



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

June 3, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. May 20, 2026, regular meeting minutes

Approve the May 20, 2026 regular meeting minutes.

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

A. **Conditional Use Permit (CUP) No. 9-2025, Parcel ID # 21-35-28-00-279**

Consider the requested Conditional Use Permit to allow a convenience store at Parcel ID # 21-35-28-00-279, within the Community Commercial (CC) zoning district.

9. NEW BUSINESS

A. **Aerospace and light manufacturing ordinance**

Approve the aerospace and light manufacturing ordinance.

This item is legislative.

The City Council will hold a public hearing on June 9, 2026.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. **City Staff**

B. **City Attorney**

C. **Chairman**

D. **Members**

12. ADJOURNMENT

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **May 20, 2026, regular meeting minutes**
Department/Office: Community Development

Recommended Action:

Approve the May 20, 2026 regular meeting minutes.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 05.20.26 Minutes Draft P&Z.

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday May 20, 2026 at 6:00 p.m.

XXX

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

XXX

Member Garrod made a motion to approve the minutes of the May 6, 2026 meeting as presented. Member Fayson seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

Stan Johnston of Titusville, Florida addressed the Commission regarding a 56-townhome project located at the northeast corner of Singleton Avenue and State Road 405 (South Street), which was scheduled to come before the Commission on June 3, 2026. Mr. Johnston expressed concern that the city has not been properly applying its Stormwater Master Plan.

XXX

Old Business

None

XXX

New Business

Conditional Use Permit CUP#6-2025 – River Palms II

Principal Planner Eddy Galindo gave an overview of this item.

Principal Planner Eddy Galindo noted two corrections to the staff report. First, on page 15, the staff comment regarding arterial road landscape yard setbacks incorrectly identified the applicable standard as 30 feet; the correct applicable standard for this segment of US 1 is 20 feet, which the concept plan

does meet. Second, on page 17, the staff report stated the shoreline length was approximately 400 linear feet; the correct length, as reflected on the concept plan, is approximately 843 feet and 8 inches.

Attorney Kim Rezanka appeared on behalf of the applicant, River Palms Riverfront Development II LLC. Ms. Rezanke provided a twenty-four (24) page handout to the Planning & Zoning Commission. She began by clarifying that this was a concept review, not a site plan review, and that many of the staff's comments addressed site plan-level issues. She addressed the prior development agreement (DA) associated with the River Palms Phase 1 condominium project, asserting that the DA had expired by its own terms and was no longer binding on this property.

Attorney Kim Rezanka addressed the City's Future Land Use (FLU) Policy 1.17.3 which limits use of submerged lands within the Indian River Lagoon to "water related development" such as marinas, docks, and boat ramps. Ms. Rezanka stated that the submerged lands on the subject property had been deeded to private ownership by the State of Florida and were therefore not sovereign submerged lands subject to the same restrictions.

Attorney Kim Rezanka acknowledged that a traffic study had been submitted and reviewed, that hours of operation would be limited to 8:00 AM to 6:00 PM for common areas, and that signage and lighting would be addressed at the site plan stage. She asked the Commission to approve the Condition Use Permit.

Attorney Kim Rezanka introduced Lisa Toland, President of Toland Environmental Consulting, of Melbourne, Florida and requested that she be considered as an expert witness by the Commission.

Member Garrod made a motion to qualify Lisa Toland as an expert witness. Member Fayson seconded. There was a unanimous voice vote in favor.

Ms. Toland provided a sixteen (16) page handout and then stated the existing conditions of the subject site based on her in person visit.

The Planning and Zoning Commission members had discussion with Ms. Toland relating to the recovery of the Indian River Lagoon, the history of the shoreline area, the public interest and benefit of the property, the definition of water related activities per Florida Administrative Code 18.21, living shoreline verses a hardened shoreline, baffle boxes, and stormwater impacts to the Indian River Lagoon.

Ian Askew, representing Tricon Development, Robert Kodsi. Mr. Askew spoke about the historical condition of the shoreline. He stated that both River Palms Phase I and Phase II properties had existing shorelines when the properties were purchased, and that both were severely damaged during hurricanes around 2010. Member Garrod asked for factual documentation that revetment existed along the shoreline of this property.

Attorney Kim Rezanka introduced David Menzel, P.E., of MAI Design Build, and asked that he be considered as an expert witness.

Member Fayson made a motion to qualify Mr. Menzel as an expert witness. Member Seidler seconded. There was a unanimous voice vote in favor.

Ms. Rezanka provided a fourteen (14) page Traffic Study Analysis to the Planning and Zoning Commission members. Mr. Menzel provided a four (4) page conceptual site plan. Mr. Menzel described changes to the concept plan since the original submittal. At FDOT's request, the dual-access configuration was replaced with a single 24-foot combined entrance/exit. A separate emergency fire truck exit was incorporated on the north side of the property due to fire apparatus travel distance requirements.

Mr. Menzel addressed the breezeway requirements, the potable water and wastewater, the building design, site driveway designs, parking spaces and compensatory storage.

Member Rice questioned the feasibility of the compensatory storage in detail, asking about seasonal high-water elevations and the required minimum separation between the bottom of exfiltration trenches and the seasonal high-water table. Mr. Menzel indicated that he had geotechnical data supporting his calculations, though this had not been submitted to staff.

Member Fayson had questions relating to the submerged land being public or privately owned. Ms. Rezanka stated they were privately owned on this property and that the boundary survey and deed were proof of ownership.

Angelo Lagang of Titusville, Florida came to speak against this item. Mr. Lagang had concerns about the adequacy of on-site stormwater retention and spoke about the limitations of dry retention pond systems. Mr. Lagang also had concerns with traffic near Titusville High School.

Kay St. Onge of Titusville, Florida came to speak against this item. Ms. St. Onge stated the importance of protecting the Indian River Lagoon as a National Estuary. Ms. St. Onge stated that this request is inconsistent with the city's Comprehensive Plan. Ms. St. Onge asked that the Planning and Zoning Commission recommend denial.

Thomas Perez of Titusville, Florida came to speak against this item. Mr. Perez stated that the proposed fill of submerged lands to create new buildable land for commercial development was plainly inconsistent with FLU Policy 1.17.3. Mr. Perez asked the Planning and Zoning Commission to recommend denial.

Dwight Severs of Titusville, Florida came to speak against this item. Mr. Severs provided a folder with numerous handouts to the Planning and Zoning Commission. Mr. Severs stated what handouts were provided in the folder. Mr. Severs provided background on the history of the development agreement. Mr. Severs stated that the applicant's current Conditional Use Permit request represented an attempt to develop land that had already been used to justify density on the Phase 1 project and urged the Planning and Zoning Commission to either table the item until the applicant brought its affairs into compliance or recommend denial.

Member Garrod made motion to extend Mr. Severs' speaking time by three minutes. Member Rice seconded. There was a unanimous voice vote in favor.

The Planning and Zoning Commission agreed to extend Mr. Severs' speaking time by an additional five minutes.

The Planning and Zoning Commission members had some discussion with Mr. Severs relating to the development of Phase 1, notification to the residents regarding conformity of the development and the Bert Harris Settlement.

