



CITY OF TITUSVILLE

BOARD OF ADJUSTMENT AND APPEALS

AGENDA

Regular Meeting

May 27, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

**Notice**

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

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

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

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

**1. CALL TO ORDER**

- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL AND DETERMINATION OF A QUORUM**
- 4. APPROVAL OF MINUTES**
  - A. **Minutes April 29, 2026**  
Approve Minutes
- 5. QUASI-JUDICIAL CONFIRMATION PROCEDURES**
  - A. **Verify all persons wishing to speak before the committee has signed an Oath Card.**
  
  - B. **Chairman confirms that all agenda items have been properly advertised.**
  
  - C. **Member's statements if they have visited any of the sites or spoken to any members of the public regarding an item to be reviewed today.**
- 6. CONSENT AGENDA**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
  - A. **Variance (VAR) No. 12-2026, 1915 Cheney Hwy**  
Consider the requested variance to allow additional wall signs for a building that has only one (1) street frontage (on an existing paved ROW), for a property located at 1915 Cheney Hwy, Titusville, FL 32780.
  
  - B. **Variance (VAR) No. 14-2026, Parcel ID # 23-35-01-25-A**  
Consider the requested variance to eliminate the requirement for a sidewalk to be constructed along north and west portion of the parcel abutting State Road 405 and Highway US-1, for a property with Parcel ID # 23-35-01-25-A.
- 9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**
- 10. REPORTS**
- 11. ADJOURNMENT**

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

REPORT

**To:** Members of the Board of Adjustment and Appeals  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Minutes April 29, 2026**  
**Department/Office:** Planning

**Recommended Action:**

Approve Minutes

**Summary Explanation & Background:**

Minutes April 29, 2026

**Alternatives:**

**Item Budgeted:**

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

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. BAA 4-29-26 Draft

DRAFT

**Board of Adjustments and Appeals  
Regular Meeting  
April 29, 2026**

The Board of Adjustments and Appeals (BAA) of the City of Titusville, Florida, met in regular session in Council Chambers, on Wednesday, April 29, 2026.

*XXX*

Vice-Chairwoman Margaret Van Deven called the meeting to order at 6:00 p.m. and asked the assembly to recite the Pledge of Allegiance to the Flag.

*XXX*

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

*XXX*

Member Beckles made a motion to approve the February 25, 2026 minutes. Member Greene seconded. There was a unanimous voice vote.

*XXX*

Vice-Chairwoman Margaret Van Deven confirmed the quasi-judicial procedures verifying that all persons wishing to speak before the board has signed an oath card.

*XXX*

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

*XXX*

Vice-Chairwoman Margaret Van Deven called for members' statements if they had visited any of the sites.

*XXX*

**Consent Agenda Items**

None.

DRAFT

XXX

**Old Business**

None.

XXX

**New Business**

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

Variance 7-2026 – 1165 Mockingbird Lane

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

Glenn Keller of 1165 Mockingbird Lane, Titusville, Florida spoke in favor of this item.

Mr. Keller provided a letter from both of his neighbors expressing that they do not have any problems with this variance request.

Discussion followed on this item.

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

Alternate Member Rothell seconded.

Roll call was as follows:

Vice-Chairwoman Van Deven	Yes
Member Beckles	No
Member Greene	Yes
Alternate Member Wright	No
Alternate Member Rothell	Yes

Motion failed with 3 yes, 2 no vote.

XXX

Variance 9-2026 – 2035 Cheney Highway

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

Cliff Repperger with White Bird PLLC at 2101 Wavely Place Melbourne Florida, representative of the applicant, came to speak in favor of the item.

DRAFT

Discussion followed on this item.

*XXX*

Member Beckles made a motion to approve Variance 9-2026 to eliminate the requirement for a six-foot high masonry screening wall where the site abuts a residential zoning district or use, for property located at 2035 Cheney Hwy, Titusville, FL.

Member Greene seconded.

Roll call was as follows:

Member Beckles	Yes
Member Greene	Yes
Alternate Member Wright	Yes
Alternate Member Rothell	Yes
Vice-Chairwoman Van Deven	Yes

Motion passed.

*XXX*

**Petitions and Requests from the Public Present**

None.

*XXX*

**Reports**

None.

*XXX*

Adjournment was at 6:50 p.m.

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

REPORT

**To:** Members of the Board of Adjustment and Appeals  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Variance (VAR) No. 12-2026, 1915 Cheney Hwy**  
**Department/Office:** Planning

**Recommended Action:**

Consider the requested variance to allow additional wall signs for a building that has only one (1) street frontage (on an existing paved ROW), for a property located at 1915 Cheney Hwy, Titusville, FL 32780.

**Summary Explanation & Background:**

The applicant is requesting a variance to the Land Development Regulations (LDR), Chapter 32, Section 32-10, Wall sign regulations, subsection 32-10(a)(2) to allow additional wall signs for a building that has only one (1) street frontage (on an existing paved ROW), for a property located in the Community Commercial (CC) zoning district, at 1915 Cheney Hwy, Titusville, FL 32780, as submitted by St Lucie Signs, authorized applicant for WMG Acquisitions, LLC, Owner.

**Alternatives:**

**1. Approve the Variance**

Motion to approve VAR #12-2026, to allow one additional wall sign, for a property located at 1915 Cheney, Titusville, FL.

**2. Deny the Variance**

Motion to deny VAR #12-2026, to allow one additional wall sign, for a property located at 1915 Cheney, Titusville, FL. (State criteria for denial)

**3. Other**

**Item Budgeted:**

N/A

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

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Staff Report
2. Application
3. Survey
4. Sign Plan
5. Code
6. Maps



# City of Titusville Community Development

1 **BOARD OF ADJUSTMENTS AND APPEALS**

2 **Variance (VAR) No. 12-2026, 1915 Cheney Hwy**

3 **Meeting Date:** May 27, 2026

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

5 **Applicant:** St Lucie Signs, authorized applicant for WMG Acquisitions, LLC, Owner

6 **Background**

7 (a) Variance request: The applicant is requesting a variance to the Land Development  
8 Regulations (LDR), Chapter 32, Section 32-10, Wall sign regulations, subsection  
9 32-10(a)(2) to allow additional wall signs for a building that has only one (1) street  
10 frontage (on an existing paved ROW), for a property located in the Community  
11 Commercial (CC) zoning district, at 1915 Cheney Hwy, Titusville, FL 32780, as  
12 submitted by St Lucie Signs, authorized applicant for WMG Acquisitions, LLC,  
13 Owner.

14 (b) Location: 1915 Cheney Hwy, Titusville, FL. Tax No. 2214644. Parcel I.D. 22-35-  
15 28-00-250

16 (c) Land Description: PART OF NW 1/4 AS DESC IN ORB 1143 PG 885 EXC ORB  
17 4133 PG 3279, ORB 10459 PG 1624, ORB 10475 PG 663 & RD R/W PAR 250.1

18 (d) Future Land Use: Commercial High Intensity

19 (e) Zoning: Community Commercial (CC)

20 (f) Surrounding Zoning Districts.

21 1. North: Community Commercial (CC) across State Road 50

22 2. South: Open Space & Recreation (OR) & Multifamily High Density (R-3)

23 3. East: Community Commercial (CC) & Multifamily High Density (R-3)

24 4. West: Office Professional (OP) & Single-Family Medium Density (R-1B)

**Board of Adjustments and Appeals: Variance No. 12-2026**

1 (g) Lot Characteristics: The subject area is approximately 0.754 acres (32,844 sq. ft.)  
2 with 139.5 feet of frontage along State Road 50. The parcel is being created through  
3 the minor division of a larger 8.332-acre parent tract, which is currently undergoing  
4 the minor division review process and remains reflected as a single parcel in the  
5 BCPAO records until the division is finalized. These dimensions meet the  
6 minimum 10,000-square-foot lot area and 100-foot lot width requirements for  
7 parcels within the Community Commercial (CC) zoning district.

8 (h) Uses: Vacant – Building Permit PBP25-0463 in progress for construction of 4,200sf  
9 commercial building for dental office

10

11 **Powers of the BAA**

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

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

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

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

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

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

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

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

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

35

## Board of Adjustments and Appeals: Variance No. 12-2026

### 1 Analysis

2 The applicant is requesting a variance from Chapter 32, Section 32-10(a)(2) to allow  
3 an additional wall sign for a building having only one street frontage. The subject  
4 area is located within the Community Commercial (CC) zoning district and consists  
5 of approximately 0.75 acres. The subject area is part of the larger 8.33-acre tract that  
6 was divided into five separate parcels under the approved Titusville Commons site  
7 plan, which will continue to function as a unified development.

8 The applicant is requesting approval to install two additional wall signs. Section 32-  
9 10(a)(2) provides that buildings having more than one street frontage may be  
10 permitted one additional wall sign located on the secondary frontage; however,  
11 regardless of the number of street frontages, no more than two wall signs shall be  
12 permitted. The subject building has only one street frontage and has already received  
13 permit approval for one wall sign, identified as S1 on the submitted concept plan,  
14 measuring approximately 69.67 square feet. The applicant is proposing one additional  
15 wall sign, identified as S2 on the submitted concept plan, measuring approximately  
16 69.67 square feet.

17 The request does not demonstrate the presence of special conditions or circumstances  
18 unique to the property that would prevent compliance with the sign regulations  
19 applicable to the development. The parcel's configuration and location within the  
20 Titusville Commons development does not create a hardship associated with  
21 compliance with the limitation of one ground sign per development or the permitted  
22 number of wall signs for buildings with a single street frontage.

### 23 Recommendation

24 Staff recommend **denial** of the requested variance to allow an additional wall sign.  
25 There are no special conditions or circumstances that exist which are peculiar to the  
26 land, structure, or building involved and which are not applicable to other lands,  
27 structures, or buildings within the same zoning district. A literal interpretation of the  
28 provisions of the Land Development Regulations would not deprive the applicant of  
29 rights commonly enjoyed by other properties within the same zoning classification.



Gateway to Nature & Space



### APPLICATION FOR VARIANCE

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

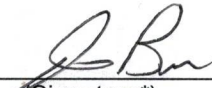
<b>1. Project Location</b>	Property Address/Location Description		
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact	Name of Owner	
	Street Address	Street Address	
	City                      State      Zip	City                      State      Zip	
	Telephone #	Telephone #	
	E-Mail Address	E-Mail Address	
<b>3. Applicant Status</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other		
<b>4. Parcel ID</b>		<b>Tax Acct.</b>	
<b>5. Site Size</b>	Acres:		Square Feet:
<b>6. Property Information</b>	Current Zoning		Current Use of Property
<b>7. Variance(s) Requested</b>	<i>Section Number</i> 1) _____ 2) _____ 3) _____ 4) _____ 5) _____	<i>LDR Requirement</i> 1) _____ 2) _____ 3) _____ 4) _____ 5) _____	<i>Variance Requested</i> 1) _____ 2) _____ 3) _____ 4) _____ 5) _____
<b>8. Narrative</b>	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application)		

- **All applications shall require Community Development staff review prior to submittal.**
- All applications shall be submitted to the Department electronically and officially logged in by **end of business day**.
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

**ACKNOWLEDGEMENT**

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

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

/s/  (Signature\*) 3/12/2020 (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 \_\_\_\_\_

### **Grounds For Granting A Variance**

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

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

## Variance Justification

In answering the questions below, please be as specific as possible. Your answers will help the Board of Adjustments and Appeals and City staff to properly evaluate your variance request.  
(Please attach a separate sheet if necessary)

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

The property is located along a highway corridor where visibility to passing traffic is limited due to the building's orientation and setback from the roadway. Compliance with the single wall sign requirement restricts the business's ability to be adequately identified from all directions of travel. This creates a hardship in that customers traveling from certain directions do not have sufficient visibility to safely and effectively locate the business. The limitation is not self-created but is a result of the property's positioning relative to the highway. Without the ability to install a second wall sign on the side elevation, the business is at a disadvantage in attracting and safely directing customers compared to other nearby properties.

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

The property has a unique orientation in relation to the adjacent highway, with one primary building face not fully visible to traffic approaching from all directions. This creates a visibility challenge that is not typical of most properties with more direct frontage or clearer sightlines. Additionally, the building is positioned such that a side elevation is more visible from a significant portion of passing traffic. This condition is inherent to the site layout and building placement and was established prior to current ownership. There are also surrounding properties in the immediate area that utilize two wall signs, indicating that additional signage is compatible with the existing development pattern.

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

Yes, the request for a second wall sign is the minimum necessary to overcome the visibility limitations created by the property's orientation. The additional sign is specifically proposed on the side elevation that is visible to traffic otherwise unable to see the primary sign. No additional signage beyond this second wall sign is being requested. The intent is not to increase signage beyond what is necessary, but rather to provide adequate identification from multiple directions of travel. Without this second sign, the business cannot achieve reasonable visibility consistent with surrounding properties.

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

The proposed second wall sign will not create any negative impacts on neighboring properties or the general public. The signage will be designed to comply with all other applicable regulations related to size, lighting, and aesthetics.

Additionally, similar signage configurations already exist on nearby properties, demonstrating that this request is consistent with the character of the area. The added sign will improve wayfinding and reduce sudden or unsafe driving maneuvers by allowing motorists to identify the business in advance.

For these reasons, the variance will not adversely affect surrounding properties, traffic safety, or the overall visual environment.

# ALTA/NSPS LAND TITLE SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

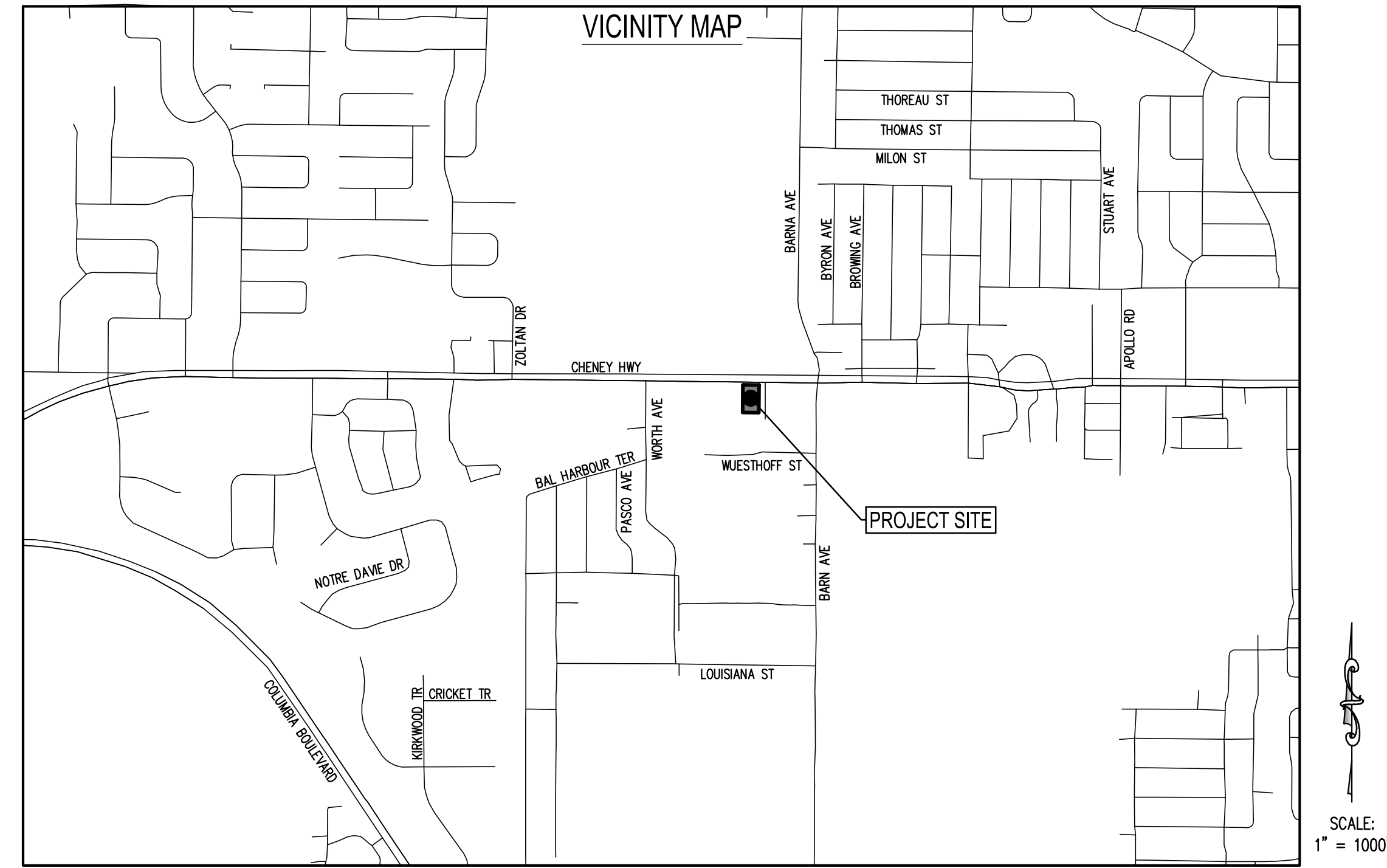
-FOR-

## WMG DEVELOPMENT

BIG DAN CAR TITUSVILLE  
SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST  
BREVARD COUNTY, FLORIDA

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND	
±	MORE OR LESS
A/C	AIR CONDITIONING UNIT
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
A.K.A.	ALSO KNOWN AS
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE (DELTA)
CH	CHORD LENGTH
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT ON CURVE (NON-TANGENT)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
NAVD	NORTH AMERICAN VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
EOP	ELLIPTICAL CONCRETE PIPE
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
WPF	WOOD PRIVACY FENCE
WRF	WOOD RAIL FENCE
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
W/	WITH
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
⊕	FOUND CONCRETE MONUMENT (AS NOTED)
⊙	FOUND NAIL (AS NOTED)
⊗	FOUND NAIL & DISK (AS NOTED)
⊚	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊘	FOUND IRON PIPE (AS NOTED)
⊙	FOUND IRON ROD (AS NOTED)
⊚	SET NAIL & DISK (LB 8498)
⊘	SET 5/8" IRON ROD AND CAP (LB 8498)
⊙	SET CONCRETE MONUMENT (LB 8498)
⊗	SANITARY MANHOLE
⊘	SANITARY CLEANOUT
⊙	SEWER VALVE
⊗	STORM MANHOLE
⊘	CATCH BASIN
⊙	TELEPHONE MANHOLE
⊗	WELL (SIZE NOTED)
⊘	IRRIGATION CONTROL VALVE
⊙	WATER METER
⊗	WATER VALVE
⊘	BACKFLOW PREVENTOR
⊙	FIRE HYDRANT
⊗	WATER SPIGOT
⊘	CONCRETE UTILITY POLE
⊙	METAL UTILITY POLE
⊗	WOOD UTILITY POLE
⊘	GUY ANCHOR
⊙	LIGHT POLE
⊗	SIGN
⊘	BOLLARD
⊙	ELECTRIC RISER
⊗	ELECTRIC TRANSFORMER
⊘	ELECTRIC METER
⊙	CABLE TELEVISION RISER
⊗	PULLBOX (ELECTRIC)
⊘	PULLBOX (FIBER)
⊙	PULLBOX (TELEPHONE)
⊗	PULLBOX (TRAFFIC)
⊘	PULLBOX (TELEVISION)
⊙	TELEVISION RISER
⊗	UNDERGROUND FIBER OPTIC CABLE MARKER
⊘	UNDERGROUND GAS MARKER
⊙	UNDERGROUND CABLE TELEVISION MARKER
⊗	UNDERGROUND ELECTRIC MARKER
⊘	UNDERGROUND TELEPHONE MARKER
⊙	UNDERGROUND WATER LINE MARKER
⊗	UNDERGROUND RECLAIM WATER LINE MARKER
⊘	FLAG POLE
⊙	MAILBOX
⊗	GATE POST
⊘	END OF PIPE INFORMATION
---	FENCE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND CABLE TELEVISION
---	UNDERGROUND ELECTRIC
---	UNDERGROUND FORCE MAIN
---	UNDERGROUND FIBER OPTIC
---	UNDERGROUND GAS
---	UNDERGROUND IRRIGATION
---	UNDERGROUND RECLAIMED WATER LINE
---	UNDERGROUND WATER LINE
---	TOP OF BANK
---	TOE OF SLOPE
---	EXISTING CONTOUR
---	CONCRETE AREA
---	ASPHALT AREA
---	LINE BREAK
x 10.00	SPOT ELEVATION (HARD SURFACE)
x 10.0	SPOT ELEVATION (GROUND)



### SCHEDULE B, SECTION II EXCEPTIONS: (SEE SURVEY NOTE #5)

ITEMS 1-4: NOT ADDRESSED (STANDARD EXCEPTIONS)

5. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED BOOK 252, PAGE 398, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S., AND PARTIAL RELEASE OF ROAD RESERVATION RECORDED IN O.R. BOOK 4179, PAGE 1406, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DB 252, PG 398 IS LARGELY ILLEGIBLE. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.)**
6. A1: INTENTIONALLY DELETED.
7. RESERVATION OF AN EASEMENT CONTAINED IN INSTRUMENT RECORDED IN O.R. BOOK 4154, PAGE 2397 AND O.R. BOOK 5369, PAGE 6746, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(DOES NOT AFFECT, LIES ADJACENT TO EAST LINE OF SUBJECT PROPERTY, PLOTTED HEREON.)**
8. A1: INTENTIONALLY DELETED.
9. A1: INTENTIONALLY DELETED.
10. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **(NOT ADDRESSED)**
11. ADDED A1: RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 10079, PAGE 2940, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.)**
12. ADDED A1: NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 10230, PAGE 2084, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE - NOT PLOTTABLE.)**
13. ADDED A2: DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN O.R. BOOK 10459, PAGE 1627, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, PLOTTABLE EASEMENT SHOWN HEREON.)**
14. ADDED A2: ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED JANUARY 28, 2025, UNDER O.R. BOOK 10250, PAGE 1954, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.)**

### LEGAL DESCRIPTION:

LANDS LYING IN THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK E, HIGHLANDS UNIT I - REPLAT, AS RECORDED IN PLAT BOOK 20, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD No. 50 (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE RUN S 89°28'29" E FOR A DISTANCE OF 210.57 FEET TO A POINT ON THE EASTERLY LINE OF SAID HIGHLANDS UNIT I - REPLAT; THENCE N 02°41'09" E FOR A DISTANCE OF 3.00 FEET; THENCE S 89°28'29" E FOR A DISTANCE OF 653.46 FEET FOR A POINT OF BEGINNING; THENCE S 89°28'29" E FOR A DISTANCE OF 138.17 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00°12'46" W FOR A DISTANCE 236.71 FEET; THENCE N 89°28'29" W FOR A DISTANCE OF 139.46 FEET; THENCE N 00°31'31" E FOR A DISTANCE 236.71 FEET TO THE POINT OF BEGINNING.

