant, Robert Kodsi on behalf of the owner, River Palms Riverfront Development II, LLC., is requesting a Conditional Use Permit (CUP) to alter the shoreline of the Indian River Lagoon and to construct buildings, parking lot and retention areas within 50-feet of a bulkhead line. The applicant's stated purpose is to develop office and medical buildings. The property is located on the east side of S. Washington Avenue (U.S. Highway 1) and south of the Riverside Drive intersection. The Brevard County Parcel I.D. is No. 22-35-10-AZ-6.01.

The Shoreline setback is 25-feet for all buildings and structures. Buildings and structures will be located within the existing 25-foot shoreline. However, after alteration and fill in the Lagoon, the proposed buildings and structures will be located 25-feet from the new shoreline.

**Alternatives:**

- Find the request to be inconsistent with the comprehensive plan and land development regulations (LDR); specifically, FLUE Policy 1.17.3, CME Objective 1.2, and Sections 30-63(e), 30-64(e), 30-64(g), 30-272 and 30-332 of the LDRs. The application lacks information necessary to determine consistency with the comprehensive plan and Code.
- Recommend approval of the CUP to City Council as presented.
- Recommend approval of the CUP to City Council with conditions.
- Recommend Council send the CUP to the TEC for recommendation to Council.

**Item Budgeted:**

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

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Staff Report CUP #6-2025
2. Application
3. Owner's Authorization Form
4. Deed
5. Registered Agent Sun Biz
6. Conceptual Site Plan
7. Survey
8. Legal Description
9. Preliminary Concurrency Application
10. River Palms II concurrency
11. Aerial (2024) CUP #6-2025
12. Zoning CUP #6-2025
13. FEMA Flood Zones CUP #6-2025
14. FLU CUP #6-2025
15. Soils CUP #6-2025
16. Wetlands CUP #6-2025
17. Address Label Map



# City of Titusville

## Planning Department Staff Report

### 1 Conditional Use Permit

### 2 CUP No. 6-2025 – River Palms II

3 **Meeting Dates:** Planning and Zoning Commission: May 20, 2026

4 City Council Public Hearing: June 9, 2026

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

6 **Applicant(s):** Robert Kodsi, Applicant, on behalf of the owner, River Palms  
7 Riverfront Development II, LLC.

8 **Applicant's Request:** Approval of a Conditional Use Permit to allow alteration of the  
9 shoreline.

10 **Staff Recommendation:** Consider CUP No. 6-2025

11



1 **BACKGROUND INFORMATION**

2 The applicant is requesting a Conditional Use Permit (CUP) to alter the shoreline of the Indian  
 3 River Lagoon and to construct buildings, parking lot and retention areas within 50-feet of a  
 4 bulkhead line. The applicant’s stated purpose is to develop office and medical buildings. The  
 5 property is located on the east side of S. Washington Avenue (U.S. Highway 1) and south of the  
 6 Riverside Drive intersection. The Brevard County Parcel I.D. is No. 22-35-10-AZ-6.01.

7 The Shoreline setback is 25-feet for all buildings and structures. Buildings and structures will be  
 8 located within the existing 25-foot shoreline. However, after alteration and fill in the Lagoon, the  
 9 proposed buildings and structures will be located 25-feet from the new shoreline.

10 **PROPERTY INFORMATION**

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

Existing Use	Future Land Use	Zoning
Vacant	Shoreline Mixed Use	Shoreline Mixed Use (SMU)

12 **SURROUNDING PROPERTY INFORMATION**

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

Location	Use	Future Land Use	Zoning
North	Multifamily Residential (Condominiums)	Shoreline Mixed Use	Shoreline Mixed Use (SMU)
South	Townhomes	Shoreline Mixed Use	Shoreline Mixed Use (SMU)
East	Indian River Lagoon Shoreline	N/A	N/A
West	S. Washington Ave (U.S. Highway 1) Right of Way	N/A	N/A
	Titusville High School	Downtown Mixed Use	Public (P)
	Restaurant	Downtown Mixed Use	Tourist (T)
	Motel	Downtown Mixed Use	Tourist (T)
	Multifamily	Commercial High Intensity	Tourist (T)
	Office	Commercial High Intensity	Community Commercial (CC)

14

15

1 **STAFF ANALYSIS**

2 **Conditional Use Criteria**

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

- 7 1) Compliance with all elements of the Comprehensive Plan;

8 Staff comment: *The proposed development may conflict with the Comprehensive Plan.*

9 ***Future Land Use Element (FLUE) Policy 1.17.3***

10 *The alteration of the shore with fill in order to create new land and accommodate*  
11 *the proposed development could be inconsistent with FLUE Policy 1.17.3. The*  
12 *Policy states “Submerged lands within the Indian River Lagoon shall only be*  
13 *utilized for water related development (i.e., marinas, docks, boat ramps, etc.) and*  
14 *only after review and permitting by the appropriate State and/or Federal regulatory*  
15 *agency(s). Submerged lands within the Indian River Lagoon shall not be utilized*  
16 *for any land use density or intensity. Development rights under the comprehensive*  
17 *plan may not be transferred from these submerged lands to uplands.”*

18 ***Coastal Management Element (CME) Objective 1.2 and subsequent Policies***  
19 ***and Strategies of the Comprehensive Plan.***

20 *The alteration of the shore may conflict with the Coast Management Element*  
21 *(CME) of the Comprehensive Plan. Specifically, the CME Objective 1.2 “protect*  
22 *marine grassbeds... coastal marshes... marine species...” and subsequent*  
23 *Policies and Strategies address the removal of native vegetation in the littoral zone*  
24 *1.2.1, protection of marine life 1.2.2, impacts to grassbeds 1.2.3 prohibited unless*  
25 *follow criteria in 1.2.3.1, dredge and fill 1.2.5, and the protection of endangered*  
26 *species 1.2.6. No information such as an environmental study was submitted to*  
27 *address these concerns.*

28 ***Coastal Management Element (CME) Goal 4, Peril of Flood, Sea Level Rise***  
29 ***and Vulnerability Assessment.***

30 *The 2015 Peril of Flood Act required the City to adopt comprehensive plan policies*  
31 *to address the risk from sea level rise. CME Goal 4 states, “New development,*  
32 *redevelopment, and investment in public facilities, utilities, and infrastructure shall*  
33 *be managed and regulated to reduce flood risk in the coastal storm area...” The*  
34 *property was identified on the City’s vulnerability assessment as at risk from*  
35 *flooding. The property is also located in a floodplain. At a minimum, compensatory*  
36 *storage would be required [Sec 30-103]. No information was submitted to justify*  
37 *the alteration.*

- 38 2) Ingress and egress to the property and proposed structures thereon, with particular reference  
39 to automotive and pedestrian safety and convenience, traffic flow and control, and access in  
40 case of fire and catastrophe shall be:

- 41 a. Adequate to serve the proposed use without burdening adjacent and nearby uses, and  
42 b. Built to applicable City standards, if any.

1 Burdening adjacent and nearby uses means increasing existing traffic on the closest collector  
2 or arterial road by more than twenty (20) percent, or ten (10) percent if the new traffic is  
3 primarily comprised of heavy vehicles, except where the affected road is at level of service A  
4 or B. New traffic generated by the proposed use shall not cause the adopted level of service  
5 for transportation on applicable roadways, as determined by applicable Brevard County  
6 standards, to be exceeded. Where the design of a public road to be used by the proposed  
7 use is physically inadequate to handle the numbers, types or weights of vehicles expected to  
8 be generated by the proposed use without damage to the road, the conditional use permit  
9 cannot be approved without a commitment to improve the road to a standard adequate to  
10 handle the proposed traffic, or to maintain the road through a maintenance bond or other  
11 means as required by the City Council.

12 *Staff comment: The concept plan proposes two driveways to S. Washington Avenue (U.S.*  
13 *Highway 1); one point of ingress and one egress.*

14 *It appears the plan will be adequate, operationally. The concurrency calculations show*  
15 *that the section of US-1 does have capacity available to handle the new trips this site will*  
16 *add. A traffic study will quantify traffic flow, roadway capacity, delays, queues and other*  
17 *traffic parameters. Improvements that may come out of such a study will include*  
18 *lengthening turn lanes, traffic signal retiming, and right run lane into the site. A traffic study*  
19 *was not submitted for review.*

20 *The driveways will be built to City and FDOT standards and criteria for US-1.*

21 *The Fire Department did not express any concerns or objections to the request provided*  
22 *the site plan meets the requirements of the Florida Fire Prevention Code.*

- 23 3) Nuisance factors detrimental to adjacent and nearby properties and the City as a whole,  
24 including, but not limited to, traffic, lights, noise, odor, smoke, glare, electrical interference  
25 and/or mechanical vibrations;

26 *Staff comment: The applicant is requesting to alter the shoreline with fill in order to*  
27 *accommodate office and medical buildings, ancillary parking lot and drainage dry retention*  
28 *areas.*

29 *Per Section 30-64(g) the applicant should be required to submit plans, test results or other*  
30 *professionally accepted information that affirmatively demonstrates that the proposed*  
31 *shoreline stabilization project will not:*

32 *(1) adversely impact water quality;*

33 *(2) result in the loss of shoreline and aquatic vegetation;*

34 *(3) adversely affect adjacent properties;*

35 *(4) increase the waterward extension of the existing shoreline, except as provided in*  
36 *Section 30-64(e); and*

37 *(5) adversely affect the flow of water or create a navigational hazard.*

38 *No information was submitted to address the above criteria described in Section 30-64(g)*  
39 *of the Code.*

- 40 4) The proposed conditional use shall not cause the adopted level of service for solid waste  
41 disposal, potable water, or wastewater to be exceeded.

42 *Staff comment: The proposed development will not exceed the level of service standards*  
43 *for solid waste disposal, potable water and wastewater.*

- 1 5) The proposed conditional use must have existing or proposed screening or buffering, with  
2 reference to type, dimensions and character to eliminate or reduce substantial, adverse  
3 nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive  
4 uses.

5 Staff comment: *The required landscape yard types are outlined in Section. 30-332 of the*  
6 *Code. The concept plan does not demonstrate compliance with the required perimeter*  
7 *landscape (buffer) yards. The arterial road landscape yard is 30-feet.*

- 8 6) Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic  
9 safety, or interfere with the use or enjoyment of adjacent and nearby properties.

10 Staff comment: *The applicant did not provide information related to signage. The location*  
11 *of a ground sign is not labeled on the concept plan.*

- 12 7) Hours of operation of the proposed use shall be consistent with the use and enjoyment of the  
13 properties in the surrounding residential community, if any. For commercial and industrial uses  
14 adjacent to or near residential uses, the hours of operation shall not adversely affect the use  
15 and enjoyment of the residential character of the area.

16 Staff comment: *The applicant did not indicate hours of operation.*

- 17 8) Off-street parking and loading areas, where required, shall not be created or maintained in a  
18 manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby  
19 properties. For existing structures, the applicant shall provide competent, substantial evidence  
20 to demonstrate that actual or anticipated parking shall not be greater than that which is  
21 approved as part of the site plan under applicable City standards.

22 Staff comment: *The proposed development does not appear to meet the minimum number*  
23 *of parking spaces for office and medical uses. The buildings will have office and medical*  
24 *uses, which have separate parking requirements per Section 9.16 of the Transportation*  
25 *Technical Manual [Sec 30-272]. Assuming each building will have a separate use (17,700*  
26 *office \* 300 = 59) + (17,700 medical \* 200 = 89) = 148 minimum required parking spaces.*  
27 *The applicant is proposing 118 spaces using the demand for an office only. Insufficient*  
28 *parking could have an impact on adjacent or nearby properties.*

- 29 9) Required yards and other open spaces.

30 Staff comment: *The required yards include the front, rear and side yards, open space and*  
31 *the minimum 25 percent breezeway standard.*

32 *The plan proposes to alter the shoreline with the addition of fill. **The buildings and***  
33 ***parking will be 25-feet from the new shoreline.** Open space is not a requirement of the*  
34 *SMU zoning district. The concept plan does appear to meet the Shoreline Overlay*  
35 *minimum 25 percent “breezeway” standard. The breezeway is an unobstructed vertically*  
36 *and in a straight line from the front to the rear of the parcel.*

- 37 10) General compatibility with adjacent properties and other property in the district.