Laurie Severs of Titusville, Florida came to speak against this item. Ms. Severs stated her concerns with the health of the Indian River Lagoon and she expressed skepticism that the proposed stormwater retention system would be adequate during major storm events, citing the 500-year storm event of the prior October.

Jay Peters of Titusville, Florida came to speak against this item. Mr. Peters urged denial of the CUP and suggested the applicant donate the Phase 2 land to the condominium association.

Toni Shifalo of Titusville, Florida came to speak against this item. Ms. Shifalo asked how an office building could qualify as "water related" use under any reasonable interpretation. She also had concerns about sea level rise risk.

Laura Ward of Titusville, Florida came to speak against this item. Ms. Ward stated that filling the river was a sufficient enough reason to deny the request. Ms. Ward stated the importance of keeping a natural shoreline.

Laurilee Thompson of Mims, Florida came to speak against this item. Ms. Thompson provided a copy of the Saint Johns River Water Management District Geospatial Open Data map from 2025 to the Planning and Zoning Commission. Ms. Thompson stated that she has seen seagrass within a half mile of this site for herself. Ms. Thompson described the adverse effect of increased impervious surface on freshwater runoff to the lagoon. Ms. Thompson asked the Planning and Zoning Commission to recommend denial.

Michael Myjak of Titusville, Florida came to speak against this item. Mr. Myjak said that hardened shorelines should not be supported and should be phased out. Mr. Myjak asked that the Planning and Zoning Commission recommend denial.

Earl Johnson of Titusville, Florida came to speak against this item. Mr. Johnson stated that this was inconsistent with the Comprehensive Plan and should be denied.

Stan Johnston of Titusville, Florida came to speak against this item. He urged the Commission to require staff to adopt and apply a clear definition of "breezeway" and expressed concern that the existing River Palms Phase 1 project may itself violate applicable breezeway requirements.

Christopher Childs of Titusville, Florida came to speak. Mr. Childs said he agrees with all of the prior speakers and also stated that the Conditional Use Permit application fails to meet the FLU Policy 1.17.3.

Attorney Rezanka gave a rebuttal.

Member Fayson had more discussion with Ms. Rezanka relating to the submerged land being publicly or privately owned. Assistant City Attorney Melito confirmed that the submerged lands are indeed

private property, that the State's Internal Improvement Trust Fund has constitutional authority to alienate sovereign submerged lands, and that this alienation had occurred in this case.

XXX

Member Graham made a motion to recommend tabling the Conditional Use Permit CUP#6-2025 – River Palms II to the June 17, 2026 Planning and Zoning Commission to allow time for the Commission members to review all of the information provided at tonight’s meeting.

This motion failed due to the lack of a second.

XXX

Member Garrod made a motion to recommend denial of Conditional Use Permit CUP#6-2025 – River Palms II. Member Fayson seconded.

Member Rice stated the reasons for the denial as follows: 1. Shoreline Mixed Use Strategy 1.12.3 .3 support moderate scale mixed use development on US Highway 1 that benefits from proximity to the waterfront is not in compliance. 2. Natural Resources Policy 1.17.3 Submerged Lands within the Indian River Lagoon shall only be utilized for water related development and specifically states marinas, docks, boats, and ramps which signify the intent of the code 3. Questions that it meets the Coastal Management Element based on the evidence provided. 4. As result of the applicants’ actions, the land to the north becomes non-conforming, which is unacceptable.

Member Garrod accepted Member Rice’s reasons for denial and asked that they be included in the motion. Member Fayson seconded again.

Roll call was as follows:

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

Motion for **denial** passed.

XXX

Member Garrod asked staff whether they would be willing to meet with affected River Palms Phase 1 condominium owners to explain the potential implications of the nonconformity discussion that arose during the hearing. Mr. Galindo confirmed their willingness to do so.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Principle Planner Eddy Galindo provided a brief report in follow-up to a prior meeting's discussion regarding National Wetlands Inventory (NWI) maps and their accuracy in depicting current site conditions.

XXX

Adjournment 10:15pm

DRAFT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Conditional Use Permit (CUP) No. 9-2025, Parcel ID # 21-35-28-00-279**
Department/Office: Planning

Recommended Action:

Consider the requested Conditional Use Permit to allow a convenience store at Parcel ID # 21-35-28-00-279, within the Community Commercial (CC) zoning district.

Summary Explanation & Background:

The applicant is requesting a Conditional Use Permit to establish a convenience store with fuel pumps on a 2.64-acre portion of a 14.70-acre parcel located at the south-west corner of Dairy Road and North U.S. Highway 1 within the Community Commercial (CC) zoning district. The proposed convenience store is approximately 4,853 square feet in size and includes 14 fueling stations. Convenience stores located within the Community Commercial zoning district are required to obtain a Conditional Use Permit. The property was rezoned from Industrial (M-2) to Community Commercial (CC) by Ordinance No. 18-2017.

This segment of the U.S. Highway 1 corridor reflects a mix of residential, commercial, industrial, and institutional uses. The site also fronts the Coast-to-Coast Trail, a paved multi-use trail that parallels U.S. Highway 1 and serves as a significant regional connector for bicyclists and pedestrians. The additional frontage on Dairy Road, a designated collector roadway, provides additional access opportunities and links the site to nearby residential neighborhoods and supporting uses.

The revised concept plan removes the previously proposed driveway crossing over the Coast-to-Coast Trail along U.S. Highway 1 and instead proposes access through an existing shared driveway connection to the adjacent parcel to the south. The revised access configuration includes two access points on Dairy Road and avoids the creation of an additional trail conflict point along the regional trail corridor.

Staff recommends Approval of CUP No. 9-2025 as submitted. As presented, the proposed convenience store use and site layout are compatible with the surrounding area and applicable Comprehensive Plan policies. The applicant has also provided

information addressing the operational standards for convenience stores contained in Section 28-112(c)(1) of the Land Development Regulations, including hours of operation, security measures, visibility requirements, and confirmation that no coin-operated amusement devices are proposed.

Alternatives:

1. Approve the CUP as presented.
2. Approve the CUP with conditions.
3. Deny the CUP.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report CUP #9-2025 - 2.0
2. Code
3. Survey
4. Maps
5. Site Plan w/ Aerial
6. Site Plan w/ No Aerial
7. Blackfin Owner Authorization Kim Rezanka
8. Code
9. Owner Authorization Form
10. Owner authorization
11. 04 - (CUP) - CONDITIONAL USE PERMIT_TITUSVILLE - Signed
12. ALTA Survey
13. warranty deed 15260950



City of Titusville

Planning Department Staff Report

1 Conditional Use Permit

2 CUP No. 9-2025 – 7-Eleven

3 **Meeting Dates:** *Planning and Zoning Commission: June 3, 2026*
4 *City Council Public Hearing: June 9, 2026*

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

6 **Applicant(s):** Nathan Landers with permission from Daniel Gohari, authorized
7 agent for the owner, Chalav LLC.

8 **Applicant’s Request:** Approval of a Conditional Use Permit to allow a convenience store at
9 Parcel ID # 21-35-28-00-279, within the Community Commercial (CC)
10 zoning district.

