



CITY OF TITUSVILLE

CITY COUNCIL

AGENDA

Special Recognitions and Presentations Meeting

May 26, 2026 - 5:30 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

Any person who decides to appeal any decision of the City Council 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.

1. CALL TO ORDER

2. INVOCATION

A. **A moment of silence will be held.**

3. PLEDGE OF ALLEGIANCE

4. SPECIAL RECOGNITIONS & PRESENTATIONS

A. **Titusville Police Department - School Zone Cameras Update**

The Titusville Police Department will provide an update on the School Zone Cameras. No action is requested.

B. **Environmental Regulations For New Development**

The Community Development Department will give a presentation on Site Development Regulations. No action is requested.

C. **Site Plan and Permitting Status**

A presentation will be given on the status of the City's site plan and building permit review timeframes. No action is requested.

5. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the City Council
From: Thomas Abbate, City Manager
Subject: **Titusville Police Department - School Zone Cameras Update**
Department/Office: Law Enforcement

Recommended Action:

The Titusville Police Department will provide an update on the School Zone Cameras. No action is requested.

Summary Explanation & Background:

The TPD will provide members of City Council with a special presentation regarding the Automated School Zone Enforcement Program, which activated seven (7) school zones on March 9, 2026. The presentation will include an overview of the 60-day warning period conducted prior to citation enforcement which began May 11, 2026, including warning statistics during both reduced and normal speed periods, observed reductions in speeding violations between the first and second 30-day periods, and adjustments made to improve the program based on FDOT best practices and operational observations. Deputy Chief Wright and Major Gonzalez will be available to answer questions following the presentation.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 2: Efficient & Effective Services

Strategic Plan Impact:

ATTACHMENTS:

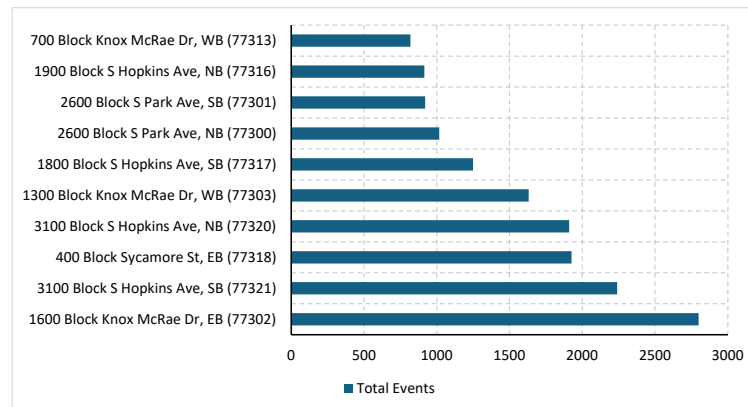
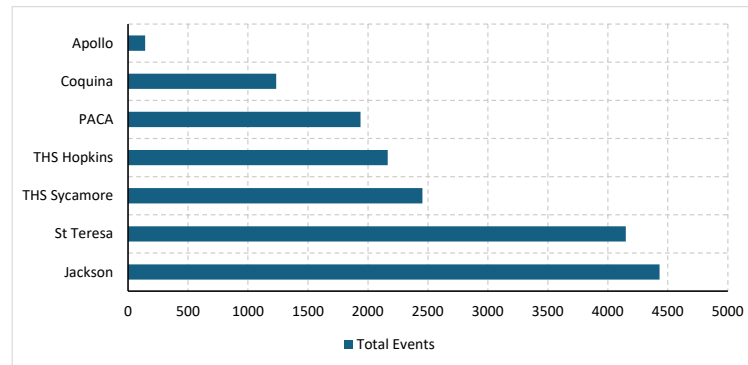
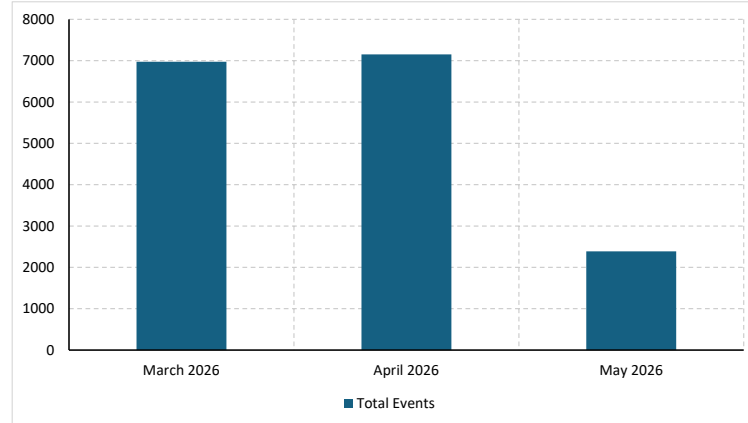
1. Copy of School_Zone_60_Day_Warning_Campaign_Dashboard final

60-Day Automated School Zone Speed Enforcement Warning Campaign Dashboard

Reporting window: March 9, 2026 through May 10, 2026. May is a partial reporting month; use normalized rates and notes before making public comparisons.

Total Events	16,515
Total Warnings	14,203
Total Rejected Events	2,086
Highest School / Group	Jackson
Highest Corridor	1600 Block Knox McRae Dr, EB (77302)
Largest March→April Increase	400 Block Sycamore St, EB (77318)
Largest March→April Decrease	3100 Block S Hopkins Ave, NB (77320)

Key Finding	Plain-English Explanation
May is partial	There were only 6 days of school in May where the cameras were operational before the 60 day deadline.
Operational integrity matters	Sycamore/Hopkins values are skewed a bit due to Sycamore flashers not being operational and turning the zones off at St Teresa for infrastructure changes.
High-volume corridors are concentrated	A few corridors account for a large share of the total warning volume; this supports targeted education/engineering over increasing enforcement i.e., extra patrols, high visibility.
Behavior change is mixed	Several corridors dropped from March to April, while Jackson/THS Sycamore increased.



City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the City Council
From: Thomas Abbate, City Manager
Subject: **Environmental Regulations For New Development**
Department/Office: Community Development

Recommended Action:

The Community Development Department will give a presentation on Site Development Regulations. No action is requested.

Summary Explanation & Background:

Summary

Enclosed are the Council meeting summaries of actions from Oct 14, Oct 28 and Nov 11, 2025, regarding wetlands, stormwater and flooding. The Council stated these should be the top priority and specifically requested a presentation on development standards. The Community Development Department will give a presentation on environmental regulations related to stormwater and wetlands for new developments.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 10-14-25 action
2. 10-28-25 actions
3. COUNCIL CONCERNS REGARDING STORMWATER_FLOODING_WETLAND

4. Stormwater management presentation

5. SPECIAL RECOGNITIONS & PRESENTATIONS

6. BOARDS AND COMMISSIONS

A. Board of Adjustments and Appeals

Appoint one (1) alternate member (Public-at-Large) to the Board of Adjustments and Appeals for an unexpired term to expire on July 31, 2027.

Appointed Nathan Rothell (Public-at-Large) as an alternate member with an unexpired term to expire on July 31, 2027.

B. Titusville Environmental Commission (TEC) Landscape Management Trust Fund

Consider the TEC's recommendation to Council.

Council deferred the TEC's recommendation to after the community meeting for the Urban Forest Plan that the Community Development Department with the consultant, Eocene, will host on November 10, 2025. Member Nelson clarified that the motion was to defer the TEC's recommendation until the City has a Urban Forest Plan.

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)

Council provided advisability for staff to research allowing schools in the Urban Village Zoning District. The motion was for staff to only come back with the research, not an ordinance at this time.

Council provided advisability to review the current rules and regulations to account for development, flooding, wetlands, protecting the environment, and to confirm the capacity for stormwater. Council also expressed concern of City residents living on County roads that flood. This will be in conjunction with TEC request to review the wetland policies. Community Development Director Brad Parrish confirmed that Council wanted to strengthen the current regulations and that staff will only come back with findings at this time. In addition, staff will not complete their research until after the Resilient Titusville Public Engagement meeting that is scheduled on November 4, 2025.

8. CONSENT AGENDA

A. Task Order No. MHTO005 for the City of Titusville Reclaim Aquifer Storage and Recovery (ASR) Well Feasibility Study

Approve the award of Task Order #MHTO005 to Mead and Hunt in the amount of \$59,792 to provide engineering consulting services including a feasibility study for an aquifer storage and recovery (ASR) well to manage excess reclaimed water through both storage and withdrawal capabilities, and authorize the City Manager to execute the Task Order.

Approved in accordance with recommendations.

B. Purchase of Response Capable Staff Vehicle

City Council Regular- October 28, 2025 (6:30 p.m.)

Reappoint four (4) regular members and one (1) alternate member to the Historic Preservation Board for two-year terms to expire on October 31, 2027.

Reappointed Rosalie (Roz) Foster, William (Matt) Gaetjens, Allen Kiesel, Joseph Adams as regular members and Ulla Rupp Crofton as an alternate member for two-year terms to expire on October 31, 2027.

B. North Brevard Commission on Parks and Recreation

The North Brevard Commission on Parks and Recreation's semi-annual written report is included in the agenda packet. No action is requested.

No action.

C. Planning and Zoning Commission - Leave of Absence

Approve Planning and Zoning Commission Regular Member Theodore Garrod's request for a leave of absence from the Planning and Zoning Commission meetings from October 15, 2025 - December 1, 2025.

Approved Regular Member Theodore Garrod's leave of absence as requested.

D. Titusville Environmental Commission

Approve staff time to review and revise areas of Conservation Element (CE) Policy 1.16.2 in the Comprehensive Plan as well as other policies and related strategies that may help clarify and strengthen the intent of protecting wetlands on smaller parcels.

Council approved staff time to review and revise areas of the Future Land Use Element Policy No. 1.16.2 and any related sections. In addition, Council directed staff to include a review of all wetlands, stormwater, and flooding and to make this advisability a top priority.

E. Titusville Housing Authority

The Titusville Housing Authority's semi-annual written report is included in the agenda packet. No action is requested.

No action.

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS)

No action.

8. CONSENT AGENDA

A. Economic Development Strategic Plan

Adopt the updated Economic Development Strategic Plan as presented by the East Central Florida Regional Planning Council at the 5:30 p.m. presentation meeting.

Approved in accordance with recommendations.

B. Award of Contract for Indian River Force Main Completion Project

Council directed staff to provide an advisability to hire an outside consultant to update the City's Stormwater Master Plan as requested by Mayor Connors.

Council requested a presentation to provide an update on development and the current standards; how the Stormwater Master Plan aligns with development; current schedule for maintaining the City's drainage system, ditches, and the lift stations; and the status of the City's water treatment plants.

No additional action items.

B. Council Reports

Council Members will provide their individual reports.

Council Members provided their individual reports.

No action items.

15. CITY MANAGER'S REPORT

A. City Manager's Report

The City Manager's Report is included in the agenda packet.

City Manager Abbate provided his written report.

City Manager Abbate advised that the Police Hall of Fame will be closing. An item will be on the agenda at the next City Council meeting to discuss the possibility of moving the police headquarters to this facility.

No action items.

16. CITY ATTORNEY'S REPORT

No action.