38 Staff comment: *Compatibility refers to the degree to which the development aligns with*  
39 *the regulations and the general area.*

40 *In addition to the comprehensive plan and zoning, the staff referenced the 2007 US-1*  
41 *Corridor Master Plan for compatibility. The Plan was adopted to guide development along*  
42 *the US-1 Highway. The purpose of the guidelines was to minimize the effects of*  
43 *development within the Shoreline Mixed Use district. The guidelines state the City should*  
44 *adopt graduated setbacks based on lot depth, encourage water related uses, consider a*  
45 *maximum building height of 35-feet, maintain breezeways and scenic vistas, orient*

1 buildings to the street and pedestrian areas, incorporate innovated stormwater  
2 management systems, incorporate native landscaping, integrate public access such as  
3 the proposed trail on the east side of US-1, minimize driveway access points, et cetera.  
4 [page 109-110]. Each of these items are addressed in various sections of the Code.

5 The applicant desires to alter the shoreline with fill in the Indian River Lagoon to  
6 accommodate the construction of two buildings with three floors, parking and dry retention  
7 areas for stormwater. Parking is to be provided under the buildings and surface lots.  
8 Retention areas are proposed in the new 25-foot shoreline setback.

9 Townhomes with two floors are located to the south, several one-floor single-tenant  
10 commercial buildings and Titusville High School are located west of US-1, and the River  
11 Palms condominium development is located immediately to the north. Several structures  
12 were built prior to the current parking and stormwater requirements. The River Palms  
13 development is a nonconforming structure.

14 With the exception of the River Palms development, the proposed buildings and ancillary  
15 uses are generally compatible with the surrounding area and zoning. The building heights  
16 will not exceed 35-feet and the new setbacks will be met after construction and alteration  
17 of the shoreline. However, the project could better align with development in the area by  
18 reducing the number of driveways, redesign the width and orientation of the buildings so  
19 as to not encroach into the existing shoreline setback, and incorporate innovative  
20 stormwater systems such as low impact development best management practices [Sec  
21 11 LID Manual]. The sidewalk along US-1 could be widened or relocated to connect with  
22 the future trail [Sec 9.14 Transportation Technical Manual and FLUE Strategy 1.12.2.1].

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

24 Staff comment: The scale of the development refers to the size and scope of the land use  
25 and building regulations that apply to the area.

26 Townhomes with two floors are located to the south, several one-floor single-tenant  
27 commercial buildings and Titusville High School are located west of US-1, and the River  
28 Palms condominium development is located immediately to the north. The River Palms  
29 development is a nonconforming structure.

30 With the exception of the River Palms condo development the overall scale of the  
31 surrounding area is one to two floor structures with single uses. The proposed two  
32 buildings with three floors may be considered out of scale due to the request to alter the  
33 shore and fill in the Lagoon. Reducing the scale of the proposed development without  
34 altering the shore is an alternative that would bring the development closer in scale with  
35 the surrounding neighborhood [FLUE Strategy 1.12.3.3].

36 Section 34-76(c) of the Code states, "Without limiting the foregoing, City Council may require  
37 additional conditions, including limiting the permit to a specified duration. All additional conditions  
38 or requirements authorized by this section are enforceable in the same manner and to the same  
39 extent as any other applicable requirements of these regulations."

40 Staff comment: The applicant did not provide information consistent with the Shoreline  
41 Protection Ordinance.

42 Section 30-63(e)(1) of the Land Development Regulations prohibits buildings and  
43 structures within the minimum 25-foot shoreline setback. The concept plan illustrates a  
44 parking lot and buildings within the existing 25-foot setback. However, after altering the  
45 shore with fill in the Indian River Lagoon, the parking lot and buildings will be setback 25-  
46 feet from the new water line.

1        *The maximum impervious coverage permitted in the 25-foot shoreline setback is 35*  
2        *percent [Sec 30-63(e)(5)]. The maximum impervious coverage appears to be exceeded*  
3        *within the existing 25-foot shoreline setback. However, after altering the shore with fill in*  
4        *the Indian River Lagoon, the impervious surfaces within the new 25-foot setback may be*  
5        *below the 35 percent threshold.*

6        *A densely planted shoreline of viable native vegetation, a minimum of ten (10) feet in width*  
7        *for the entire length of the shoreline is required per Section 30-64(b)(1)b of the Code. The*  
8        *concept plan illustrates a retention area located in the new 25-foot shoreline setback. No*  
9        *information was provided related to a planted shoreline.*

10       *Altering the shoreline requires a separate Titusville Surface Water permit per Section 30-*  
11       *64 of the Code. The permit should include a densely vegetated shore per Section 30-*  
12       *64(b)(1)b and other requirements as determined by the Administrator, including low impact*  
13       *development (LID) best management practices (BMPs) [Sec 30-64(b)(7)]. The City*  
14       *encourages the use of Low Impact Development (LID) Best Management Practices*  
15       *(BMPs) in the design of sites and subdivisions to better protect water quality and reduce*  
16       *flooding risks [Sec 11.1 LID Technical Manual]. The concept plan illustrates a retention*  
17       *area located in the new 25-foot shoreline setback. The applicant did not propose a densely*  
18       *vegetated shore nor LID BMPs.*

19       *The concept plan proposes a new rock revetment to be constructed along the shore.*  
20       *Section 30-64(e) of the Code prohibits new bulkheads; however, for those properties on*  
21       *the shoreline immediately between two (2) adjacent existing bulkheads, a reinforced rock*  
22       *revetment may be permitted. The shore is approximately 400-linear feet located between*  
23       *two existing bulkheads. Per Section 30-64(g) of the Land Development Regulations, any*  
24       *proposed shoreline stabilization, the applicant must provide plans, test results or other*  
25       *professionally accepted information that affirmatively demonstrates that any proposed*  
26       *shoreline stabilization project will not:*

- 27                *(1) adversely impact water quality;*  
28                *(2) result in the loss of shoreline and aquatic vegetation;*  
29                *(3) adversely affect adjacent properties;*  
30                *(4) increase the waterward extension of the existing shoreline, except as provided*  
31                *in subsection (e) of this section; and*  
32                *(5) adversely affect the flow of water or create a navigational hazard.*

33        *The applicant did not submit information to address the above criteria described in Section*  
34        *30-64(g) of the Code.*

35        **RECOMMENDATION:**

36        Find the request to be inconsistent with the comprehensive plan and land development  
37        regulations (LDR); specifically, FLUE Policy 1.17.3, CME Objective 1.2, and Sections 30-63(e),  
38        30-64(e), 30-64(g), 30-272 and 30-332 of the LDRs. The application lacks information necessary  
39        to determine consistency with the comprehensive plan and Code.

40        For the Council to make an informed decision, the applicant should be required to submit the  
41        following information with the CUP application.

- 42        1. Reduce the scale of the project to not require fill in the Lagoon and remove all proposed land  
43        use or structures within the existing shoreline setback per Section 30-63(e), including parking  
44        facilities and structures that which cover more than the maximum impervious coverage of the  
45        shoreline setback area. Otherwise, submit a Titusville Surface Water permit to alter the

1 shoreline consistent with the requirements described in Section 30-64 of the Land  
2 Development Regulations.

3 a. Per Section 30-64(g) of the Land Development Regulations, submit plans, test results  
4 or other professionally accepted information that affirmatively demonstrates that the  
5 proposed shoreline stabilization project will not: (1) adversely impact water quality; (2)  
6 result in the loss of shoreline and aquatic vegetation; (3) adversely affect adjacent  
7 properties; (4) increase the waterward extension of the existing shoreline, except as  
8 provided in Section 30-64(e); and (5) adversely affect the flow of water or create a  
9 navigational hazard. The permit will be issued for one of the following shoreline  
10 stabilization strategies.

11 i. Rock revetment consistent with standards described in Section 30-64(f)(2) of  
12 the Land Development Regulations provided the property qualifies per Section  
13 30-64(e)(1)b. The bulkhead portion of the structure shall be located above the  
14 mean annual flood line.

15 ii. If rock revetment is determined to be prohibited, then a City surface water  
16 permit shall be obtained per Section 30-64(f) of the Code. Plant a living  
17 shoreline as the preferred shoreline stabilization technique as stated in Section  
18 30-64(f)(1). A living shoreline is defined as an erosion management technique,  
19 such as the strategic placement of plants, stone, sand, and other structural and  
20 organic materials, that is used primarily in areas with low to moderate wave  
21 energy, and is designed to mimic natural coastal processes [Sec. 30-64(f)(1)].

22 2. Demonstrate compliance with the requirement for a densely planted shoreline of viable native  
23 vegetation, a minimum of ten (10) feet in width for the entire landward length of the shoreline  
24 [Sec. 30-64(b)(1)b]. Submit a landscape plan.

25 3. Propose low impact development (LID) best management practices (BMPs) as described in  
26 City Ordinance 30-2021, as amended, including a minimum of one bioswale, biofiltration  
27 system, rain garden, pervious pavement, drip irrigation, and an underground storage/retention  
28 system.

29 4. Demonstrate compliance with all landscape requirements described in Chapter 30, Article III,  
30 Division 10 of the Land Development Regulations by submitting a landscape plan.

31 5. Submit a parking study.

32 6. Submit a traffic study.



Gateway to Nature & Space



APPLICATION FOR CONDITIONAL USE PERMIT

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

<b>1. Project Information</b>	Project Name <i>RIVER PALMS II</i>	Property Address/Location Description <i>TBD</i>	
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact <i>ROBERT KOOS;</i>	Name of Owner <i>RIVER PALMS RIVERFRONT DEV II, LLC</i>	
	Street Address <i>6525 3RD STREET #409</i>	Street Address	
	City State Zip <i>ROCKLEDGE FL 32955</i>	City State Zip	
	Telephone # <i>(321) 453-5360</i> Fax #	Telephone # Fax #	
	E-Mail Address <i>Rob@Tricondev.com</i>	E-Mail Address	
<b>3. Applicant Status</b>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other		
<b>4. Parcel ID</b>	<i>22-35-10-A2-601</i>	Tax Acct.	<i>2205816</i>
<b>5. Site Size (Attach Legal Description)</b>	Acres: <i>SEE ATTACHED SURVEY</i> Square Feet:		
<b>6. Current Land Uses</b>	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:		
	SUBJECT SITE: _____		
	NORTH: <i>CONDOMINIUM</i>		
	SOUTH: <i>TOWNHOUSES</i>		
	EAST: _____		
WEST: _____			
<b>7. Current Designation</b>	Future Land Use:	Zoning: <i>SMU</i>	

<b>8. Building Status</b>	Existing Building(s) on the site? <i>NONE</i>	New Buildings Proposed? <i>TWO</i>		
<b>9. Operating Schedule</b>	(Hours of operation, size of operation)			
<b>10. Note any previous CUPs on the site</b>	<i>SUBJECT PROPERTY HAD TWO STRUCTURES THAT WERE RAZED.</i>			
<b>11. Check other applications submitted</b>	Conditional Use <input type="checkbox"/>	Vacation of Easement <input type="checkbox"/>	Master Plan Approval <input type="checkbox"/>	Rezoning <input type="checkbox"/>
	Vacation of Right of Way <input type="checkbox"/>	Site Plan <input type="checkbox"/>	Subdivision/Plat <input type="checkbox"/>	Other: <input type="checkbox"/>
<b>12. Narrative</b>	<p>Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary)</p> <p><i>PURSUANT TO SECTION 29-27, "ANY PROPOSED DEVELOPMENT LOCATED WITHIN FIFTY (50) FEET OF A BULKHEAD LINE OR ALTERING THE SHORELINE SHALL BE PROCESSED AS A CONDITIONAL USE IN ACCORDANCE WITH CHAPTER 34.</i></p> <p><i>THE SUBJECT PROPERTY IS PROPOSED FOR DEVELOPMENT AS TWO CLASS A OFFICE AND MEDICAL BUILDINGS.</i></p>			

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

**ACKNOWLEDGEMENT**

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

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

/s/  \_\_\_\_\_  
(Signature\*)

5/14/2025  
(Date)

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

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

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



Gateway to Nature & Space



**SUBMITTAL CHECKLIST**

(Development Review Procedures Manual Section 7)

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

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

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

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





Gateway to Nature & Space

# OWNER'S AUTHORIZATION FORM



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)

Date: June 27, 2025

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

PROJECT DESCRIPTION: Two Office Buildings

PROJECT ADDRESS: TBD

PARCEL ID# OR TAX ACCT #: 2205816

Please accept this documentation as authorization for David Menzel  
to apply for the above selected request. (Name of Applicant)

[Signature]  
Property Owner Signature

ROBERT KOOS  
Property Owner Name (Please Print)

6525 3rd Street #409  
Street Address

Rockledge, FL 32955  
City, State, Zip code

(321) 453-5360  
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 BREVARD

Subscribed and sworn to before me on this 27<sup>th</sup> day of June, 2025  
By Robert Kodai who is personally known to me or produced  
as identification.