11 **Staff Recommendation:** Approve CUP No. 9-2025

12 BACKGROUND INFORMATION

13 The applicant is requesting a Conditional Use Permit to establish a convenience store with
14 fuel pumps on a 2.64-acre portion of a 14.70-acre parcel located at the northeast corner of
15 Dairy Road and North U.S. Highway 1 within the Community Commercial (CC) zoning district.
16 The proposed convenience store is approximately 4,853 square feet in size and includes 14
17 fueling stations. Convenience stores located within the Community Commercial zoning district
18 are required to obtain a Conditional Use Permit. The property was rezoned from Industrial (M-
19 2) to Community Commercial (CC) by Ordinance No. 18-2017.

20 This segment of the U.S. Highway 1 corridor reflects a mix of residential, commercial,
21 industrial, and institutional uses. The site also fronts the Coast-to-Coast Trail, a paved multi-
22 use trail that parallels U.S. Highway 1 and serves as a significant regional connector for
23 bicyclists and pedestrians. The additional frontage on Dairy Road, a designated collector
24 roadway, provides additional access opportunities and links the site to nearby residential
25 neighborhoods and supporting uses.

26 PROPERTY INFORMATION

27 Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant Commercial	Commercial High Intensity	Community Commercial (CC)

1 **SURROUNDING PROPERTY INFORMATION**

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

Location	Use	Future Land Use	Zoning
North	Vacant – Proposed 138 Apartment Units	Medium Density Residential	Planned Development (PD)
South	Lumber yard	Industrial	Industrial (M-2)
	Single Family Residential	Unincorporated Brevard	Unincorporated Brevard
East	Behavioral Health	Unincorporated Brevard	Unincorporated Brevard
	Manufactured Housing	Unincorporated Brevard	Unincorporated Brevard
West	Single Family Residential	Unincorporated Brevard	Unincorporated Brevard

3

4 **STAFF ANALYSIS**

5 The proposed development includes a convenience store with fuel pumps within the
6 Community Commercial zoning district. The site is situated at the intersection of U.S.
7 Highway 1 and Dairy Road. The surrounding corridor is characterized by a blend of
8 commercial and residential properties with nearby industrial and institutional uses. The
9 proposed development fits within the overall intensity and character of this portion of the
10 City.

11 The site includes frontage on both U.S. Highway 1 and Dairy Road. The revised concept
12 plan identifies two ingress/egress points on Dairy Road and proposes cross-access to the
13 adjacent parcel to the south through an existing shared driveway connection to U.S.
14 Highway 1. The East Central Regional Rail Trail, also referred to as part of the Coast-to-
15 Coast Trail network, runs parallel to U.S. Highway 1 along the property’s western edge and
16 functions as a continuous regional multimodal facility serving pedestrians and bicyclists in
17 addition to vehicular traffic along the corridor. The City’s Comprehensive Plan calls for on-
18 site circulation and access design to account for all user types, including motor vehicles,
19 bicycles, and pedestrians.

20 The original concept plan included a proposed new driveway crossing of the East Central
21 Regional Rail Trail from U.S. Highway 1. The revised concept plan has removed the
22 proposed new crossing and instead utilizes an existing access point through the adjacent
23 parcel to the south. As a result, the proposal no longer introduces an additional trail conflict
24 point along the shared-use path corridor.

25 The revised access configuration is more consistent with the Titusville Comprehensive Plan
26 and state-recognized transportation design guidance related to shared-use paths. The

1 Florida Department of Transportation (FDOT) Design Manual, Section 224.1.4, states that
2 “special attention should be paid to minimizing and managing conflict points along shared
3 use paths.” By utilizing the existing shared driveway connection rather than constructing a
4 new vehicular crossing over the trail, the revised concept plan reduces potential conflicts
5 between vehicular and multimodal traffic along the East Central Regional Rail Trail corridor.

6 The proposed cross-access arrangement also supports Comprehensive Plan strategies
7 encouraging interconnected access systems and minimizing unnecessary driveway
8 connections along major roadways. Based on the revised access configuration and removal
9 of the proposed new trail crossing, staff no longer identifies the prior access concern
10 associated with the original concept plan.

11 **Conditional Use Criteria**

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

16 1) Compliance with all elements of the Comprehensive Plan.

17 *Staff comment: The application is consistent with the comprehensive plan. The*
18 *convenience store with fuel pumps and the proposal to share and improve an existing*
19 *driveway crossing over the trail are consistent with the Future Land Use, Transportation*
20 *and Open Space and Recreation Elements of the comprehensive plan. The retail use is*
21 *consistent with the commercial land use category. The applicant will not create additional*
22 *conflicts then is necessary by using an existing shared driveway consistent with the*
23 *access management policies. Finally, the improvement of an existing driveway is*
24 *consistent with the conservation and recreation policies.*

25 2) Ingress and egress to the property and proposed structure with particular reference to 26 automotive and pedestrian safety and convenience, traffic flow and control, and access in 27 case of fire or catastrophe.

28 *Staff comment: The property has frontage on a collector roadway (Dairy Road) and an*
29 *arterial roadway (U.S. Highway 1). The revised concept plan shows two ingress/egress*
30 *points on Dairy Road and proposes cross-access through an existing shared driveway*
31 *connection to U.S. Highway 1 via the adjacent parcel to the south. The revised access*
32 *configuration removes the previously proposed new driveway crossing over the Coast-to-*
33 *Coast Trail and instead utilizes an existing trail crossing location. No residential streets*
34 *would be affected by the proposed commercial traffic. The revised access arrangement*
35 *improves consistency with the City’s multimodal transportation objectives by avoiding the*
36 *creation of an additional trail conflict point while still providing adequate ingress and egress*
37 *to serve the site.*

38 3) Nuisance factors detrimental to adjacent and nearby properties and the City as a whole. 39 Nuisance factors shall include but not necessarily be limited to noise, odor, smoke, glare, 40 electrical interference and/or mechanical vibrations.

41 *Staff comment: The proposed convenience store with fuel pumps is situated in an area*
42 *with a mix of residential, industrial, and commercial uses. To the north, the site abuts a*
43 *vacant parcel approved for a multifamily residential development. Properties to the south*

1 include a lumber yard and single-family residential in unincorporated Brevard County.
2 Additional residential and behavioral health uses are present to the east and west.

3 Typical nuisance factors associated with convenience stores, such as lighting, customer
4 activity, and operational noise, can be addressed through the City's Land Development
5 Regulations. Buffering and lighting standards will ensure that illumination from the canopy
6 and parking areas is properly shielded. Noise generated by on-site activity is expected to
7 be consistent with commercial operations already present in the general area. No
8 additional nuisance factors related to odor, smoke, glare, electrical interference, or
9 mechanical vibration are anticipated beyond what can be mitigated during the site plan
10 review process.

- 11 4) Adopted level of service for solid waste disposal, potable water, or wastewater shall not be
12 exceeded.