1 COUNCIL CONCERNS: STORMWATER/FLOODING/WETLAND ISSUES

2 The following is a summary of questions and concerns discussed by the City Council at their
3 October 14 and 28, 2025 regular meetings. Answers were provided by the Community
4 Development Department.

5 1. Why is flooding becoming a greater issue? What are the reasons for flooding?

6 Flooding is an inevitable outcome of continuous urbanization. The idea is to treat runoff as a
7 resource and manage it accordingly to minimize the impacts of flooding. Flooding magnitude
8 and occurrences will increase due to increasing development and urbanization. The
9 impervious surfaces created result in less rainfall being infiltrated which increases runoff
10 volumes. Also, manmade "smooth" surfaces such as concrete, asphalt, roofs etc have less
11 friction, enabling runoff to flow at significantly higher rates (velocity) and with more energy
12 than otherwise. All the above have the potential to overwhelm streams, channels, water
13 bodies and other drainage infrastructure resulting in flooding events and flood damage if not
14 managed appropriately. Stormwater systems capture, divert and attenuate these increased
15 runoff volumes and flow rates, and control the release of the runoff back into the environment.

16 2. What is the stormwater maintenance schedule in the City?

17 The Public Works Department has a maintenance schedule that covers all the City owned
18 and maintained infrastructure over a periodic cycle.

19 3. Have development standards changed over time?

20 Stormwater engineering became a requirement in Florida in 1983. Prior to that there was no
21 requirement for stormwater treatment for any development project. Titusville's stormwater
22 ordinance and Flood ordinance have undergone updates over the years in line with updated
23 federal and state standards and rules.

24 4. Does older development get flooded more often?

25 Developments built prior to 1983 generally have rudimentary, minimal or no stormwater
26 treatment whatsoever with untreated discharges often directly to local water bodies and runoff
27 flow patterns that are unacceptable under current regulations. Therefore, developments with
28 no stormwater system in place are likely to flood more, and more often than other areas.

29 5. Does new development cause flooding in existing development?

30 New development is expressly prohibited by state law to cause or increase flooding to existing
31 developments. Our stormwater ordinance was specifically written to comply with state law and
32 regional stormwater regulations.

33 6. What is the requirement for new development as it relates to existing development regarding
34 stormwater?

35 State law says "No Adverse Impact" on adjoining properties and water bodies. Our stormwater
36 ordinance implements this principle in addition to regional regulations imposed by the Water
37 Management District (WMD) [St. Johns River Water Management District] and additional
38 Titusville rules.

39 7. What are the current standards for stormwater retention/detention?

40 This is a very broad question that touches on many in depth technical areas of stormwater
41 management and engineering.

1 St. Johns River Water Management District (SJRWMD) Design Standards for Flood
2 Protection

3 ***“The post development peak rate of discharge must not exceed the pre-
4 development peak rate of discharge for the 25-year frequency, 24-hour
5 duration storm...”*** [Applicant’s Handbook Vol. 2: 3.2.1 (b)]

6 ***“Where basins are designed for reducing post-development peak rate discharge
7 and volume, the outlet and regulation schedule should be designed to
8 provide necessary”*** [Applicant’s Handbook Vol. 2: 3.2.7]

9 Basin Criteria

10 ***“The system shall meet applicable discharge criteria for 10-year and 25-year
11 frequency storms.*** On-site storage and outlet capacity should be designed for
12 the 25-year storm. Outlet capacity design should be checked and further refined,
13 if necessary, for the 10-year storm.” [Applicant’s Handbook Vol. 2: 13.1.1]

14 City of Titusville Requirements

15 Pre-Development vs. Post-Development Discharge

16 ***“The post development runoff for the development or redevelopment site
17 shall not exceed the rate of flow, timing, or volume produced by conditions
18 existing before development*** within the first 24-hour period for the 25-year/24-
19 hour storm event, or for the 100-year/24-hour storm event if it is applicable.”
20 [Stormwater Management Technical Manual Section 7.4.2]

21 ***“Retention and detention ponds shall be used to retain and detain the increased
22 and accelerated runoff which the development generates. Water shall be released
23 from retention ponds/detention ponds to a legal positive outfall. Stormwater shall
24 be released at a rate and in a manner approximating the natural flow which
25 would have occurred before development.”*** Stormwater Management
26 Technical Manual Section 7.

27 Treatment Requirements

28 ***“All development and redevelopment sites shall not exceed the rate of pollutant
29 discharge produced by existing conditions before development or redevelopment.
30*** [Stormwater Management Technical Manual Section 7.]

31 8. What is the difference between retention/detention?

32 In our region we use Dry retention and Wet detention. In Titusville the default standard is Dry
33 Retention. In some specific cases the code allows Wet Detention.

34 Dry retention means the pond shall be dry within 72 hours of a rain event and remain so until
35 the next rain event. The pond control structure impounds a specific volume of water called the
36 treatment volume and infiltrates it back into the ground. If the rain event produces a volume
37 greater than the treatment volume, the control structure serves to attenuate the volume and
38 release the excess runoff to a receiving water body at a controlled discharge rate. The post

1 development peak flow rate, time to peak flow rate and 24-hr volume cannot exceed that of
2 the predevelopment condition.

3 As the name suggests, a wet pond is designed to always hold water regardless of the weather
4 conditions. A Wet detention pond may be allowed or may be necessary if the soil testing
5 shows that a dry pond will not work. Reasons for this include poor soil for infiltration, or the
6 water table being too high such that the pond will always hold water. After the storm event the
7 additional detained water is then released at a specific rate such that half of the treatment
8 volume is released within the first 24 to 30 hours after the event. Regulatory compliance is
9 evaluated by the pre-post criteria as with Dry retention ponds.

10 9. Are development standards inadequate/outdated?

11 Our current standards are consistent with municipalities across our region within the
12 SJRWMD. Our standards have been updated over the years in line with federal, state and
13 water management requirements and guidelines.

14 10. Suggestion was made to use 500 year storm as standard. What are the impacts of a change
15 in standard?

16 We would be the first municipality to require a 500 year storm design. For context, SJRWMD
17 goes up to a 25year-96hour storm, FEMA goes up to a 100year-24hour storm, FDOT goes
18 up to a 100year-240hour event. We need a full study to assess and evaluate the potential
19 impacts of such a change. Stormwater codes are designed to consider practicality and
20 economy in a tradeoff with the water quality-water quantity goals and standards. For example,
21 the larger the design storm, potentially the larger and deeper ponds and the more costly a
22 development project, and at some point a site will become impractical to build even if unlimited
23 funding is available. Required pond volumes may become so large and deep they may not fit
24 on any conventional site, thus making development in Titusville, infeasible

25 11. How does it fit into regulatory structure? State law limitations?

26 State law serves as a minimum standard. The City may go above and beyond. Additional
27 standards may be limited by the 2025 Senate Bill 180.

28 12. Are the current aquifer recharge requirements affecting flooding?

29 By state law a site cannot increase flooding or cause flooding of a neighbor. We do not have
30 any date to suggest the aquifer rules have reduced flooding.

31 Wet ponds are not allowed in the ACC. Excavation up to 8 ft or with 1.5 inches of the water
32 table is permitted with justification. Ponds must be located within their 25 MSL contour zone,
33 no net removal of soil from a site and a site shall maintain the volume of soil above the 25
34 MSL contour.

35 13. What is the current regulatory structure – WMDs/State/County/City?

36 We have the overarching state law implemented through the FDEP. The state, however, has
37 decentralized to the regional water management districts with the FDEP providing oversight
38 of the WMDs. The WMDs have rule making authority within their districts. Municipalities treat
39 the WMD rules as minimum standards and may add their own to address local concerns and
40 challenges. A typical development project in Titusville will need a permit from the WMD and
41 the City. If they discharge to FDOT or County infrastructure, they will need additional permits
42 from those entities, but the City is prohibited by state law from holding its permit subject to
43 another entities permit.

- 1 14. What are the opportunities for change in City's regulations?
2 The city may change its code and rules as needed as long they are equal or above the state
3 standards per the local WMD.
- 4 15. Are wetland policies inadequate and causing flooding?
5 Our code allows Wetlands to be used as legal positive outfall if half of their surface area and
6 volume is located on the development site. If not then the Applicant shall design attenuation
7 to the 100year-24hour storm event. In both cases, pre-post governs
8 If the wetland is being incorporated into the storm system of the site for treatment and
9 attenuation and not just an outfall, then we require that they be modelled like any other pond.
- 10 16. What are the legal implications for the City if the City's standards are inadequate?
11 The city stormwater standards are above and beyond the state law requirements. The city's
12 standards are above and beyond the SJRWMD rules. The City's stormwater ordinance
13 complies and exceeds the state law. We enforce the city rules on every development project.
14 We are therefore in compliance with the state law.
- 15 17. What are financial constraints? Can the City enact special assessment to make
16 improvements?
17 Increase stormwater rates or a special assessment are possible options.
- 18 18. Are there "quick wins" for the City? What changes would be required to implement them?
19 Does staff have suggestions that have not been discussed by Council or the public?
20 The staff will present amendments to the Low Impact Development (LID) ordinance to
21 encourage best management practices (BMPs) into new and redevelopments.
22 The Titusville Environmental Commission (TEC) is working on amendments to wetland related
23 comprehensive plan policies.
24 The Public Works Department was recently tasked with conducting a master stormwater
25 study.
26 The Community Development Department will complete an update to the Vulnerability
27 Assessment in the City's Resiliency Report. This project was funded by FDEP.
28 The staff will continue to implement the recommendations outlined in the 2024 Natural
29 Resources report.

CITY OF



Image Source: Fox 35 News

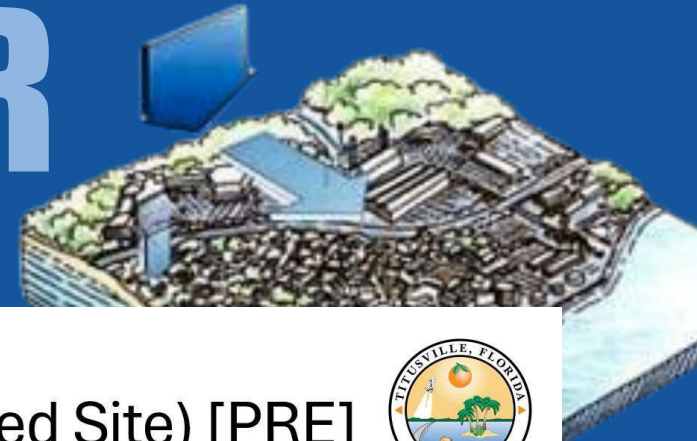
STORMWATER

Permitting Presentation

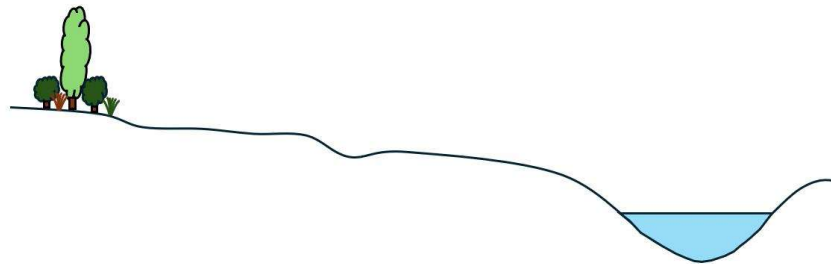
May 2026

STORMWATER

Originates from precipitation



Predevelopment (Undeveloped Site) [PRE]



Community Development
Development Services



STORMWATER MANAGEMENT



WATER QUALITY

Definition: The suitability of water for a particular use based on its physical, chemical & biological characteristics.