[Signature]  
Notary Public Signature

My Commission Expires: August 1, 2028 Date

**PREPARED BY & RETURN TO:**

Philip F. Nohrr, Esq.  
GrayRobinson, P.A.  
1795 West NASA Blvd.  
Melbourne, FL 32901

PARCEL TAX ID # 22-35-10-02-\*-16

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED**, executed this 4th day of October, 2019, by **RIVER LANDING HOTEL, INC.**, a Florida corporation, Grantor, whose post office address is 6525 3<sup>rd</sup> Street #409, Rockledge, Florida 32955 to **RIVER PALMS RIVERFRONT DEVELOPMENT II, LLC**, a Florida limited liability company, whose post office address is 6525 3<sup>rd</sup> Street #409, Rockledge, Florida 32955, Grantee.

**WITNESSETH**, that Grantor, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS (\$10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Florida, State of Florida, to wit:

**See Attached Exhibit A**

**SUBJECT TO** zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision or condominium, the reference to which shall not operate to reimpose the same; public utility easements of record; and any unpaid real estate taxes.

This instrument was prepared without examination of title by GrayRobinson, P.A. and no warranty or other representation is made by the preparer and no express or implied opinion is given as to marketability or condition of the title, the quantity of lands included therein, the location of the boundaries thereof or the existence of unpaid taxes, encumbrances or any other matters affecting the property or the nature of the title thereto.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use benefit and behoof of the Grantee forever.

# 38113039 v1

EXHIBIT ALegal Description

A portion of those lands subdivided as RIVERSIDE PARK according to the plat thereof as recorded in Plat Book 2, Page 14, and a portion of the Plat of BAYVIEW PARK, according to the plat thereof recorded in Plat Book 1, Page 64, all of the submerged lands described in Trustees Deed No. 21557 as recorded in Official Records book 25, Page 597 and all of the submerged lands described in Trustees Deed No. 24257 (1732-05) as recorded in Official Records book 146, Pages 274 and 275 and a portion of the submerged lands described in Trustees Deed No. 21927 (91-05) as recorded in Official Records book 146, Page 275 and all of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 16, STATE TREE SHORES, according to the plat thereof recorded in Plat Book 4, Page 49, of said public records; thence  $S13^{\circ}32'13''E$ , along the East line of Lots 16 through 28, of said STATE TREE SHORES, a distance of 783.94 feet, to the Southwest corner of said Lot 28 and a point on the East right of way line of South Washington Avenue (State Road No. 5, U.S Highway 1); thence  $S13^{\circ}04'06''E$ , a distance of 4.03 feet, to the POINT OF BEGINNING of the herein described parcel; thence  $S13^{\circ}04'06''E$ , continuing along said East right of way line, a distance of 66.70 feet, to a point of intersection with a non-tangent curve, concave Westerly, having a radius of 2,917.93 feet and a central angle of  $06^{\circ}27'32''$ ; thence Southerly, continuing along said East right of way line, along the arc of said curve to the right, a distance of 328.94 feet (said arc subtended by a chord bearing  $S17^{\circ}04'02''E$ , a distance of 328.76 feet), to a point of intersection with a non-tangent line; thence  $S13^{\circ}30'56''E$ , continuing along said East right of way, a distance of 397.91 feet; thence  $S89^{\circ}43'35''E$ , a distance of 267.00 feet; thence  $N21^{\circ}15'22''W$ , a distance of 486.30 feet; thence  $N76^{\circ}44'17''E$ , a distance of 448.52 feet, to a point of intersection with a non-tangent curve, concave Westerly, having a radius of 3,564.93 feet and a central angle of  $06^{\circ}48'33''$ ; thence Northerly, along the arc of said curve to the left, a distance of 423.67 feet (said arc subtended by a chord bearing  $N16^{\circ}48'05''W$ , a distance of 423.42 feet), to a point of intersection with a non-tangent line; thence  $S76^{\circ}44'17''W$ , a distance of 442.02 feet; thence  $S16^{\circ}48'43''E$ , a distance of 4.01 feet; thence  $S69^{\circ}29'47''W$ , a distance of 200.29 feet, to the POINT OF BEGINNING; Containing 8.43 acres, more or less.

## Detail by Entity Name

Florida Limited Liability Company  
RIVER PALMS RIVERFRONT DEVELOPMENT II, LLC

### Filing Information

**Document Number** L19000232465  
**FEI/EIN Number** 85-0748153  
**Date Filed** 09/13/2019  
**Effective Date** 09/13/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

6525 3RD STREET  
 SUITE 409  
 ROCKLEDGE, FL 32955

### Mailing Address

6525 3RD STREET  
 SUITE 409  
 ROCKLEDGE, FL 32955

### Registered Agent Name & Address

KODSI, ROBERT D  
 6525 3RD STREET  
 SUITE 409  
 ROCKLEDGE, FL 32955

Name Changed: 05/03/2022

Address Changed: 05/03/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

KODSI, MAURICE  
 6525 3RD STREET, SUITE 409  
 ROCKLEDGE, FL 32955

Title MGR

KODSI, ROBERT  
 6525 3RD STREET, SUITE 409  
 ROCKLEDGE, FL 32955

### Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	02/20/2024
2025	02/07/2025

### Document Images

**OWNER**  
**RIVER PALMS RIVERFRONT DEVELOPMENT II, LLC.**  
 6525 3RD STREET, SUITE 409  
 ROCKLEDGE, FL 32955  
 TEL (321) 453-5360

**ENGINEER**  
**MAI DESIGN BUILD, INC.**  
 395 STAN DRIVE, SUITE B  
 MELBOURNE, FLORIDA 32904  
 TEL (321) 757-3034  
 FAX (321) 757-3088

**SURVEYOR**  
**KANE SURVEYING, INC.**  
 505 DISTRIBUTION DRIVE  
 MELBOURNE, FLORIDA 32904  
 TEL (321) 676-0427  
 FAX (321) 984-1448

**GENERAL STATEMENT**

RIVER PALMS II DEVELOPMENT CONSISTS OF TWO 3-STORY OFFICE BUILDINGS. THERE ARE NO EXISTING BUILDINGS. PARKING IS PROVIDED UNDER THE TENANT SPACES WITHIN THE BUILDING AND OPEN PARKING SPACES.

**SITE DATA**

ZONING: SHORELINE MIXED-USE (SMU), (TSA)  
 FUTURE LAND USE: BUSINESS (NC)  
 PARCEL ID: 22-35-10-AZ\*-6.01  
 TAX ACCOUNT ID: 2205816  
 SITE GROSS AREA: 2.20 ACRES (96,260 SF)

	ALLOWED	PROPOSED
MAXIMUM BUILDING HEIGHT:	35'	35'
MINIMUM LOT SIZE:	10,000 SF	96,260 SF
MINIMUM LOT WIDTH:	100'	843.67'
MAXIMUM LOT COVERAGE:	N/A	54.25%
BUILDING COVERAGE:	55%	18.37%
MINIMUM BUILDING SEPARATION:	20'	420.1'
MAXIMUM WATERFRONT SETBACK COVERAGE:	30%	30%
BREEZEWAY:	25%	67.4%

**BUILDING SETBACKS**

	REQUIRED	PROPOSED MIN.
FRONT (FRONTING STATE ROAD):	25.0 FT	25.0 FT
REAR (TO MEAN HIGH WATER):	25.0 FT	25.0 FT
SIDE NORTH:	10.0 FT	40.5 FT
SIDE SOUTH:	10.0 FT	68.2 FT

**BUILDING CONSTRUCTION**

BUILDING IS TYPE IIB CONSTRUCTION, FULLY SPRINKLERED

**AREA TABULATION**

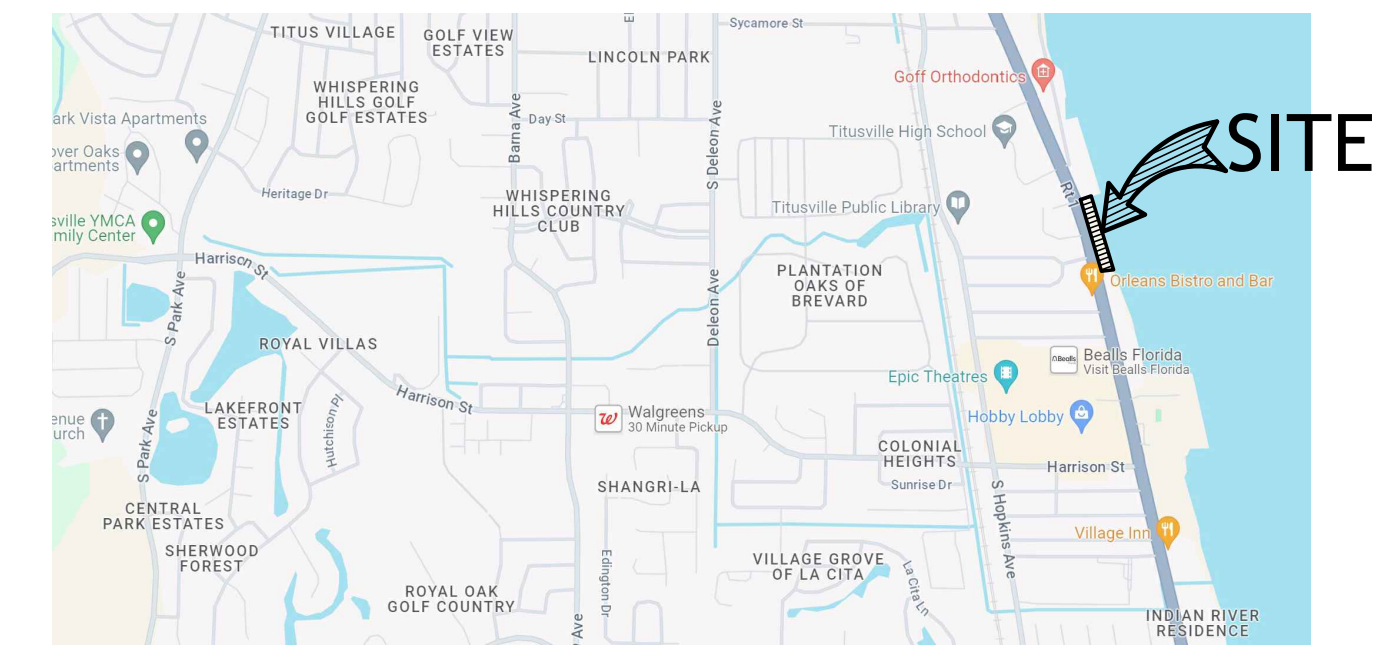
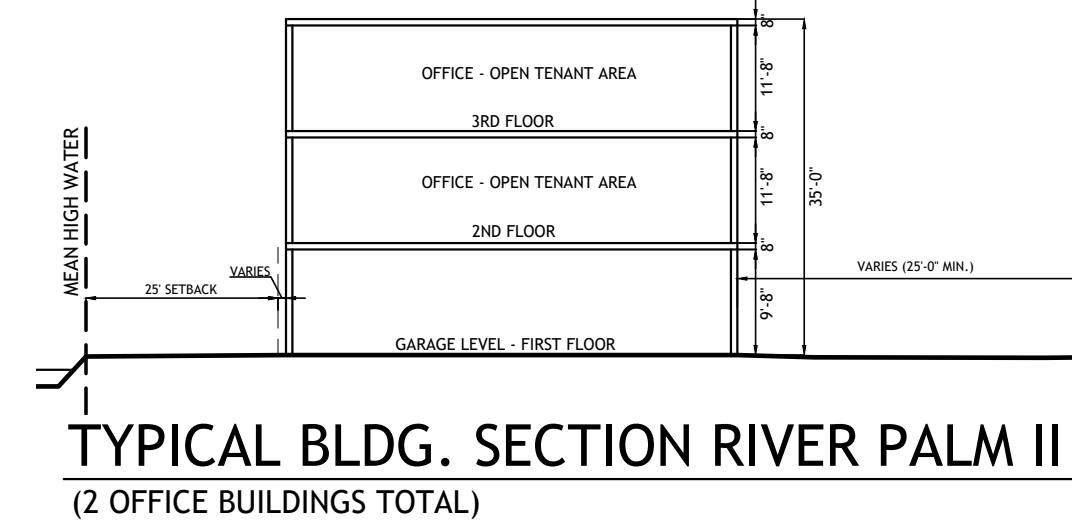
IMPERVIOUS AREA			
PROPOSED BUILDINGS	17,684 SF =	0.40 ACRES	18.37%
PAVEMENT & SIDEWALKS	34,537 SF =	0.80 ACRES	35.88%
TOTAL IMPERVIOUS AREA	52,221 SF =	1.20 ACRES	54.25%
PERVIOUS AREA			
	44,039 SF =	1.00 ACRES	45.75%
TOTAL SITE AREA	96,260 SF =	2.20 ACRES	100.00%