13 *Staff comment: The proposed convenience store with seven multi-product dispensers (14*
14 *fueling positions) was reviewed as part of the City's preliminary concurrency assessment*
15 *and was found to meet the adopted level of service standards for potable water,*
16 *wastewater, and solid waste. The development is not anticipated to generate demands*
17 *that would exceed the City's available service capacity. The Public Works Department did*
18 *not express any concerns related to the request.*

- 19 5) Screening and buffering with reference to type, dimensions and character.

20 *Staff comment: Landscaping and buffering will be reviewed during the formal site plan*
21 *process and will be required to meet all applicable provisions of the City's Land*
22 *Development Regulations. The concept plan submitted for the Conditional Use Permit*
23 *demonstrates that the site has adequate area to accommodate the minimum required*
24 *buffer dimensions. At the time of site plan review, compliance with required buffer widths*
25 *and planting standards will be evaluated based on the adjacent residential, institutional,*
26 *and industrial uses surrounding the property.*

- 27 6) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect and
28 compatibility and harmony with properties in the district.

29 *Staff comment: No unique signage or exterior lighting impacts are anticipated beyond*
30 *those typically associated with convenience stores. All signage is permitted separately*
31 *and will be reviewed for consistency with the City's Land Development Regulations at the*
32 *time of submittal. Site lighting associated with the building, parking areas, and fueling*
33 *canopy will also be reviewed during the formal site plan process to ensure compliance*
34 *with lighting and shielding requirements. A photometric plan will be required to confirm*
35 *that lighting levels and fixture placement remain compatible with surrounding residential*
36 *and mixed-use properties.*

- 37 7) Hours of operation shall be consistent with surrounding properties.

38 *Staff comment: The applicant has indicated that the facility will operate 24 hours a day.*
39 *Staff finds that the proposed 24-hour operation is generally consistent with the hours of*
40 *operation of other convenience store and fueling uses in the surrounding area.*

- 41 8) Off street parking and loading area where required with particular attention to ingress and
42 egress.

1 *Staff comment: The proposed site is consistent with the minimum parking requirements*
2 *for Retail Sales and Services outlined in Table 9.16.4 of the Technical Manual.*

3 9) Required yards and other open spaces.

4 *Staff comment: The development will be required to meet all minimum yard and buffer*
5 *requirements established in the Land Development Regulations for commercial use. The*
6 *Conditional Use Permit concept plan does not include detailed yard or buffer*
7 *measurements; however, compliance will be verified during the formal site plan review.*
8 *There are no additional open space requirements associated with the proposed*
9 *convenience store use.*

10 10) General compatibility with adjacent properties and other properties in the district AND

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

12 *Staff comment: The proposed convenience store with fuel pumps is generally compatible*
13 *with the mix of surrounding land uses, which include residential, commercial, industrial,*
14 *and institutional properties. The use is consistent with the Community Commercial (CC)*
15 *zoning district and is similar in scale and intensity to other commercial activities along U.S.*
16 *Highway 1 and Dairy Road. The scale of the proposed development is not anticipated to*
17 *be out of scale with the needs of the surrounding area or the City.*

18 12) Special requirements set out in the schedule of district regulations for the particular use
19 involved.

20 *Section 28-112(c)(1) of the Zoning Code requires a convenience store to meet the*
21 *following use standards.*

- 22 a. Shall be free of all obstructions of view from the adjacent street to the main store
23 windows giving a clear and unobstructed view of the cashier's station including
24 obstructions of landscaping and gasoline service islands.

25 *Staff comment: The applicant has indicated that the cashier's view will be*
26 *unobstructed and that the development will comply with the visibility requirements*
27 *of LDR Sec. 28-112(c)(1)(a). Based on the information provided, staff finds that the*
28 *applicant has indicated compliance with this standard.*

- 29 b. Shall have appropriate security systems to include, but not be limited to, the
30 following: convenience store shall be equipped with cameras with video retrieval
31 capabilities. This requirement shall be exempted if the convenience store employs
32 two (2) or more employees at the same time between the hours of 11:00 p.m. and
33 7:00 a.m. or if the convenience store closes on a permanent basis by 11:00 p.m.

34 *Staff comment: The applicant has indicated that the facility will be equipped with*
35 *interior and exterior security cameras with video retrieval capabilities and that*
36 *overnight staffing is commonly two employees, as determined by the franchisee.*
37 *Based on the information provided, staff finds that the applicant has indicated*
38 *compliance with the requirements of LDR Sec. 28-112(c)(1)(b).*

- 39 c. Shall not have as a part of its operation coin operational amusement devices.

1 *Staff comment: The applicant has confirmed that no coin-operated amusement*
2 *devices are proposed as part of the project. Based on the information provided, staff*
3 *finds that the applicant has indicated compliance with this standard.*

4 **RECOMMENDATION**

5 Staff recommends **Approval** of CUP No. 9-2025 on condition that the utilization of the existing
6 driveway located at the Brevard Lumber property at 1480 N Washington Avenue be improved
7 to meet applicable local and state safety standards for pedestrians and bicyclists using the
8 trail. The revised concept plan removes the previously proposed driveway crossing over the
9 Coast-to-Coast Trail along U.S. Highway 1 and instead proposes access through an existing
10 shared driveway connection to the adjacent parcel to the south. As presented, the proposed
11 convenience store use and site layout are compatible with the surrounding area and
12 applicable Comprehensive Plan policies.

Sec. 28-112. Convenience store (without retail gasoline sales).

(a) *Districts where permitted.*

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

(b) *Definition.* "Convenience stores:" As defined by Section 500.03, Florida Statutes, as may be amended.

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

(1) Convenience stores, in any zoning district:

- a. Shall be free of all obstructions of view from the adjacent street to the main store windows giving a clear and unobstructed view of the cashier's station including obstructions of landscaping and gasoline service islands.
- b. Shall have appropriate security systems to include, but not be limited to, the following: convenience store shall be equipped with cameras with video retrieval capabilities. This requirement shall be exempted if the convenience store employs two (2) or more employees at the same time between the hours of 11:00 p.m. and 7:00 a.m. or if the convenience store closes on a permanent basis by 11:00 p.m.
- c. Shall not have as a part of its operation coin operational amusement devices.

(2) In addition to the regulations in (c)(1) above, in the Downtown Mixed-Use (DMU) zoning district, convenience stores:

- a. Shall not allow any outdoor display of merchandise.

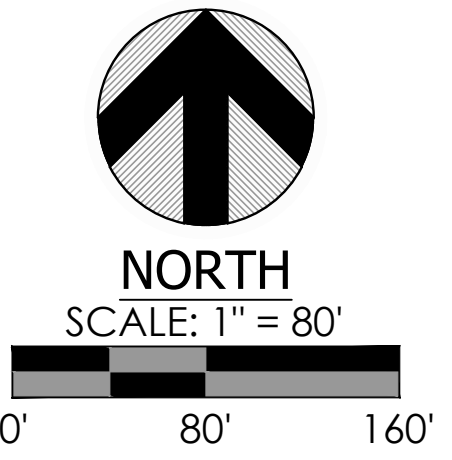
(3) In addition to the regulations in (c)(1) above, in the Urban Mixed-Use (UMU) zoning district, convenience stores:

- a. Shall have hours of operation limited to 6:00 a.m. to 10:00 p.m.