### SURVEY NOTES:

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE. IT IS A SURVEY OF "PARCEL 1" AS DESCRIBED AND DEPICTED ON A SPECIAL PURPOSE "MINOR SUBDIVISION" SURVEY BY UPHAM INC, DATED 02/12/2024 AND PROVIDED BY THE CLIENT.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEOEOTIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY HAS A BEARING OF SOUTH 89°28'29" EAST.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12009C02156, BREVARD COUNTY, FLORIDA, EFFECTIVE DATE OF MARCH 17, 2014, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND WITHIN ZONE "A". FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 147714442, EFFECTIVE OCTOBER 10, 2025 AT 11:00 P.M. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT.
6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
7. THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
8. UNDERGROUND UTILITIES SHOWN HEREON WERE DESIGNATED BY THIS FIRM ON 10/23/2025. THEIR LOCATION IS BASED ON RECORDS RECEIVED AND GEOPHYSICAL METHODS USED, AND MAY NOT BE EXACT. UTILITY TYPE, LOCATION, SIZE, AND DEPTH WAS PHYSICALLY VERIFIED BY EXCAVATION METHODS ONLY AT THE "VH" LOCATION(S) SHOWN HEREON. THIS FIRM MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UTILITY INVESTIGATION WAS PERFORMED IN ACCORDANCE WITH ASCE/UES/CI 38-22, STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES, AND ASCE/UES/CI 75-22, STANDARD GUIDELINE FOR RECORDING AND EXCHANGING UTILITY INFRASTRUCTURE DATA.
9. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
10. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA.
11. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEOEOTIC SURVEY BENCHMARK "V 412", SAID POINT HAVING AN ELEVATION OF 36.72 FEET.
12. THE AERIAL IMAGE DEPICTED HEREON (IF ANY) IS DATED OCTOBER 21, 2025 AND WAS OBTAINED BY THIS FIRM.
13. DISTANCES AND ACRES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
14. SUBJECT PARCEL CONTAINS: ±0.754 ACRES
15. ZONING:  
CC (COMMUNITY COMMERCIAL)  
PER CITY OF TITUSVILLE ZONING AND FUTURE LAND USE MAP

SETBACKS:  
MINIMUM FRONT YARD SETBACK = 25 FEET  
MINIMUM REAR YARD SETBACK = 25 FEET  
MINIMUM SIDE YARD SETBACK = 10 FEET  
MAXIMUM BUILDING HEIGHT = NONE

A ZONING LETTER OR REPORT WAS NOT PROVIDED TO THIS FIRM TO VERIFY THE INFORMATION ABOVE.

16. THERE ARE ZERO (0) PARKING SPACES IN THE SUBJECT PARCEL.
17. EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL. THERE WERE MULTIPLE STOCK PILES OF DIRT AND/OR ROCK ON THE SITE, WHICH WERE BEING MOVED DURING THE TIME OF SURVEY. THESE PILES ARE SHOWN HEREON, BUT DUE TO THEIR TEMPORARY NATURE, ARE NOT INCLUDED OR REFLECTED IN THE CONTOURS/ELEVATIONS SHOWN HEREON.
18. WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND BY THIS SURVEYOR. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.
19. THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE, AND FEDERAL PLANNING AND ZONING REGULATIONS.
20. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
21. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY UPHAM INC, DATED NOVEMBER 6, 2023.

### SURVEYOR'S CERTIFICATE:

TO WMG DEVELOPMENT; WMG ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; PAVESE LAW FIRM:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/21/2025.  
DATE OF PLAT OR MAP: 11/06/2025

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

TYLER P. TRACZ, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6962

**CFB**  
SURVEYING  
INC.

BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
WMG DEVELOPMENT

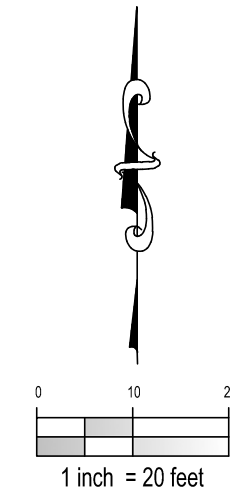
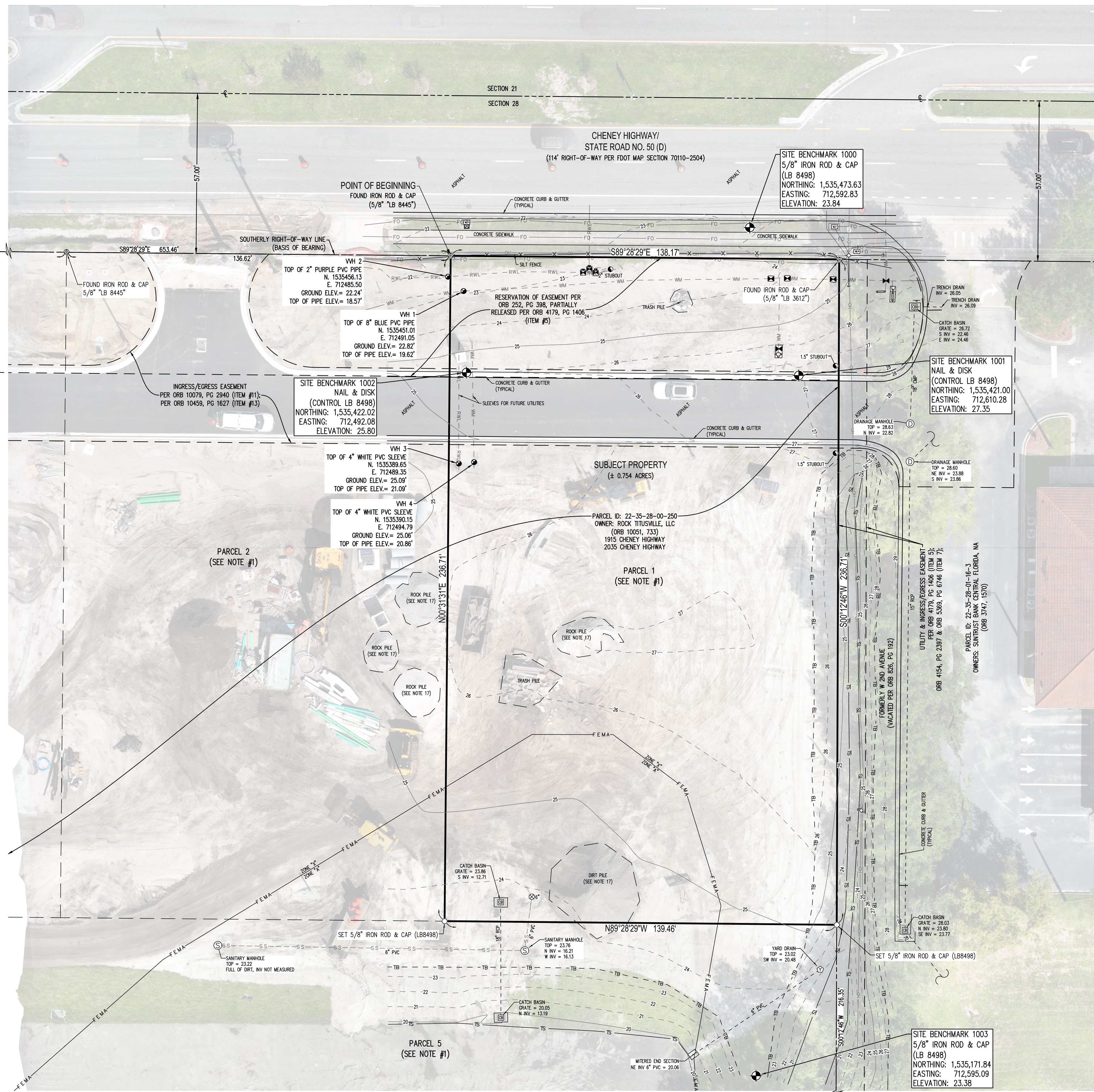
BIG DAN CAR TITUSVILLE  
SECTION 28,  
TOWNSHIP 22 SOUTH, RANGE 35 EAST  
BREVARD COUNTY, FLORIDA

SHEET 01 OF 02

DATE: 10/27/2025  
DRAWN BY: TPT  
CHECKED BY: TPT  
FIELD BOOK: V25-51, PAGE: 7-9

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF LOT 1 BLOCK 1 HIGHWAYS  
UNIT 1 - REPEAT, PER PLAT BOOK 20, PAGE 29  
FOUND IRON ROD & CAP  
(5/8" NO IDENTIFICATION)

EASTERLY LINE OF HIGHWAYS UNIT -1 REPEAT-  
PER PLAT BOOK 20, PAGE 29



SHEET 02 OF 02

BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
WMG DEVELOPMENT

BIG DAW CAR TITUSVILLE  
SECTION 28  
TOWNSHIP 22 SOUTH RANGE 35 EAST  
BREVARD COUNTY, FLORIDA

CLIENT: WMG DEVELOPMENT  
JOB NO.: SP2025.04458  
DRAWING DATE: 11/06/2025  
DATE OF SURVEY: 10/27/2025  
DRAWN BY: TPT  
CHECKED BY: TPT  
FIELD BOOK: V25-51, PAGE: 7-9

REVISIONS

NO.	DATE	DESCRIPTION



Project No. 61809

**Heartland Dental Signage Package**

1915 Cheney Hwy

Titusville, FL 32780

Shuttle View Dental Care

SHUTTLE  VIEW  
DENTAL CARE



**LEGEND**

- S1** (North) Front Elevation - Wall Sign
- S2** (West) Front Elevation - Wall Sign

**SIGNAGE CRITERIA**

**Code:**  
 Allowed 1 wall sign. Sign shall not exceed 20 % of the building elevation it is attached to. Second sign would require a variance.

**Landlord restrictions:**  
 None

- S1** 1320 SF x 20% = 264 SF Max Allowed
- S2** 1751 SF x 20% = 350 SF Max Allowed



**IDENTITI**  
 2000 Center Drive  
 Suite C411  
 Hoffman Estates, IL 60192  
 Office 847.301.0510  
 identiti.net

**W.O. No.** 61809  
**Address** 1915 Cheney Hwy  
**City, ST** Titusville, FL 32780

**Orig. Draft** 05.22.2025  
**Project Mgr.** Mary Furey  
**Designer** GG

**Rev. Art** CMC  
**Rev. Date** 08.11.2025  
**Page Rev.** 003

**Customer**

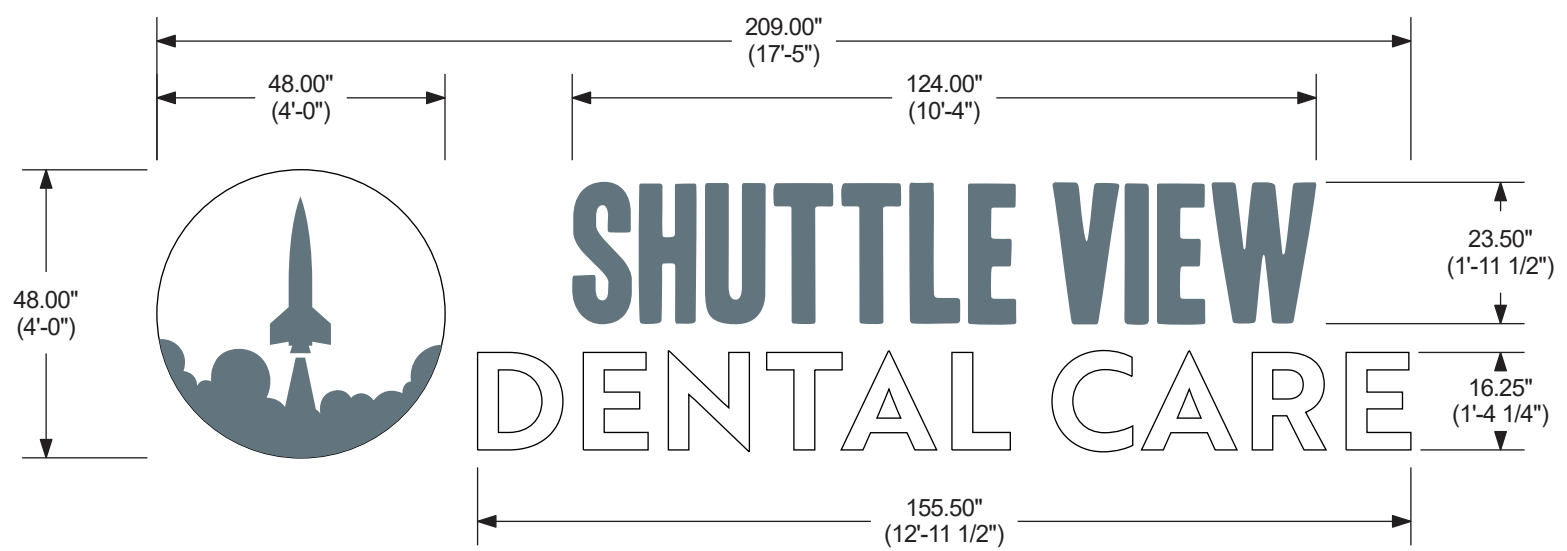


Plan View:  
**Site Plan**  
 Exterior



▲ PROPOSED  
SCALE: 3/16" = 12"

ALLOWED SF: 264  
PROPOSED SF: 69.67

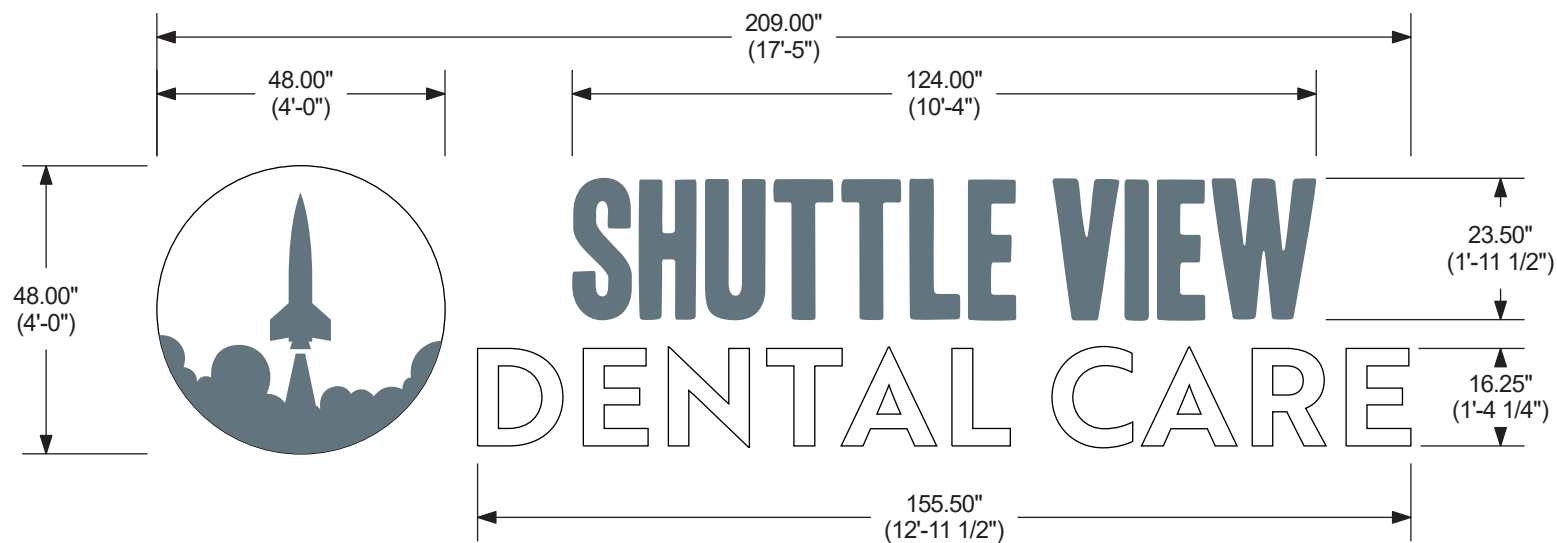
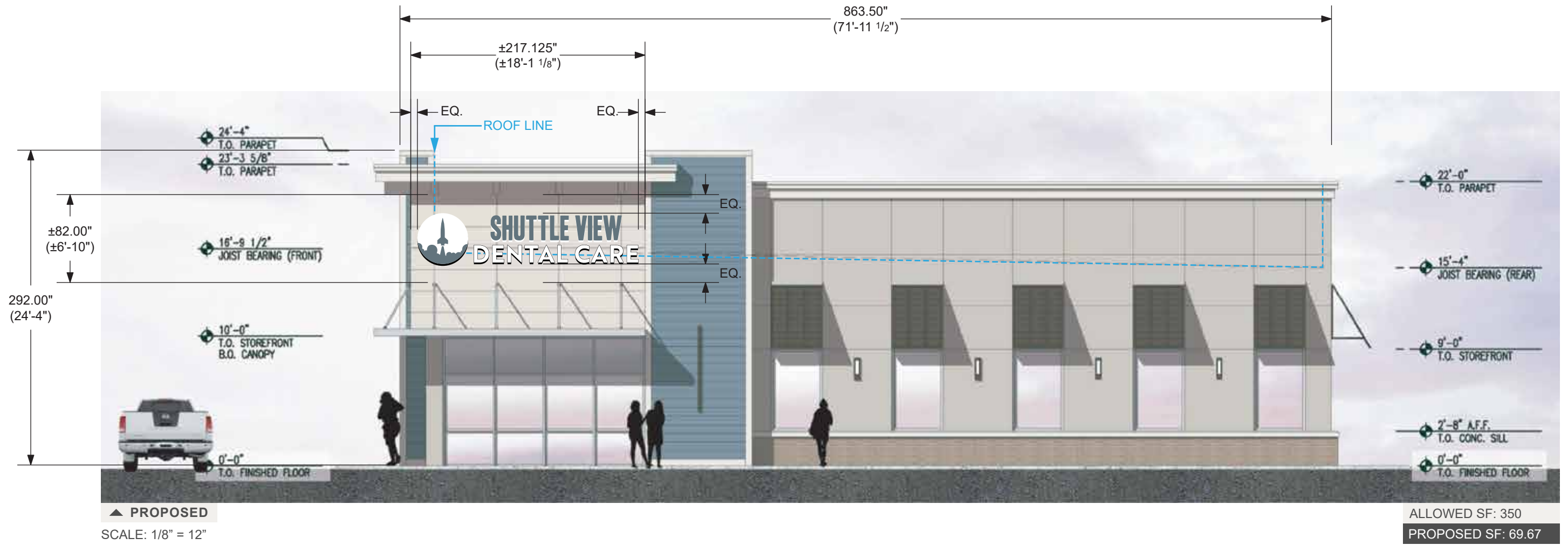


**S1 LED Channel Letters**

Scope Of work:  
Letters below roof line: Front-Lit Channel Letters, Flush Mounted.  
Letters & logo above roof line: Front-Lit Channel Letters, Reverse Raceway Mounted.  
GC to provide electrical access.