Metric: Pollutant reduction – Nitrogen, Phosphorus, Suspended Solids.

WATER QUANTITY

Definition: The volume and the flow rate of the runoff .

Metric: Flood protection – Peak flow rate, timing, and volume at reference point.

STORMWATER PERMITTING & LEGAL REQUIREMENTS

FLORIDA STATE STATUTES

All applicants, regulatory and permitting agencies are subject to criteria found in Florida Statutes (F.S) and Florida Administrative Code (F.A.C).



"No adverse impact to receiving water bodies and adjacent lands"



F.A.C 62-330.301 & SB 7040
www.flrules.org/Gateway/reference.asp?No=Ref-02551



STORMWATER PERMITTING & LEGAL REQUIREMENTS



“limit postdevelopment peak discharge rate to predevelopment rate”
 “may not violate state water quality standards”



Post development runoff metrics shall not exceed pre development conditions.
 “Pre versus Post”



Average of 17.8 Class 2 Site (stormwater) Permits approved annually (2021 - 2025)



STORM EVENTS

Recurrence interval (years) – duration (hours): p
(Return period)

October 26th, 2025

14 inches in 12 hours.

Between a **200** year – 12 hour and a **500** year – 12 hour event, or by probability **0.2%** to **0.5%** annual chance storm.

15 inches in 24 hours.

Between a **100** year – 24 hour and a **200** year – 24 hour event, or by probability **0.5%** to **1%** annual chance storm.

12 inches in 6 hours.

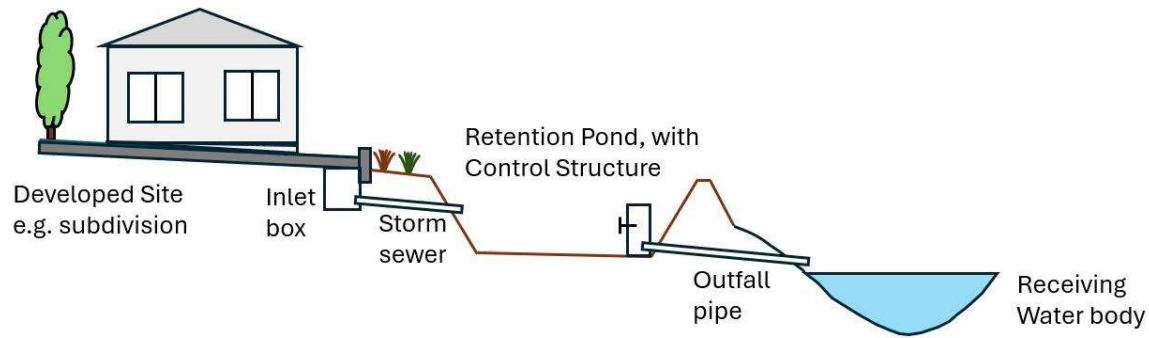
Off the chart.

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.522 (0.414-0.636)	0.597 (0.474-0.729)	0.717 (0.567-0.877)	0.813 (0.639-1.00)	0.941 (0.715-1.19)	1.04 (0.772-1.34)	1.13 (0.815-1.50)	1.22 (0.848-1.68)	1.33 (0.896-1.90)	1.41 (0.932-2.06)
10-min	0.764 (0.607-0.931)	0.875 (0.693-1.07)	1.05 (0.830-1.28)	1.19 (0.936-1.46)	1.38 (1.05-1.75)	1.52 (1.13-1.96)	1.65 (1.19-2.20)	1.78 (1.24-2.46)	1.94 (1.31-2.78)	2.06 (1.36-3.02)
15-min	0.932 (0.740-1.14)	1.07 (0.846-1.30)	1.28 (1.01-1.57)	1.45 (1.14-1.79)	1.68 (1.28-2.13)	1.85 (1.38-2.39)	2.01 (1.46-2.68)	2.17 (1.52-2.99)	2.37 (1.60-3.39)	2.52 (1.66-3.68)
30-min	1.46 (1.16-1.78)	1.66 (1.32-2.03)	2.00 (1.58-2.44)	2.26 (1.78-2.78)	2.62 (1.99-3.32)	2.88 (2.15-3.73)	3.14 (2.27-4.18)	3.39 (2.36-4.68)	3.71 (2.50-5.30)	3.94 (2.60-5.76)
60-min	1.93 (1.53-2.35)	2.21 (1.75-2.70)	2.66 (2.10-3.25)	3.02 (2.38-3.72)	3.50 (2.66-4.44)	3.86 (2.88-4.99)	4.20 (3.04-5.61)	4.54 (3.17-6.27)	4.98 (3.36-7.11)	5.29 (3.57-7.74)
2-hr	2.40 (1.93-2.91)	2.76 (2.21-3.34)	3.32 (2.66-4.03)	3.78 (3.00-4.61)	4.38 (3.37-5.52)	4.83 (3.64-6.21)	5.27 (3.85-6.98)	5.70 (4.01-7.81)	6.24 (4.24-8.86)	6.66 (4.41-9.33)
3-hr	2.64 (2.13-3.17)	3.04 (2.45-3.66)	3.68 (2.96-4.45)	4.21 (3.37-5.12)	4.93 (3.81-6.20)	5.48 (4.15-7.02)	6.02 (4.42-7.95)	6.56 (4.64-8.97)	7.26 (4.96-10.3)	7.78 (5.20-11.3)
6-hr	3.03 (2.47-3.61)	3.51 (2.86-4.19)	4.34 (3.52-5.19)	5.05 (4.08-6.08)	6.08 (4.78-7.67)	6.92 (5.39-8.88)	7.79 (5.80-10.3)	8.70 (6.23-11.9)	9.97 (6.88-14.1)	11.0 (7.37-15.8)
12-hr	3.44 (2.84-4.07)	4.02 (3.31-4.76)	5.08 (4.17-6.04)	6.08 (4.96-7.26)	7.61 (6.10-9.66)	8.92 (6.95-11.5)	10.3 (7.80-13.7)	11.9 (8.62-16.3)	14.1 (9.85-20.0)	15.9 (10.8-22.8)
24-hr	3.88 (3.24-4.56)	4.62 (3.84-5.42)	6.00 (4.98-7.06)	7.32 (6.04-8.68)	9.42 (7.65-11.9)	11.2 (8.87-14.4)	13.2 (10.1-17.5)	15.5 (11.3-21.1)	18.7 (13.1-26.3)	21.3 (14.5-30.3)
2-day	4.50 (3.79-5.23)	5.38 (4.53-6.26)	7.05 (5.91-8.23)	8.64 (7.20-10.1)	11.1 (9.14-14.0)	13.3 (10.6-16.9)	15.7 (12.1-20.6)	18.3 (13.5-24.9)	22.2 (15.7-31.1)	25.3 (17.4-35.7)
3-day	5.13 (4.35-5.93)	5.96 (5.05-6.90)	7.59 (6.41-8.82)	9.17 (7.70-10.7)	11.7 (9.68-14.7)	13.9 (11.2-17.7)	16.4 (12.7-21.5)	19.2 (14.2-25.9)	23.2 (16.5-32.4)	26.5 (18.3-37.3)
4-day	5.65 (4.82-6.51)	6.44 (5.48-7.43)	8.00 (6.78-9.26)	9.54 (8.04-11.1)	12.0 (10.0-15.1)	14.3 (11.5-18.1)	16.8 (13.0-21.9)	19.5 (14.6-26.4)	23.6 (16.9-33.0)	27.1 (18.7-37.9)
7-day	6.82 (5.87-7.81)	7.59 (6.52-8.69)	9.11 (7.80-10.5)	10.6 (9.04-12.3)	13.1 (11.0-16.2)	15.3 (12.4-19.2)	17.8 (13.9-23.0)	20.5 (15.4-27.5)	24.6 (17.7-34.1)	28.0 (19.4-39.0)
10-day	7.80 (6.75-8.89)	8.64 (7.47-9.86)	10.3 (8.83-11.7)	11.8 (10.1-13.6)	14.4 (12.0-17.6)	16.6 (13.5-20.6)	19.0 (14.9-24.4)	21.7 (16.3-28.9)	25.7 (18.5-35.4)	29.0 (20.2-40.3)
20-day	10.6 (9.30-12.0)	11.9 (10.4-13.4)	14.0 (12.2-15.9)	15.9 (13.8-18.2)	18.7 (15.7-22.5)	21.0 (17.2-25.7)	23.5 (18.5-29.7)	26.1 (19.7-34.2)	29.8 (21.5-40.4)	32.7 (22.9-45.2)
30-day	13.0 (11.4-14.6)	14.6 (12.8-16.4)	17.2 (15.1-19.4)	19.4 (16.9-22.1)	22.6 (19.0-26.8)	25.1 (20.6-30.3)	27.6 (21.8-34.5)	30.2 (22.8-39.2)	33.7 (24.4-45.4)	36.5 (25.7-50.1)
45-day	16.0 (14.2-17.9)	18.0 (15.9-20.1)	21.2 (18.7-23.8)	23.9 (20.9-27.0)	27.5 (23.2-32.2)	30.2 (24.9-36.2)	32.9 (26.1-40.7)	35.6 (26.9-45.7)	39.0 (28.3-52.1)	41.6 (29.4-57.0)
60-day	18.6 (16.5-20.7)	20.9 (18.6-23.3)	24.6 (21.8-27.5)	27.6 (24.3-31.1)	31.6 (26.7-36.8)	34.6 (28.5-41.1)	37.4 (29.7-46.1)	40.2 (30.5-51.4)	43.7 (31.8-58.1)	46.3 (32.8-63.2)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

Postdevelopment (Improved Site) [POST]