**PARKING CALCULATIONS**

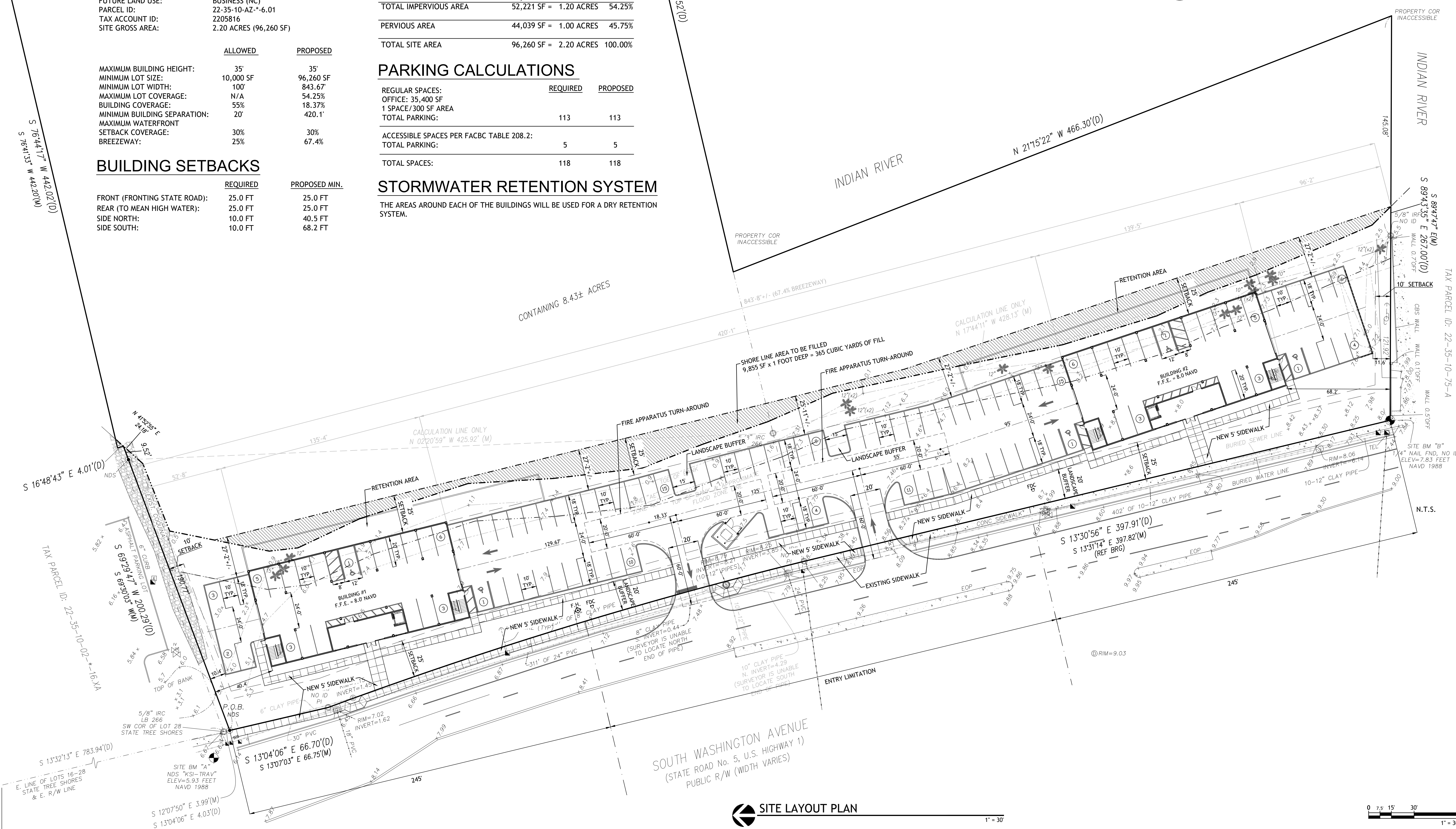
	REQUIRED	PROPOSED
REGULAR SPACES:		
OFFICE: 35,400 SF		
1 SPACE/300 SF AREA		
TOTAL PARKING:	113	113
ACCESSIBLE SPACES PER FACBC TABLE 208.2:		
TOTAL PARKING:	5	5
TOTAL SPACES:	118	118

**STORMWATER RETENTION SYSTEM**

THE AREAS AROUND EACH OF THE BUILDINGS WILL BE USED FOR A DRY RETENTION SYSTEM.



**VICINITY MAP**  
 N.T.S.



**SITE LAYOUT PLAN**  
 1" = 30'

DATE	REVISION	NO.	DATE
6-9-2025 <td></td> <td>1 <td></td> </td>		1 <td></td>	

NO.	REVISION
030830	DAVID T. MENZEL

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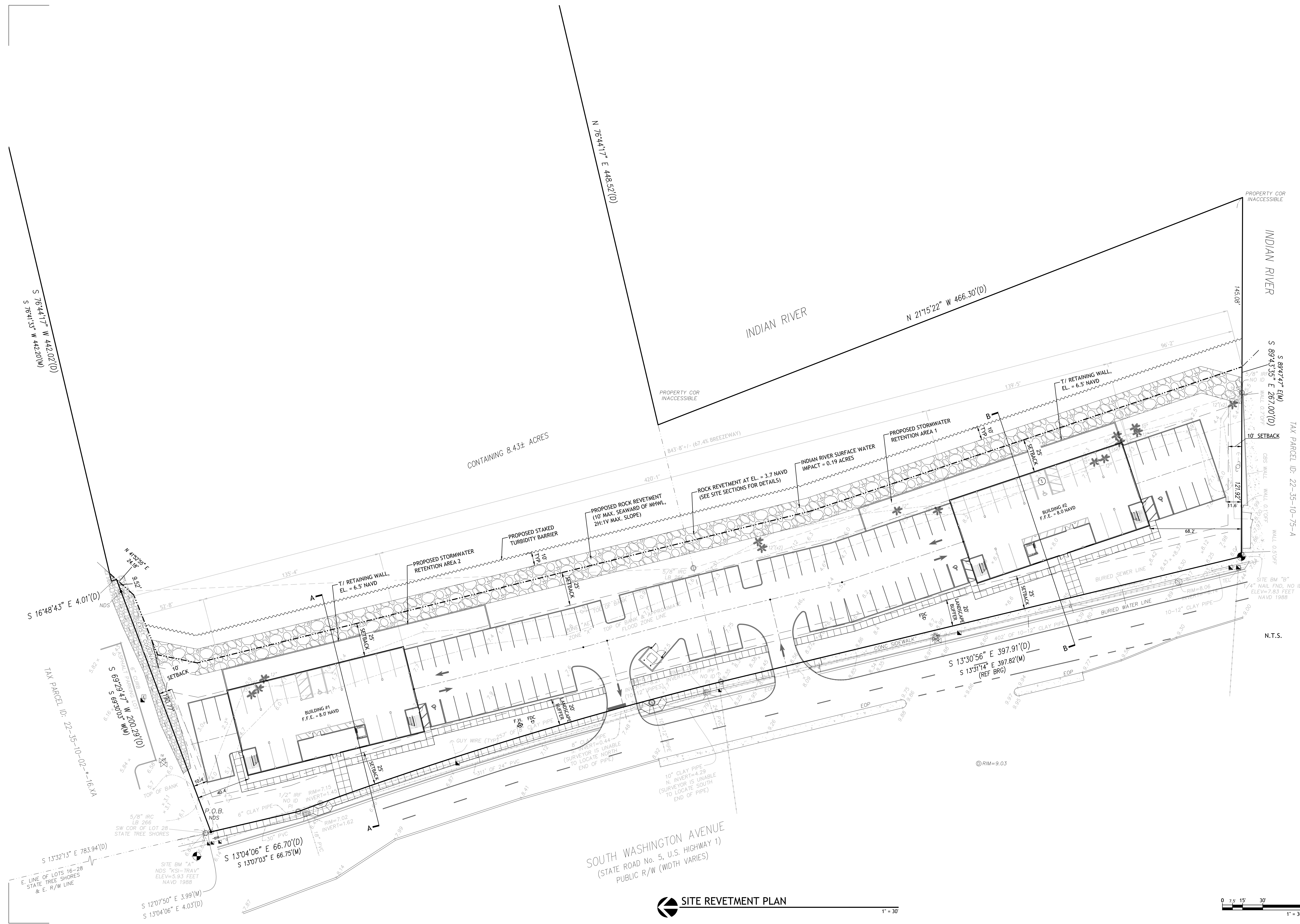
**RIVER PALM II CONCEPTUAL SITE PLAN**  
 TITUSVILLE, BREVARD COUNTY, FLORIDA  
**SITE LAYOUT PLAN**

**mai DESIGN BUILD**  
 395 STAN DRIVE, SUITE B  
 MELBOURNE, FLORIDA 32904  
 PHONE: (321) 757-3034  
 FAX: (321) 757-3088  
 web: www.maidesignbuild.com  
 email: dmenzel@maidesignbuild.com

Cert. of Author: #31547

Date: 4-18-2024  
 Scale: 1" = 30'  
 Drawn: RKIII  
 Checked: DTM  
 Approved: DTM  
 Proj #: 2024-002

Sheet  
**C-1**  
 of



NO.	REVISION	DATE	NO.	REVISION	DATE
1					

DAVID T. MENZEL  
0000830

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**RIVER PALM II CONCEPTUAL SITE PLAN**  
TITUSVILLE, BREVARD COUNTY, FLORIDA  
**SITE REVETMENT PLAN**

**mai**  
DESIGN BUILD  
395 STAN DRIVE, SUITE B  
MELBOURNE, FLORIDA 32904  
PHONE: (321) 757-3034  
FAX: (321) 757-3088  
web: www.maidesignbuild.com  
email: dmenzel@maidesignbuild.com

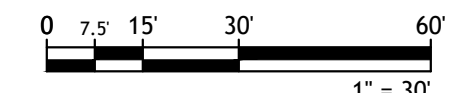
Cert. of Author: #31547

Date: 4-18-2024  
Scale: 1" = 30'  
Drawn: RKIII  
Checked: DTM  
Approved: DTM  
Proj #: 2024-002

Sheet  
**C-2**  
of

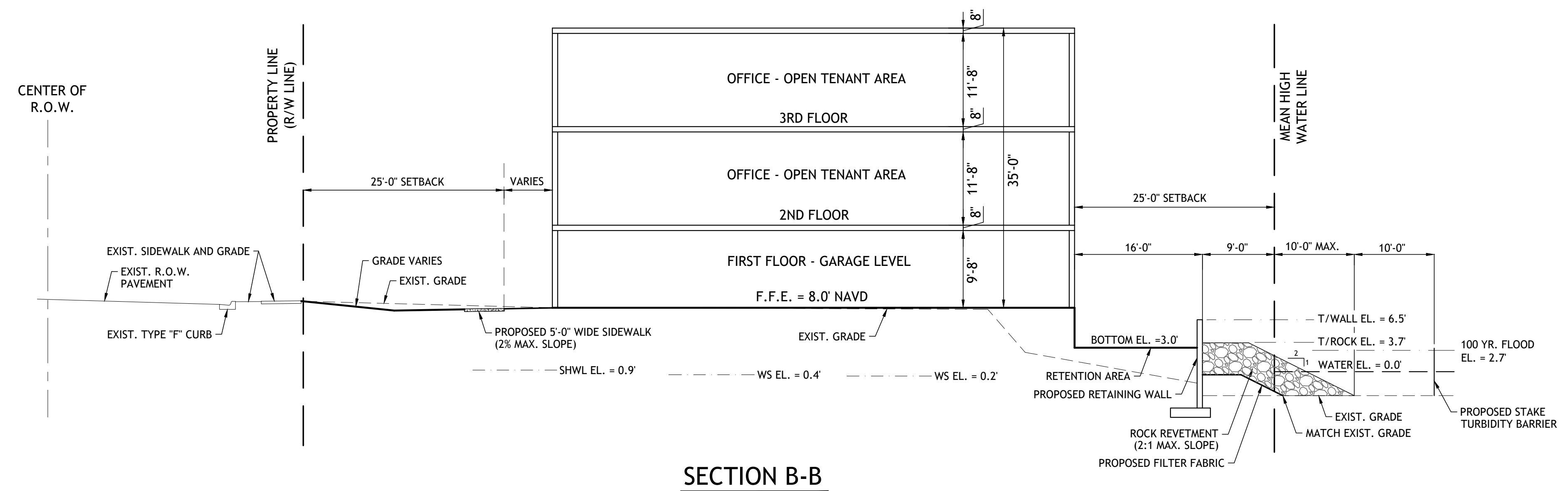
**SITE REVETMENT PLAN**

1" = 30'