SCALE: 3/8" = 12"

	2000 Center Drive Suite C411 Hoffman Estates, IL 60192 Office 847.301.0510 identiti.net	W.O. No. 61809 Address 1915 Cheney Hwy City, ST Titusville, FL 32780	Orig. Draft 05.22.2025 Project Mgr. Mary Furey Designer GG	Rev. Art Lila Roblin Rev. Date 06.02.2025 Page Rev. 002	<b>Color Palette</b> Face: White Acrylic Trims & Returns: Black "Shuttle View" Trims & Returns: White	Trans Vinyl: 3M 3630-61 Slate Gray N/A N/A	Sign Type: LED Channel Letterset - Front-Lit, Flush Mounted / Reverse Raceway Mounted	Signage: <b>S1-3</b> North Elevation
	THIS SIGN DESIGN IS EXCLUSIVE PROPERTY OF IDENTITI RESOURCES, LTD., AND IS THE RESULT OF THE ORIGINAL AND CREATIVE WORK OF IT'S EMPLOYEES. THIS DRAWING IS SUBMITTED TO THE CUSTOMER FOR THE SOLE PURPOSE OF PURCHASE OF THE DESIGN OR SIGNAGE MANUFACTURED TO THIS DESIGN, BY IDENTITI RESOURCES, LTD. DISTRIBUTION TO OR USE OF THIS SIGN DESIGN BY ANYONE OUTSIDE OF THE CUSTOMER'S ORGANIZATION, WITHOUT EXPRESSED, WRITTEN AUTHORIZATION BY IDENTITI RESOURCES, LTD.							



## S2 LED Channel Letters

Scope Of work:  
 Letters below roof line: Front-Lit Channel Letters, Flush Mounted.  
 Letters & logo above roof line: Front-Lit Channel Letters, Reverse Raceway Mounted.  
 GC to provide electrical access.

SCALE: 3/8" = 12"



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Orig. Draft 05.22.2025  
 Project Mgr. Mary Furey  
 Designer GG

Rev. Art CMC  
 Rev. Date 08.11.2025  
 Page Rev. 003

Color Palette	□ Face: White Acrylic	■ Trans Vinyl: 3M 3630-61 Slate Gray
	■ Trims & Returns: Black	□ N/A
	□ "Shuttle View" Trims & Returns: White	□ N/A

Sign Type:  
 LED Channel Letterset -  
 Front-Lit, Flush Mounted /  
 Reverse Raceway Mounted

Signage:  
**S2**  
 West Elevation

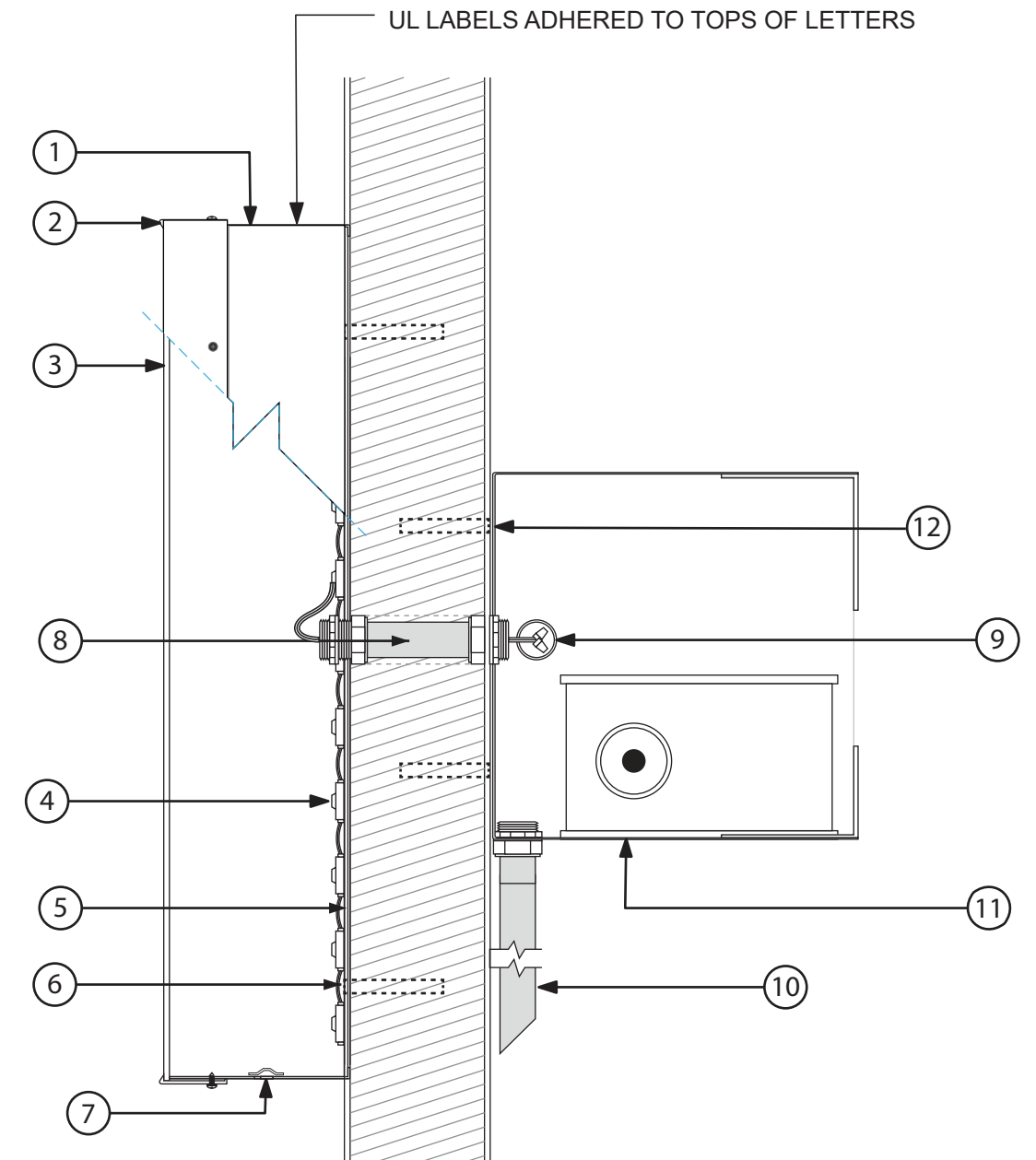


## LETTER SPECIFICATIONS

- ① 0.040 ALUMINUM RETURNS (5" DEPTH):  
LOGO: BLACK ; SHUTTLE VIEW: WHITE
- ② 3/4" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS)  
LOGO: BLACK ; SHUTTLE VIEW: WHITE
- ③ 3/16" ACRYLIC FACE:  
PLEXIGLAS 7328 WHITE WITH FIRST SURFACE APPLIED VINYL
- ④ LED UNITS (WHITE):  
ALL LEDS TERMINATED WITH WIRENUTS
- ⑤ 0.063 ALUMINUM BACK:  
PRECOAT WHITE FINISH
- ⑥ MOUNTING HARDWARE: APPROPRIATE TO SECURE TO  
FACADE TYPE AND SUPPORT STRUCTURE
- ⑦ WEEP HOLES  
WITH LIGHT BAFFLES
- ⑧ CONDUIT: CONNECTION THROUGH WALL TO BE WATERTIGHT  
SECONDARY ELECTRICAL RUN (WHEN NEEDED)

## RACEWAY

- ⑨ UL LISTED HOUSING:  
SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
- ⑩ PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS)  
TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
- ⑪ 7" X 4" DEPTH UL LISTED EXTRUDED RACEWAY W/  
SLOAN 701507-MODW 60W PWR SUPPLY (QTY VARIES)
- ⑫ MOUNTING HARDWARE:  
VARIES ON STRUCTURE (SUPPLIED WITH 3/8" THREADED SPEED CLIPS)



**LETTER SECTION**

SCALE: N.T.S.



2000 Center Drive  
Suite C411  
Hoffman Estates, IL 60192  
Office 847.301.0510  
identiti.net

W.O. No. 61809  
Address 1915 Cheney Hwy  
City, ST Titusville, FL 32780

Orig. Draft 05.22.2025  
Project Mgr. Mary Furey  
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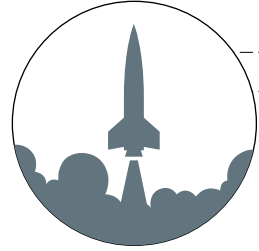
Rev. Art CMC  
Rev. Date 08.11.2025  
Page Rev. 003

Color Palette

- Face: White Acrylic
- Trims & Returns: Black
- "Shuttle View" Trims & Returns: White
- Trans Vinyl: 3M 3630-61 Slate Gray
- N/A
- N/A

Sign Type:  
LED Channel Letterset -  
Front-Lit, Reverse Raceway  
Mounted

Signage:  
**S1-3, S2**  
Sign Specifications

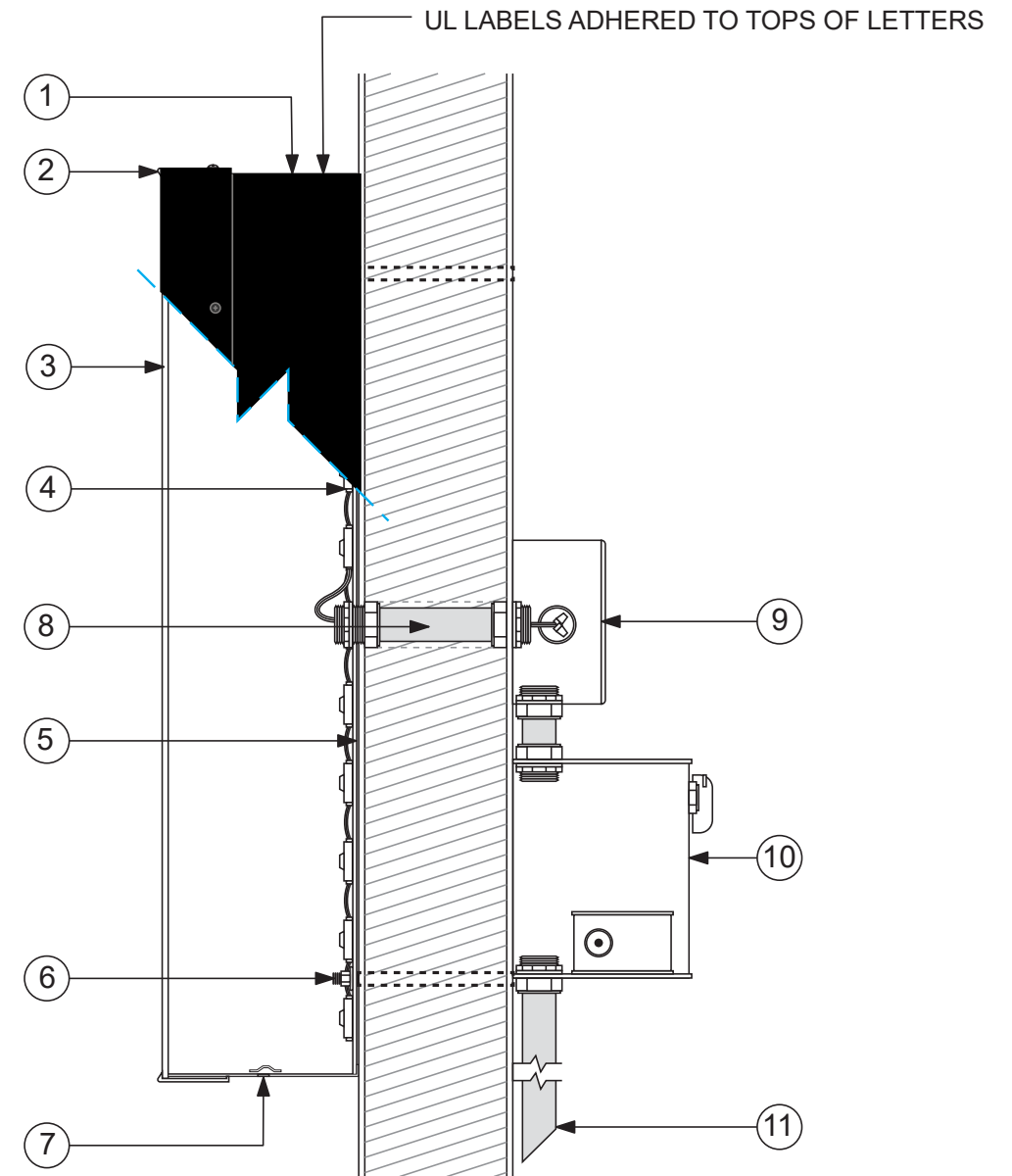


# SHUTTLE VIEW

## DENTAL CARE

### LETTER SPECIFICATIONS

- ① 0.040 ALUMINUM RETURNS (5" DEPTH): BLACK
- ② 3/4" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS) BLACK
- ③ 3/16" ACRYLIC FACE: PLEXIGLAS 7328 WHITE WITH FIRST SURFACE APPLIED VINYL
- ④ LED UNITS (WHITE): ALL LEDS TERMINATED WITH WIRENUTS
- ⑤ 0.063 ALUMINUM BACK: PRECOAT WHITE FINISH
- ⑥ MOUNTING HARDWARE: APPROPRIATE TO SECURE TO FACADE TYPE AND SUPPORT STRUCTURE
- ⑦ WEEP HOLES WITH LIGHT BAFFLES
- ⑧ CONDUIT: CONNECTION THROUGH WALL TO BE WATERTIGHT SECONDARY ELECTRICAL RUN (WHEN NEEDED)
- ⑨ UL LISTED HOUSING: SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
- ⑩ UL HOUSING W/ PWR SUPPLY (QTY VARIES) DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
- ⑪ PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN



**LETTER SECTION**  
SCALE: N.T.S.



2000 Center Drive  
Suite C411  
Hoffman Estates, IL 60192  
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W.O. No. 61809  
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Orig. Draft 05.22.2025  
Project Mgr. Mary Furey  
Designer GG

Rev. Art CMC  
Rev. Date 08.11.2025  
Page Rev. 003

Color Palette

- Face: White Acrylic
- Trims & Returns: Black
- "Shuttle View" Trims & Returns: White
- Trans Vinyl: 3M 3630-61 Slate Gray
- N/A
- N/A

Sign Type:  
LED Channel Letterset -  
Front-Lit, Flush Mounted

Signage:  
**S1-3, S2**  
Sign Specifications

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## Sec. 32-10. Wall sign regulations.

Except as authorized by this section, each separately licensed business shall be allowed one (1) wall sign.

- (a) Single-tenant buildings.
  - (1) The aggregate square footage of wall signs shall not exceed twenty (20) percent of the building face to which it is affixed.
  - (2) Buildings having more than one (1) street frontage (on an existing paved ROW) may have one (1) additional wall sign affixed to that secondary ROW frontage. The size of this secondary wall sign shall not exceed ten (10) percent of the smallest/narrowest building elevation or equal to the size of the primary wall sign, whichever is less. Regardless of the number of street frontages, no more than two (2) wall signs shall be permitted.
- (b) Multi-tenant buildings.
  - (1) The aggregate square footage of wall signs shall not exceed twenty (20) percent of building elevation of the tenant unit to which it is affixed.
  - (2) Buildings having more than one (1) street frontage may have additional wall signage affixed to that secondary ROW frontage as follows:
    - a. Corner-unit tenants may have one (1) additional wall sign affixed to their secondary ROW frontage. The size of this secondary wall sign shall not exceed ten (10) percent of the smallest/narrowest building elevation or equal to the size of the primary wall sign, whichever is less; or
    - b. A multi-tenant directory wall sign may be affixed to the secondary ROW frontage according to paragraph (b)(1) above.
- (c) No wall sign may extend above any parapet or be placed upon any roof surface, except that for purposes of this section, roof surfaces constructed at an angle of seventy-five (75) degrees or more from horizontal shall be regarded as wall space. This subsection shall not apply to displays, including lighting, erected in connection with the observation of holidays on roofs.
- (d) No sign attached to a building may project more than twelve (12) inches from the building wall.



# 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

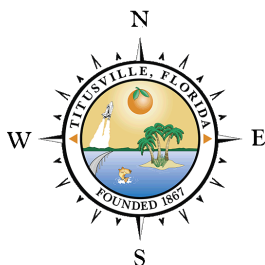
- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRC-N INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRC-C INDIAN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

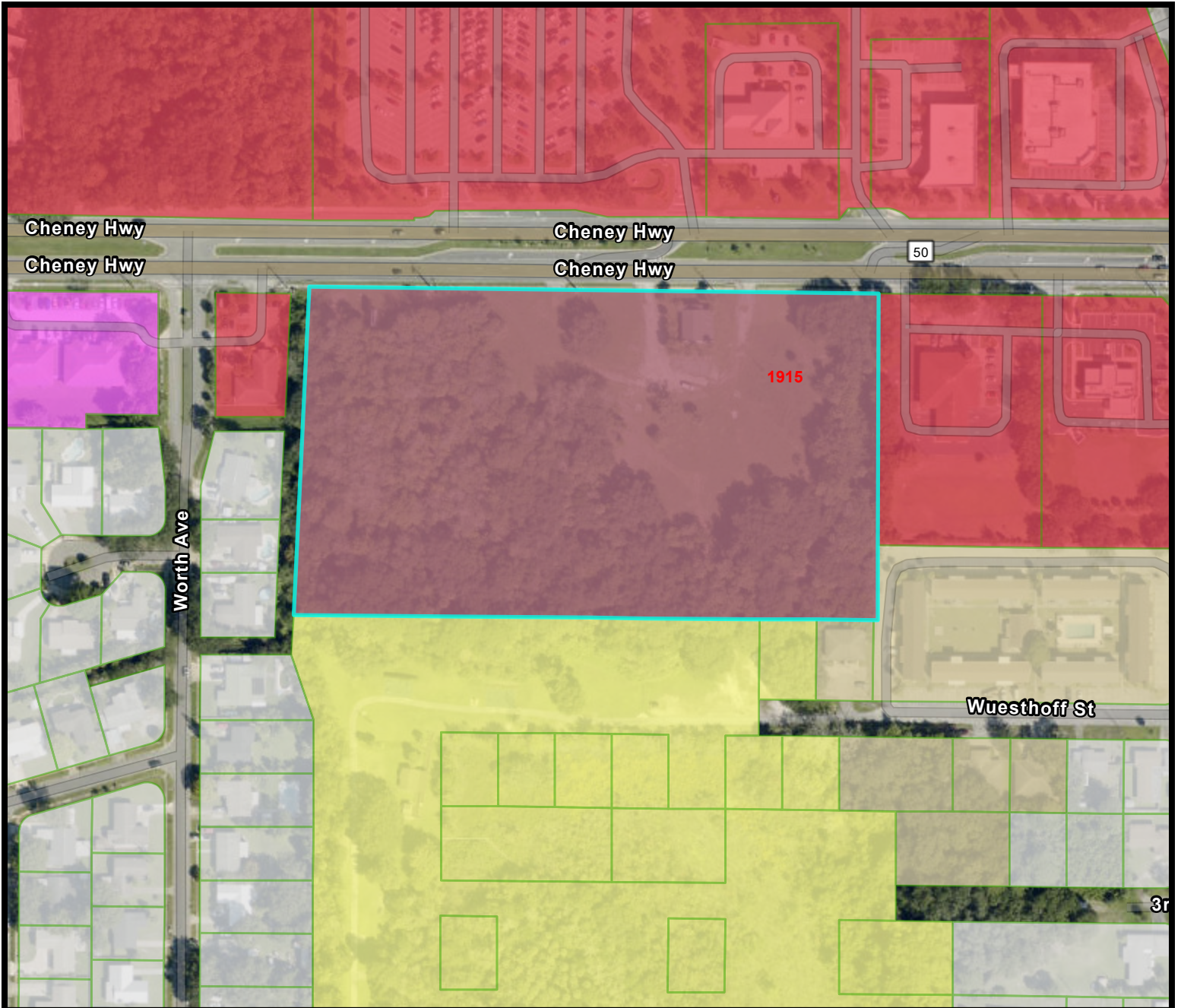
## INDUSTRIAL DISTRICTS

- 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





## 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	



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

REPORT

**To:** Members of the Board of Adjustment and Appeals  
**From:** Bradley Parrish, Community Development Director  
**Subject:** **Variance (VAR) No. 14-2026, Parcel ID # 23-35-01-25-A**  
**Department/Office:** Planning

**Recommended Action:**

Consider the requested variance to eliminate the requirement for a sidewalk to be constructed along north and west portion of the parcel abutting State Road 405 and Highway US-1, for a property with Parcel ID # 23-35-01-25-A.

**Summary Explanation & Background:**

The applicant is requesting a variance to the Land Development Regulations (LDR), Chapter 30, Section 30-238, Road and sidewalk requirements, subsection 30-238(a) to eliminate the requirement for a sidewalk to be constructed along north and west portion of the parcel abutting State Road 405 and Highway US-1, for a property located in the Planned Industrial Development (PID) zoning district, with Parcel ID # 23-35-01-25-A, as submitted by Erin Trauger, authorized applicant for NAP Vector Space LLC, Owner.

**Alternatives:**

**1. Approve the Variance**

Motion to approve VAR #14-2026 request to eliminate the requirement for a sidewalk to be constructed along north and west portion of the parcel abutting State Road 405 and Highway US-1, for a property with Parcel ID # 23-35-01-25-A.