Community Development
Development Services

STORMWATER DESIGN CRITERIA

TABLE 7.4.13.1

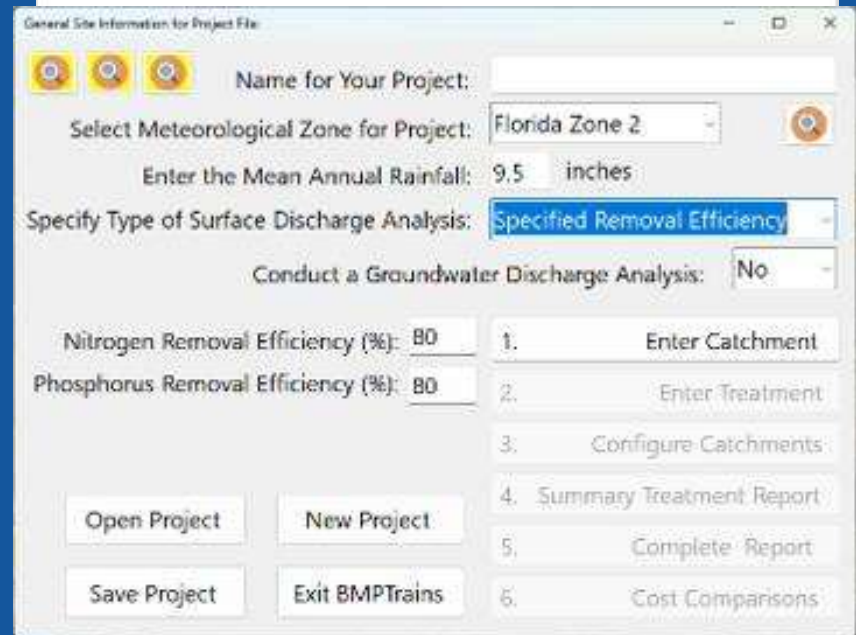
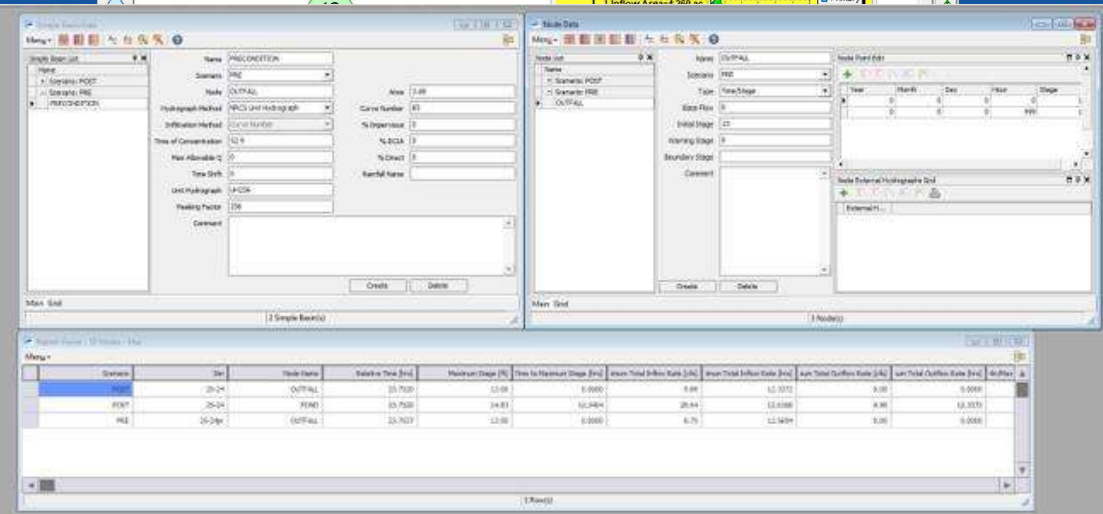
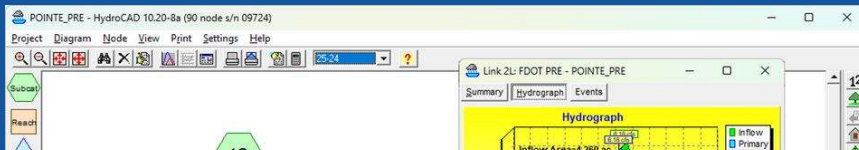
Criteria	Value
Freeboard - Pond Minimum	0.5 feet for 25yr 24hr storm event
Manning's Coefficient n	Table 4 FHWA-NHI-01-020
Peaking Factor - Developed Land	484
Peaking Factor -Vacant Land	256
Rainfall Distribution File	SCSiii for Flmod
Safety Factor - Pond Recovery	2
Time of Concentration - Minimum	10 minute
Storm Events	
Mean Annual 24-Hour Rainfall Event	5.0 inches

TABLE 7.4.13.1

Criteria	Value
25-Year 24-Hour Rainfall Event	9.5 inches
100-year 24-hour Rainfall Event	13.0 inches
Wet Pond Design	
Resident Time	21 days
Wet Season	153 days
Wet Season Rainfall	36 inches
All other Criteria	SJRWMD

WATER QUANTITY

WATER QUALITY



Documentation

Devo Engineering
Consulting Geotechnical Engineers
5500 Alhambra Drive
Orlando, Florida 32808

email: support@devoeng.com
Website: <http://www.devoeng.com>

2023 Web Auth

Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021	1.213	0.021
Undeveloped - Wet Prairie: TN=1.095 TP=0.015	1.095	0.015
Undeveloped - Xeric Scrub: TN=1.596 TP=0.156	1.596	0.156
Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050	1.1	0.05
Apopka Forests/Abandoned Tree Crops: TN=1.250 TP=0.080	1.25	0.08
Rangeland/Parkland: TN=1.150 TP=0.055	1.15	0.055
Undeveloped natural communities: TN=1.22 TP=0.212	1.22	0.212

SOLAMERE GRAND
(Knox McRae Drive – Titusville, FL)

STORMWATER MANAGEMENT DESIGN REPORT



Prepared For:
The Solamere Grand, LLC
PO Box 518
Phenix City, Alabama 36868

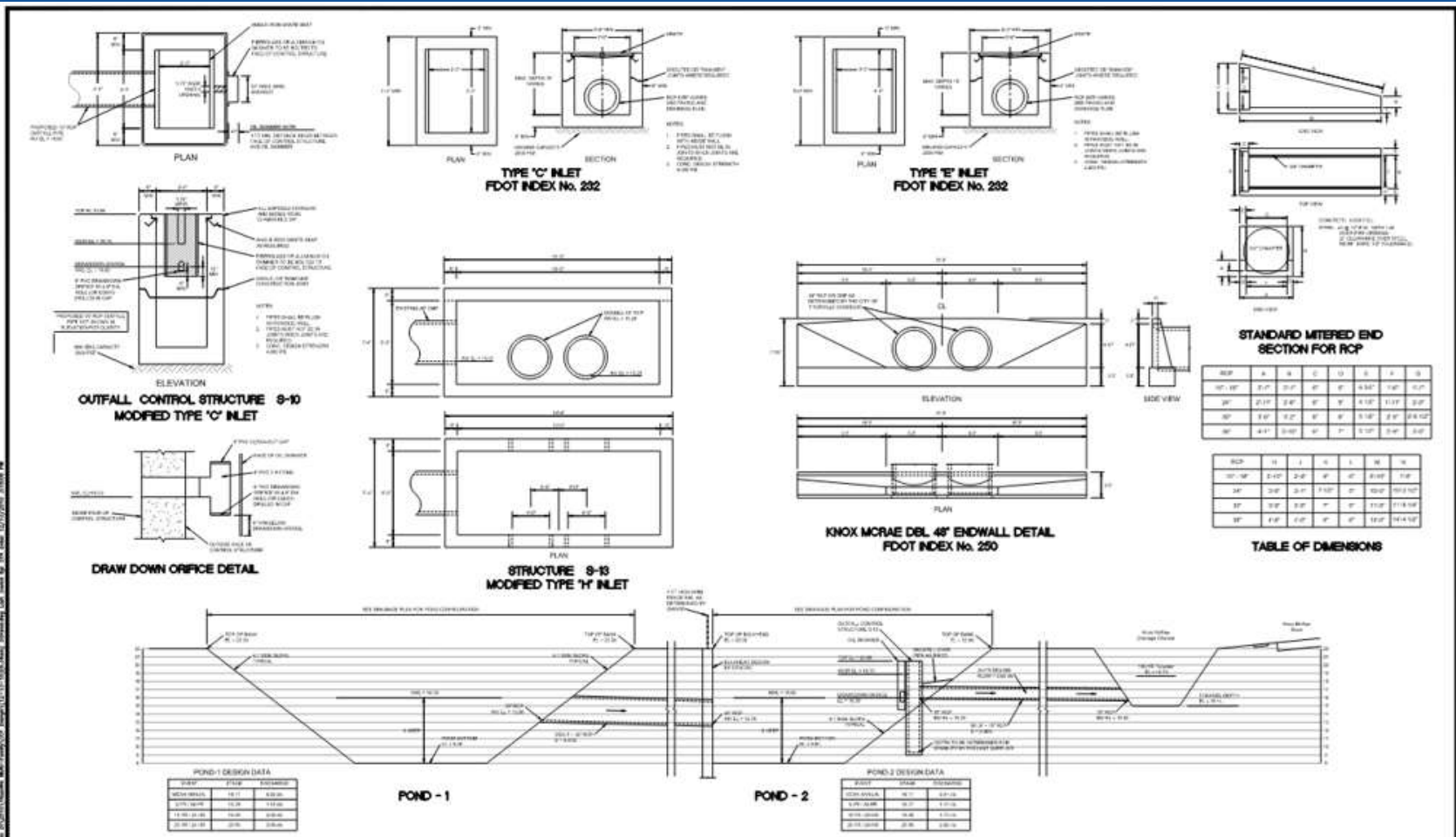
Prepared By:
Southern Monitoring & Environmental
4949 Spanish Oaks Circle
Fernandina Beach, Florida 32034
Phone: (404) 788-8606

DATE: DECEMBER 2015

TYPICAL INFO INCLUDES

- Proposed Stormwater Management System
- Geotechnical Report
- Topography
- Land Use
- Hydrology
- Water Quantity Calculations
 - Curve Numbers
 - Treatment Volume
 - Routing & Attenuation
 - Recovery
- Nutrient Loading Calculations

STC



STANDARD MITERED END SECTION FOR RCP

RCP	A	B	C	D	E	F	G
18"	2.0"	2.0"	4.0"	4.0"	4.0"	4.0"	4.0"
24"	2.5"	2.5"	5.0"	5.0"	5.0"	5.0"	5.0"
30"	3.0"	3.0"	6.0"	6.0"	6.0"	6.0"	6.0"
36"	3.5"	3.5"	7.0"	7.0"	7.0"	7.0"	7.0"

RCP	H	I	J	K	L	M	N
18"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"	2.0"
24"	2.5"	2.5"	2.5"	2.5"	2.5"	2.5"	2.5"
30"	3.0"	3.0"	3.0"	3.0"	3.0"	3.0"	3.0"
36"	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"

TABLE OF DIMENSIONS

FOR REVIEW ONLY

Designed: SME Drawn: SME Checked: MT Scale: Not to Scale Date: August 2015 Project: 2015-003	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			NO.	DATE	DESCRIPTION							<p>Southern Monitoring & Environmental Georgia - Florida</p>	<p>SOLAMERE GRAND Knox McRae Drive - Titusville, FL.</p> <p>DRAINAGE DETAILS - 1</p>	FILE: (12-14-15) SGrand <p style="font-size: 24pt; font-weight: bold;">C - 17</p> SHEET 17 OF 20
REVISIONS																
NO.	DATE	DESCRIPTION														

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the City Council
From: Thomas Abbate, City Manager
Subject: **Site Plan and Permitting Status**
Department/Office: Community Development

Recommended Action:

A presentation will be given on the status of the City's site plan and building permit review timeframes. No action is requested.

Summary Explanation & Background:

The Community Development Department continues to review and improve its processes. In 2024, the department launched a pilot project using Artificial Intelligence (AI) to review single-family building permits. The tool significantly reduced review times by automatically evaluating plan elements for Code compliance and generating review reports. In 2025, the tool was expanded to include site plan reviews. The enclosed reports identified several areas for improvement of the City's permit and site plan processes. The staff separately reported an average reduction in review time of approximately one-third, while certain components, such as drainage reviews reduced by as much as half.