(d) *Standards for conditional uses.* These uses require public hearings.

(1) In the Neighborhood Commercial (NC), Community Commercial (CC), Downtown Mixed-Use (DMU) Midtown and Civic Waterfront sub-districts, Regional Mixed-Use 200 sub-district (RMU-200), and Indian River City Neighborhood-Commercial (IRCN-C) zoning districts, Convenience Stores may be approved by meeting all applicable regulations in (c)(1), and where applicable in (c)(2), or (3) above by obtaining a conditional use permit.

(Ord. No. 31-2017, § 13, 10-24-17; Ord. No. 37-2017, § 12, 11-14-17; Ord. No. 47-2023, § 4, 10-10-23)



CERTIFICATION TO:
 BLACKFIN PARTNERS INVESTMENTS, INC.
 MISKEL BACKMAN LLP
 FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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, INCLUDING ITEMS 1, 2, 3, 4, 5, 8, 13, 16, 18, & 19, FROM TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 20, 2025.

LEGEND:
 FIRC = FOUND IRON ROD AND CAP
 FIR = FOUND IRON ROD
 SIRC = SET 1/2" IRON ROD WITH CAP STAMPED "L88112"
 FCM = FOUND CONCRETE MONUMENT
 FND = FOUND NAIL & DISK
 S&D = SET NAIL & DISK STAMPED "TRM / PCP L88112"
 FIP = FOUND IRON PIPE
 NOID = NO IDENTIFICATION
 ORB = OFFICIAL RECORD BOOK
 PG = PAGE
 PB = PLAT BOOK
 R/W = RIGHT-OF-WAY
 C/L = CENTERLINE
 (M) = MEASURED, (D) = DESCRIPTION / DEED,
 (C) = CALCULATED, (P) PLAT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 SET NAIL AND DISK STAMPED "TRAV PT L88112"
 MES = MITERED END SECTION
 RCP = REINFORCED CONCRETE PIPE
 ADS = ADVANCED DRAINAGE SYSTEMS PIPE
 NAD = NORTH AMERICAN VERTICAL DATUM
 NAVD = NORTH AMERICAN VERTICAL DATUM
 NGVD = NATIONAL GEODETIC VERTICAL DATUM
 LB = LICENSED BUSINESS
 POWER POLE
 HIGHWAY SIGN
 TELEPHONE PEDESTAL
 CABLE PEDESTAL
 WELL
 LIGHT POLE
 OVERHEAD POWER LINE
 TOB = TOP OF BANK
 TOS = TOE OF SLOPE

ASPHALT AREA
 CONCRETE AREA
 DIRT DRIVE

LEGAL DESCRIPTION:
 A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 35 EAST, AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN EXHIBIT A IN THE WARRANTY DEED TO TRUSTEE UNDER DECLARATION OF TRUST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3736, PAGE 7156, LESS AND EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7053, PAGE 2506, ALSO LESS AND EXCEPT THE RIGHT OF WAY FOR DAIRY ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2978, PAGE 1657, AND ALL LANDS LYING NORTH OF SAID DAIRY ROAD, ALL REFERENCES TO OFFICIAL RECORDS ARE TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A TRIANGULAR COQUINA MONUMENT SET BY L R PAXTON MARKING THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 35 EAST, THENCE NORTH 89 DEGREES 47 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 297.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH 89 DEGREES 47 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE 537.00 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DEED BOOK NN, PAGE 184, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 05 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE 62.10 FEET TO THE NORTHEAST CORNER OF SAID BRYSON'S SUBDIVISION AND THE RIGHT OF WAY LINE FOR MIMOSA LANE AND DAIRY ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2978, PAGE 1657, OF SAID PUBLIC RECORDS THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES, NORTH 30 DEGREES 53 MINUTES 02 SECONDS WEST, 91.93 FEET, THENCE SOUTH 54 DEGREES 39 MINUTES 36 SECONDS WEST 64.20 FEET, THENCE NORTH 51 DEGREES 35 MINUTES 35 SECONDS WEST, 58.42 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 4,285.79 FEET AND BEING CONCAVE SOUTHEASTERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 31 DEGREES 47 MINUTES 02 SECONDS EAST, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 20 MINUTES 25 SECONDS, 474.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 64 DEGREES 33 MINUTES 23 SECONDS EAST, 699.25 FEET TO THE WESTERLY LINE OF THE FORMER FLORIDA EAST COAST RAILWAY ENTERPRISE BRANCH LINE, THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE COURSES, SOUTH 27 DEGREES 00 MINUTES 00 SECONDS EAST, 423.12 FEET TO THE EAST LINE OF SAID SECTION 29, THENCE SOUTH 00 DEGREES 03 MINUTES 09 SECONDS WEST 54.97 FEET, THENCE SOUTH 27 DEGREES 00 MINUTES 00 SECONDS EAST, 168.08 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7053, PAGE 2506, OF SAID PUBLIC RECORDS, THENCE ALONG THE NORTH AND WEST LINES OF SAID LAND THE FOLLOWING THREE COURSES, NORTH 88 DEGREES 23 MINUTES 31 SECONDS WEST, 341.94 FEET, THENCE SOUTH 27 DEGREES 48 MINUTES 55 SECONDS WEST 185.00 FEET, THENCE SOUTH 11 DEGREES 19 MINUTES 25 SECONDS EAST, 271.52 FEET TO THE POINT OF BEGINNING.

SCHEDULE B SECTION II TITLE EXCEPTIONS:
 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. **NOT A MATTER OF SURVEY.**