**2. Deny the Variance**

Motion to deny VAR #14-2026 request to eliminate the requirement for a sidewalk to be constructed along north and west portion of the parcel abutting State Road 405 and Highway US-1, for a property with Parcel ID # 23-35-01-25-A. (State criteria for denial)

**3. Other**

**Item Budgeted:**

N/A

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

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. Variance 14-2026 Staff Report 5-21-26
2. Variance Stotan Sidewalk Application
3. Sidewalk Variance Report Eseal
4. Survey
5. Code
6. Maps



# City of Titusville Community Development

1 **BOARD OF ADJUSTMENTS AND APPEALS**

2 **Variance (VAR) No. 14-2026, Parcel ID # 23-35-01-25-A**

3 **Meeting Date:** May 27, 2026

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

5 **Applicant:** Erin Trauger, Authorized Applicant

6 **Background**

7 (a) Variance request: The applicant is requesting a variance to the Land Development  
8 Regulations (LDR), Chapter 30, Section 30-238, Road and sidewalk requirements,  
9 subsection 30-238(a) to eliminate the requirement for a sidewalk to be constructed  
10 along north and west portion of the parcel abutting State Road 405 and Highway  
11 US-1, for a property located in the Planned Industrial Development (PID) zoning  
12 district, with Parcel ID # 23-35-01-25-A, as submitted by Erin Trauger, authorized  
13 applicant for NAP Vector Space LLC, Owner.

14 (b) Location: Tax No. 2300373. Parcel I.D. 23-35-01-25-A

15 (c) Land Description: VECTORSPACE PART OF TRACT A AS DESC IN ORB 8827  
16 PG 2183 PARS A.1, A.2, A.4

17 (d) Future Land Use: Planned Industrial Park

18 (e) Zoning: Planned Industrial Development (PID)

19 (f) Surrounding Zoning Districts.

20 1. North: State Road 405 & US HWY 1

21 2. South: Planned Industrial Development (PID)

22 3. East: Open Space and Recreation (OR) & Planned Industrial Development  
23 (PID)

24 4. West: US HWY 1

**Board of Adjustments and Appeals: Variance No. 14-2026**

1 (g) Lot Characteristics: The subject property is approximately 21.63 acres (942,202 sq.  
2 ft). These dimensions meet the minimum 30,000 sq. ft lot area for the PID zoning  
3 district.

4 (h) Uses: Vacant – Site Plan # PSP26-0005 currently under review for construction of  
5 a distribution warehouse.

6 **Powers of the BAA**

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

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

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

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

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

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

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

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

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

30 **Analysis**

31 The applicant is requesting a variance to eliminate the requirement to construct  
32 sidewalks along the north and west portions of the parcel abutting State Road 405 and  
33 U.S. Highway 1. LDR Section 30-238(a) requires sidewalks to be constructed along  
34 any lot or parcel abutting a public or private street when new construction is proposed,  
35 unless specifically waived. The property is located within the Planned Industrial

**Board of Adjustments and Appeals: Variance No. 14-2026**

1 Development (PID) zoning district and is currently under site plan review for  
2 construction of a distribution warehouse.

3 The proposed development includes frontage along Horizon Drive, Vectorspace  
4 Boulevard, State Road 405, and U.S. Highway 1. Sidewalks are proposed along the  
5 internal roadways of Horizon Drive and Vectorspace Boulevard. The variance request  
6 applies to the frontage along State Road 405 and U.S. Highway 1.

7 The applicant’s narrative and exhibits identify grading impacts within the right-of-  
8 way and impacts to existing trees associated with construction of the required  
9 sidewalks. The applicant also states the sidewalks along the higher-speed roadway  
10 corridors would have limited pedestrian use compared to the proposed internal  
11 sidewalk network.

12 The submitted plans demonstrate the sidewalks can be constructed and include grading  
13 details associated with installation of the required improvements. The request appears  
14 to be based primarily on-site design preference rather than an inability to comply with  
15 the requirements of LDR Section 30-238.

16 While the proposed development includes internal pedestrian connections and efforts  
17 to preserve existing vegetation, those factors do not eliminate the requirement for  
18 sidewalks along public roadway frontages. The request would remove required  
19 pedestrian infrastructure without sufficient justification, demonstrating a unique  
20 hardship associated with the property.

21 Section 30-328(a) of the Land Development Regulations states, “Sidewalks shall be  
22 constructed along any lot or parcel of ground abutting any public or private street, on  
23 which a permit for new construction is granted, except as provided herein. Such  
24 sidewalks shall be of concrete and shall be inspected by the City. No building permits  
25 shall be issued by the Administrator, nor shall a certificate of occupancy be issued  
26 unless such sidewalk(s) are shown, with elevations, on the plans for construction,  
27 unless the requirement for sidewalks is specifically waived by the Administrator,  
28 based upon the following criteria: (1) The lot or parcel is located on a local street as  
29 defined in the Titusville Transportation Infrastructure Technical Manual where over  
30 seventy-five (75) percent of the lots on the local street are four hundred (400) feet  
31 from the subject lot or parcel and are developed and no sidewalks exist adjoining the  
32 developed lots; (2) When the construction of the required sidewalk is programmed  
33 within the proposed City capital improvements program and funds have been  
34 appropriated for its construction through an assessment program or other funding  
35 mechanisms.”

36 A request to waive the sidewalk was denied because it did not meet the two criteria.  
37 The street is not a local road and there are no plans in a 5-year schedule to construct  
38 one. The request for a variance should therefore be solely on the basis of a hardship  
39 due to constraints on the land that prevent the applicant from meeting the letter of the  
40 law. It is the staff’s opinion that a sidewalk can be constructed at the site and provide  
41 safety for pedestrians away from the street.

**Board of Adjustments and Appeals: Variance No. 14-2026**

1 A sidewalk on an arterial road is necessary to provide pedestrian safety. The City’s  
2 Code addresses this issue by specifically denying the option for a waiver on arterial  
3 and collector roads. Sidewalks are required to be installed by property owners as  
4 development occurs. The purpose is to put the burden on the property owner when the  
5 opportunity arises with a proposed development. Plans then come into fruition by local  
6 agencies to fill in the remaining gaps through the capital budget process. The lack of  
7 a surrounding pedestrian network does not apply to the variance criteria.

8 The City’s 2019 Multimodal pedestrian and bicycle plan recommended areas where  
9 sidewalks are appropriate, including the east side of US-1 (Multimodal Plan Exhibit  
10 4). The impacts of sidewalk construction is an expected outcome of any development.  
11 This may include the removal of trees, topography changes, et cetera. These are also  
12 not unreasonable. The applicant can demonstrate alternative locations to construct the  
13 sidewalk with minimal disturbance, including the relocation of certain features of the  
14 overall development.

15 Regarding the waiver policy, the Multimodal Plan states, “While this [waiver] policy  
16 may be appropriate for areas that will never need sidewalks, the policy likely  
17 inadvertently increases the future cost of adding sidewalk and makes it more difficult  
18 to add sidewalks at a later time. Many of the factors, such as a lack of connectivity,  
19 are temporary and don’t address the future need for a sidewalk. Reconstruction or  
20 retrofitting of a site to add sidewalk at a future date is significantly more difficult and  
21 expensive than it is to incorporate a sidewalk in the initial design of the site.” The plan  
22 further recommended that the City’s sidewalk policy be modified to better incentivize  
23 the construction of sidewalks (Multimodal Plan Page 15). This was completed in 2025  
24 with the adoption of Ordinance 20-2025 and the current waiver policy.

25 In conclusion, the request should strictly be evaluated on the basis of the hardship  
26 criteria described in Section 34-226 of the Code.

27 **Recommendation**

28 Staff recommends denial of the requested variance to eliminate the required  
29 sidewalks along the State Road 405 and U.S. Highway 1 frontages. There are no  
30 special conditions or circumstances that exist which are peculiar to the land, structure,  
31 or building involved and which are not applicable to other properties within the same  
32 zoning district. A literal interpretation of the provisions of the Land Development  
33 Regulations would not deprive the owner of rights commonly enjoyed by other  
34 properties within the same zoning classification. Granting the variance would confer  
35 upon the applicant a special privilege that is denied to other lands. The variance is  
36 not the minimum necessary. No alternatives were suggested, including a  
37 reconfiguration of the proposed development. Finally, granting the variance does not  
38 preserve the spirit of the ordinance and is not in harmony with its general purpose.  
39



To be Completed by Staff

Application No. \_\_\_\_\_

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

### APPLICATION FOR VARIANCE

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

<b>1. Project Location</b>	Property Address/Location Description Southeast corner of the intersection of US 1 and SR 405			
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact Erin Trauger		Name of Owner NAP Vector Space LLC	
	Street Address 2210 Front St STE 204		Street Address 212 E 3rd St STE 300	
	City Melbourne	State FL	City Cincinnati	State OH
	Telephone # 321-652-5316 Fax #		Telephone # Fax #	
	E-Mail Address erin.trauger@gmail.com		E-Mail Address	
<b>3. Applicant Status</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other			
<b>4. Parcel ID</b>	23-35-01-25-A	<b>Tax Acct.</b>	2300373	
<b>5. Site Size</b>	Acres: 21.64		Square Feet: 942,757	
<b>6. Property Information</b>	Current Zoning Planned Industrial District		Current Use of Property Vacant	
<b>7. Variance(s) Requested</b>	Section Number 1) Chp. 30 Art. III Div. 7	LDR Requirement 1) Sec. 30-238 (a)	Variance Requested 1) Sidewalk requirement	
	2)	2)	2)	
	1)	3)	3)	
	4)	4)	4)	
	5)	5)	5)	
<b>8. Narrative</b>	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application)  Please see attached variance report.			

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

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates. Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

**ACKNOWLEDGEMENT**

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

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

/s/

(Signature\*)



4/24/26

(Date)

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

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_  
Accepted By: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Case Number: \_\_\_\_\_

## Grounds For Granting A Variance

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

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

## Variance Justification

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

(Please attach a separate sheet if necessary)

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

Please see attached variance report.

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

Please see attached variance report.

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

Please see attached variance report.

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

Please see attached variance report.



## SUBMITTAL CHECKLIST

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

1.	Complete Application and Fees
2.	Warranty Deed
3.	Notarized Owner Authorization Form (If applicable)
4.	Legal Description (from a certified survey)
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.
6.	Digital plot or site plan, drawn to scale, illustrating the variance requested.
7.	Names, addresses and address labels for all property owners within 100 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>
8.	Pre-Application Meeting Held – Date: October 21, 2025 Staff in Attendance: Yes

Applicant Signature\*\*

Date **4/24/26**

/s/ \_\_\_\_\_

**\*\*** 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.



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# VARIANCE REQUEST

SUBMITTED TO:  
CITY OF TITUSVILLE  
REVISION DATE: 4-21-26



Trauger Consulting Engineers Inc.  
Erin Trauger, P.E.  
FL License No. 66576

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

## Stotan Warehouse West

## *I. Introduction*

On behalf of the applicant, this report provides justification to support approval of a sidewalk related variance for a warehouse development parcel located within the City of Titusville as part of the Vectorspace Master Development. A location map is provided in Appendix A.

This approval is requested to address the unique site constraints, pedestrian connectivity and safety characteristics, as well as grading, constructability and environmental considerations associated with the sidewalk requirements established in Land Development Regulations Chapter 30, Article III, Division 7.

For reference, the parcel is identified as follows:

- West Parcel: BCPAO Tax ID 2300373

The requested variance is necessary to accommodate the site specific physical constraints while still providing a functional and safe pedestrian network consistent with the intent of the Land Development Regulations.

## *II. West Parcel Sidewalk*

A variance is requested to eliminate the sidewalk requirement along US Highway 1 and State Road 405. The exhibit identifying the limits of the waiver is included in Appendix B.

While relief is requested along the north and west perimeter, the development will continue to provide new sidewalks along Horizon Drive and Vectorspace Boulevard on both the East and West Parcels. These internal roadways are low speed (approximately 25 mph), local in nature, and designed to support pedestrian activity. The proposed sidewalks along these corridors will establish a continuous and functional internal pedestrian network and are not requested to be waived.

A key unique characteristic of this property is that it has four roadway frontages with significantly different functional classifications and operating conditions. The following descriptions are provided for each roadway.

- Horizon Drive is a low speed (25 mph posted speed limit), local street conducive to safe pedestrian use with sidewalk construction.
- Vectorspace Boulevard is a low speed (25 mph posted speed limit), local street conducive to safe pedestrian use with sidewalk construction.
- US Highway 1 is a higher speed state highway where travel speeds can exceed the posted 55 mph speed limit
- State Road 405 is a higher speed state road where travel speeds can exceed the posted 50 mph speed limit

The contrast between these roadway sections support that the internal roadways have a more appropriate and safer environment for pedestrian facilities, while the external frontages along US 1 and SR 405 expose pedestrians to high speeds and do not function as safely for pedestrian corridors.

It can be noted that the proposed internal sidewalk sections will nearly complete the pedestrian connectivity and will provide two internal pedestrian routes through the Vectorspace Business Park. The two continuous routes will be between the intersection of US 1 at Vectorspace Boulevard and the intersection of SR 405 at Vectorspace Boulevard. An exhibit detailing the routes for sidewalk connectivity is also included in Appendix B.

These routes provide a safer alternative to sidewalks along the higher speed roadway frontages.

### ***III. Constraints and Hardships***

The western and northern frontages of the parcel present a combination of physical, environmental, and operational constraints that create hardships in complying with the sidewalk requirement in these areas. These conditions are site-specific and limit both the feasibility and appropriateness of constructing sidewalks along US 1 and SR 405.

The western property line is characterized by notable elevation fluctuations, with existing trees located within and adjacent to the right-of-way. Installation of a sidewalk in this area would require regrading to achieve compliant slopes for ADA and FDOT standards. This work would eliminate portions of the existing vegetated buffer and result in the removal of established trees that currently provide separation between the roadway and the site. As documented in the supporting exhibits, it is estimated that approximately 25–35 mature trees could be impacted by sidewalk construction.

In addition to the physical constraints, the functionality of a sidewalk in this location will be limited as there are currently no planned pedestrian accommodations beneath the SR 405 overpass. As a result, sidewalks along the subject frontage are less likely to function as primary pedestrian routes compared to the proposed internal connections.

Safety considerations further support the hardship. This segment of US 1 and SR 405 functions as a higher speed roadway and interchange, with travel speeds frequently exceeding 55 mph. These conditions create an environment that is not conducive to pedestrian activity and would result in facilities that are both underutilized and potentially unsafe.

The operational characteristics of the site also distinguish it from typical developments. Unlike residential or retail commercial properties, this industrial warehouse development does not rely on pedestrian access along its perimeter. Pedestrian circulation is intentionally oriented internally, away from high-traffic areas and truck courts. Introducing sidewalks along the north and west frontages would encourage pedestrian activity in areas with heavy vehicle movements, creating avoidable safety and potential security concerns, particularly in locations that would not be regularly monitored.

Key hardship factors include:

- Variable and steep topography requiring regrading within established state right-of-ways.

- Presence of established trees and vegetated buffers, with an estimated 25–35 trees impacted by construction
- The absence of existing or planned pedestrian facilities beneath the SR 405 overpass.
- Higher speed roadway conditions that are incompatible with safe and functional pedestrian use.
- Industrial site operations that internalize pedestrian access and limit perimeter activity

Given these safety, constructability, connectivity, and environmental considerations, and with meaningful sidewalk infrastructure provided along Horizon Drive and Vectorspace Boulevard, the proposed internal pedestrian network represents a more appropriate and context-sensitive solution. Accordingly, approval of the requested waiver to eliminate sidewalk construction along the north and west property lines is respectfully requested.

#### **IV. Justification and Conclusion**

Land Development Regulations Division 7 Sec. 30-238(a) requires sidewalks to be constructed along any parcel abutting a public or private street unless the Administrator waives the requirement. This request does not eliminate sidewalk construction along public or private streets but limits the provided sidewalk to a safer and more functional network along the internal roadways designated for pedestrian use.

While this request seeks relief from sidewalk construction along the external frontages of US 1 and SR 405, substantial sidewalk infrastructure is still being proposed to be construction along the project property lines. Sidewalks are proposed along Horizon Drive and Vectorspace Boulevard, creating a continuous internal pedestrian network that maintains connectivity, and enhances safety.

The proposed design supports the intent of the regulations by:

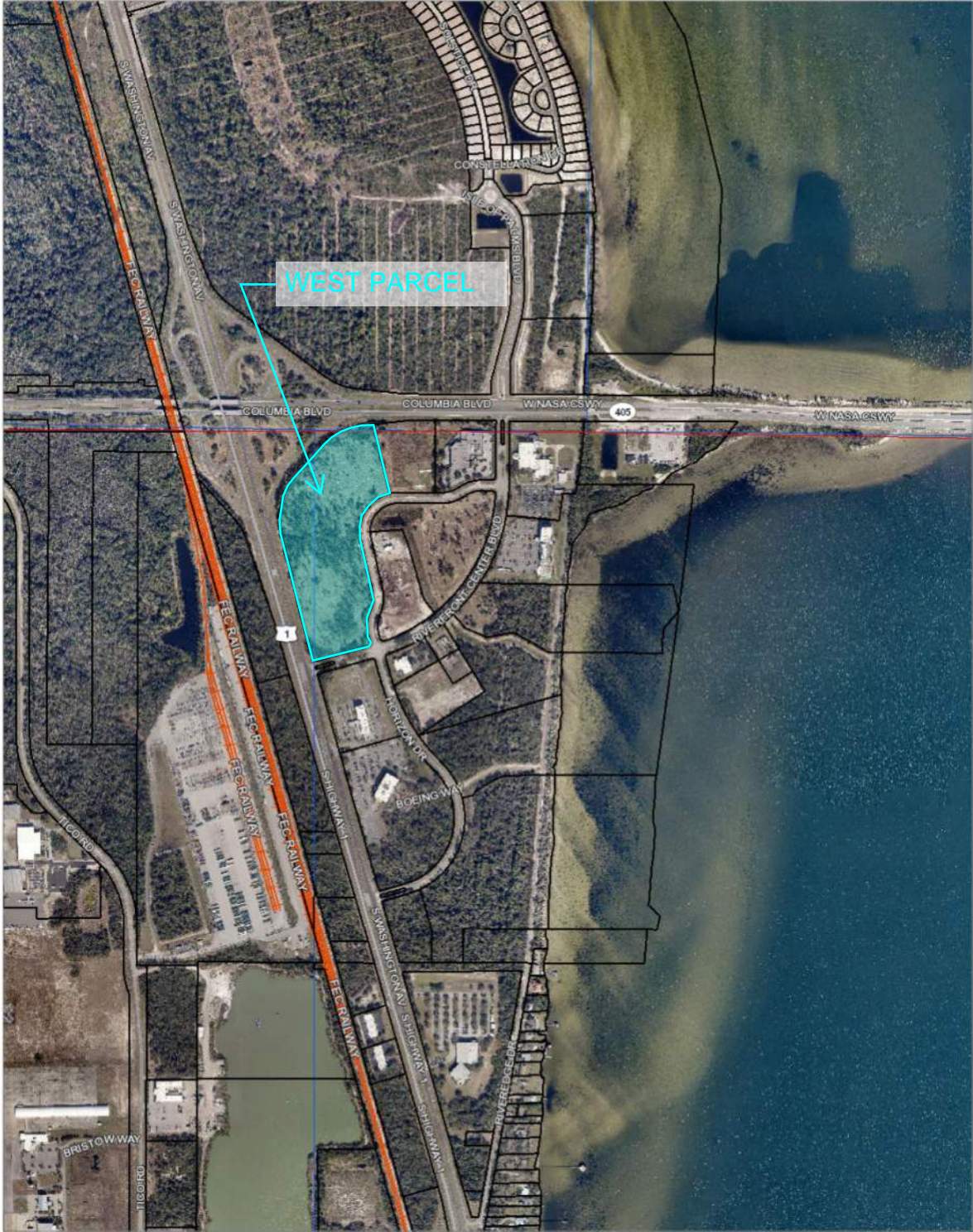
- Maintaining practical pedestrian connectivity within the development
- Improving pedestrian safety by avoiding high-speed corridors
- Minimizing environmental impacts through preservation of existing vegetation
- Aligning pedestrian facilities with the function of the warehouse development

By comparison, constructing sidewalks along US 1 and SR 405 would introduce facilities that are unlikely to serve as meaningful a purpose given the surrounding conditions. These frontages are characterized by high travel speeds, limited pedestrian demand, and site constraints that reduce the practicality of sidewalk placement. Such improvements would:

- Have limited practical use
- Create potential safety concerns adjacent to fast-moving traffic
- Require avoidable disturbance to existing trees and buffer areas
- Provide less effective connectivity than the proposed internal network
- Introduce site/area security conflict potentials with truck court and warehouse.

Approval of the requested variance will allow the project to proceed in a manner that appropriately balances pedestrian safety, environmental stewardship, and functional site design.