The AI tool also identified landscaping, screening, and required details as the most common sources of review comments. These findings highlighted specific areas of the Code that applicants may find difficult to interpret or satisfy. In particular, the City's Low Impact Development (LID) Ordinance has presented challenges due to its waiver requirements. The current ordinance was drafted with the intent of placing the responsibility on applicants to justify deviations from the Code through unique design techniques. To address this issue, staff will present a draft amendment to the LID regulations that would allow certain best management practices by right, without requiring the additional waiver process.

The reports also present an opportunity for staff to better communicate the City's requirements. The most frequent comments relate to the missing information with permit submittals and details on site plan cover sheets. The staff will continue working with applicants to improve their understanding of these requirements and reduce the number of recurring comments.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

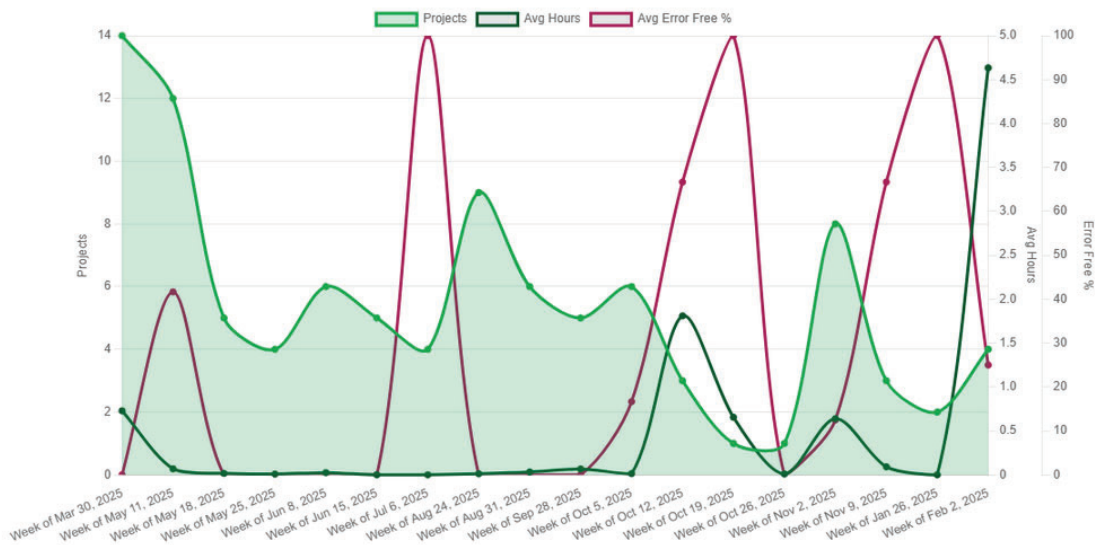
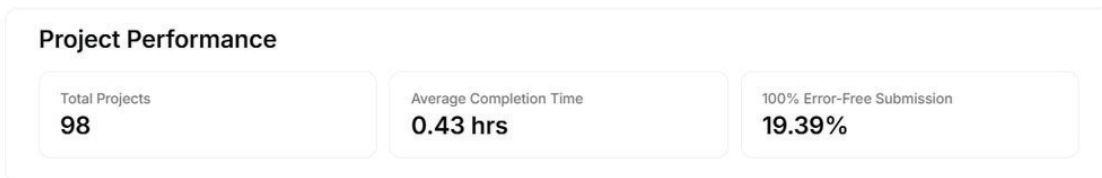
ATTACHMENTS:

1. City of Titusville Site Plan Review Summary
2. Titusville AI Plan Review Council Report

Overview:

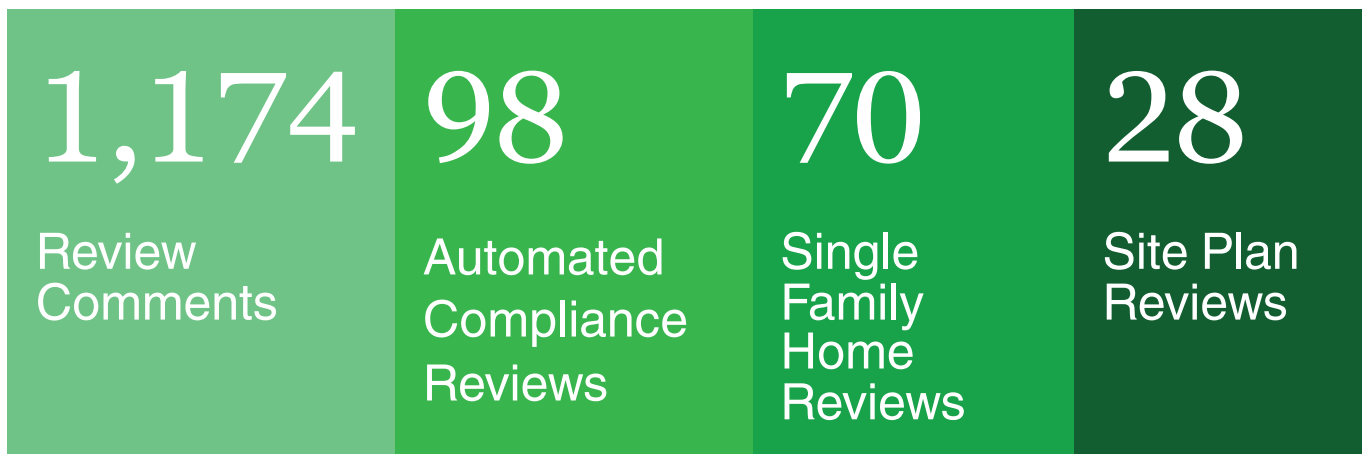
This report delivers a comprehensive analysis of **70 single-family home, 4 industrial, 2 apartment complexes, 2 subdivision communities, and 20 commercial permit submissions**, reviewed against the City of Titusville’s unified regulatory checklist for Planning, Zoning, Landscaping, and Engineering compliance. In total, the reviews generated **1,174 AI-based review comments** across **98 automated compliance reviews**, with **70 single-family home reviews** and **28 site plan reviews** included in the analysis.

Of the 1,174 total review comments, **156 (13.3%) originated from single-family home submissions**, while the majority—**1,018 (86.7%)—were generated through site plan reviews**. This distribution highlights how site plan submissions consistently surface more complex compliance issues, particularly in landscaping documentation and dimensional accuracy, compared to the smaller-scale but recurring gaps in single-family home applications.



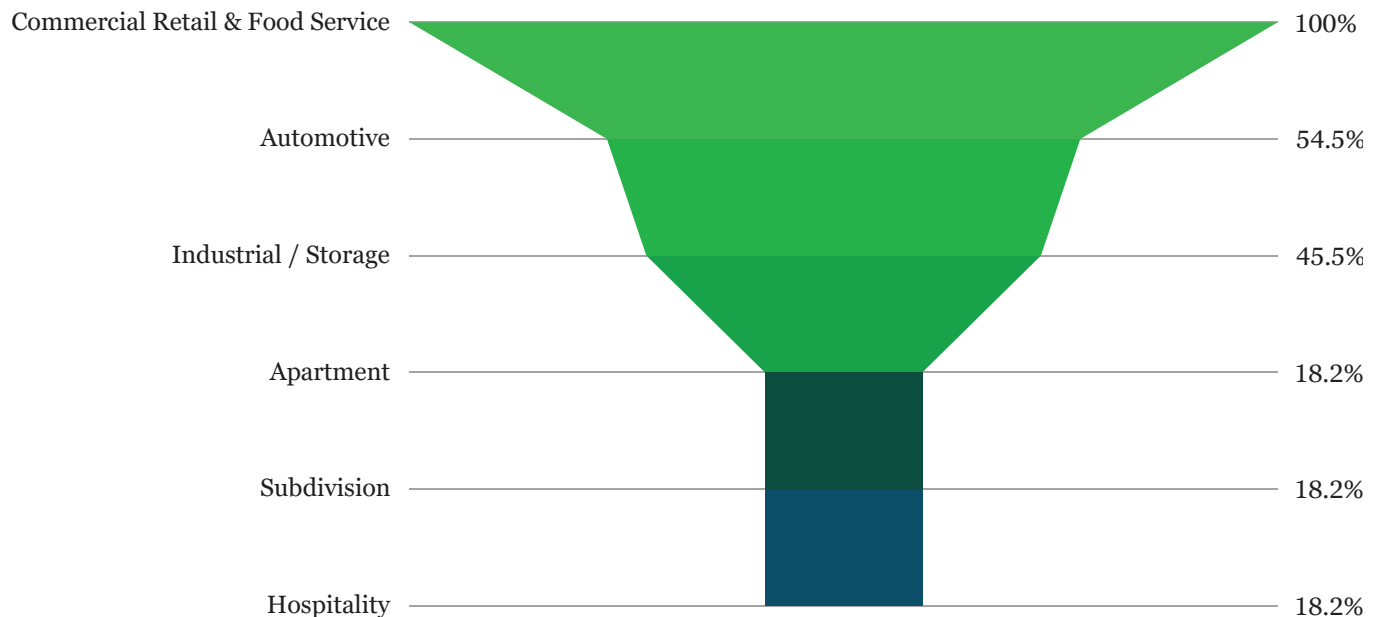
The **Top Comments Analysis** revealed that the most common deficiencies across all submission types include missing parcel identification, uncertified or incomplete landscape plans, and the use of unapproved plant species. Other frequent issues included incomplete plant schedules, irrigation plan omissions, and missing mechanical equipment screening.

By quantifying both the frequency and distribution of review comments, this analysis underscores opportunities to improve compliance outcomes through **standardized submittal formats, structured pre-submittal checklists, and clearer applicant-facing guidance materials**. These improvements can significantly reduce rework, improve review consistency, and accelerate permit processing timelines.



Executive Summary – Site Plan Review Findings

A total of **28 site plan projects** were reviewed, encompassing commercial, hospitality, industrial, and mixed-use developments. Across all site plan reviews, **535 items were flagged**. The majority of projects had around 19 flagged items, indicating a consistent pattern of deficiencies across multiple regulatory categories.



Key Project Types

Commercial Retail & Food Service: Panera Bread, Pier 13 Coffee Shop, Draper, VyStar, Space Coast Innovation Parkway, Beachwave, Dutch Bros Coffee, Titusville ALF, VAC Center, Culvers, Hendrix Eye Care.

Automotive: 7 Eleven, RaceTrac, Mavis Tires & Brakes, All American Oil, WAWA, Parks Chrysler.

Industrial / Storage: Independence Recycling, Titusville Storage, TRG Storage (2), NAP Commerce Park.

Apartment Complex: Flores del Sol, Forest Glenn.

Subdivisions: Luna Trails, Park Preserve Estates.

Hospitality: Home2 Suites, Comfort Suites.