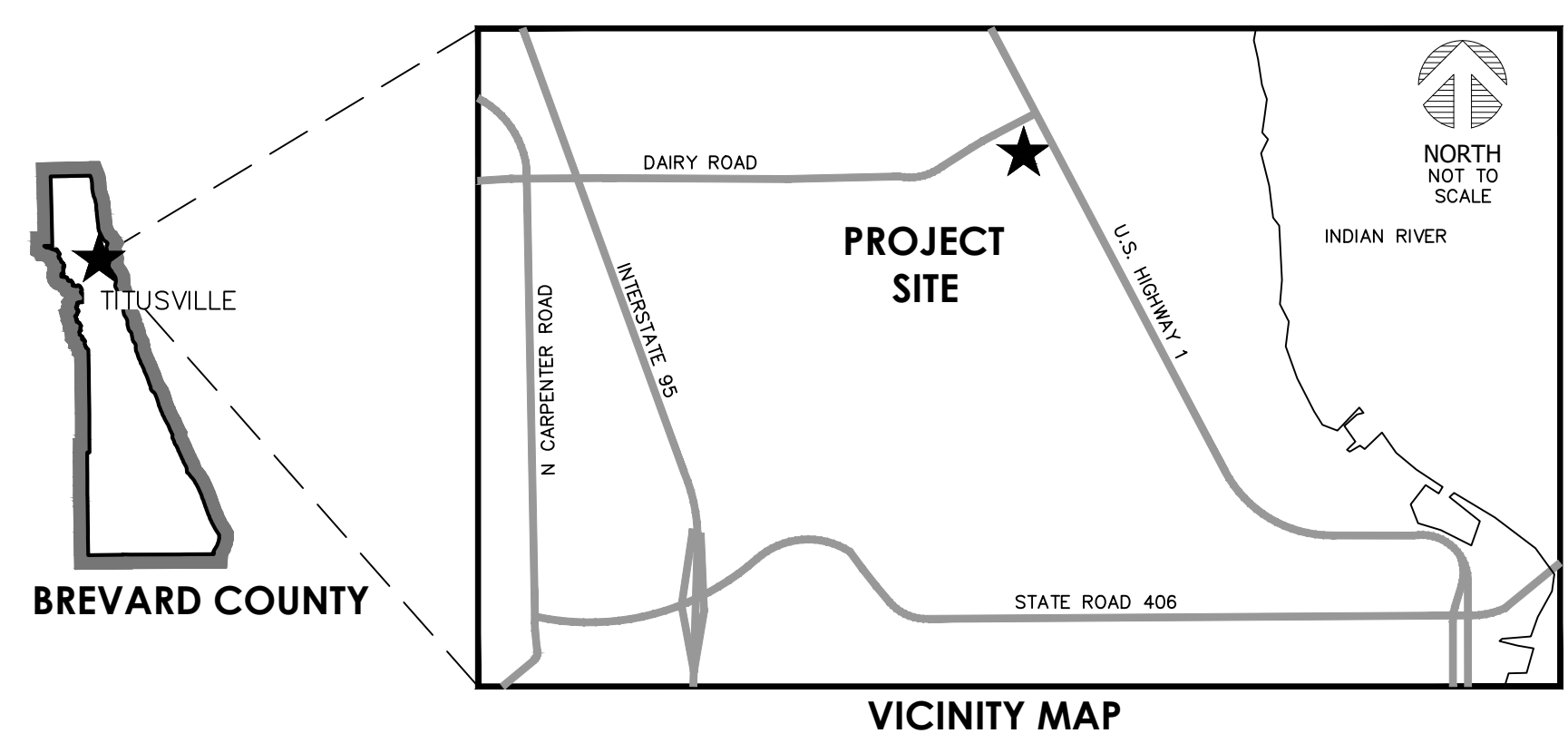
2. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT A MATTER OF SURVEY.**

3. STANDARD EXCEPTIONS:

- A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **ALL OBSERVED MATTERS ARE SHOWN ON THIS MAP.**
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY.**
 - C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY.**
 - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY.**
4. EASEMENT FOR SANITARY SEWER FORCE MAIN RECORDED IN OFFICIAL RECORDS BOOK 2691, PAGE 1230, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **EASEMENT IS SHOWN ON THIS MAP.**
 5. INTENTIONALLY DELETED.
 6. EASEMENT CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7053, PAGE 2506, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **EASEMENT IS SHOWN ON THIS MAP.**
 7. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. **NOT A MATTER OF SURVEY.**
 8. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **NOT A MATTER OF SURVEY.**
 9. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. **NOT A MATTER OF SURVEY.**

SURVEYORS NOTES:

1. LAST DATE OF FIELD WORK FEBRUARY 20, 2025.
2. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83, 2011 ADJUSTMENT GRID BEARING.
3. ELEVATIONS AND BENCH MARKS ARE BASED ON BREVARD COUNTY BENCH MARK BC PID: BSA09, AT LATITUDE 28°38'23.61865"N, LONGITUDE: 80°49'53.69043"W, WITH AN ELEVATION OF 16.387' RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. UNDERGROUND UTILITIES (SANITARY SEWER, STORM, POTABLE WATER, FIRE, ELECTRIC, GAS, CABLE, & TELEPHONE) WERE NOT LOCATED. ABOVE GROUND INDICATORS OF SUCH FACILITIES ARE SHOWN ON THIS MAP AS OBSERVED, NO INVESTIGATION WAS PERFORMED AS TO HOW THESE LOCATED FEATURES ARE CONNECTED BELOW THE GROUND.
5. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED. ALL FEATURES SHOWN ON THIS MAP WERE LOCATED FROM VISIBLE EVIDENCE.
6. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY.
7. WETLANDS WERE NOT DELINEATED FOR THIS SURVEY.
8. THIS MAP IS INTENDED TO BE DISPLAYED AT 1" = 80' FOR SHEET 1, AND 1" = 40' ON SHEET 2, AND 1" = 30' ON SHEET 3.
9. THIS SURVEY IS BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: 11983904, REVISION 1/JANUARY 25, 2025, COMMITMENT DATE: 02/07/2025 AT 5:00 PM; PROPOSED INSURED: BLACKFIN PARTNERS INVESTMENTS, INC.
10. IT IS THE SURVEYORS UNDERSTANDING A NEW PARCEL WILL BE CREATED IN THE VICINITY OF THE TOPOGRAPHIC SURVEY SHOWN ON THIS MAP. THIS FIRST ISSUE OF SURVEY IS TO FACILITY CREATION OF NEW PARCEL GEOMETRY BY BUYER AND ENGINEER OF RECORD.
11. SEE SHEET 2 FOR TOPOGRAPHIC INFORMATION IN VICINITY OF PROPOSED CREATED PARCEL. SEE SHEET 3 FOR TREE SURVEY IN THE VICINITY OF PROPOSED CREATED PARCEL.
12. PIPES ARE SHOWN ON THIS MAP WHERE DIRECTION AND ORIENTATION WAS OBVIOUS TO SURVEYOR.