# **APPENDIX A LOCATION MAP**

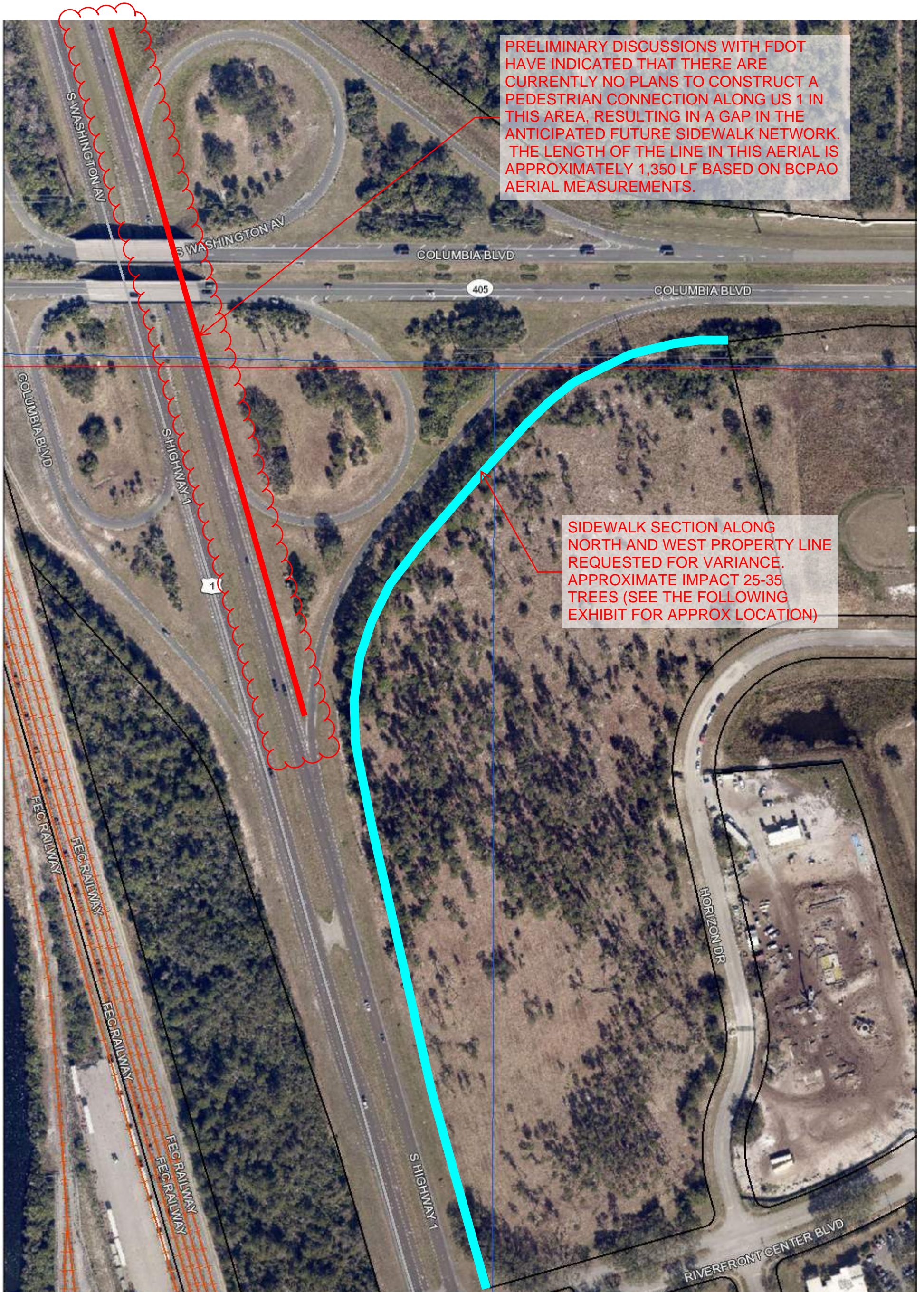


# LOCATION MAP

NTS



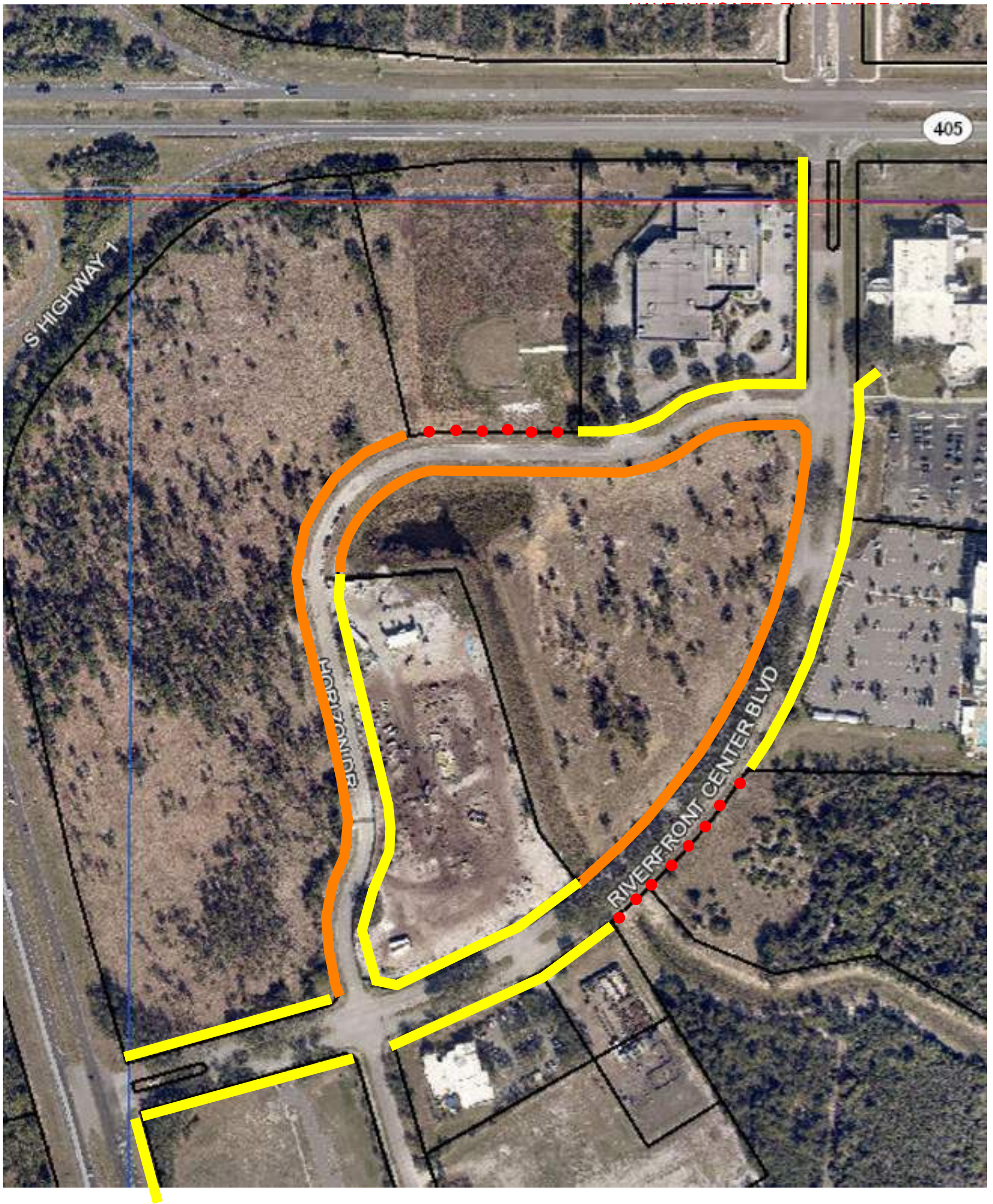
**APPENDIX B**  
**SIDEWALK VARIANCE EXHIBITS**



PRELIMINARY DISCUSSIONS WITH FDOT HAVE INDICATED THAT THERE ARE CURRENTLY NO PLANS TO CONSTRUCT A PEDESTRIAN CONNECTION ALONG US 1 IN THIS AREA, RESULTING IN A GAP IN THE ANTICIPATED FUTURE SIDEWALK NETWORK. THE LENGTH OF THE LINE IN THIS AERIAL IS APPROXIMATELY 1,350 LF BASED ON BCPAO AERIAL MEASUREMENTS.

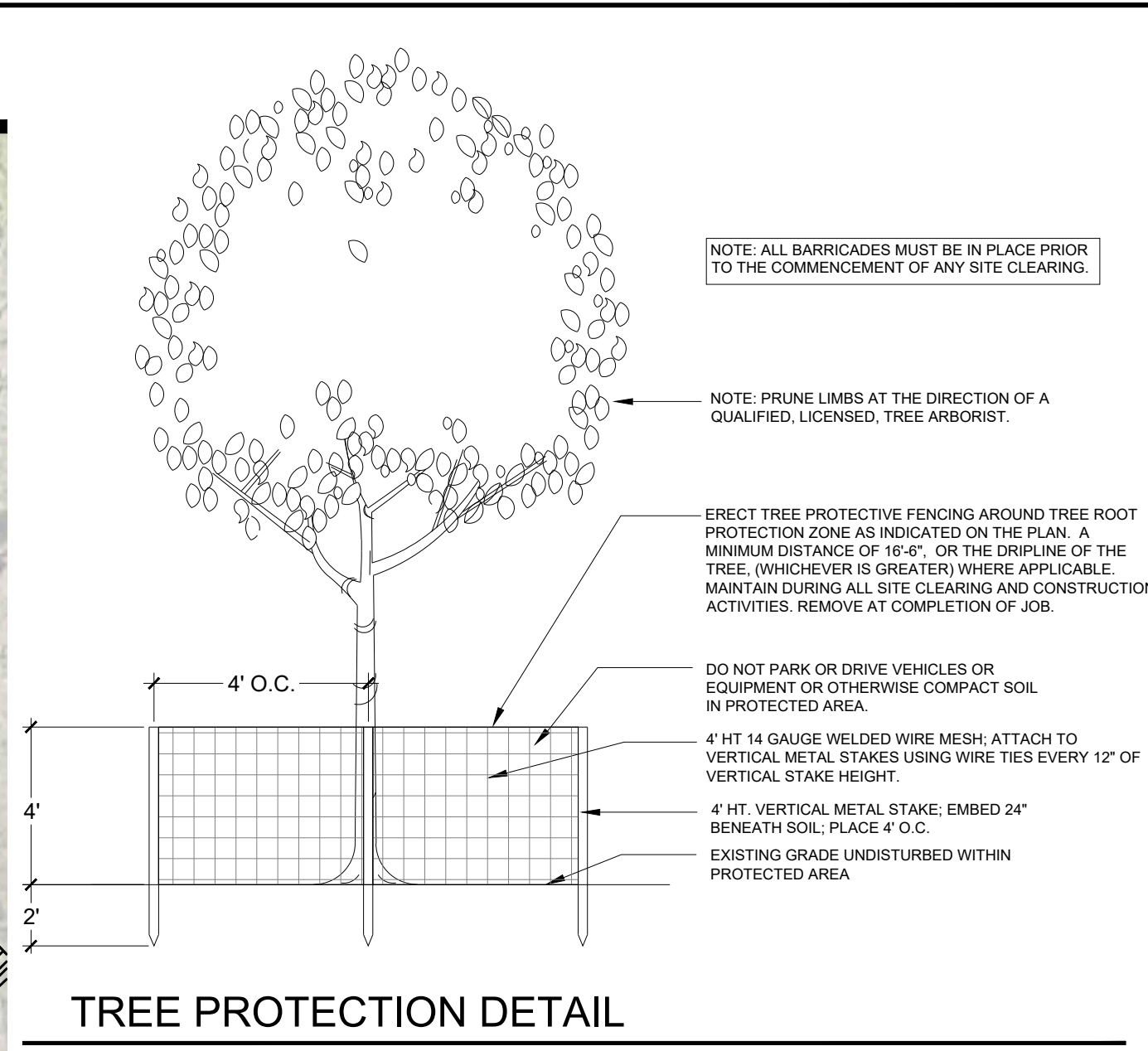
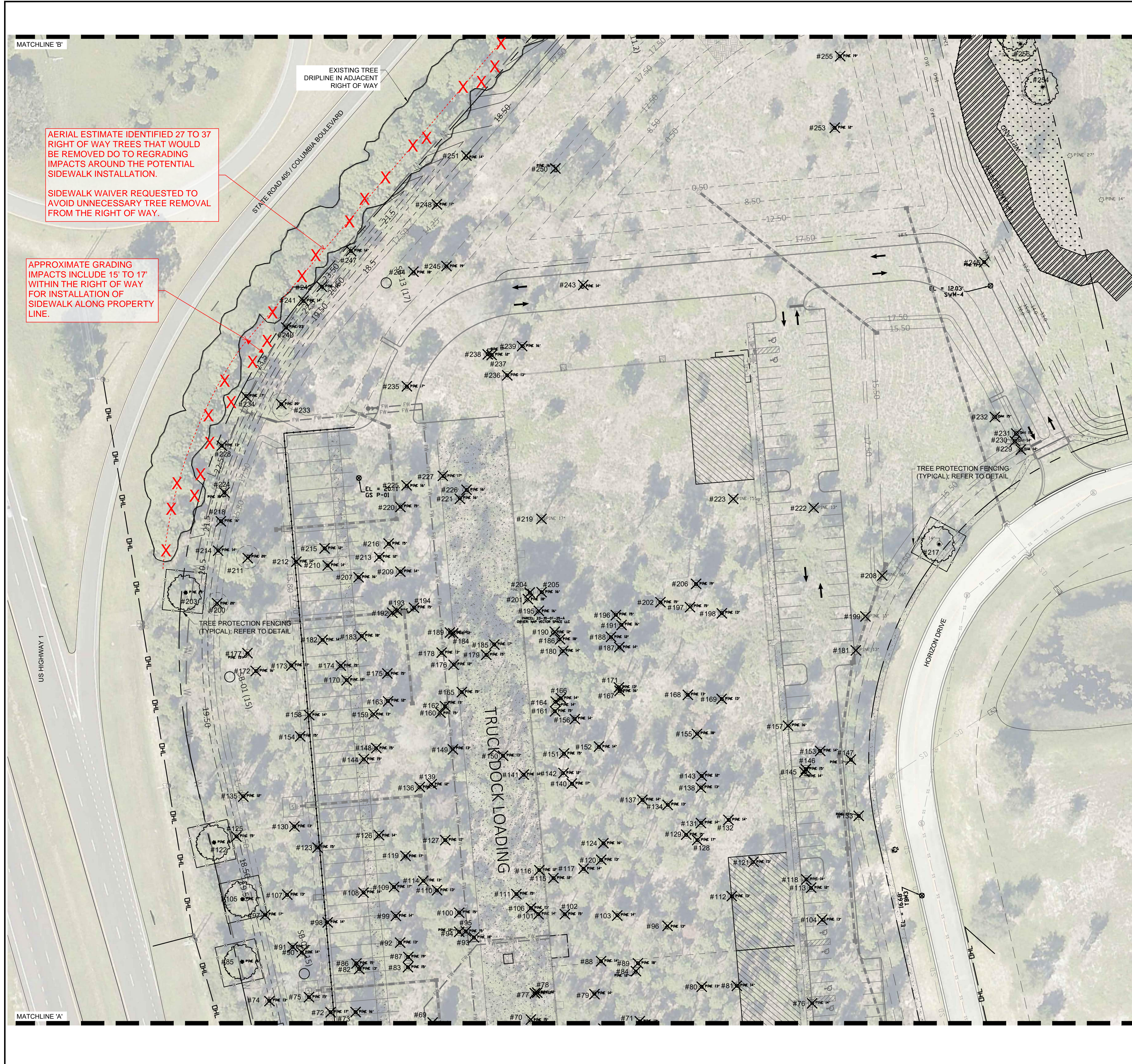
SIDEWALK SECTION ALONG NORTH AND WEST PROPERTY LINE REQUESTED FOR VARIANCE. APPROXIMATE IMPACT 25-35 TREES (SEE THE FOLLOWING EXHIBIT FOR APPROX LOCATION)

# SIDEWALK VARIANCE EXHIBIT



- EXISTING SIDEWALK INCLUDING DRAPER SPECIAL TEST FACILITY SIDEWALK
- PROPOSED SIDEWALK FOR EAST AND WEST PARCEL INTERIOR PROPERTY LINES
- REMAINING SECTIONS TO BE ADDED UPON DEVELOPMENT OF ADJACENT PARCELS

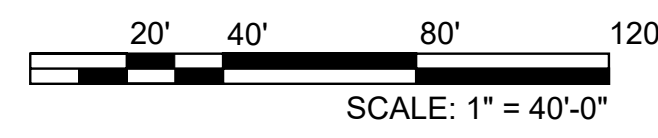
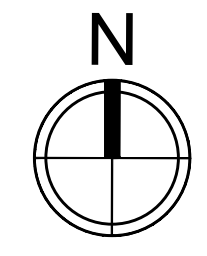
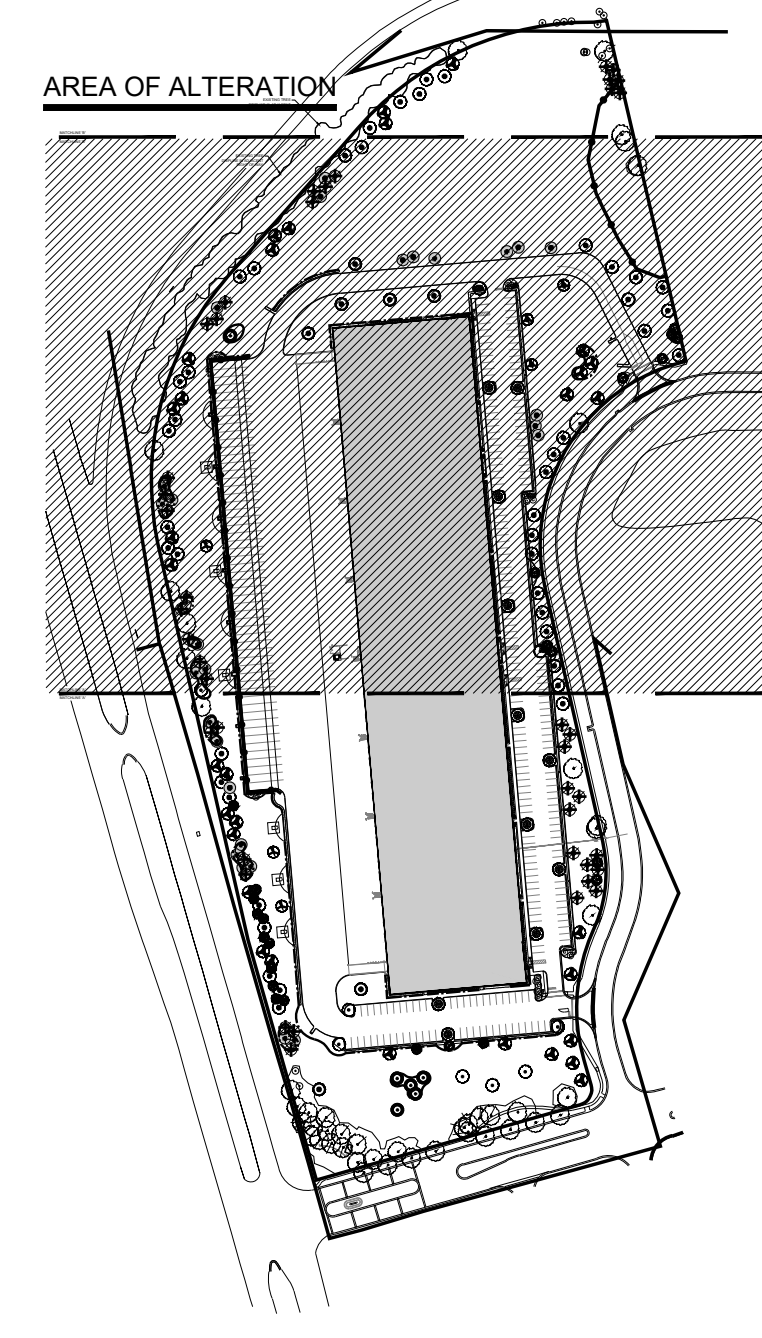
## SIDEWALK INTERIOR ROUTE AERIAL



TREE PROTECTION DETAIL

SCALE: NOT TO SCALE

EXISTING TREE LEGEND	
	EXISTING TREE TO REMAIN - 19' & LESS
	EXISTING TREE TO REMAIN - 20' & GREATER
	EXISTING PALM TO REMAIN
	EXISTING TREE TO BE REMOVED - 19' & LESS
	EXISTING TREE TO BE REMOVED 20' & GREATER



Susan Hall, ASLA  
 LANDSCAPE ARCHITECTURE  
 LC 26000357  
 244 MCLEOD STREET  
 MERRITT ISLAND, FL 32953  
 OFFICE: (321) 449-0790  
 CELL: (305) 796-2574  
 www.hall-la.com

Stotan West Industrial  
 Vectorspace Boulevard  
 Titusville, FL

SHEET TITLE  
**EXISTING TREE  
 PRESERVATION  
 & MITIGATION  
 PLAN**

DATE  
 01-05-26

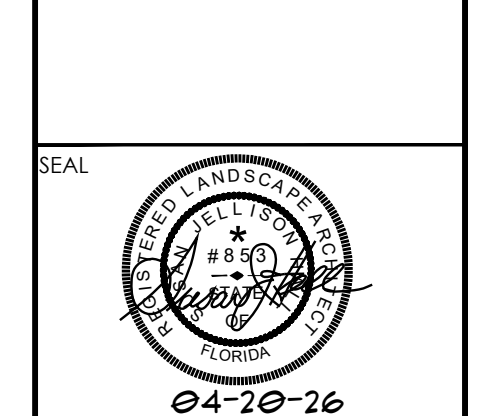
DESIGN  
 M.M.

DRAWN  
 M.M.