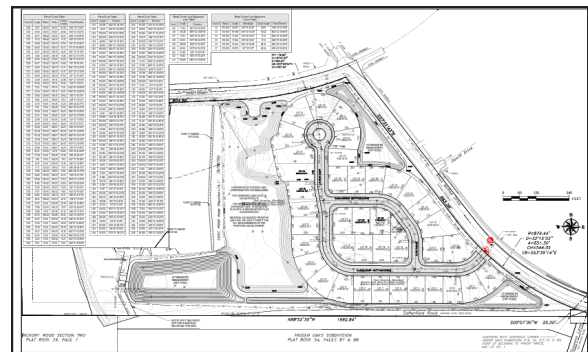
Industrial Architectural Rendering:

Space Coast Innovation Park



Subdivision Engineering Plans:

Park Preserve Estates



Across 28 site plans, 535 items were flagged, concentrated in a few recurring gaps that impede compliance verification—based on **Planning, Zoning, Landscaping, and Engineering AI reviews**. The most common deficiencies were incomplete photometric plans (missing point-by-point grids, pole heights, cut sheets); missing sign and dumpster details (base landscaping, screening, separate-permit note); incomplete landscape documentation (tree survey/mitigation tables, Optional Canopy Area election with exhibits, irrigation/reclaimed-water notes); parking plans without island dimensions, required trees, or required screening (30-inch street-facing; 6-foot loading/mechanical); civil sheets missing SWPPP, ROW sidewalks, utility identification/undergrounding notes, or adequate topo/concurrency; and cover sheets lacking airport height labels, scaled/north-arrowed maps, city contact blocks, and full sheet indices.

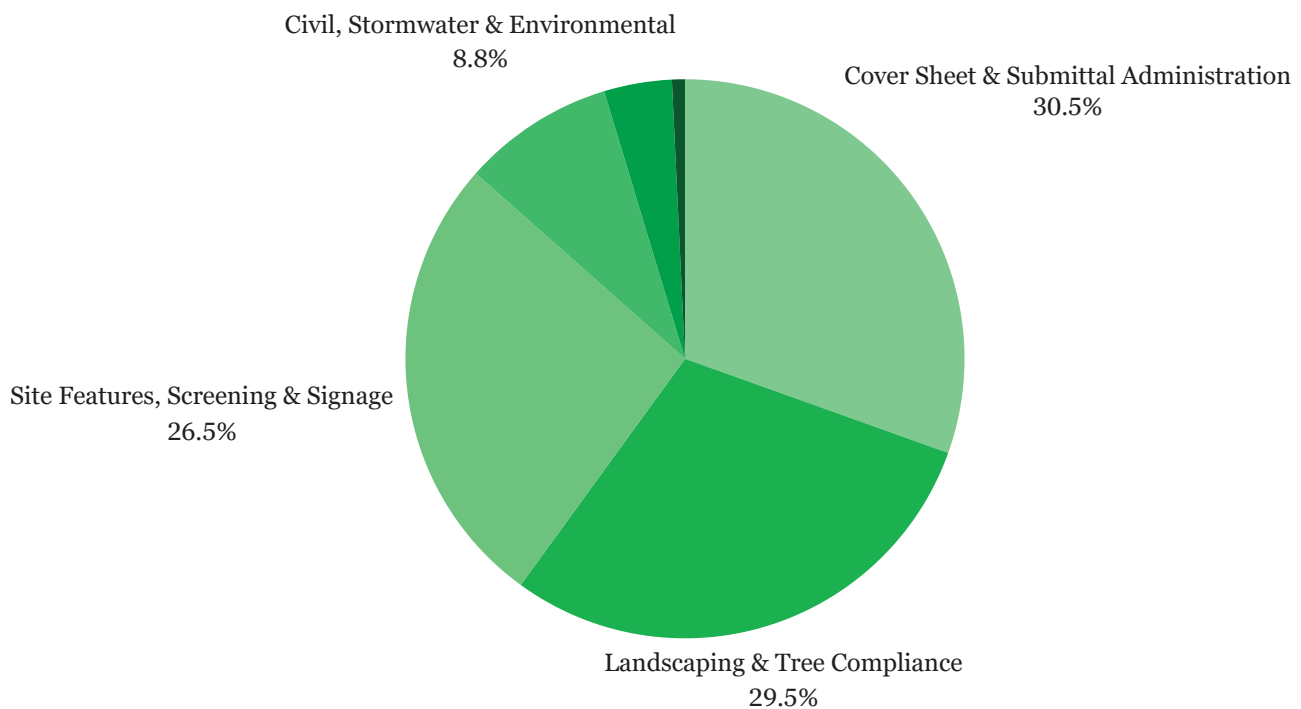
By far the most common source of noncompliance is Topographic/Concurrency/Cover-Sheet Administration, with 68 occurrences, indicating frequent omissions of airport height labels, scaled/north-arrowed maps, city contact blocks, sheet indices, and related cover elements. Tree Survey/Mitigation/Canopy follows with 56 occurrences, reflecting incomplete tree tables, missing mitigation inches, and absent Optional Canopy Area elections with exhibits.

Other high-frequency categories show systemic gaps: Street-Facing & Loading/Mechanical Screening (41), Irrigation/Reclaimed/Fertilizer (29), and Dumpster Enclosure/Screening (22). Together, these five categories account for a substantial share of all flags and align with recurring documentation and coordination misses across submittals.

Additional but still material risks include Airport Height Obstruction (20), SWPPP/Erosion & Sediment/Environmental (19), Ground Signs/Signage (13), Photometric/Lighting (11), Utilities Identification/Underground (6), and ROW Sidewalks/Access (2). This distribution underscores where clearer instructions, standardized cover-sheet content, and targeted checklists can most effectively reduce repeat comments.

Taken together, this categorical distribution highlights that while certain errors—like landscaping deficiencies—are widespread and systemic, others reflect recurring oversights in specific technical areas. Understanding the frequency of errors by category helps pinpoint where clearer applicant guidance, standardized templates, and targeted review checklists can most effectively reduce repeat issues.

Frequency by Category



Cover Sheet & Submittal Administration– 163 *occurrences*

- Airport height label, vicinity/zoning/floodplain/soils maps (with scale/north arrow), city contact block, sheet index, concurrency notes, address/title accuracy, geotech/survey references.

Landscaping & Tree Compliance – 158 *occurrences*

- Tree survey/disposition & mitigation inches, Optional Canopy Area election/exhibits, buffers/foundation landscaping, parking-lot landscaping (islands/required trees), irrigation plan & reclaimed-water note, fertilizer BMPs.

Site Features, Screening & Signage – 142 *occurrences*

- Dumpster enclosure (5-ft landscape strip, shrubs @3' o.c.), screening of parking/service/mechanical (30" / 6'), ground sign location/base landscaping/“separate sign permit” note, bicycle parking details.

Parking, Access & ADA/Transportation – 4 *occurrences*

- Stall counts/tables, island dimensions, frontage screening, driveway spacing/queuing, ROW sidewalks, sight-distance triangles, signing & pavement markings, ADA routes/cross-slopes/ramps.

Lighting & Photometrics – 21 *occurrences*

- Point-by-point grids, pole heights/mounting, fixture cut sheets/shielding, property-line illumination compliance, parking-area minimums.

Civil, Stormwater & Environmental – 47 *occurrences*

- SWPPP/erosion & sediment control, stormwater H&H (pre/post, stage-storage, control structures, freeboard), outfalls/energy dissipation, wetlands/environmental reports & permits (SJRWMD/USACE), topo (1-ft contours/datum), utilities identification/undergrounding.

Observed Trends

Across 28 site plans and 535 flagged items, the project-type patterns below isolate where Commercial Retail & Food Service, Automotive, Industrial/Storage, Apartments, Subdivisions, and Hospitality most frequently fall short—most often in lighting and signage/screening details, landscaping and tree documentation, stormwater/ADA/access elements, and cover-sheet administration. These recurring gaps reflect cross-discipline coordination challenges and late vendor deliverables (e.g., photometrics, signage, irrigation), making standardized notes, exhibits, and pre-submittal checklists critical to improving first-pass compliance.

Commercial Retail & Food Service

Lighting/photometrics, signage, dumpster screening, and parking-lot landscaping are the most frequent gaps, along with cover-sheet omissions (airport height label, scaled/north-arrowed maps, contact block, sheet index). Drive-through/queuing and ADA spot grades often need refinement, and landscape sets frequently miss irrigation/reclaimed-water and Optional Canopy documentation.

Automotive

Access management and safety details (driveway spacing, sight-distance triangles, signing/markings) are the primary pain points at fuel and corner sites. Canopy lighting submittals, ground-sign base landscaping, 30-inch frontage screening, and dumpster landscaping are also repeatedly incomplete, with occasional airport-height and undergrounding-note misses.

Industrial / Storage

Stormwater/H&H packages dominate flags—pre/post calcs, stage-storage, control structures/overflow, outfall protection, O&M, and maintenance access. Plans also commonly need clearer drainage/maintenance easements, turning paths for heavy vehicles/fire, and perimeter/service screening; cover coordination rises on larger plan sets.

Apartment Complexes

Tree survey/mitigation and Optional Canopy election are frequent issues as removals scale up, and irrigation/reclaimed-water notes are often absent. Pedestrian/ADA continuity, frontage screening, and foundation landscaping require tighter coordination with multi-building layouts.

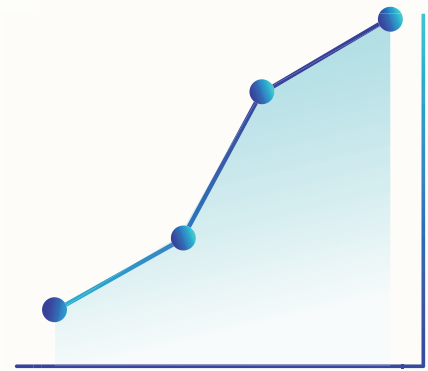
Subdivisions

Stormwater basin design and certification notes (freeboard/emergency storage, O&M/responsible party) are the main drivers of comments. ROW sidewalks, signing/markings, sight-distance triangles, and cover/concurrency documentation also surface regularly, especially in multi-phase submissions.