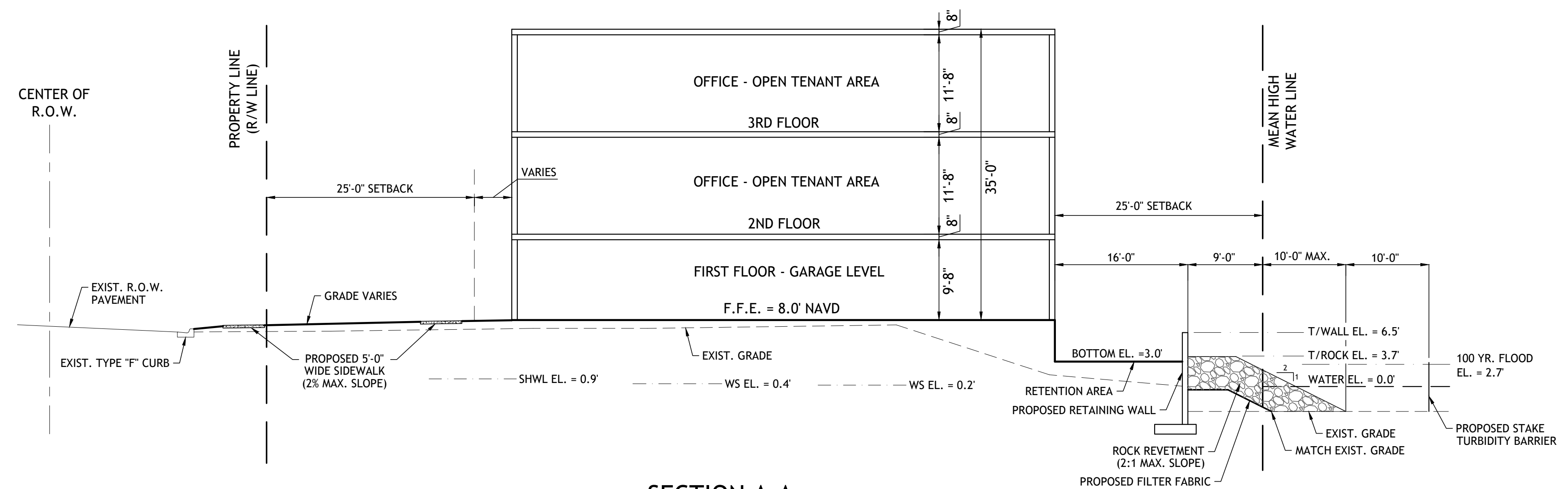


## ROCK REVETMENT NOTES

1. NO FILL SHALL BE PLACED WATERWARD OF THE ORDINARY HIGH WATER LINE.
2. THE ROCK REVETMENT SHALL BE CONSTRUCTED WITH A SLOPE OF 2 FEET HORIZONTAL TO EVERY 1 FOOT VERTICAL MAXIMUM OR LESS.
3. THE PROPOSED ROCK REVETMENT SHALL BE PLACED NO FURTHER THAN 10 FEET WATERWARD OF THE EXISTING MEAN HIGH WATER LINE.
4. THE PROPOSED FILTER FABRIC SHALL BE NON-WOVEN, PER FDOT SPECIFICATIONS SECTION 985-TYPE-D-1 AND SHALL BE PLACED UNDERNEATH THE ENTIRE REVETMENT AND SECURELY TUCKED OR ANCHORED INTO THE SOIL UNDERNEATH AND BEHIND THE REVETMENT.
5. THE TOE OF THE REVETMENT SHALL BE REINFORCED WITH LARGE ROCKS AND TRENCHED INTO THE SOIL SEDIMENT AS SHOWN IN THE SECTIONS.
6. THE MINIMUM AND AVERAGE WEIGHTS OF THE ROCKS USED SHALL BE 50 AND 100 POUNDS RESPECTIVELY. THE ROCKS SHALL BE APPROXIMATELY 12" TO 36" (24" AVERAGE) DIAMETER.
7. FOR THE ENTIRE DURATION OF THE CONSTRUCTION AND ALL NEW WORK IS STABILIZED, THE INDIAN RIVER SHALL BE PROTECTED FROM SEDIMENT EROSION AND ASSOCIATED TURBIDITY BY INSTALLATION OF A STAKED TURBIDITY BARRIER AROUND THE WORK AREA. THE PROJECT MUST NOT RESULT IN ANY QUALITY VIOLATIONS.



SECTION B-B



SECTION A-A

NO.	REVISION	DATE	NO.	REVISION	DATE
1					

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## RIVER PALM II CONCEPTUAL SITE PLAN

TITUSVILLE, BREVARD COUNTY, FLORIDA  
SITE REVETMENT DETAILS

**mai**  
DESIGN BUILD  
395 STAN DRIVE, SUITE B  
MELBOURNE, FLORIDA 32904  
PHONE: (321) 757-3034  
FAX: (321) 757-3088  
web: www.maidesignbuild.com  
email: dmenzel@maidesignbuild.com

Cert. of Author: #31547

Date: 4-18-2024	Sheet
Scale: 1" = 10'	<b>C-3</b> of
Drawn: RKIII	
Checked: DTM	
Approved: DTM	
Proj #: 2024-002	

# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1(D)	328.93'	2917.93'	6°27'32"	328.76'	S17°04'02"E
C1(M)	328.95'	2917.93'	6°27'33"	328.76'	S17°04'02"E
C2(D)	423.67'	3564.93'	6°48'33"	423.42'	N16°48'05"W

## LEGAL DESCRIPTION:

ORB 8560, PAGE 2390:  
 A PORTION OF THOSE LANDS SUBDIVIDED AS RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 14, AND A PORTION OF THE PLAT OF BAYVIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 64, ALL OF THE SUBMERGED LANDS DESCRIBED IN TRUSTEES DEED NO. 21557 AS RECORDED IN OFFICIAL RECORDS BOOK 25, PAGE 597 AND AT OF THE SUBMERGED LANDS DESCRIBED IN TRUSTEES DEED NO. 24257 (1732-05) AS RECORDED IN OFFICIAL RECORDS BOOK 146, PAGES 274 AND 275 AND A PORTION OF THE SUBMERGED LANDS DESCRIBED IN TRUSTEES DEED NO. 21927 (91-05) AS RECORDED IN OFFICIAL RECORDS BOOK 146, PAGE 275 AND ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF LOT 16, STATE TREE SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 49 OF SAID PUBLIC RECORDS; THENCE S13°32'13"E, ALONG THE EAST LINE OF LOTS 16 THROUGH 28, OF SAID STATE TREE SHORES, A DISTANCE OF 783.94 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 28 AND A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH WASHINGTON AVENUE (STATE ROAD No. 5, U.S. HIGHWAY 1) THENCE; S13°04'06"E, A DISTANCE OF 4.03 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S13°04'06"E, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 66.70 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,917.93 FEET AND A CENTRAL ANGLE OF 06°27'32"; THENCE SOUTHERLY, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 328.94 FEET (SAID ARC SUBTENDED BY A CHORD BEARING S17°04'02"E, A DISTANCE OF 328.76 FEET), TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S13°30'56"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 397.91 FEET; THENCE S89°43'35"E, A DISTANCE OF 267.00 FEET; THENCE N21°15'22"W, A DISTANCE OF 466.30 FEET; THENCE N76°44'17"E, A DISTANCE OF 448.52 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3,564.93 FEET AND A CENTRAL ANGLE OF 06°48'33"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 423.67 FEET (SAID ARC SUBTENDED BY A CHORD BEARING N16°48'05"W, A DISTANCE OF 423.42 FEET), TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S76°44'17"W, A DISTANCE OF 442.02 FEET; THENCE S16°48'43"E, A DISTANCE OF 4.01 FEET; THENCE S69°29'47"W, A DISTANCE OF 200.29 FEET, TO THE POINT OF BEGINNING.

## LEGEND

- A = ARC
- A/C = AIR CONDITIONER
- BFE = BASE FLOOD ELEVATION
- BLDG = BUILDING
- BLK = BLOCK
- BM = BENCHMARK
- BRG = BEARING
- (C) = CALCULATED
- CATV = CABLE TELEVISION
- CBS = CONCRETE BLOCK STRUCTURE
- CHD = CHORD
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CMF = CONCRETE MONUMENT FOUND
- CMF = CORRUGATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER
- (D) = DEED BOOK
- DB = DEED BOOK
- DA = DELTA ANGLE
- ELEC = ELECTRIC
- ELEV = ELEVATION
- ENC = ENCROACHMENT
- EOP = EDGE OF PAVEMENT
- ESMT = EASEMENT
- FB = FIELD BOOK
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FF = FINISHED FLOOR
- FND = FENCE
- FND = FOUND
- FPAL = FLORIDA POWER & LIGHT COMPANY
- ID = IDENTIFICATION
- IRF = IRON PIPE FOUND
- IRC = IRON ROD & CAP FOUND
- IRF = IRON ROD FOUND
- IRS = 5/8" IRON ROD SET "LB 7838"
- LB = LICENSED BUSINESS NUMBER
- LS = (PLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
- (M) = MEASURED
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NDF = NAIL & DISK FOUND
- NDS = 1 1/4" NAIL & DISK SET "LB 7838"
- NOVD = NATIONAL GEODETIC VERTICAL DATUM
- No. = NUMBER
- OHW = OVERHEAD WIRES
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCO = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PT = POINT OF TANGENCY
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- REF = REFERENCE
- RNG = RANGE
- R/W = RIGHT OF WAY
- SEC = SECTION
- SFHA = SPECIAL FLOOD HAZARD AREAS
- TEL = TELEPHONE RISER
- TWP = TOWNSHIP
- TYP = TYPICAL
- UP = UTILITY POLE
- WD = WOOD
- WT-COR = 5/8" IRON ROD SET WITH CAP "WINSLEY LB 7838"
- WM = WATER METER
- WVF = GROSS CUT FOUND

## NOTES:

1. BEARINGS BASED ON THE E, R/W LINE BEING S 13°31'14" E AS PER ASSUMED DATUM (SEE SKETCH)
2. ELEVATIONS BASED ON BREVARD COUNTY BENCHMARK D08745 BEING AN ELEVATION OF 8.251 FEET NAVD 1988.
3. FLOOD ZONE "X" AND "AE", MAP No. 12009C0210H COMMUNITY No. 125152, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5A-17-6.003
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

## SYMBOL LEGEND

- - OAK TREE WITH DIAMETER
- ★ - PALM TREE WITH DIAMETER
- - CONIC UTILITY POLE
- - ELECTRIC METER
- ⊕ - FIRE HYDRANT
- ⊗ - IRRIGATION VALVE
- ⊖ - SEWER VALVE
- ⊙ - SANITARY SEWER MANHOLE
- ⊕ - SIGN
- ⊖ - STORM MANHOLE
- ⊙ - TELEPHONE
- ⊖ - TRAFFIC CONTROL BOX
- ⊙ - UTILITY POLE
- ⊖ - WATER METER
- ⊙ - WATER VALVE



2/9/2024 | 6:38 AM PST

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

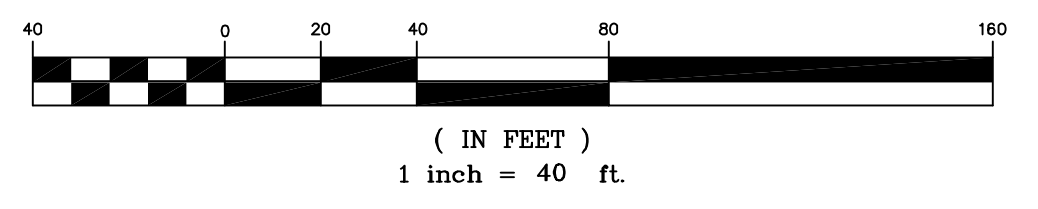
*Joel Seymour*  
 JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA NO. LS 6133  
 DRAWN BY: JYL SCALE 1 INCH = 40 FEET