SCALE  
 1" = 40'-0"

REVISIONS

SEAL



L-2 7  
 SHEET OF



UPLAND	11,370,000.00 S.F.
WETLAND	1,300,000.00 S.F.
TOTAL	12,670,000.00 S.F.

**CIVIL PAVING AND GRADING NOTES:**

- CROSS SECTIONAL SLOPE OF SIDEWALKS AND CROSS WALKS SHALL NOT EXCEED 2% AT ANY POINT. LONGITUDINAL SLOPE OF SIDEWALKS AND CROSS WALKS SHALL NOT EXCEED 5% IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE AND CITY OF TITUSVILLE REQUIREMENTS. ELEVATIONS OF EXISTING CONNECTIONS AND EDGES OF PAVEMENT SHALL BE CONFIRMED PRIOR TO CONSTRUCTION COMMENCEMENT OR MATERIAL ORDERING. CONTACT THE ENGINEER OF RECORD (EOR) WITH ANY DIFFERENCES.
- SLOPE OF HANDICAP PARKING SPACES AND ACCESS PATHS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION, PER FLORIDA ACCESSIBILITY CODE AND BREVARD COUNTY REQUIREMENTS.
- PROVIDE FLAT LANDINGS AT THE TOP AND BOTTOM OF RAMPS IN ACCORDANCE WITH ADA AND FLORIDA ACCESSIBILITY CODE REQUIREMENTS. CROSS SLOPE SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ANY DIRECTION.
- PROVIDE CURB CUTS IN TYPE 'D' CURB ALONG LENGTH OF STORMWATER POND. CURB CUT OPENINGS SHALL BE 1'-0" WIDE AND SPACED AT 8'-0" ON CENTER. PROVIDE A 1'-0" LONG TRANSITION TAPER FROM THE TOP OF CURB TO FLUSH WITH ADJACENT GRADE.
- SEE PLUMBING ENGINEER DRAWINGS FOR DETAILS AND SPECIFICATIONS ON ROOF DRAIN CONNECTIONS FOR THE BUILDING, INCLUDING LOCATIONS WHERE ROOF DRAINAGE IS DESIGNED TO DISCHARGE AT GRADE.
- IN LOCATIONS WHERE ROOF DRAIN DISCHARGE AT GRADE OCCURS WITHIN GRASSED AREAS, PROVIDE A 5'-0" BY 5'-0" EROSION PREVENTION ROCK PAD CENTERED AT THE POINT OF DISCHARGE. INSTALL GEOTRID FABRIC OVER PREPARED SUBGRADE PRIOR TO PLACEMENT OF STONE. PROVIDE 6 INCHES MINIMUM THICKNESS OF CLEAN, ANGULAR CRUSHED ROCK OR STABILIZED STONE. ROCK PAD SHALL BE FLUSH WITH ADJACENT GRADE AND SLOPED TO MAINTAIN POSITIVE DRAINAGE AND PREVENT EROSION.
- PROVIDE OVERFLOW WEIR. SEE TYPICAL DETAIL.
- PROVIDE OVERFLOW STRUCTURE. SEE TYPICAL DETAILS.
- PROVIDE CONCRETE FLUME. SEE TYPICAL DETAILS.
- PROVIDE 5:1 SODDED SLOPE RETURN TO EXISTING GRADE. CARE SHALL BE TAKEN TO KEEP ALL GRADING DISTURBANCES OUTSIDE OF WETLAND PRESERVATION BUFFER AS IDENTIFIED BY HATCH IN PLAN VIEW. SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS AND SPECIFICATIONS ON PLANTING IN THIS AREA.
- REGRADE IN RIGHT OF WAY TO PROVIDE FOR MINIMUM 2' RECOVERY AREA ADJACENT TO SIDEWALK ON EACH SIDE WITH MAXIMUM SLOPE TO MEET FDOT SPECIFICATIONS. MAXIMUM SLOPE TO TIE INTO EXISTING GRADES SHALL NOT EXCEED 4:1 OUTSIDE OF RECOVERY AREA. SOD ANY DISTURBED AREA WITH BERMUDDA SOD. SEE TYPICAL DETAILS.
- PROVIDE CONCRETE GRADE SUPPORT AT CROSSINGS IF WHERE STORMWATER PIPE CROSSES OVER EXISTING SANITARY SEWER LINE A MINIMUM OF 24 INCHES OF SEPARATION CANNOT BE MAINTAINED. SEE TYPICAL DETAILS.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS ON STEM WALL CONSTRUCTION DEPTHS, FOOTINGS, AND FINISHES.
- PROTECT AND MAINTAIN EXISTING WETLAND WITH MINIMUM 15' AND AVERAGE 25' WIDE PRESERVATION BUFFER. PROVIDE 3-WIRE FENCE WITH SIGNAGE AROUND PRESERVED WETLAND PER TYPICAL DETAIL. LOCATION TO BE FIELD COORDINATED WITH ANDREW CONKLIN ALONG BOTTOM OF FILL AT CONSISTENT CONTOUR ELEVATION.
- MATCH ELEVATIONS ALONG PROPERTY LINE AT EXISTING GRADE. PROVIDE SOD TO MATCH EXISTING IN RIGHT OF WAY FOR ANY DISTURBED AREAS. SEE LANDSCAPE PLAN FOR LANDSCAPE BUFFER PLANTINGS.
- PROVIDE GRADING TO ACCOMMODATE PROPOSED SIDEWALK IMPROVEMENTS ALONG PROPERTY LINE BY OBTAINING A CONSTRUCTION EASEMENT FOR PLACEMENT OF FILL WITHIN THE ADJACENT RIGHT-OF-WAY AND ON THE PROPERTY TO THE EAST. CONTRACTOR TO CONTACT PROPERTY OWNER TO REVIEW CONSTRUCTION AND FILL PLACEMENT. IF REQUIRED EASEMENT CANNOT BE OBTAINED, SHORTEN SIDEWALK BY 15' AND FIELD COORDINATE GRADING EFFORTS WITH CITY OF TITUSVILLE ENGINEERING INSPECTORS AND ENGINEER OF RECORD. INCLUDE APPROXIMATELY 25 LF OF RETAINING WALL AND HANDRAIL IN ACCORDANCE WITH FDOT INDEX NO. 515-062.

REV#	DATE	REVISION
1	3-1-26	CITY OF TITUSVILLE COMMENTS
2	3-15-26	FOOT, SIDEWALK AND WAIVER COMMENTS

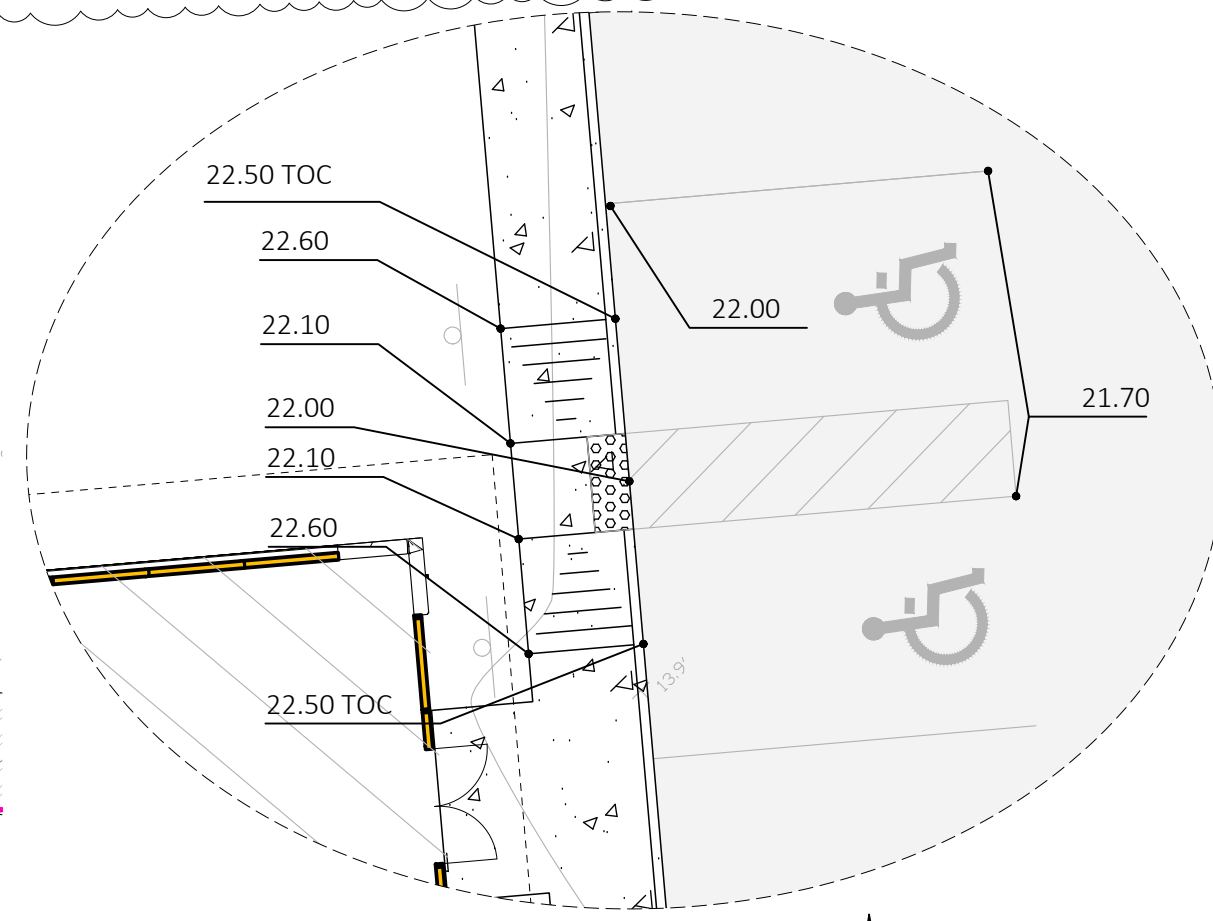
**TRAUGER**  
CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901  
Erin.Trauger@gmail.com (321) 372-3060 (321) 652-5316

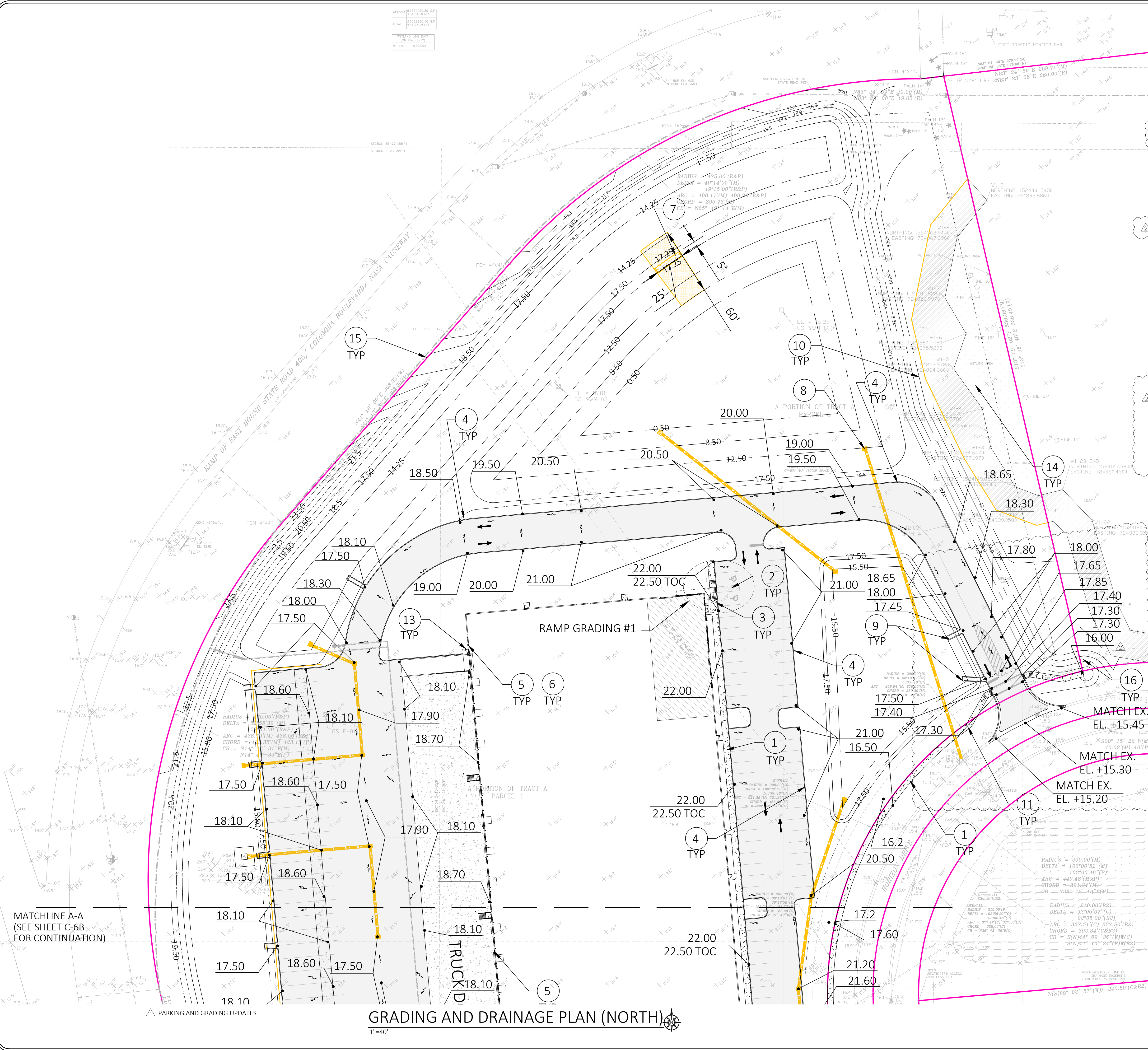
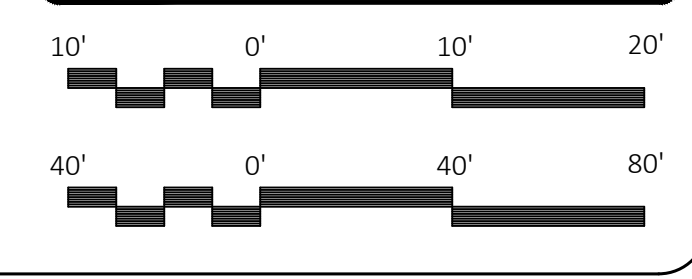
**STOTAN WEST WAREHOUSE**  
TITUSVILLE, FLORIDA  
**GRADING AND DRAINAGE PLAN (NORTH)**

ERIN L. TRAUGER  
LICENSE No. 66576  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
4-13-26

DATE: 10-7-25  
TOWNSHIP: 23  
RANGE: 35  
SECTION: 01  
SCALE: PER PLAN  
DRAWING NO. **C-6A**  
PROJECT: 25-129  
DRAWN BY: TLW

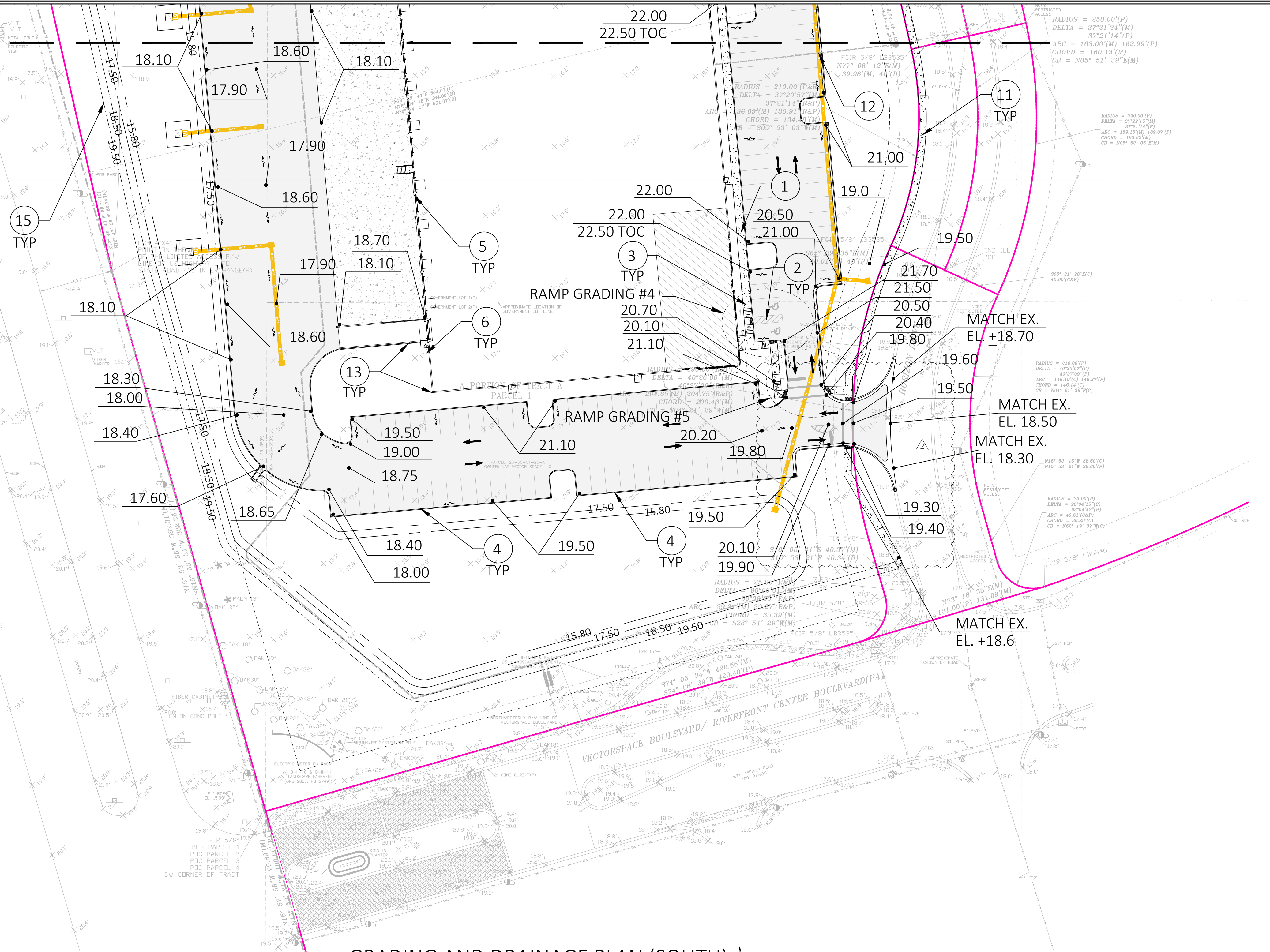


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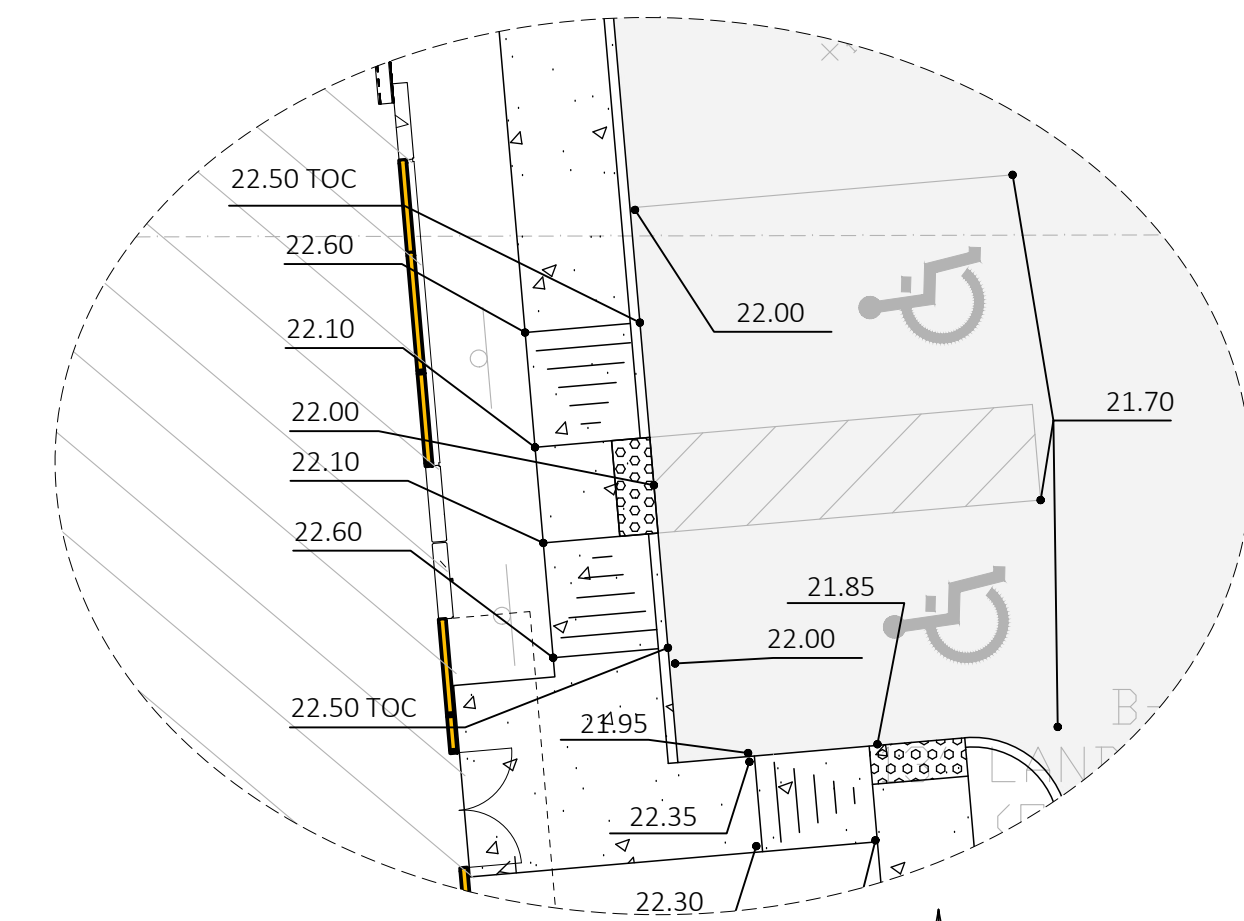