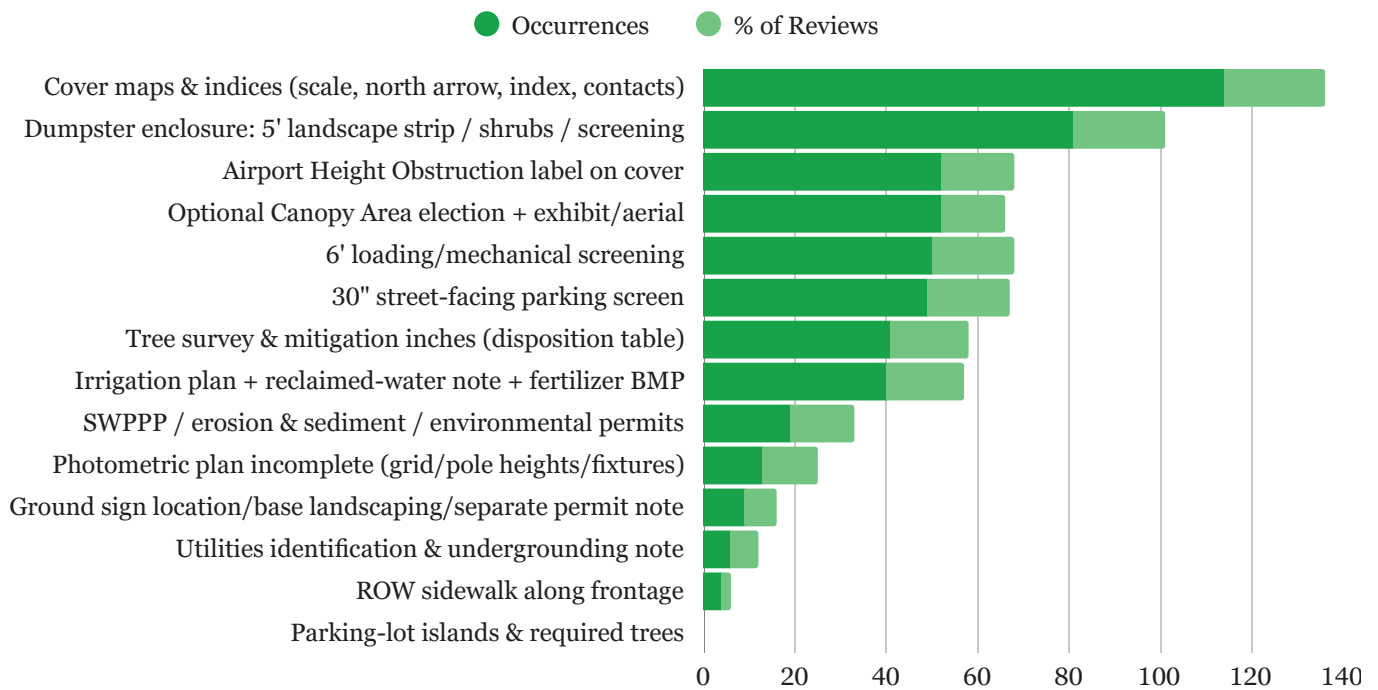
Hospitality

Foundation landscaping, buffers, and coordination with doors/walks/utilities are the most common landscape deficiencies. Photometric packages and ground-sign base landscaping are frequently incomplete, and cover sheets often lack airport-height labeling and properly scaled/north-arrowed map exhibits.

Top 10 Site Plan Review Deficiencies: Trends, Root Causes, and Opportunities for Standardization



Top 10 Most Frequent Reviewer Comments



The Top 10 Most Frequent AI Site Plan Review Comments reveal recurring documentation and coordination gaps across Titusville site plan submissions. The most common issue is Cover Sheet maps/index/labels (114 occurrences across 22 reviews)—typically missing airport-height labels on the cover, scaled/north-arrowed exhibits, city contact blocks, or complete sheet indices—followed by Dumpster Enclosure requirements (81; 20 reviews) where the 5-ft landscape strip, shrub spacing, and screening dimensions are not fully shown. Close behind are Airport Height Obstruction labeling (52; 16 reviews) and Optional Canopy Area election with exhibit/aerial (52; 14 reviews), both of which are frequently overlooked first-submittal steps.

Mid-tier but widespread issues include 6' loading/mechanical screening (50; 18 reviews) and 30" street-facing screening (49; 18 reviews), indicating persistent gaps in frontage and service-area buffering details. Tree survey & mitigation inches (41; 17 reviews) and Irrigation plan + reclaimed-water/fertilizer notes (40; 17 reviews) point to coordination misses between survey, planning, and landscape teams and to vendor-delivered irrigation packages arriving late. Rounding out the list, SWPPP/Erosion & Sediment/Environmental permits (19; 14 reviews) and Photometric plans (13; 12 reviews) remain frequent late-cycle submittals, leaving reviewers without the documentation needed to verify compliance at the first pass.

Opportunities for Improvement

- **Structured Pre-Submittal Checklists:** Require confirmations for cover content (airport height, maps with scale/north arrow, sheet index, contacts), screening (30" frontage/6' loading), dumpster detail (5' planted strip + spacing), and sign notes before upload.
- **Standardized Templates & Detail Blocks:** Locked cover-sheet template; "Tree & Canopy" packet (survey + disposition + mitigation table + canopy election with recent aerial); standard dumpster enclosure detail; screening key on site plan; irrigation general notes (reclaimed water + fertilizer BMP).
- **Vendor Deliverable Gates:** Enforce submittal gates for photometrics (grid, summary table, pole heights, fixture schedule/cut sheets) and environmental/SWPPP (status lines and references) so these arrive with the first review package.

By embedding these standard elements up front, applicants can reduce rework and improve first-pass approvals, while reviewers gain consistent, checkable documentation aligned with Titusville's requirements.

Why Clarifying Review Standards Benefits Both Applicants and Staff

Clarifying plan submittal requirements, either through direct code language or supporting applicant guidance, is essential to improving the efficiency, accuracy, and fairness of the single-family permit review process. Ambiguities in expectations often lead to incomplete or inconsistent submissions. This results in unnecessary correction cycles, increased staff workload, and applicant frustration. Clearly defined standards, such as maximum driveway widths, required parcel identification, and approved plant materials, ensure that all parties are working from the same expectations. This consistency allows reviewers to apply regulations fairly and gives applicants a better chance of submitting compliant plans the first time.

Clear requirements also help bridge the knowledge gap for small builders or homeowners who may not be familiar with technical standards. Providing annotated examples, checklists, and digital form tools can reduce preventable errors and significantly improve review turnaround. For staff, this reduces the need for manual clarification and allows more time to focus on code-specific review items. Aligning code, checklist requirements, and communication materials improves the quality of submittals, increases processing speed, and builds a more predictable and efficient permitting process for everyone involved.





City of Titusville

Development Services Department

Prepared for the City of Titusville City Council

Presented by Brad Parrish, Development Services Director

May 2026

Prepared by SwiftGov

Quantum Partners LLC | 100 South Ashley Drive, Suite 600 | Tampa, FL 33602

Executive Summary

SwiftGov has produced **over 200 AI-generated compliance reviews** for the City of Titusville to date. This report presents an analyzed sample of **206 reviews** drawn from SwiftGov reports covering planning, zoning, landscaping, and engineering submittals. The sample spans 160 single-family residential, 24 commercial, 3 subdivisions, 4 apartments, 14 industrial, and 1 construction drawing.

The data shows consistent, actionable patterns. Single-family submittals are dominated by sidewalk and driveway documentation flags, both well suited for applicant-facing precheck rules. Engineering submittals concentrate on stormwater code compliance demonstration, seasonal high groundwater table separation, storm pipe materials, and outfall authorization. Commercial and industrial reviews repeatedly flag cover sheet completeness and missing landscape, survey, and photometric components.

These findings position the City to convert recurring deficiencies into upstream applicant guidance, reducing rework, accelerating turnaround, and concentrating staff attention on substantive technical review.

Headline Metrics

200+ Plans Reviewed to Date	206 Reviews in Analyzed Sample	750+ Compliance Comments Generated
---------------------------------------	--	--

6 Project Categories	250+ Regulatory Items Configured
--------------------------------	--

What the Data Tells Us

- ▶ Sidewalk documentation is the single largest source of single-family flags, appearing in 78% of single-family planning and zoning reviews and accounting for roughly 31% of all single-family comments delivered. A precheck rule alone could deflect the majority of residential comments before they reach staff.

- ▶ Parcel identification was the dominant administrative failure mode in the residential dataset, appearing in 80% of one residential review batch. Portal-level validation against the Brevard County Property Appraiser database would prevent this category at intake.
- ▶ Commercial and industrial cover sheet gaps are systemic and template-solvable. City contact blocks, Airport Height Obstruction Zone values, and map orientation were missing in roughly 40% of non-residential reviews. A required cover sheet template clears most of these.
- ▶ Landscape and tree survey requirements are the highest-frequency non-residential flag category. Tree survey, mitigation, dumpster enclosures, parking screening, and building foundation landscaping each appeared in roughly 40 to 85% of relevant reviews.
- ▶ Photometric plans are a recurring bottleneck. 15 of 19 site plan reviews flagged missing point-by-point foot-candle grids. A dedicated photometric submittal standard would substantially reduce rework.
- ▶ Engineering submittals concentrate the highest-leverage technical risk. Stormwater Section 7 compliance, SHGWT separation, storm pipe material selection, and Engineering Review Checklist certification are the items most difficult for human reviewers to catch consistently and where SwiftGov adds the most defensible technical value.

About This Report

SwiftGov is an AI compliance platform configured to the City of Titusville's planning, zoning, landscaping, and engineering regulatory framework. The platform performs automated first-pass review against more than 250 configured regulatory items and produces a structured compliance report for each submittal.

Built for innovation and engineered for precision, SwiftGov turns checklist-heavy review work into structured, defensible, code-citation-backed output that staff can verify and act on. The result is faster review cycles, fewer resubmissions, and more reviewer time spent on substantive design judgment.



SwiftGov has produced **over 200 AI-generated compliance reviews** for the City of Titusville to date. This document presents an analyzed sample of **206 reviews** drawn from SwiftGov reports prepared in May 2026.

All counts and percentages in this report's top comments tables are computed against the 206-review analyzed sample. Counts are denominator-adjusted: single-family percentages are calculated against single-family reviews; commercial, industrial, and engineering percentages are calculated against non-residential reviews.

Scope of Configured Review

- ▶ Planning and zoning compliance: setbacks, lot coverage, height, use, parking, landscape requirements
- ▶ Engineering and stormwater: Technical Manual Section 7 compliance, SHGWT separation, pipe class, outfall, HGL
- ▶ Site documentation: cover sheets, surveys, photometric plans, vicinity and floodplain mapping
- ▶ Single-family residential: sidewalk, driveway, setback, and zoning district checks

How to Read This Report

Individual AI-generated compliance reports are produced for internal, assistive use by City of Titusville Development Services staff. They are not binding compliance decisions. The City retains final review authority over every submittal. AI outputs may contain errors, and all recommendations in this report should be reviewed by staff before being adopted as policy or applicant-facing guidance.

Project Mix

The 206-review analyzed sample spans six distinct project categories. Single-family residential represents the largest review volume by count; commercial represents the highest non-residential volume; engineering submittals (industrial, apartments, and subdivisions) represent the highest per-review complexity and the greatest staff time savings.

Project Category	Reviews	Examples and Notes
Single-Family Residential	160	Planning, zoning, and landscape reviews across PBP25 and PBP26 submittals; the largest share of total review volume
Commercial	24	Dutch Bros, Panera Bread, 7-Eleven, RaceTrac, Pier 13, Mavis Tires, Beachwave, VyStar, Home2 Suites, Draper, VAC Event Center, Titusville ALF, Woodspring Hotel, 7 Brew Coffee, Hendrix Eye Care, Luna Trails, Culvers, Parks Chrysler, Comfort Suites, WAWA, All American Oil, U-Haul, Titusville Retail Center

Project Category	Reviews	Examples and Notes
Industrial	14	Stotan Industrial East and West, Golden Knights Industrial, Titusville Industrial, Space Coast Distribution Center, NAP Commerce Park, Independence Recycling, TRG Storage, Titusville Storage
Apartments	4	HABC Titusville, Flores del Sol, Fairways at Royal Oak, Park Preserve Estates
Subdivisions	3	Forest Glen, Tranquility Mass Grading, Space Coast Innovation Parkway
Construction Drawing	1	Tennis and Pickleball Courts redevelopment
Analyzed Sample Total	206	<i>Out of 200+ total reviews completed to date</i>

Note on the analyzed sample: The 206-review sample reflects the body of work captured in the SwiftGov reports prepared in May 2026. SwiftGov has produced more than 200 total compliance reviews for the City of Titusville to date; the additional reviews follow the same configuration but are not individually itemized in this council-facing summary.