**CERTIFIED TO:**  
 TRICON DEVELOPMENT OF BREVARD, INC.

10-22-35/TRICON-RIVER PALMS  
 BOUNDARY & TOPOGRAPHIC DATE: 1/29/24 JOB No. 43306  
 FB 23-8-40

**Kane Surveying, Inc.**  
 FLORIDA LICENSED BUSINESS NO. LB 7838  
 505 DISTRIBUTION DRIVE  
 MELBOURNE, FLORIDA 32904  
 (321) 676-0427

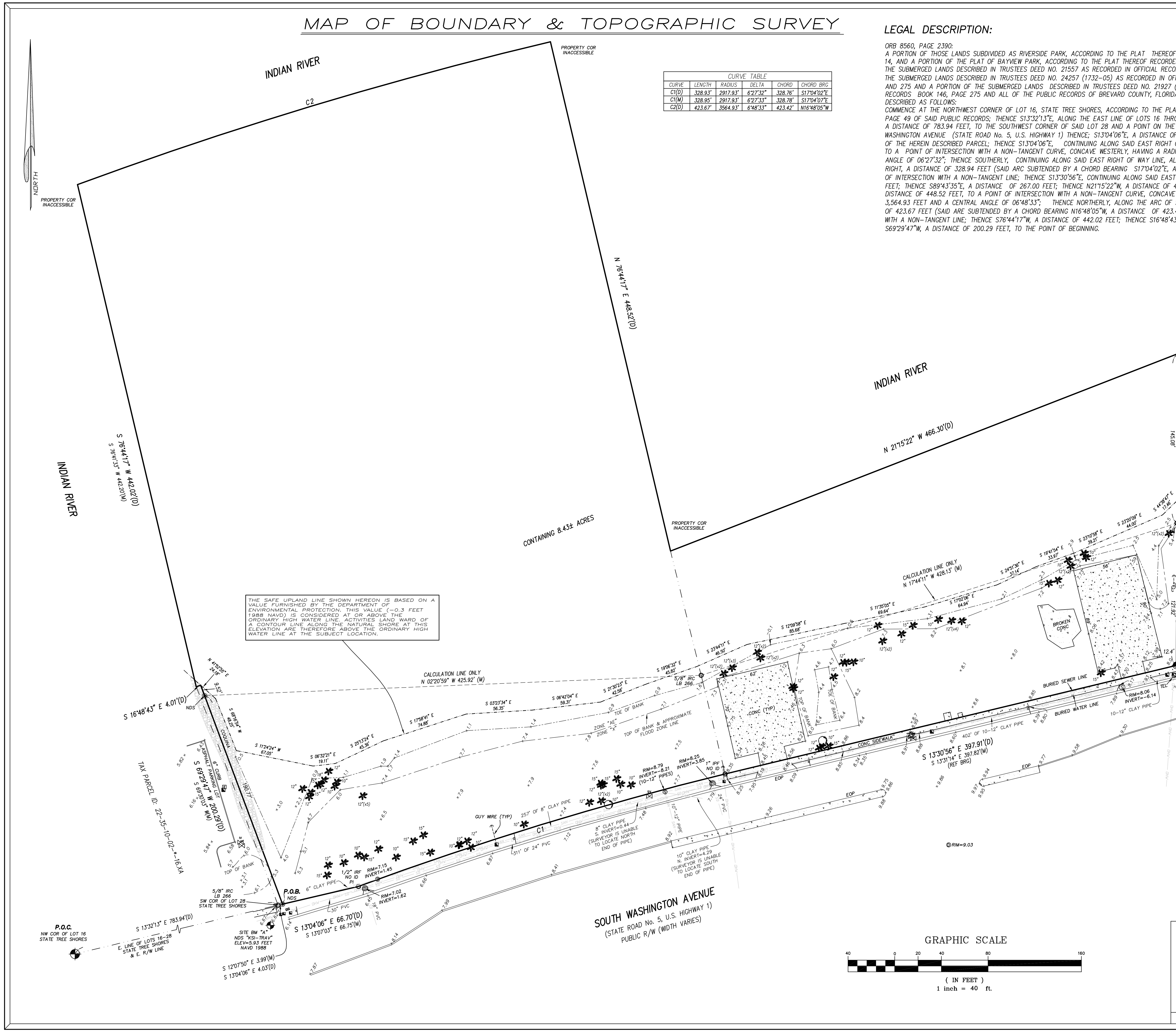
## GRAPHIC SCALE



THE SAFE UPLAND LINE SHOWN HEREON IS BASED ON A VALUE FURNISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS VALUE (-0.3 FEET 1988 NAVD) IS CONSIDERED AT OR ABOVE THE ORDINARY HIGH WATER LINE. ACTIVITIES LAND WARD OF A CONTOUR LINE ALONG THE NATURAL SHORE AT THIS ELEVATION ARE THEREFORE ABOVE THE ORDINARY HIGH WATER LINE AT THE SUBJECT LOCATION.

CONTAINING 8.43± ACRES

**SOUTH WASHINGTON AVENUE**  
 (STATE ROAD No. 5, U.S. HIGHWAY 1)  
 PUBLIC R/W (WIDTH VARIES)



**LEGAL DESCRIPTION:**

ORB 8560, PAGE 2390:

A PORTION OF THOSE LANDS SUBDIVIDED AS RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 14, AND A PORTION OF THE PLAT OF BAYVIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 64, ALL OF THE SUBMERGED LANDS DESCRIBED IN TRUSTEES DEED NO. 21557 AS RECORDED IN OFFICIAL RECORDS BOOK 25, PAGE 597 AND ALL OF THE SUBMERGED DESCRIBED IN TRUSTEES DEED NO. 24257 (1732-05) AS RECORDED IN OFFICIAL RECORDS BOOK 146, PAGES 274 AND 275 AND A PORTION OF THE SUBMERGED LANDS DESCRIBED IN TRUSTEES DEED NO. 21927 (91-05) AS RECORDED IN OFFICIAL RECORDS BOOK 146, PAGE 275 AND ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 16, STATE TREE SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 49 OF SAID PUBLIC RECORDS; THENCE S13°32'13"E, ALONG THE EAST LINE OF LOTS 16 THROUGH 28, OF SAID STATE TREE SHORES, A DISTANCE OF 783.94 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 28 AND A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH WASHINGTON AVENUE (STATE ROAD No.5, U.S. HIGHWAY 1) THENCE; S13°04'06"E, A DISTANCE OF 4.03 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S13°04'06"E, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 66.70 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2.917.93 FEET AND A CENTRAL ANGLE OF 06°27'32"; THENCE SOUTHERLY, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 328.94 FEET (SAID ARC SUBTENDEDED BY A CHORD BEARING S17°04'02"E, A DISTANCE OF 328.76 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S13°30'56"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 397.91 FEET; THENCE S89°43'35"E, A DISTANCE OF 267.00 FEET; THENCE N21°15'22"W, A DISTANCE OF 466.30 FEET; THENCE N76°44'17"E, A DISTANCE OF 448.52 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3,564.93 FEET AND A CENTRAL ANGLE OF 06°48'33"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 423.67 FEET (SAID ARE SUBTENDEDED BY A CHORD BEARING N16°48'05"W, A DISTANCE OF 423.42 FEET), TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S76°44'17"W. A DISTANCE OF 442.02 FEET; THENCE S16°48'43"E, A DISTANCE OF 4.01 FEET; THENCE S69°29'47". A DISTANCE OF 200.29 FEET, TO THE POINT OF BEGINNING.



<b>CONCURRENCY</b>	<b>City of Titusville Preliminary Concurrency Assessment</b>
Project Name:	<u>River Palms Riverfront Development II</u>
Project Location:	<u>TBD</u>
Submitted By:	<u>Robert Kods</u> Date: <u>June 27, 2025</u>
Company Name:	<u>Tricon Development of Broward</u> Email: <u>Rob@tricondev.com</u>

**Concurrency Assessment Requirements**

1. Project Developer/Engineer: River Palms Riverfront Development II, LLC  
 Address: 6525 3rd Street, #409

City: Rockledge State: FL Zip: 32955  
 Email: Rob@tricondev.com Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

2. Property Owner: River Palms Riverfront Development II, LLC  
 Address: Same as Above

City: \_\_\_\_\_ State: FL Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

3. Size of proposed development (acres): 2.2 acres

4. Parcel ID Number: \_\_\_\_\_

5. Tax Account Number: 2205816

6. Name of Primary Access Point(s): South Washington Ave

7. Name of Secondary Access Point(s): \_\_\_\_\_

8. Are there any existing structures or improvements on the site. Yes:  No:   
 If yes please describe: \_\_\_\_\_

9. Proposed Use(s):  
 Residential Uses  Single Family Number of Lots: \_\_\_\_\_  
 Multi-family Number of Units: \_\_\_\_\_  
 No. of Buildings: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ (ft)

Non-Residential Use Use: OFFICE BUILDING - 3 STORIES Area: PAD = 17,684 (ft<sup>2</sup>)  
 Use: OFFICE BUILDING - 3 STORIES Area: PAD = 17,684 (ft<sup>2</sup>)  
 Use: \_\_\_\_\_ Area: \_\_\_\_\_ (ft<sup>2</sup>)  
 Use: \_\_\_\_\_ Area: \_\_\_\_\_ (ft<sup>2</sup>)

(For non-residential uses include type from list below with square footage of each type proposed.)

Medical Office	Retail Under 50,000 GSF	Auto Repair	General Recreation	College
Hospital	Retail 50,000 to 99,999 GSF	Car Wash	Day Care Center	Office Park
Veterinary Clinic	Retail 100,000 to 299,999 GSF	Convenience Market (24hr)	Church	Office under 10,000 GSF
Service Stations	Retail 300,000 to 499,999 GSF	Convenience Market w/gas & fast food	Movie Theater	Office over 10,000 GSF
New & Used Auto Sales	Retail over 500,000 GSF	Golf Course	School (Elementary)	Furniture Store
Manufacturing	Quality Restaurant	Racquet Club/Health Spa	School (Middle/Jr.)	Supermarket
Warehouse	Restaurant	Tennis Court	School (High)	Bank
Mini-Warehouse	Fast Food Restaurant w/Drive thru	Marina	Junior College	Bank w/Drive-In
General Industrial				

For uses not listed contact the Planning Department at (321) 567-3782.  
 Email completed application form to the City of Titusville Planning Department for evaluation/assessment.