MATCHLINE B-B  
(SEE SHEET C-6B  
FOR CONTINUATION)

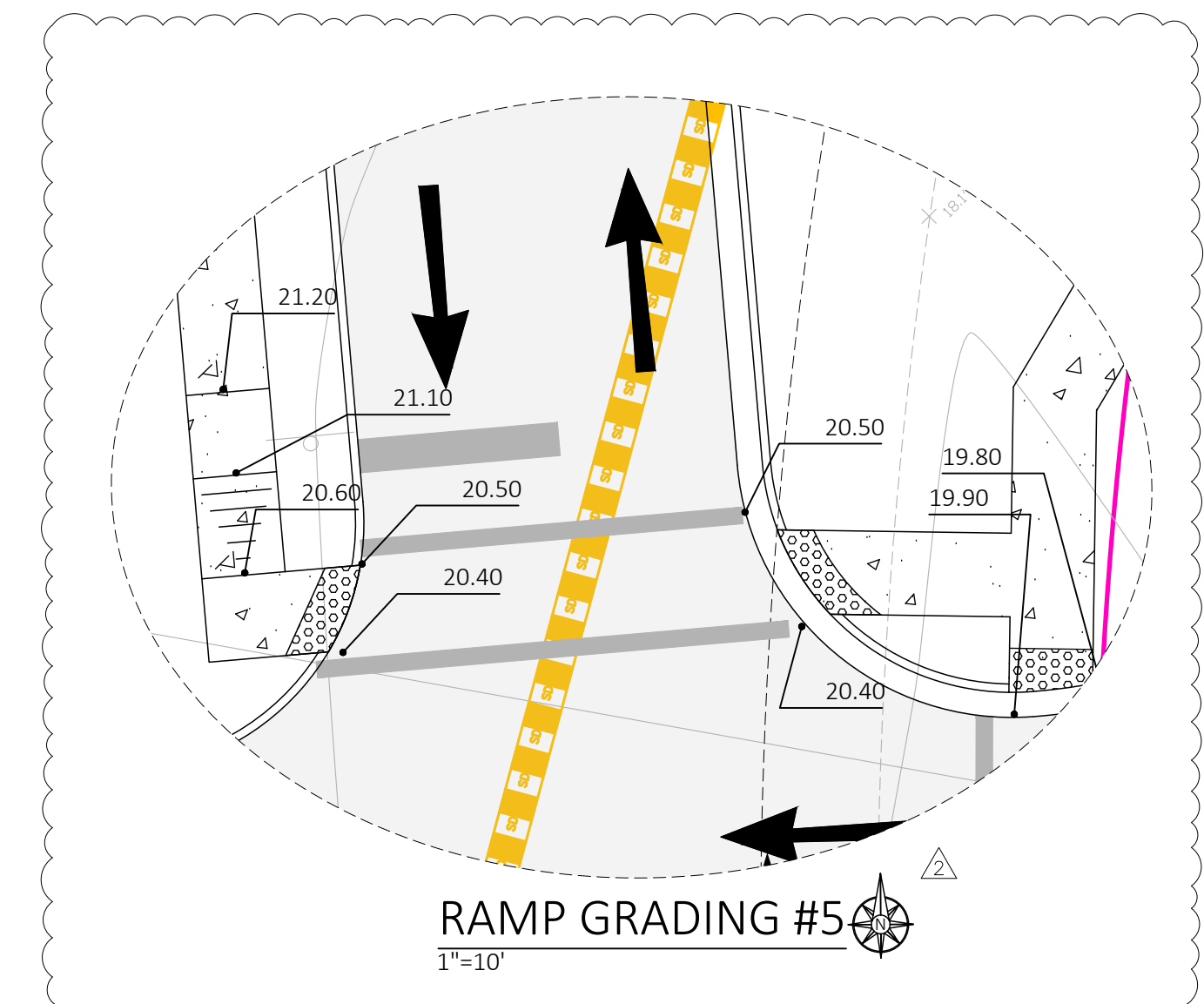


GRADING AND DRAINAGE PLAN (SOUTH)  
1"=40'

- CIVIL PAVING AND GRADING NOTES:**
- CROSS SECTIONAL SLOPE OF SIDEWALKS AND CROSS WALKS SHALL NOT EXCEED 2% AT ANY POINT. LONGITUDINAL SLOPE OF SIDEWALKS AND CROSS WALKS SHALL NOT EXCEED 5% IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE AND CITY OF TITUSVILLE REQUIREMENTS. ELEVATIONS OF EXISTING CONNECTIONS AND EDGES OF PAVEMENT SHALL BE CONFIRMED PRIOR TO CONSTRUCTION COMMENCEMENT OR MATERIAL ORDERING. CONTACT THE ENGINEER OF RECORD (EOR) WITH ANY DIFFERENCES.
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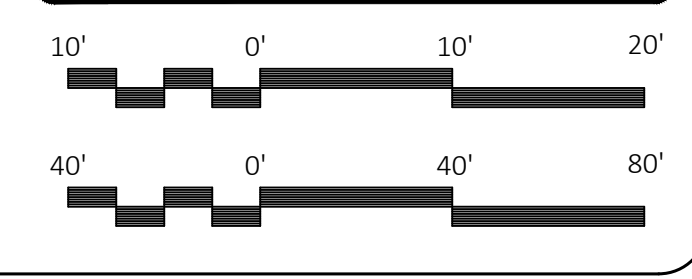
RAMP GRADING #4  
1"=10'



RAMP GRADING #5  
1"=10'

▲ PARKING AND GRADING UPDATES

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www.sunshine811.com



REVISION	DATE	CITY OF TITUSVILLE COMMENTS
1	3-1-26	
2	3-15-26	FOOT, SIDEWALK AND WAIVER COMMENTS

**TRAUGER CONSULTING ENGINEERS**  
2210 FRONT STREET STE 204, MELBOURNE, FL 32901  
Erin.Trauger@gmail.com (321) 372-3060 (321) 652-5316

**STOTAN WEST WAREHOUSE**  
TITUSVILLE, FLORIDA  
**GRADING AND DRAINAGE PLAN (SOUTH)**

ERIN L. TRAUGER  
LICENSE No. 66676  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
4-13-26

DATE: 10-7-25  
TOWNSHIP: 23  
RANGE: 35  
SECTION: 01  
SCALE: PER PLAN  
DRAWING NO. **C-6C**  
PROJECT: 25-129  
DRAWN BY: TLW

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**APPENDIX C**  
**VARIANCE CRITERIA RESPONSES**

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

Compliance is limited by a combination of physical and contextual hardships, including:

- ✓ Extensive grade variations for the local area along the western frontage requiring regrading the existing FDOT right of way.
- ✓ Presence of mature trees and buffer vegetation within the right-of-way, resulting in environmental impacts if disturbed
- ✓ High-speed roadway conditions (exceeding 55 mph) creating an unsafe pedestrian environment

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

The property is unique and special due to the combination of:

- ✓ **Four roadway frontages with differing functional classifications**, including:
  - Two low-speed local roads (Horizon Drive and Vectorspace Boulevard) suitable for pedestrian facilities
  - Two higher-speed regional corridors (US 1 and SR 405) unsuitable for pedestrian activity
- ✓ Project location is adjacent to off ramp intersection of two higher-speed roadways.
- ✓ **Topographic variability** along the western frontage creates steep slopes toward FDOT right of way without regrading impacts.
- ✓ **Established vegetative buffers and tree canopy within the right-of-way.**

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

The request is the minimum change required. It is limited to the sidewalks only along the US 1 and SR 405 frontages. The development still proposes to construct sidewalks along Horizon Drive and Vectorspace Boulevard. Also internal pedestrian connections that maintain overall site connectivity.

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

Approval of the variance will not negatively impact adjacent properties or the public because:

- ✓ A complete internal sidewalk network will still be provided
- ✓ Pedestrian routes will be located along low-speed roadways designated for safe use
- ✓ Sidewalks along high-speed corridors will be avoided providing for a safer situation.
- ✓ Existing vegetative buffers can be preserved, maintaining visual screening and environmental quality
- ✓ Potential conflicts between pedestrians and industrial vehicle operations will be minimized

SECTION 1 & 2 - TOWNSHIP 23 SOUTH - RANGE 35 EAST  
&  
SECTION 35 - TOWNSHIP 22 SOUTH - RANGE 35 EAST  
BREVARD COUNTY - FLORIDA



Vicinity Map  
(Not to Scale)

Commitment Legal Description

PER TITLE COMMITMENT ISSUED BY  
First American Title Insurance  
Company

EFFECTIVE DATE: September 10, 2025 at 7:30 AM  
COMMITMENT # NCS-1277611-CH2  
FILE # NCS-1277611-CH2

The Land referred to herein below is situated in the County of Brevard, State of Florida, and is described as follows:

Parcel 1:

A parcel of land lying in Sections 1 and 2 of Township 23 South, Range 35 East, being a portion of Tract A of the plot of VECTORSPACE as recorded in Plat Book 35, Page 43 through 47, inclusive, of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Begin at the Southwest corner of said Tract A; thence along the Westerly line of said Tract A; the following two (2) courses to wit: North 19°53'21" West, along the East line of the 200.00 foot wide U.S. Highway No. 1 right-of-way per said plot, a distance of 382.26 feet to the beginning of the limited access right-of-way line of the U.S. Highway No. 1 to State Road 405 interchange; North 12°47'26" West, along said limited access right-of-way line, a distance of 68.74 feet; thence departing said limited access right-of-way line and said Westerly line, North 78°24'16" East, a distance of 564.06 feet to the East line of said Tract A and the West line of the 80.00 foot wide right-of-way of Horizon Drive per said plot; thence along said East line and said West right-of-way line, the following five (5) courses to wit: South 12°47'26" East, a distance of 50.00 feet to the point-of-curvature of a 210.00 foot radius curve concave to the West; Southerly, along an arc of said curve, through a central angle of 37°21'4", an arc distance of 136.81 feet to the point-of-tangency; a 290.00 foot radius curve to the East; Southerly, along an arc of said curve through a central angle of 40°27'09", an arc distance of 204.75 feet to a point-of-tangency; South 15°53'21" East, a distance of 40.34 feet to the point-of-curvature of a 25.00 foot radius curve concave to the West; Southerly, along an arc of said curve, through a central angle of 80°00'00", an arc distance of 39.27 feet to a point-of-tangency which lies on the South line of said Tract A and the North line of the 100.00 foot wide right-of-way of Vectorspace Boulevard per said plot; thence South 74°08'39" West, along said South line and North right-of-way line, a distance of 420.40 feet to the Point of Beginning.

Parcel 2:

A parcel of land lying in Sections 1 and 2 of Township 23 South, Range 35 East, being a portion of Tract "A" of the plot of VECTORSPACE, as recorded in Plat Book 35, Page 43, of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Commence at the Southwest corner of said Tract "A"; thence along the Westerly line of said Tract "A" the following three (3) courses to wit: North 19°53'21" West along the East line of the 200.00 foot wide U.S. Highway No. 1 right-of-way per said plot, a distance of 382.26 feet to the beginning of the limited access right-of-way line of the U.S. Highway No. 1 to State Road 405 interchange; North 12°47'26" West, along said limited access right-of-way line a distance of 68.74 feet to the Point of Beginning of the lands herein described; North 12°47'26" West, along said limited access right-of-way line a distance of 503.00 feet; thence departing said right-of-way line South 81°02'07" East a distance of 607.26 feet to the East line of said Tract "A" and the West line of the 80.00 foot wide right-of-way of Horizon Drive per said plot; thence South 12°47'26" East along said East line and said West right-of-way line a distance of 270.00 feet; thence departing said East line and said West right-of-way line South 78°24'17" West a distance of 564.07 feet to the Point of Beginning.

Parcel 3:

A parcel of land lying in Section 35, Township 22 South, Range 35 East and in Section 1, Township 23 South, Range 35 East, being a portion of Tract "A" of the plot of VECTORSPACE, as recorded in Plat Book 35, Page 43, inclusive, of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Commence at the Southwest corner of said Tract "A"; thence along the Westerly line of said Tract "A" the following four (4) courses to wit: North 19°53'21" West, along the East line of the 200.00 foot wide U.S. Highway No. 1 right-of-way per said plot, a distance of 382.26 feet to the beginning of the limited access right-of-way line of the U.S. Highway No. 1 to State Road 405 interchange; North 12°47'26" West, along said limited access right-of-way line, a distance of 625.31 feet to a point on the arc of a non-tangential 475.00 foot radius curve concave to the East which has a chord bearing of North 14°46'33" East; Northerly, along said limited access right-of-way line and an arc of said curve, through a central angle of 52°54'00", an arc distance of 436.56 feet to a point-of-tangency; North 41°13'33" East, along said East line and the Northerly line of said Tract "A", the following three (3) courses to wit: North 41°13'33" East, a distance of 82.00 feet to the point-of-curvature of a 475.00 foot radius curve concave to the Southeast; Northeasterly, along an arc of said curve, through a central angle of 49°15'00", an arc distance of 408.30 feet; North 83°23'08" East, departing said arc, a distance of 19.65 feet; thence departing said Northerly line of Tract "A" and said limited access right-of-way line, South 13°08'48" East, a distance of 536.45 feet to the Southerly line of said Tract "A" and the Northerly line of the 80.00 foot wide right-of-way of Horizon Drive as shown on said plot and to the arc of a non-tangential 290.00 foot radius curve concave to the South which has a chord bearing of South 50°10'52" West; thence Southerly, along said Southerly line of Tract "A", Northerly right-of-way line and arc of said curve, through a central angle of 53°20'40", an arc distance of 270.00 feet; thence departing said Southerly line, Northerly right-of-way line and arc, North 37°36'20" West, a distance of 584.71 feet to the point-of-beginning.

Parcel 4:

A parcel of land lying in Sections 1 and 2 of Township 23 South, Range 35 East, being a portion of Tract "A" of the plot of VECTORSPACE, as recorded in Plat Book 35, Page 43 through 47, inclusive, of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Commence at the Southwest corner of said Tract "A"; thence along the Westerly line of said Tract "A" the following two (2) courses to wit: North 19°53'21" West, along the East line of the 200.00 foot wide U.S. Highway No. 1 right-of-way per said plot, a distance of 382.26 feet to the beginning of the limited access right-of-way line of the U.S. Highway No. 1 to State Road 405 interchange; North 12°47'26" West, along said limited access right-of-way line, a distance of 221.30 feet; thence departing said West line and said limited access right-of-way line, South 37°36'20" East, a distance of 584.71 feet to the East line of said Tract "A" and the West line of the 80.00 foot wide right-of-way of Horizon Drive per said plot, also being on the arc of a non-tangential 290.00 foot radius curve concave to the East which has a chord bearing of South 02°21'33" West; thence along said East line, Westerly right-of-way line and an arc of said curve, through a central angle of 36°17'58", an arc distance of 183.73 feet to a point-of-tangency; thence South 12°47'26" East, along said East line and said Westerly right-of-way line, a distance of 81.38 feet; thence departing said lines, North 81°02'07" West, a distance of 607.26 feet to the Point of Beginning.

Parcel 5:

Tract E, VECTORSPACE, according to the map or plat thereof as recorded in Plat Book 35, Page 43, Public Records of Brevard County, Florida.

Less and except any portion thereof, conveyed by NAP Riverfront E LLC, an Ohio limited liability company to The Charles Stark Draper Laboratory, Inc., a Massachusetts corporation, by virtue of that certain Special Warranty Deed, recorded in Book 9825, Page 2111 of Official Records, of the Public Records of Brevard County, Florida.

LAND AREA OF PARCELS 1-4: ±21.64 Acres OR ±942756.88 S.F. (as per survey)  
LAND AREA OF PARCEL 5: ±10.09 Acres OR ±439701.24 S.F. (as per survey)  
TOTAL LAND AREA: ±31.74 Acres OR ±1382458.12 S.F. (as per survey)

SIGNIFICANT OBSERVATIONS

NONE AT TIME OF SURVEY

\*SURVEYORS ARE NOT RESPONSIBLE FOR DETERMINING OWNERSHIP OF FENCES AND/OR OTHER PHYSICAL MAN-MADE OBJECTS/STRUCTURES ON OR NEAR BOUNDARY LINES.

General Notes

1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA VECTORSPACE BOULEVARD AND HORIZON DRIVE, BOTH PUBLIC RIGHT OF WAYS.
2. THERE IS NO THE address of the site is 1909 HORIZON DRIVE 3. TITUSVILLE, FLORIDA 32780.
3. THE LOCATION OF UTILITIES SHOWN ON THE SURVEY ARE FROM OBSERVED EVIDENCE OR ABOVE GROUND APPURTENANCES ONLY.
4. AT THE TIME OF THIS SURVEY THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF ANY CHANGES IN THE STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED.
6. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE THAT THE SUBJECT PROPERTY IS BEING USED AS A SOLID WASTE DUMP, SUMP, OR AS A SANITARY LANDFILL.
7. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CEMENTS ON THE SUBJECT PROPERTY OBSERVED IN THE FIELD.
8. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
9. DURING THE PROCESS OF PROVIDING MATCH LINE SHEETS SOME OVERLAPPING IS UNAVOIDABLE IN ORDER TO KEEP THE SURVEY LEGIBLE.
10. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
11. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES OR REAL ESTATE TRANSACTIONS OTHER THAN THOSE RELATED TO SALE OR TRANSFER OF THE NOTE EITHER BY PURCHASE OR OPERATION OF LAW TO THE SUCCESSORS AND/OR ASSIGNS AS IDENTIFIED IN THE CERTIFICATION.
12. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE TITLE COMPANY. EASEMENTS, BUILDING SETBACK LINES, ETC. SHOWN ARE AS IDENTIFIED IN THE TITLE COMMITMENT SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE NO. NCS-1277611-CH2 DATED SEPTEMBER 10, 2025 AT 7:30 AM.
13. THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURES AND ARE CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS, GAPS OR GORES.
14. THE FINDINGS AND OPINIONS OF TERMINUS SURVEYING, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF TERMINUS SURVEYING, LLC IS PROHIBITED AND WITHOUT WARRANTY, EITHER IMPLIED, TERMINUS SURVEYING, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
15. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE NO. NCS-1277611-CH2 DATED SEPTEMBER 10, 2025 AT 7:30 AM AND ANY EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
16. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THE SURVEY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS MAY HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
17. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSERVATIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.

Notes Corresponding to Schedule B-II

1. NOT A SURVEY MATTER
2. NOT A SURVEY MATTER
3. NOT A SURVEY MATTER
4. NOT A SURVEY MATTER
5. NOT A SURVEY MATTER
6. NOT A SURVEY MATTER
7. NOT A SURVEY MATTER
8. NOT A SURVEY MATTER
9. NOT A SURVEY MATTER
10. Matters shown on the Plat of Vectorspace, recorded in Plat Book 35, Page 43. (ALL PARCELS) PLOTTED: AS SHOWN HEREON
11. Easement, granted from Florida East Coast Railway Company, a Florida corporation to Vectorspace Associates, Ltd., a Florida limited partnership, recorded in Book 2887, Page 2749 of Official Records. (PARCELS 1-4) PLOTTED: AS SHOWN HEREON
12. Easement granted to Florida Power & Light Company by instrument recorded in Book 2897, Page 1466 of Official Records. (PARCELS 1-4) PLOTTED: AS SHOWN HEREON
13. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 2901, Page 1337 of Official Records, as affected by First Amendment to Declaration of Covenants and Restrictions for Vectorspace recorded in Book 2975, Page 3182 of Official Records; as affected by Amended and Restated Declaration of Covenants and Restrictions for Vectorspace recorded in Book 4321, Page 775 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (ALL PARCELS) BLANKET IN NATURE
14. Easement, granted from Boeing Technical Operations, Inc., a Washington corporation to Vectorspace Associates, Ltd., a Florida limited partnership, recorded in Book 2902, Page 2232 of Official Records. (Affects Parcel 5) PLOTTED: AS SHOWN HEREON
15. Easement, granted from Boeing Technical Operations, Inc., a Washington corporation to Vectorspace Associates, Ltd., a Florida limited partnership, recorded in Book 2902, Page 2238 of Official Records. (Affects Parcel 5) PLOTTED: AS SHOWN HEREON
16. NOT A SURVEY MATTER
17. NOT A SURVEY MATTER
18. Easement, granted from NAP Riverfront E LLC, an Ohio limited liability company to The Charles Stark Draper Laboratory, Inc., a Massachusetts corporation, recorded in Book 9825, Page 2111 of Official Records. (Affects Parcel 5) PLOTTED: AS SHOWN HEREON

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY 125152 PANEL NO. 12009C0220H, WHICH BEARS AN EFFECTIVE DATE OF 1/29/2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. TERMINUS SURVEYING, LLC DOES NOT TAKE RESPONSIBILITY FOR THE FLOOD ZONE DETERMINATION FEDERAL EMERGENCY MANAGEMENT AGENCY SHOULD BE CONTACTED TO VERIFY FLOOD ZONE INFORMATION.