Top Comments Generated

Across the 206-review analyzed sample, SwiftGov delivered **750+ compliance comments** to City of Titusville staff. Comment patterns split cleanly along two tracks: a small set of high-frequency residential documentation flags, and a deeper set of technical engineering flags concentrated in stormwater, landscape, photometric, and site documentation. Single-family reviews typically generate one to two comments per submittal. Engineering reviews generate substantially more, ranging from a handful to more than thirty comments per submittal depending on scope.

Single-Family Residential Comments

Across 160 single-family residential reviews (planning, zoning, and landscape), the dominant flag is sidewalk documentation. Parcel identification, dimensional zoning compliance, and landscape credentialing items round out the top categories.

Comment Category	Times Generated	% of SFR Plans	% of SFR Comments
Sidewalk missing or width not labeled	57	78%	31%
Parcel Identification missing or mismatched	12	16%	6%
Driveway location, width, or connection	14	19%	8%
Setbacks (front, side, or rear)	8	11%	4%
AC pad / unit location not depicted	7	10%	4%
Floor Area, Lot Coverage, or Building Coverage data missing	18	25%	10%
Mechanical equipment screening (landscape)	11	100% of landscape	6%
Certified landscape plan signature or seal missing	10	91% of landscape	5%
Plant schedule or table deficiencies	9	82% of landscape	5%

Denominators: % of SFR Plans is computed against the single-family review base (planning and zoning, or landscape, as noted). % of SFR Comments is computed against the total single-family comments delivered. Sidewalk-related comments alone account for roughly 31% of all single-family comments delivered.

Configuration note: Three Section 9 code citation node IDs (9.12SIRE, 9.11DRCORE, 9.4ROCLLI) are appearing across substantively similar sidewalk and driveway comments. SwiftGov has identified a configuration pass to standardize these references so applicants reviewing flagged items reach the correct code text on first click.

Commercial, Industrial, and Engineering Comments

Across 46 non-residential reviews (commercial, industrial, apartments, subdivisions, and a construction drawing), comment patterns concentrate in stormwater documentation, cover sheet completeness, landscape and tree survey requirements, photometric grids, and parking compliance.

Comment Category	Times Generated	% of Non-SFR Plans	% of Non-SFR Comments
Stormwater compliance and Section 7 documentation	21	50%	4%
Cover sheet, City contacts, or Site Data incomplete	17	40%	3%
Tree survey, mitigation, or canopy area documentation	19	45%	3%
Photometric plan or point-by-point grid missing	17	40%	3%
Parking calculations, screening, or interior islands	17	40%	3%
Dumpster enclosure landscape strip	16	38%	3%
Ground sign location or sign permit note	15	36%	3%
Floodplain, soils, or vicinity maps missing	13	31%	2%
Building foundation landscaping incomplete	10	24%	2%
SHGWT separation or documentation	9	21%	2%
Reclaimed water or fertilizer BMP note missing	9	21%	2%
Storm pipe material under pavement (HDPE used where RCP required)	4	10%	1%
Outfall authorization or downstream impact not documented	4	10%	1%
Engineering Review Checklist not certified	2	5%	0.3%

Denominators: % of Non-SFR Plans is computed against the 46 non-single-family reviews in the analyzed sample. % of Non-SFR Comments is computed against the total non-residential comments delivered, including 386 comments documented in the Site Plan Review Aggregate Report alone. The top

stormwater, cover sheet, tree survey, photometric, and parking categories together account for the majority of repeat reviewer time on non-residential submittals.

Notable Project Findings

The following project-level findings illustrate the depth and breadth of review SwiftGov produces. These items are difficult for human reviewers to catch consistently and represent the highest-leverage technical value of the platform.

Highest-Burden Submittals (Site Plan Aggregate)

Across the 19-review Site Plan Review Aggregate, larger projects with multiple buildings generated significantly more comments than single-tenant retail. The five most heavily flagged reviews were:

- ▶ Forest Glen (residential subdivision): 32 flagged items, including missing entire sheets from the submittal set
- ▶ VyStar (commercial financial): 31 flagged items
- ▶ Space Coast Innovation Parkway (office and business park): 30 flagged items
- ▶ Flores del Sol (multifamily residential): 27 flagged items
- ▶ Independence Recycling (industrial) and Home2 Suites (hotel): 26 flagged items each

Engineering Submittal Highlights

Tranquility Mass Grading (17 flags)

The largest engineering review in this dataset. Findings spanned the full submittal: sheet index gaps, missing hydrology tables, no SHGW separation cross-sections, no percolation testing, and missing surveyor and Director and Clerk certification blocks. The submittal read as an incomplete first submittal rather than a near-approval review.

HABC Titusville (8 flags)

Stormwater overflow directed across a public sidewalk toward S. Robins Avenue with no pedestrian safety, flow depth, spread, or velocity analysis. Nutrient loading calculations from February 2023 did not match the revised 2025 site plan. Time of concentration reduction from 44.5 to 10 minutes was not supported by traceable documentation.

Golden Knights Industrial (7 flags)

LDR Section 30-193(a) exterior lighting controls compliance not addressed on photometric plan. Light trespass at property boundaries not clearly demonstrated. Storm drainage system lacked a consolidated schedule tying structures to calculations.

Titusville Retail Center (6 flags)

Conflict between geotechnical recommendation for wet pond and stormwater plan depicting detention and retention without permanent water consistency. Hydric and muck soils (Tomoka muck) within project area not mitigated. Geotechnical report recommended a site-wide GPR survey for buried debris that civil plans did not acknowledge.

Fairways at Royal Oak (5 flags)

HDPE pipe specified under pavement, which TM Section 10.12.4 prohibits. Placeholder invert elevations (XX.XX) on Inlet #4 and new manholes. HydroCAD storage gap warning at 20.50 ft invalidated routing results. Free-discharge tailwater assumption despite discharging into a city-maintained canal.

Woodspring Hotel: Engineering Review

Unspecified pipe class under pavement, an unverified hydraulic grade line, and approximately 1.07 ft of separation between the pond bottom and seasonal high groundwater table.

Tennis and Pickleball Courts

Stormwater submittal modeled an existing developed tennis facility as 0% impervious in the pre-development condition, which invalidated the no-adverse-impact analysis.

Culvers

Beyond the core engineering pattern, Culvers added five use-specific flags: floodplain compliance narrative, drive-thru queue storage, FDOT SR-50 access management, intersection sight triangles at SR-50, and bicycle parking detail. These represent appropriate context-aware behavior from the platform for drive-thru restaurants on state roads.

Recommendations

Applicant-Facing Precheck Rules

The most cost-effective near-term improvement is to surface the highest-frequency requirements before submission through the SwiftGov public-facing precheck portal.

- ▶ Sidewalk precheck rule for residential submittals: require applicants to confirm sidewalk presence and dimension, referencing Section 9.12. This addresses the dominant single-family flag pattern (78% of SFR plans).

- ▶ Parcel identification validation: configure the submission portal to require a populated parcel identification field and validate against the Brevard County Property Appraiser database before submission is accepted.
- ▶ Driveway precheck rule: require width confirmation against the maximum allowed for the zoning district, referencing Section 9.11.
- ▶ Landscape four-item check for commercial landscape submittals: confirm tree preservation coordination, replacement plan, natural buffer yard preservation, and unimproved area treatment are addressed on the plans.
- ▶ Mechanical equipment screening prompt: confirm landscaping adjacent to AC condensers and other mechanical equipment, which appeared in 100% of landscape reviews.

Submittal Templates and Standards

- ▶ City of Titusville cover sheet template: provide as a downloadable file and required attachment for commercial and industrial submittals. Addresses cover sheet, City contacts, Airport Height Obstruction Zone, and map orientation flags (roughly 40% of non-residential reviews).
- ▶ Photometric submittal standard: include example point-by-point grids and a fixture schedule template. Photometric issues appeared in 15 of 19 site plan reviews.
- ▶ Standardized sheet index template listing all required sheets (Site, Utility, Photometric, Landscape, Stormwater, SWPPP, Tree Survey, Mitigation).
- ▶ Approved and prohibited plant species list published on the City website, including specific guidance on Queen Palm, Ligustrum japonicum, Podocarpus, Liriope muscari, and Lantana montevidensis.

SwiftGov Configuration Improvements

- ▶ Standardize Section 9 code citation node IDs (9.12SIRE, 9.11DRCORE, 9.4ROCLLI) so each comment type maps to the correct code text on first click.
- ▶ Tighten sidewalk and driveway comment language so applicants do not need to interpret which requirement applies.
- ▶ Add the 'building footprint mismatch between plot plan and building plans' comment type to the Titusville configuration, with automated cross-document comparison between plot plan and building plan dimensions.
- ▶ Reconcile parallel project numbers in the submittal pipeline. Several project numbers appeared with different flag counts across reviews, indicating either resubmittal pairs or numbering collisions that should be confirmed with staff.

Staff Workflow Improvements

- ▶ One-page applicant handout outlining SHGWT elevation-format separation requirements and the expected TM Section 7 compliance summary format. These are the two highest-leverage engineering areas.
- ▶ Surface the TM Section 7.1 Engineering Review Checklist certification requirement at intake to prevent return cycles.
- ▶ Reviewer-facing comment templates with code citations pre-filled for the four landscape core items (LDR 30-40(b), 30-322 and 30-33, 30-338, 30-323) and the engineering stormwater triad (O&M plan, as-built certification, easement delineation).
- ▶ Continue to direct SwiftGov toward subdivision and engineering submittals where staff time savings are largest. Tranquility Mass Grading (17 flags), Forest Glen (32 flags), and Space Coast Innovation Parkway (30 flags) each demonstrate substantial value compared to manual checklist work.

Summary

SwiftGov has produced **over 200 AI-generated compliance reviews** for the City of Titusville to date. The analyzed sample of **206 reviews** presented in this report spans single-family residential, commercial, industrial, apartments, subdivisions, and construction drawing submittals, generating **750+ compliance comments** delivered to Development Services staff.

The dataset reveals a clear two-track pattern. Single-family reviews concentrate on documentation flags (sidewalk and driveway) that are well suited to applicant-facing precheck rules and template improvements. Engineering reviews concentrate on substantive technical compliance (stormwater Section 7, SHGWT separation, pipe material, outfall authorization, certification) where SwiftGov provides the most defensible technical value.

Acted on, the recommendations in this report are expected to reduce repeat findings, shorten review cycles, and concentrate Development Services staff attention on substantive technical review rather than recurring documentation rework.

The SwiftGov configuration for the City of Titusville continues to expand. With 250+ regulatory items already configured and a multi-year program in place, the City is positioned to operate one of the most technically rigorous AI-supported plan review workflows of any municipality in Florida.



SwiftGov

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This report reflects internal aggregate analysis of SwiftGov AI-generated compliance reviews for the City of Titusville. Individual AI-generated reports are produced for internal, assistive use and are not binding compliance decisions. The City retains final review authority. AI outputs may contain errors and should be reviewed by staff before being adopted as policy or applicant-facing guidance.