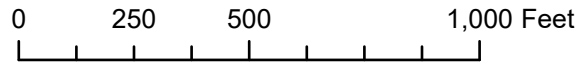
<b>City of Titusville Preliminary Concurrency Assessment</b>			
<b>Project Name:</b> River Palms II		<b>Date:</b> March 30, 2026	
<b>Project Description:</b> Two Buildings - Office and Medical Office			
<b>Residential Density (dwelling units):</b>		<b>Non-Residential Intensity (1,000 s.f.):</b> 34.56	
<b>Total Water Capacity*</b> 6.010 MGD			
<b>Less Current Demand**</b> 5.084 MGD			
<b>Less Future Commitments (FDEP/Water Supply Allocation permits)</b> 0.789 MGD			
<b>Remaining Capacity***</b> 0.137 MGD			
<b>Estimated Unit Based Water Demand****</b>		-	MGD
*Total Water Capacity permitted flow is 6.01 MGD			
**12 Month Rolling Average			
***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity.			
****Based on 100 gallons/capita/day or 250 gallons/unit/day in accordance with Section 10 of the City's Concurrency Technical Manual			
Water is reserved for this project only upon issuance of a Water Supply Capacity Allocation Permit in accordance with City Code Section 21-50.			
<b>Wastewater</b>			
<b>Total Wastewater Capacity*</b> 6.750 MGD			
<b>Less Current Demand**</b> 4.660 MGD			
<b>Less Future Commitments (FDEP Permits)</b> 0.592 MGD			
<b>Remaining Capacity***</b> 1.498 MGD			
<b>Estimated Unit Based Wastewater Demand****</b>		-	MGD
*Total Wastewater Capacity based on Design capacity of Blue Heron and Osprey Treatment Facilities			
**12 Month Rolling Average			
***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity.			
****Based on 75 gallons/capita/day or 225 gallons/unit/day in accordance with Section 10 of the City's Concurrency Technical Manual			
<b>Traffic Circulation</b>			
<b>Primary Access</b>			
<b>Street Name:</b> US1	<b>Adopted LOS:</b> E	<b>Max Capacity:</b>	37,910 ADT
<b>Current Conditions</b>			
<b>Roadway Segment:</b> Harrison St - Grace St	<b>2024 E+C Count:</b>	26,940 ADT	
	<b>Volume/Count Ratio:</b>	0.71	
<b>Future Conditions</b>			
<b>Roadway Segment:</b>	<b>Existing + New Count:</b>	27,826 ADT	
	<b>Volume/Count Ratio:</b>	0.73	
<b>Secondary Access</b>			
<b>Street Name:</b>	<b>Adopted LOS:</b>	<b>Max Capacity:</b>	- ADT
<b>Current Conditions</b>			
<b>Roadway Segment:</b>	<b>2024 E+C Count:</b>	- ADT	
	<b>Volume/Count Ratio:</b>		
<b>Future Conditions</b>			
<b>Roadway Segment:</b>	<b>Existing + New Count:</b>	ADT	
	<b>Volume/Count Ratio:</b>		
<b>Institute of Transportation Engineers (ITE) Index Number*:</b>		710, 720	Index
<b>Average Vehicle Trips per Unit on a Weekday:</b>		varies ADT	
<b>Total Average Vehicle Trips for this Development on a Weekday:</b>		886 ADT	
* Institute of Transportation Engineers Trip Generation rates or Latest Edition. [Sec. 10.3.1.2 of the Transportation Technical Manual]			
<b>Recreation/Open Space</b>			
<b>City Population:</b> 51,158	<b>Required Recreation/Open Space:</b>	409.26 AC	
<b>Adopted LOS (acres/1,000 population):</b> 8	<b>Current Recreation/Open Space:</b>	566.60 AC	
<b>Existing Available Recreation/Open Space Capacity:</b>		157.34 AC	
<b>Project Population:</b> -	<b>Required Recreation/Open Space:</b>	AC	
<b>Remaining Recreation/Open Space Capacity:</b>		157.34 AC	
<b>Staff Comments</b>			
A Traffic Study <u>is</u> required.			
<b>Evaluated By:</b>		<b>Evaluation Expiration Date:</b> 9/26/2026	

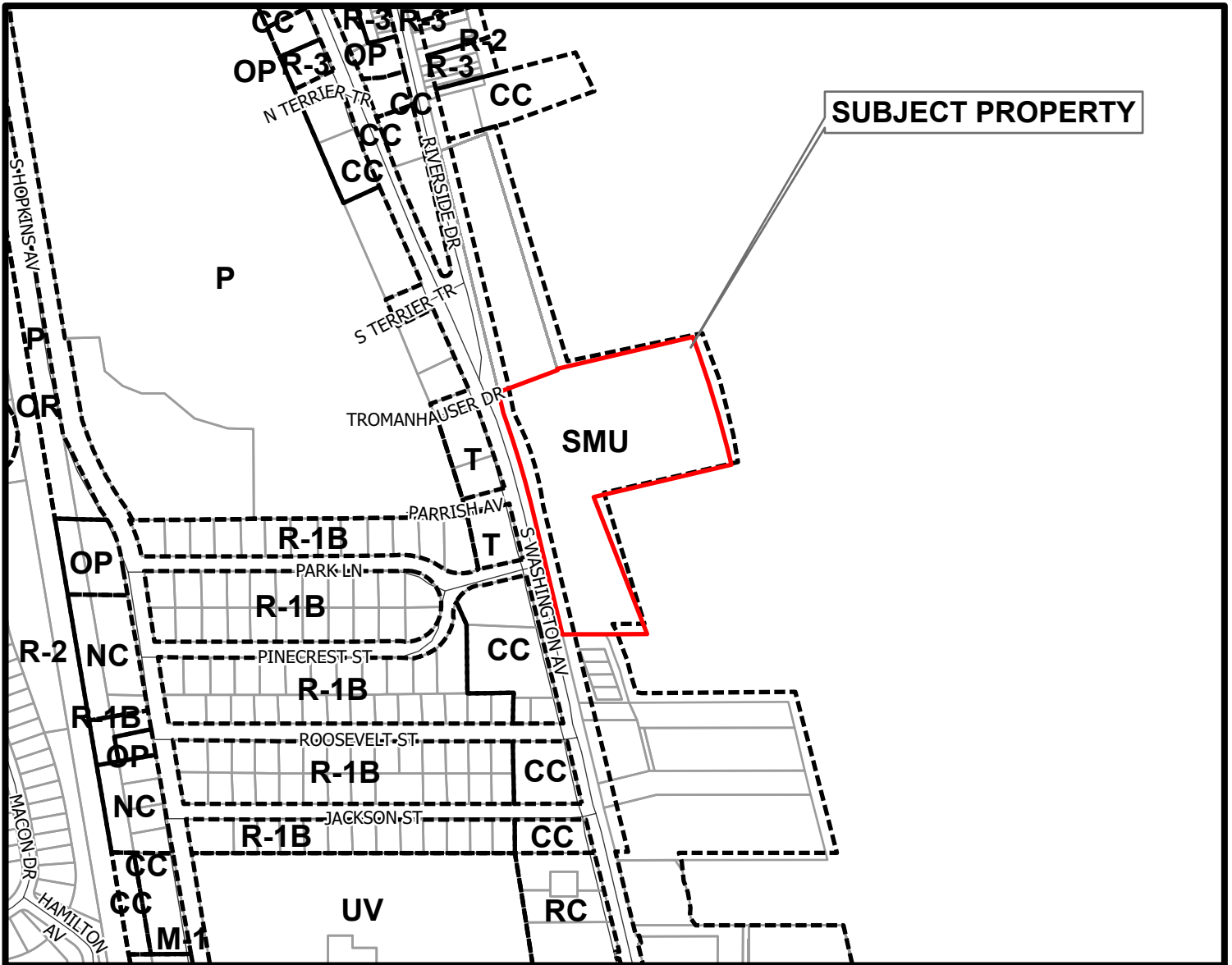


**SUBJECT PROPERTY**



# Aerial 2024 CUP #6-2025





**SUBJECT PROPERTY**

# ZONING MAP

## RESIDENTIAL DISTRICTS

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

## COMMERCIAL DISTRICTS

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

## SPECIAL DISTRICTS

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

## INDUSTRIAL DISTRICTS

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

## OVERLAY DISTRICTS

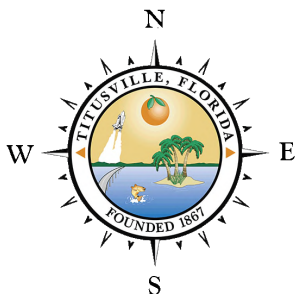
- TSA TITUSVILLE SHORELINE AREA
- AIA AIRPORT IMPACT AREA
- WCA WETLAND AND CONSERVATION AREA
- ACC AREA OF CRITICAL CONCERN
- HPA HISTORIC PRESERVATION AREA

## Base Map

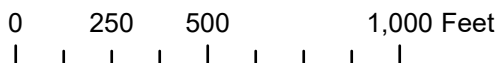
City Limits

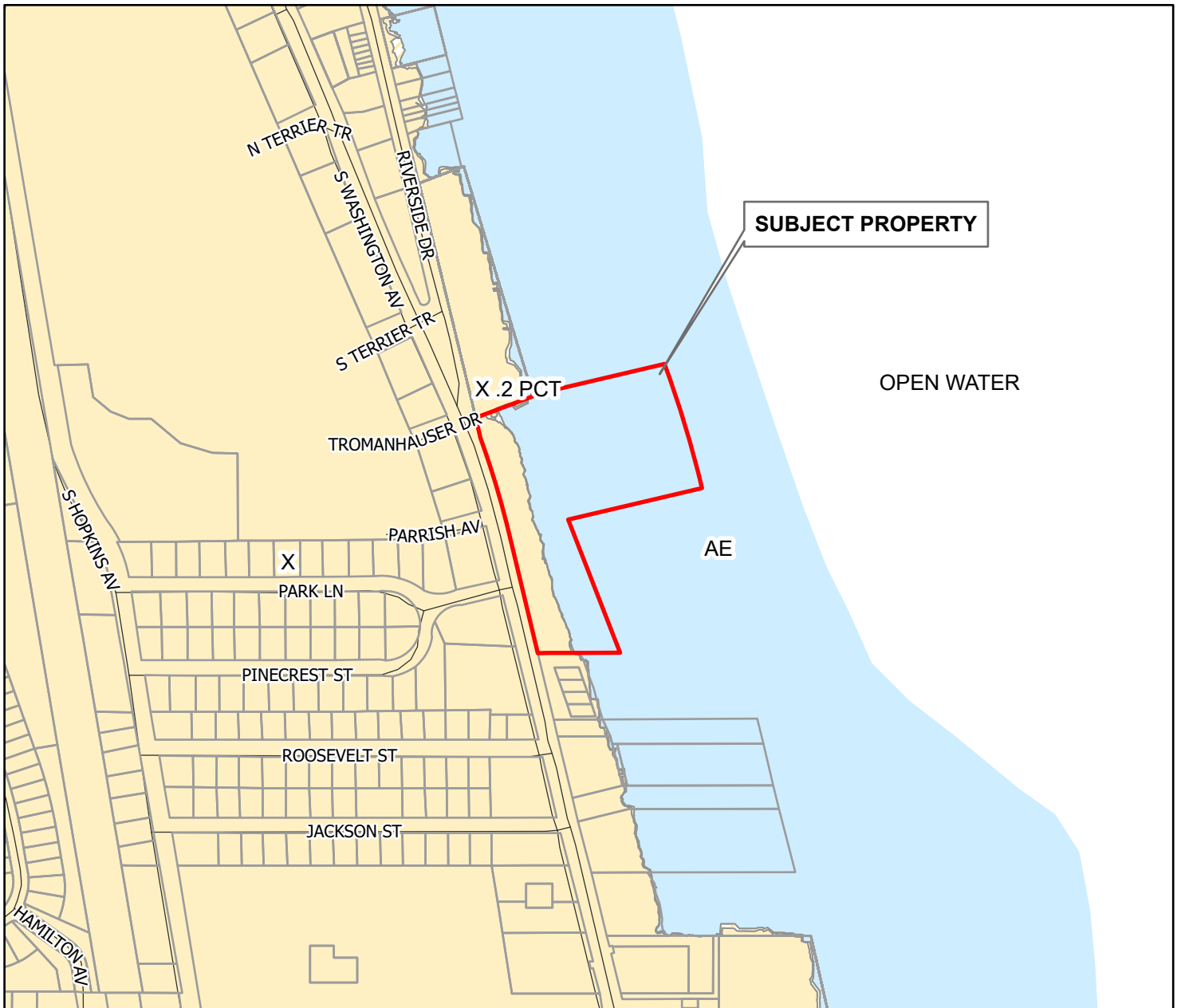
Zoning

Subject



## CUP #6-2025





# FEMA FLOOD HAZARD AREAS

## CUP #6-2025

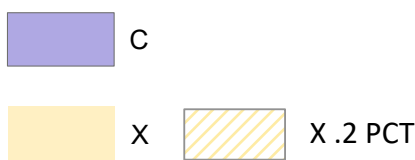
### Special Flood Hazard Area Zones



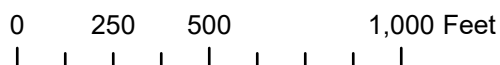
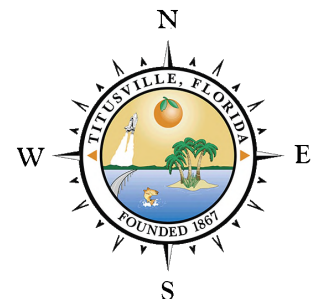
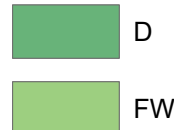
### Moderate Flood Hazard Area Zone