BENCHMARK NOTE:

ELEVATIONS DERIVED FROM DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM NETWORK, NORTH AMERICAN VERTICAL DATUM 1988. FIELD CHECKED INTO NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "BREVARD GPS 1094 KNEHNER" (PID: D68699) EL=25.14' NORTH AMERICAN VERTICAL DATUM 1988.

TREE NOTE:

TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE IS DETERMINED AT DIAMETER BREST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREES LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.

Parking

NONE AT TIME OF SURVEY

SURVEYOR'S NOTES

1. THE SURVEY AS SHOWN HEREON, WAS MADE WITH THE BENEFIT OF ABSTRACT OF TITLE, THE UNDERGROUND AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
2. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS AMERICAN LAND TITLE ASSOCIATION (ALTA) SURVEY IS TO ESTABLISH THE PERMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
5. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS AMERICAN LAND TITLE ASSOCIATION SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
6. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.
8. OWNERSHIP OF FENCES WERE NOT VERIFIED AT TIME OF SURVEY.
9. ALL MEASUREMENTS ARE IN SURVEY FEET AND TENTHS, UNLESS OTHERWISE NOTED.
10. MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ADJUTING BODIES OF WATER)
11. ALL RULES OF FLORIDA CODE 5A-17 BOUNDARY SURVEY WERE APPLIED AND USED IN THE CREATION OF THIS AMERICAN LAND TITLE ASSOCIATION SURVEY.
12. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF VECTORSPACE BOULEVARD, HAVING A GRID BEARING OF 537.09° 38' 38" THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 (FLORIDA EAST ZONE) ADJUSTED NATIONAL GEODETIC SURVEY 2018

ALTA/NSPS Land Title Survey

VECTORSPACE  
1909 HORIZON DRIVE  
TITUSVILLE, FLORIDA 32780

Surveyor's Certification

CERTIFIED TO:

- Arco Design Build

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1, 2, 3, 4, 5, 6, 8, 9, 13 of Table A thereof.

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLETES WITH THE STANDARDS OF PRACTICES AS SET FORTH IN CHAPTER 5A-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

THE FIELD WORK WAS COMPLETED ON: 10/2/2025

DATE OF PLAT OR MAP: 10/4/2025

PRELIMINARY

THIS PRELIMINARY SURVEY IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

MICHAEL P. MOONEY

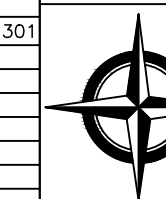
Professional Surveyor & Mapper #3830  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA SURVEYOR & MAPPER.

CERTIFICATE OF AUTHORIZATION (LB #8207)

ALTA/NSPS LAND TITLE SURVEY

PREPARED BY:

JOB #25000878
CREW CHIEF: JT
DRAWN BY: EHD
REVIEWED BY: JSM
BOOK: 15 PAGES: 290 & 301
REVISIONS



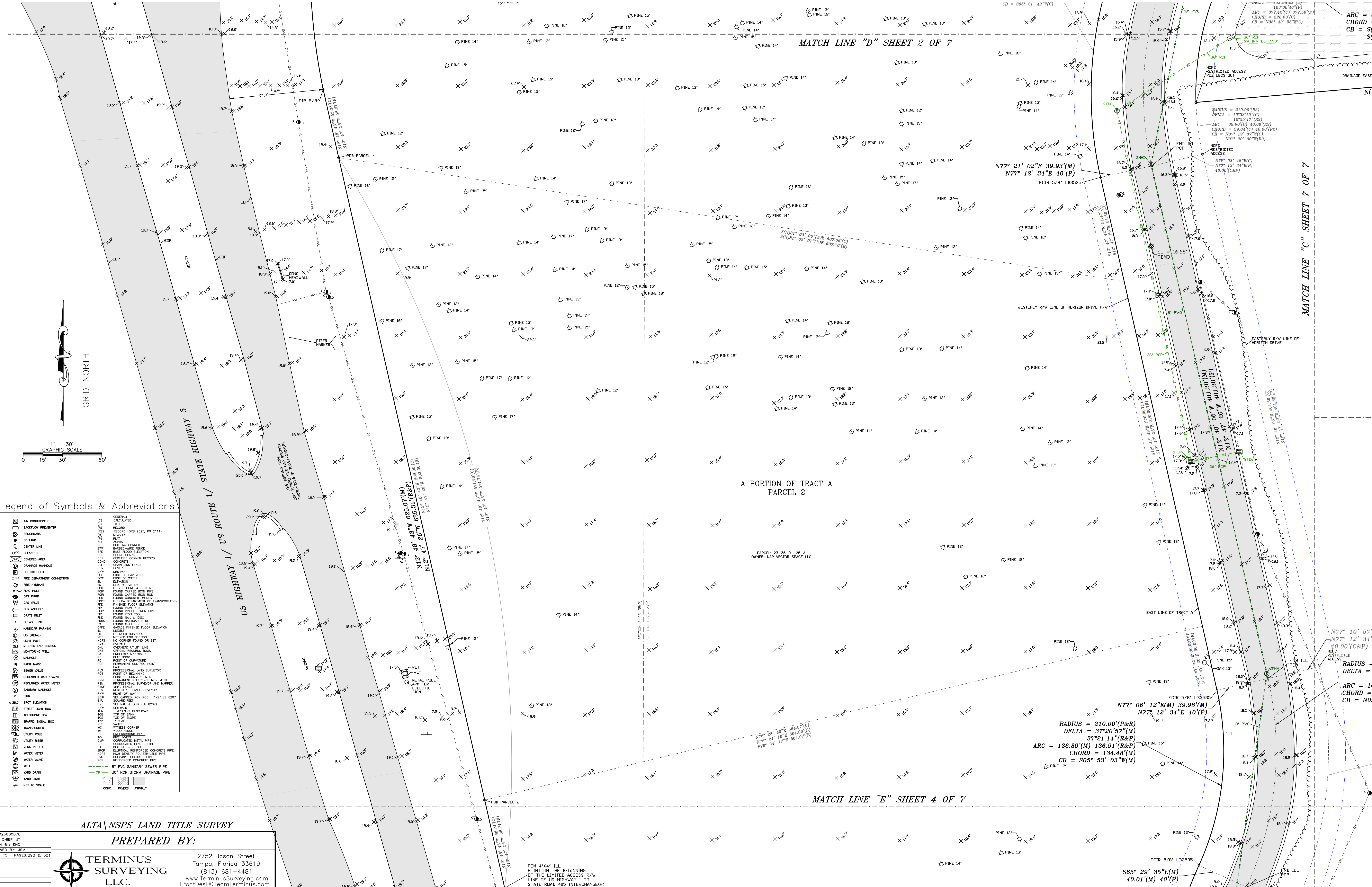
TERMINUS  
SURVEYING  
LLC.

COPYRIGHT 2025 BY TERMINUS SURVEYING, LLC. LICENSE BUSINESS 8207

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(813) 681-4481  
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FrontDesk@Terminus.com







Legend of Symbols & Abbreviations

	AC	GENERAL	CALCULATED
	BP	FIELD	RECORD
	BM	RECORD	CORR 9825, PG 2111
	B	MEASURED	
	CL	PLAT	
	CO	ALPHABETIC	BUILDING CORNER
	CA	BASE	FLOOD ELEVATION
	DM	CORNER	BOARDING
	EB	CORNER	CERTIFIED CORNER RECORD
	FDC	COVERED	CHAIN LINK FENCE
	FP	COVERED	CONCRETE
	GV	COVERED	CONCRETE
	GP	COVERED	CONCRETE
	GA	COVERED	CONCRETE
	GI	COVERED	CONCRETE
	HP	COVERED	CONCRETE
	LM	COVERED	CONCRETE
	LP	COVERED	CONCRETE
	MES	COVERED	CONCRETE
	MH	COVERED	CONCRETE
	PM	COVERED	CONCRETE
	SV	COVERED	CONCRETE
	RWV	COVERED	CONCRETE
	RWM	COVERED	CONCRETE
	SMH	COVERED	CONCRETE
	S	COVERED	CONCRETE
	SE	COVERED	CONCRETE
	SLB	COVERED	CONCRETE
	TB	COVERED	CONCRETE
	TSB	COVERED	CONCRETE
	TR	COVERED	CONCRETE
	UP	COVERED	CONCRETE
	UR	COVERED	CONCRETE
	WM	COVERED	CONCRETE
	WV	COVERED	CONCRETE
	W	COVERED	CONCRETE
	YD	COVERED	CONCRETE
	YL	COVERED	CONCRETE
	NTS	COVERED	CONCRETE
	8" PVC	GENERAL	8" PVC SANITARY SEWER PIPE
	30" RCP	GENERAL	30" RCP STORM DRAINAGE PIPE
	CONC	GENERAL	CONCRETE
	PAVS	GENERAL	PAVERS
	ASPH	GENERAL	ASPHALT

**ALTA NSPS LAND TITLE SURVEY**

CREW CHIEF: JT  
DRAWN BY: EHD  
REVIEWED BY: JSM  
BOOK: 15 - PAGES: 290 & 301

**PREPARED BY:**

**TERMINUS SURVEYING LLC.**  
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A PORTION OF TRACT A  
PARCEL 2

MATCH LINE "E" SHEET 4 OF 7

MATCH LINE "D" SHEET 2 OF 7

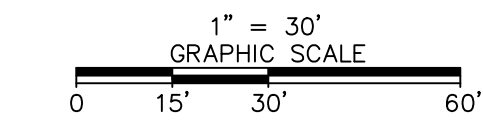
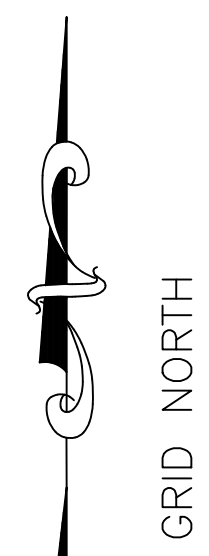
MATCH LINE "C" SHEET 7 OF 7

RADIUS = 210.00'(P&R)  
DELTA = 37°20'57"(M)  
37°21'14"(R&P)  
ARC = 136.89'(M) 136.91'(R&P)  
CHORD = 134.48'(M)  
CB = S05° 53' 03"W(M)

RADIUS = 210.00'(R2)  
DELTA = 10°53'15"(C)  
10°53'15"(R2)  
ARC = 39.90'(C) 40.00'(R2)  
CHORD = 39.84'(C) 40.00'(R2)  
CB = N07° 19' 37"(C)  
N07° 20' 00"(R2)

RADIUS = 25'  
DELTA = 37°  
ARC = 163.0'  
CHORD = 164'  
CB = N05° 5'

ARC = 337'  
CHORD = 34'  
CB = S(N)4'  
S(N)4'



FCM 4"x4" ILL  
POINT ON THE BEGINNING  
OF THE LIMITED ACCESS R/W  
LINE OF US HIGHWAY 1 TO  
STATE ROAD 405 INTERCHANGER)



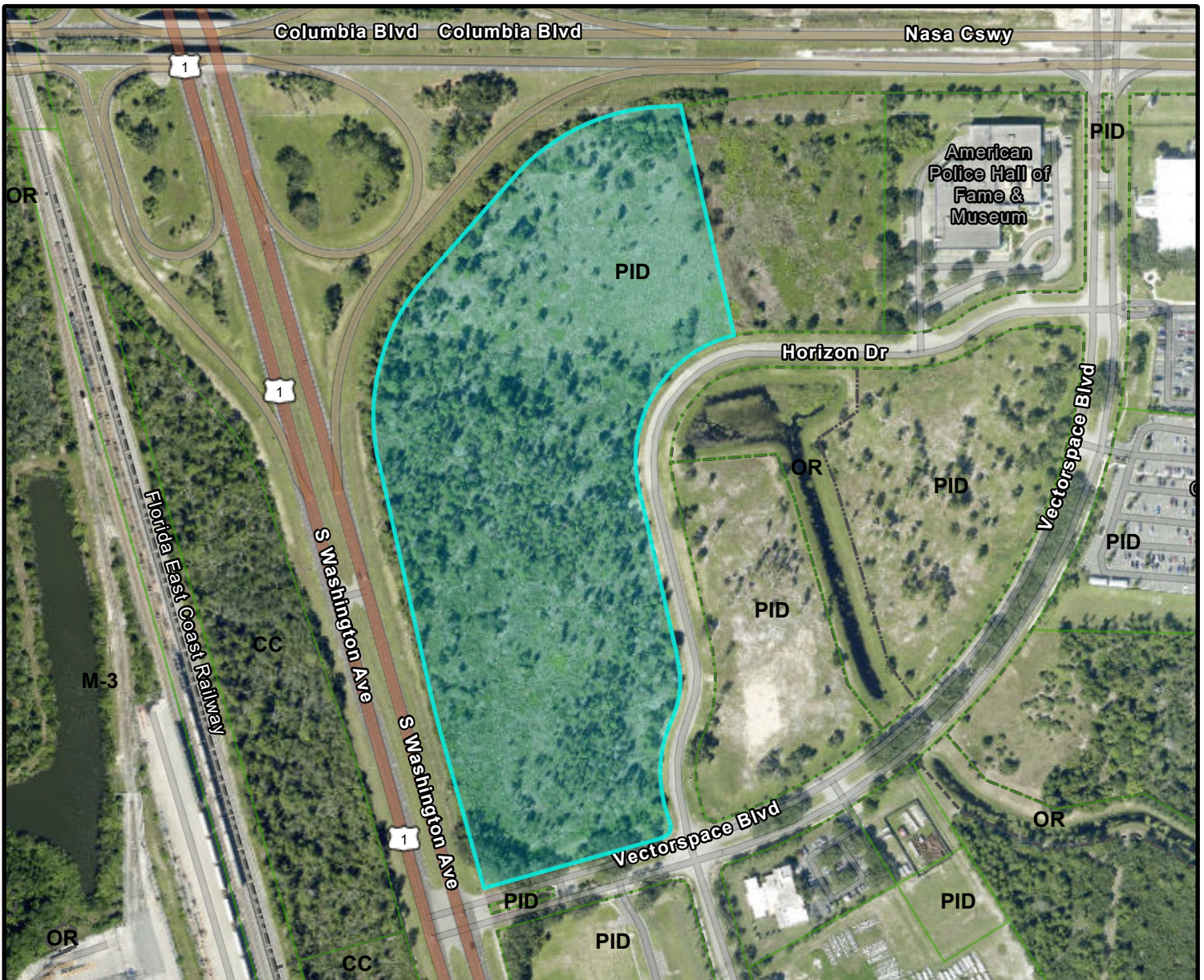




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**Sec. 30-238. Road and sidewalk requirements.**

- (a) Sidewalks shall be constructed along any lot or parcel of ground abutting any public or private street, on which a permit for new construction is granted, except as provided herein. Such sidewalks shall be of concrete and shall be inspected by the City. No building permits shall be issued by the Administrator, nor shall a certificate of occupancy be issued unless such sidewalk(s) are shown, with elevations, on the plans for construction, unless the requirement for sidewalks is specifically waived by the Administrator, based upon the following criteria:
- (1) The lot or parcel is located on a local street as defined in the Titusville Transportation Infrastructure Technical Manual where over seventy-five (75) percent of the lots on the local street are four hundred (400) feet from the subject lot or parcel and are developed and no sidewalks exist adjoining the developed lots.
  - (2) When the construction of the required sidewalk is programmed within the proposed City capital improvements program and funds have been appropriated for its construction through an assessment program or other funding mechanisms.
- (b) No certificate of occupancy shall be issued by the Administrator until required sidewalks are constructed or the requirements for sidewalks are waived or delayed as provided herein.
- (c) Sidewalk standards as set forth per the Transportation Infrastructure Technical Manual.
- (d) Sidewalk trust fund - use of remaining funds after Ordinance No. 20-2025. The option to make monetary contributions to the sidewalk trust fund in lieu of constructing a sidewalk will cease upon the effective date of Ordinance No. 20-2025. Any funds remaining in the sidewalk trust fund after this date shall continue to be administered by the Public Works Department as follows: the sidewalk trust fund shall be used solely for the purpose of constructing, upgrading, or improving sidewalks along or on public streets within the City limits.
- (Ord. No. 11-2017, § 3, 2-28-17; Ord. No. 20-2025, § 2, 5-27-25)



# 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

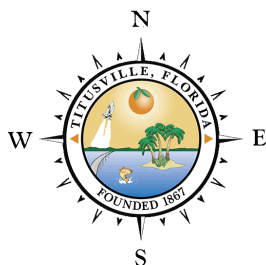
- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRC-N INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRC-C INDIAN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

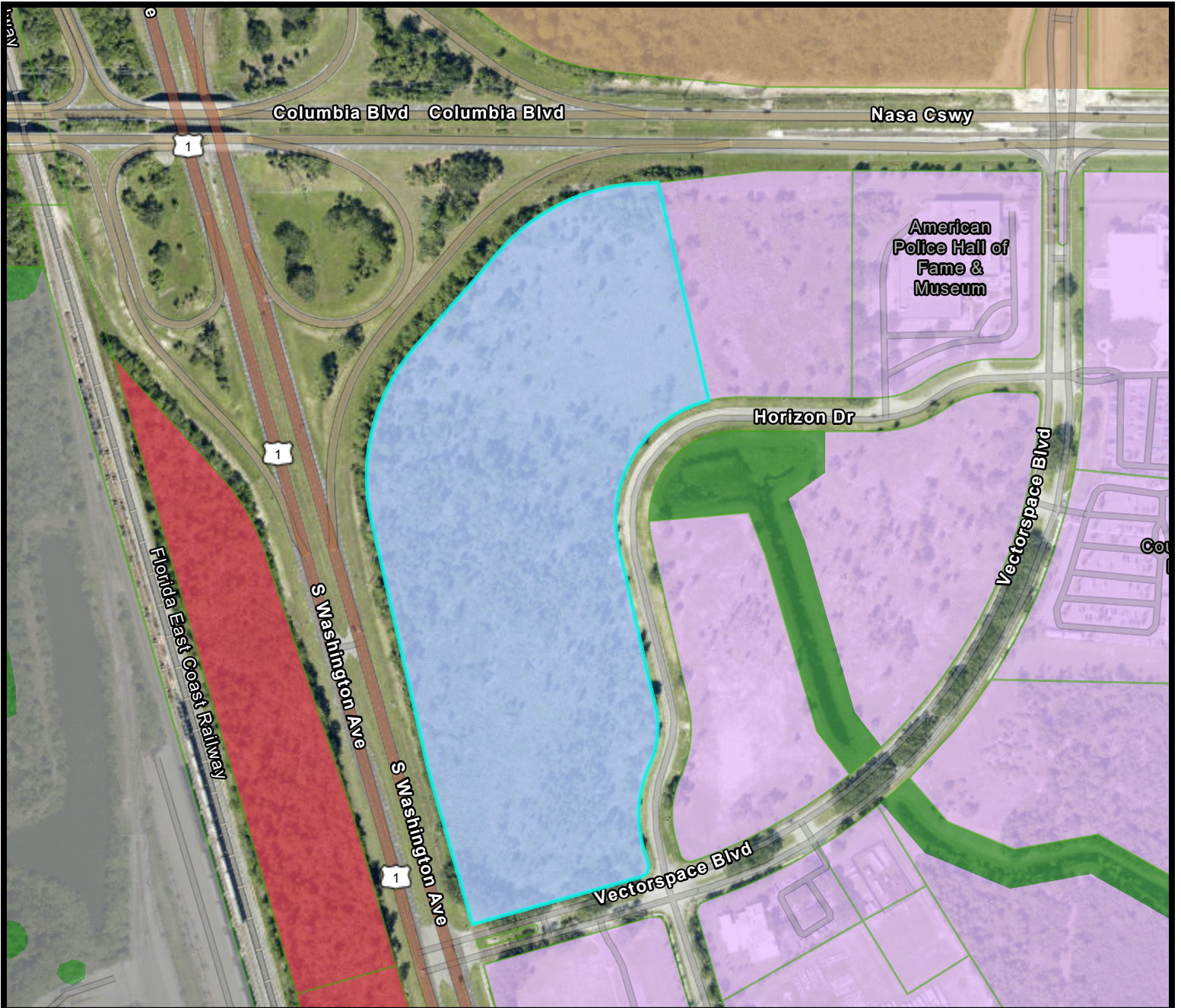
## INDUSTRIAL DISTRICTS

- 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





## 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	