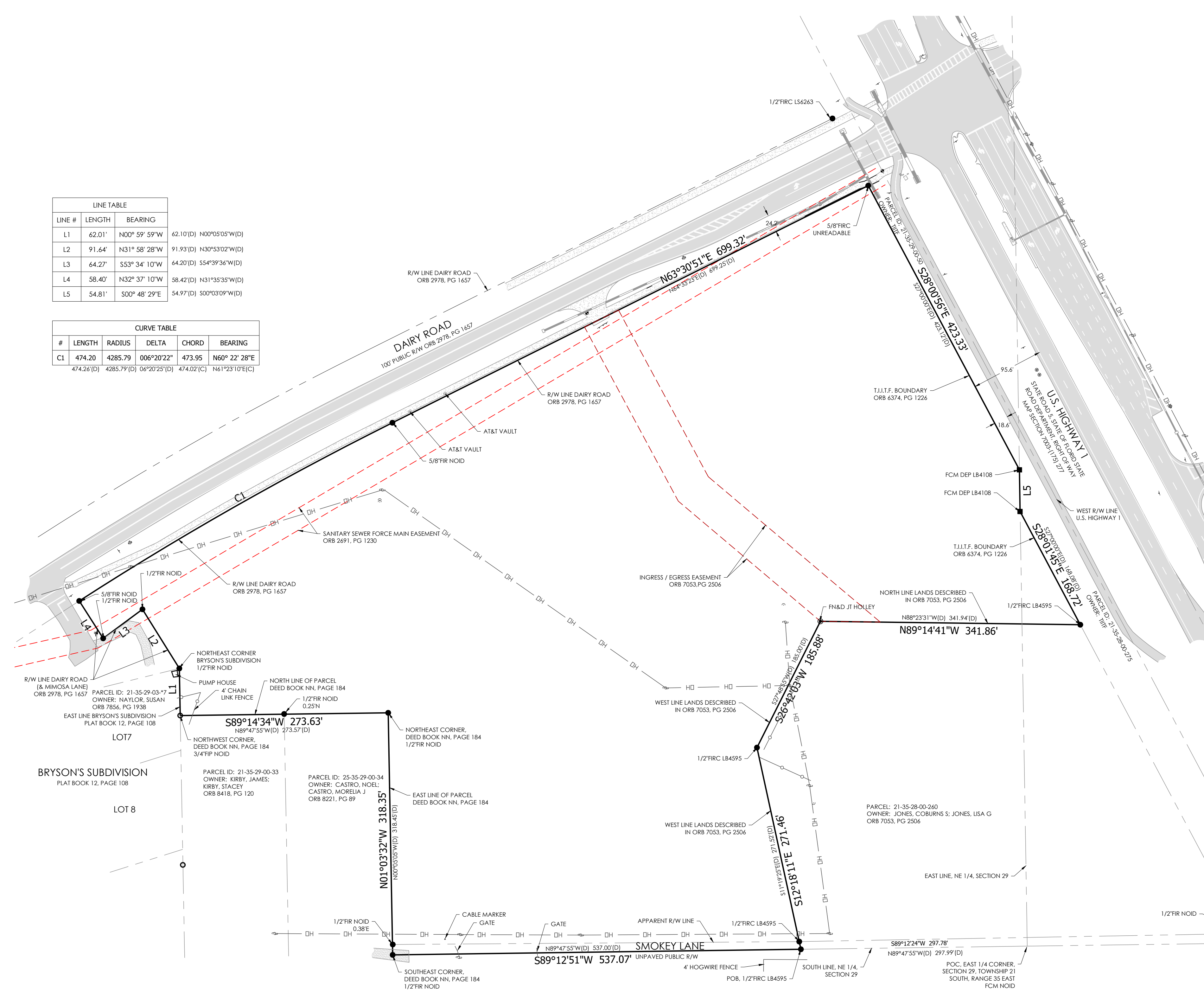


LINE TABLE

LINE #	LENGTH	BEARING	62.10(D)	N00°05'05"W(D)
L1	62.01'	N00° 59' 59"W		
L2	91.64'	N31° 58' 28"W	91.93(D)	N30°53'02"W(D)
L3	64.27'	S53° 34' 10"W	64.20(D)	S54°39'36"W(D)
L4	58.40'	N32° 37' 10"W	58.42(D)	N31°33'35"W(D)
L5	54.81'	S00° 48' 29"E	54.97(D)	S00°03'09"W(D)

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD	BEARING
CI	474.20	4285.79	006°20'22"	473.95	N60° 22' 28"E
	474.26(D)	4285.79(D)	06°20'22"(D)	474.02(C)	N61°23'10"E(C)



ALTA / NSPS TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION NOTES:

1. AS TO TABLE A OPTIONAL ITEM 1, MONUMENTATION WAS RECOVERED OR SET AT ALL PROPERTY CORNERS AS SHOWN ON THIS MAP.
2. AS TO TABLE A OPTIONAL ITEM 2, THE ADDRESS OF THE SUBJECT PARCEL IS U.S. HIGHWAY 1 & DAIRY ROAD, TITUSVILLE, FL 32796. A STREET NUMBER WAS NOT LISTED IN TITLE COMMITMENT.
3. AS TO TABLE A OPTIONAL ITEM 3, THE PROPERTY IS LOCATED WITHIN ZONE "X" WITH LESS THAN 0.2% ANNUAL FLOOD CHANCE ACCORDING TO FEMA MAP NUMBER 12009C0115H, EFFECTIVE DATE 01/29/2021.
4. AS TO TABLE A OPTIONAL ITEM 4, THE GROSS LAND AREA OF THE SUBJECT PARCEL AS FIELD SURVEYED IS 15.2720 ACRES.
5. AS TO TABLE A OPTIONAL ITEM 5, SEE THIS MAP FOR TOPOGRAPHIC INFORMATION WITHIN THE PROPOSED CREATED PARCEL AND ADJACENT RIGHT OF WAY.
6. AS TO TABLE A OPTION ITEM 6, A ZONING REPORT WAS NOT FURNISHED TO THE SURVEYOR.
7. AS TO TABLE A OPTIONAL ITEM 7a-c, THERE ARE NO BUILDINGS ON THE PARENT PARCEL.
8. AS TO TABLE A OPTIONAL ITEM 8, ALL OBSERVED SUBSTANTIAL FEATURES ARE SHOWN ON THIS MAP.
9. AS TO TABLE A OPTIONAL ITEM 9, THERE ARE NO PARKING FACILITIES ON THE PARENT PARCEL.
10. AS TO TABLE A OPTIONAL ITEM 10, THERE ARE NO DIVISION OR PARTY WALLS ON THIS PARCEL.
11. AS TO TABLE A OPTIONAL ITEM 11a & 11b, NO UTILITY PLANS OR REPORTS WERE PROVIDED TO THE SURVEYOR, NOR FIELD LOCATIONS. ALL UTILITIES SHOWN ON THIS MAP ARE AS OBSERVED.
12. AS TO TABLE A OPTIONAL ITEM 12, THE SURVEYOR DID NOT ENTER INTO ANY AGREEMENT TO PROVIDE ADDITIONAL GOVERNMENT AGENCY RELATED SURVEY REQUIREMENTS.

13. AS TO TABLE A OPTIONAL ITEM 13, THE NAMES OF ADJOINING PARCEL OWNERS ARE SHOWN ON THIS MAP.
14. AS TO TABLE A OPTIONAL ITEM 14, THE DISTANCE TO THE NEAREST INTERSECTING STREET ON DAIRY ROAD IS APPROXIMATELY 365' SOUTHWEST OF THE NORTHWEST CORNER OF THE PARENT PARCEL TO OLD DIXIE HIGHWAY (STATE ROAD 405).
15. AS TO TABLE A OPTIONAL ITEM 15, THE ORTHO RECTIFIED PHOTO SHOWN ON THIS MAP WAS FLOWN FEBRUARY 6, 2025. THE IMAGE IS SHOWN FOR INFORMATIONAL PURPOSES ONLY TO DEMONSTRATE THE CONDITIONS OF THE PROPOSED CREATED PARCEL AT THE TIME OF SURVEY.
16. AS TO TABLE A OPTIONAL ITEM 16, NO EVIDENCE OF EARTHWORK OR CONSTRUCTION WAS OBSERVED ON THE PROPERTY.
17. AS TO TABLE A OPTIONAL ITEM 17, THE SURVEYOR WAS NOT PROVIDED ANY INFORMATION INDICATING CHANGES IN RIGHT OF WAY LINES.
18. AS TO TABLE A OPTIONAL ITEM 18, THE OFFSITE EASEMENTS LISTED IN THE TITLE COMMITMENT ARE SHOWN ON THIS MAP.