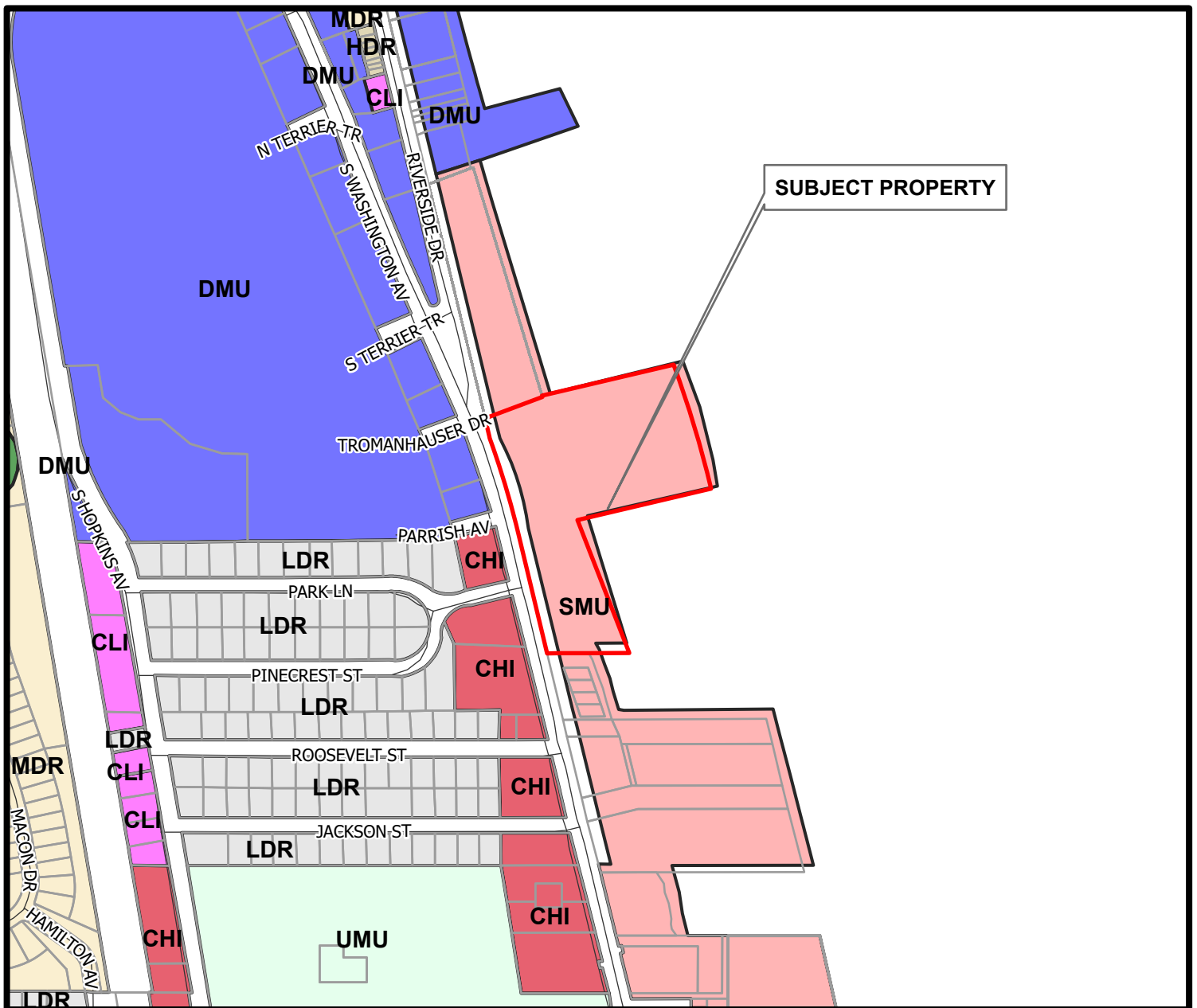


### Minimal Flood Hazard Zones



### Other Flood Zone Areas

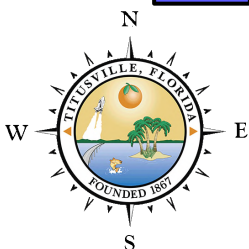




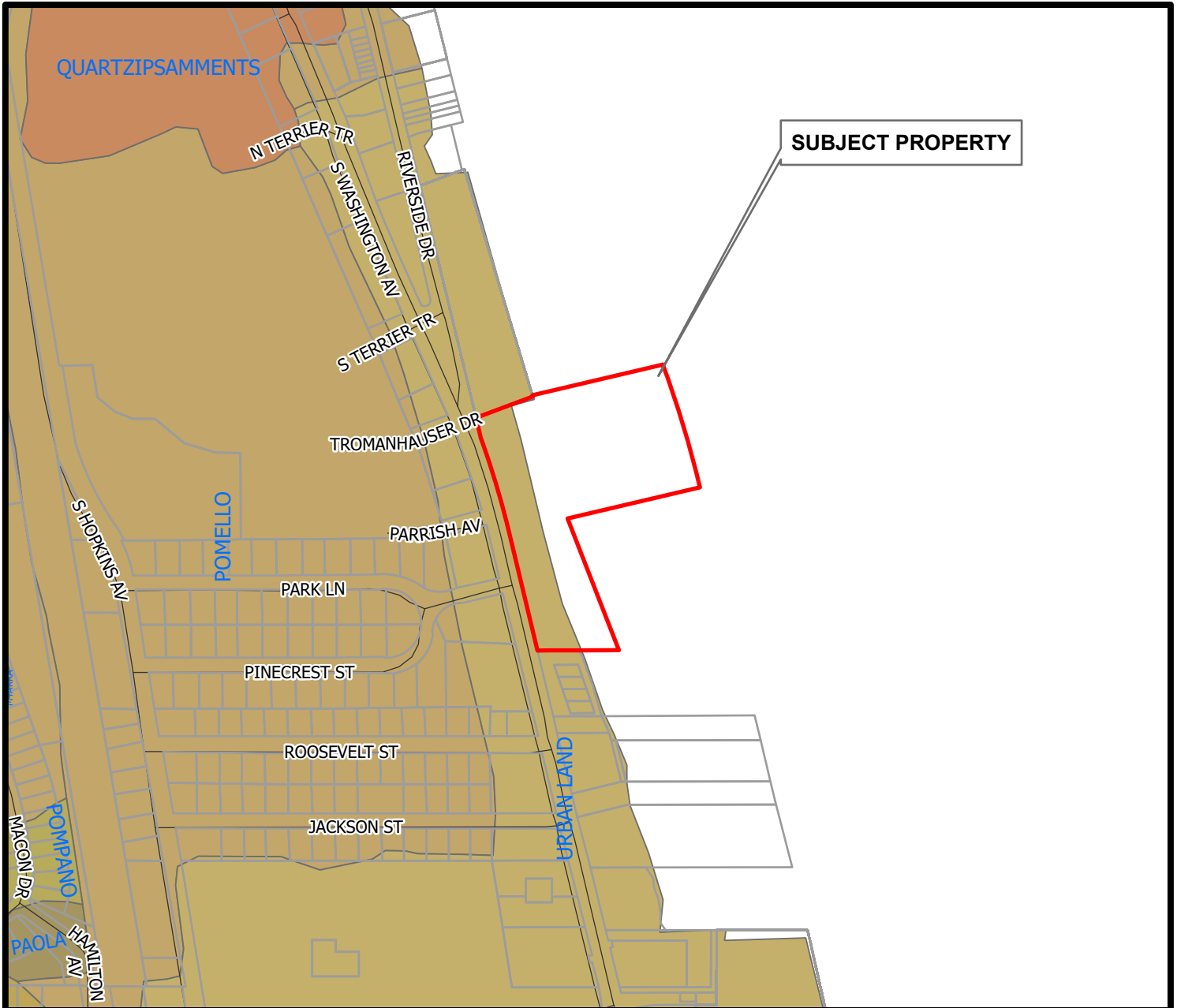
## LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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

Subject










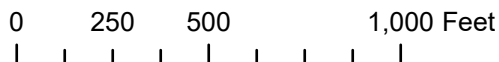
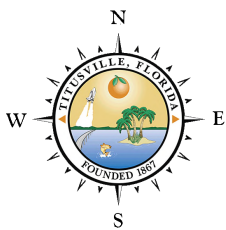
0 312.5 625 1,250 Feet



SUBJECT PROPERTY

## SOILS IN THE VICINITY OF SUBJECT PROPERTY CUP #6-2025

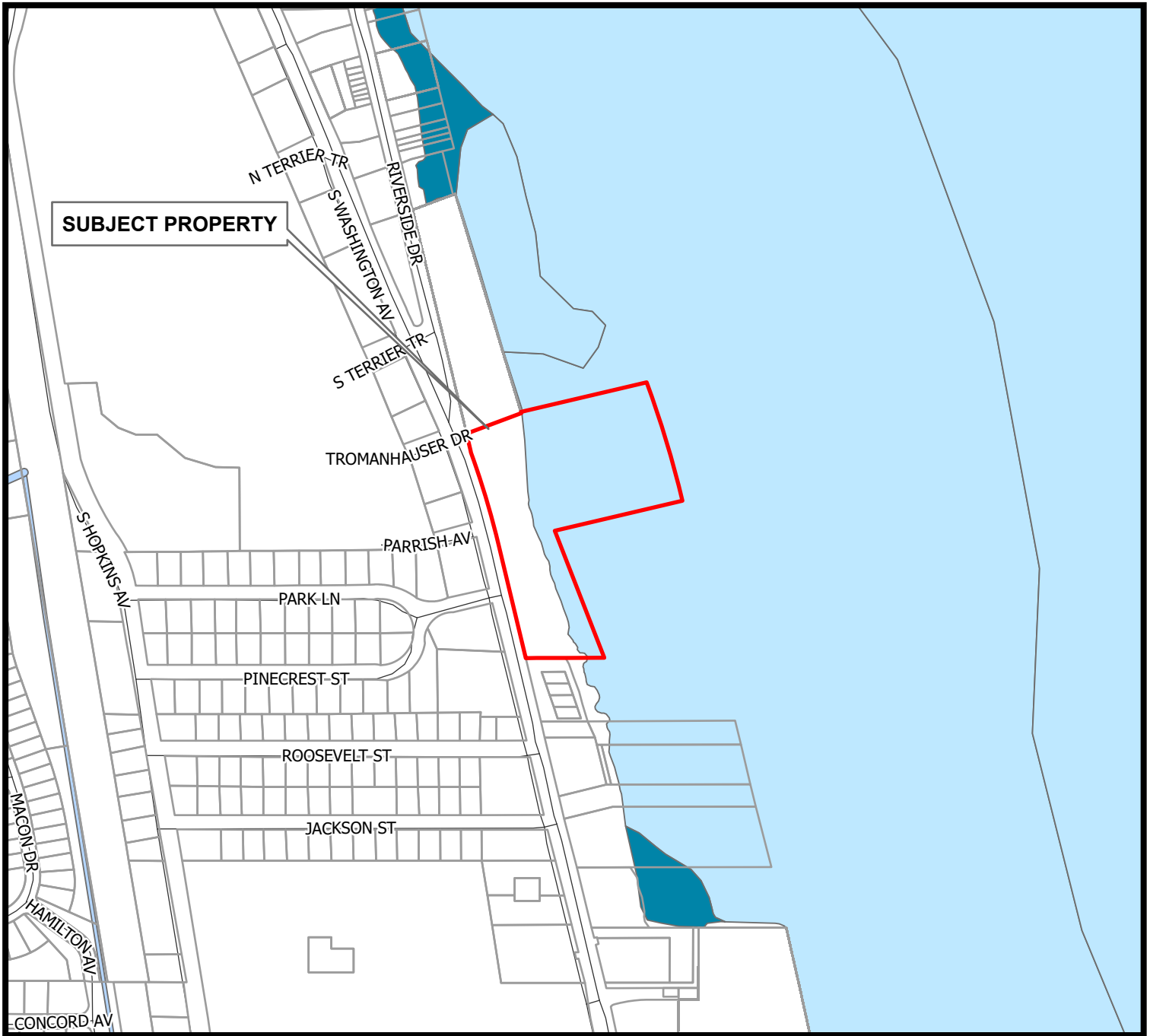
SoilName	 POMELLO
 CANAVERAL	 POMPANO
 MYAKKA	 QUARTZIPSAMMENTS
 PAOLA	 URBANLAND



Community Development Department

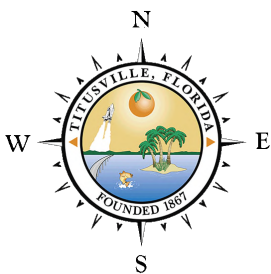
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

7/2/2025



# WETLANDS IN VICINITY OF PROPERTY

## CUP #6-2025



### WETLAND\_TY

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

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

7/2/2025

Scale:1:6,000

Community Development Department  
Source: USFWS NWI (2023)

Notices about the public hearings were mailed to the owners of property highlighted in the following map.