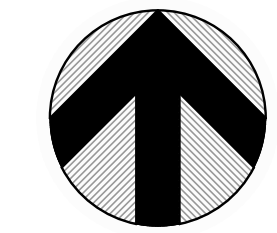
NO.	DATE	APPROVED	DESCRIPTION

DRAWN BY: REL4
 CHECKED BY: REL4

EMAIL: tizenby@basepointurveying.com
 basepointurveying.com
 MAILING P.O. BOX 6437
 LAKELAND, FL 33807
 813.438.1111
 WOODLAWN AVENUE
 BARTOW, FL 33850
 FLORIDA CERTIFICATE OF AUTHORIZATION # 18 8172

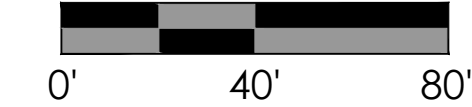
BASEPOINT SURVEYING, INC.

CLIENT:	BLACKFIN PARTNERS
PROJECT:	TITUSVILLE-DAIRY ROAD
PROJECT NO:	11324
SHEET:	1 OF 3



NORTH

SCALE: 1" = 40'



LEGEND:

- FIRC = FOUND IRON ROD AND CAP
 - FR = FOUND IRON ROD
 - SIRC = SET 1/2" IRON ROD WITH CAP STAMPED "LB8112"
 - FCM = FOUND CONCRETE MONUMENT
 - FN&D = FOUND NAIL & DISK
 - SN&D = SET NAIL & DISK STAMPED "PRM / PCP LB8112"
 - PIP = FOUND IRON PIPE
 - NOID = NO IDENTIFICATION
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - PB = PLAT BOOK
 - R/W = RIGHT-OF-WAY
 - C/L = CENTERLINE
 - (M) = MEASURED, (D) = DESCRIPTION / DEED,
 - (C) = CALCULATED, (P) PLAT
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - SET NAIL AND DISK STAMPED "TRAV PT LB8112"
 - MES = MIERED END SECTION
 - RCP = REINFORCED CONCRETE PIPE
 - ADS = ADVANCED DRAINAGE SYSTEMS PIPE
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - NAD = NORTH AMERICAN DATUM
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - LB = LICENSED BUSINESS
 - POWER POLE
 - HIGHWAY SIGN
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - WELL
 - LIGHT POLE
 - OVERHEAD POWER LINE
 - TOB = TOP OF BANK
 - TOE = TOE OF SLOPE
-
- ASPHALT AREA
 - CONCRETE AREA
-
- UTILITY FLAG

NO.	DATE	APPROVED	DESCRIPTION

DRAWN BY:	REL4
CHECKED BY:	REL4

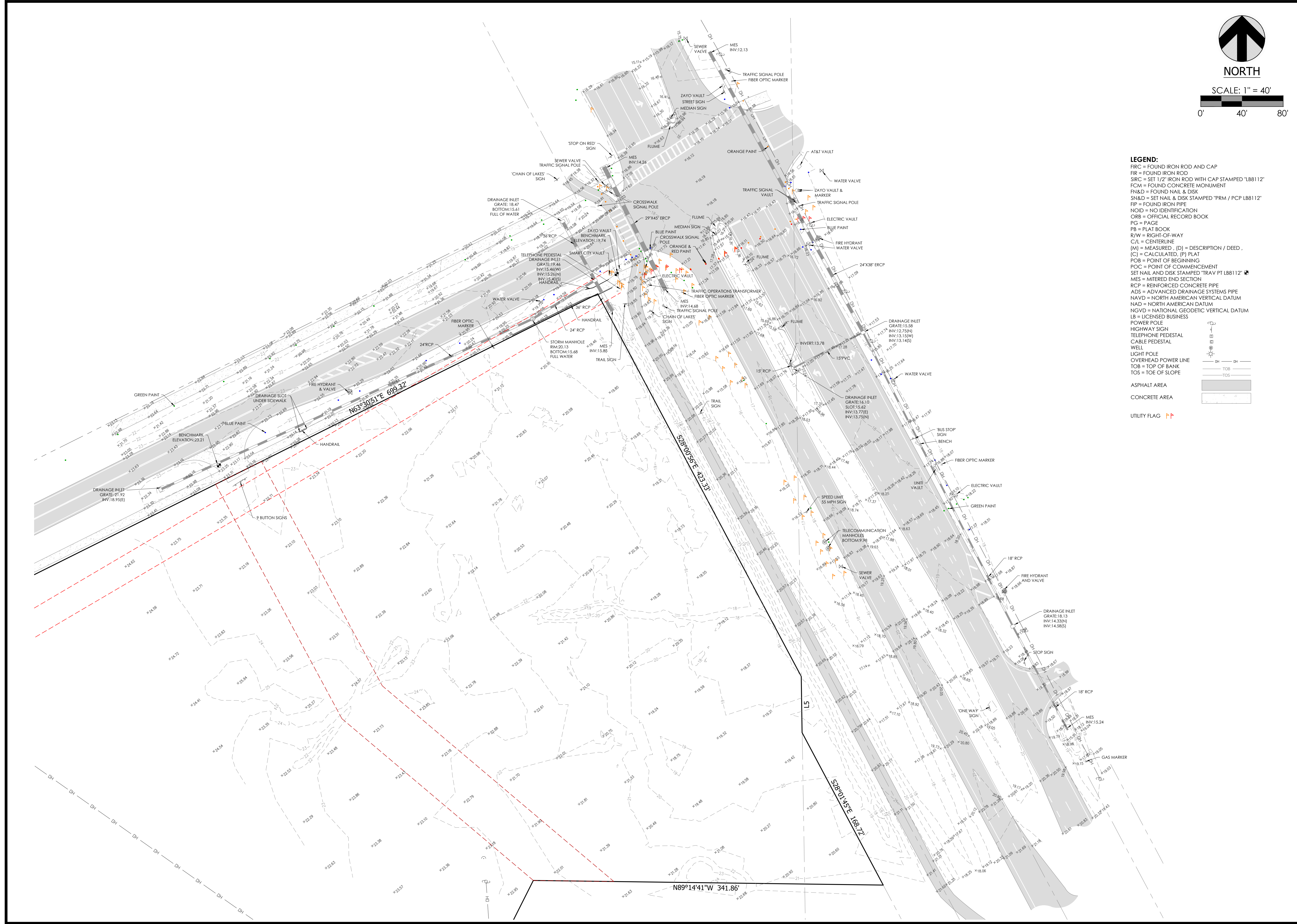
EMAIL: lazenby@basepointurveying.com
 basepointurveying.com
 LAKELAND, FL 33807
 WOODLAND AVENUE
 BARTOW, FL 33850
 FLORIDA CERTIFICATE OF
 AUTHORIZATION # 18 9172

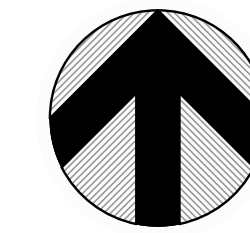
BASEPOINT
SURVEYING, INC.

CLIENT: BLACKFIN PARTNERS
 TITUSVILLE-DAIRY ROAD

PROJECT: ALTA / NSPS
 LAND TITLE SURVEY
 DAIRY ROAD, TITUSVILLE, FL 32706

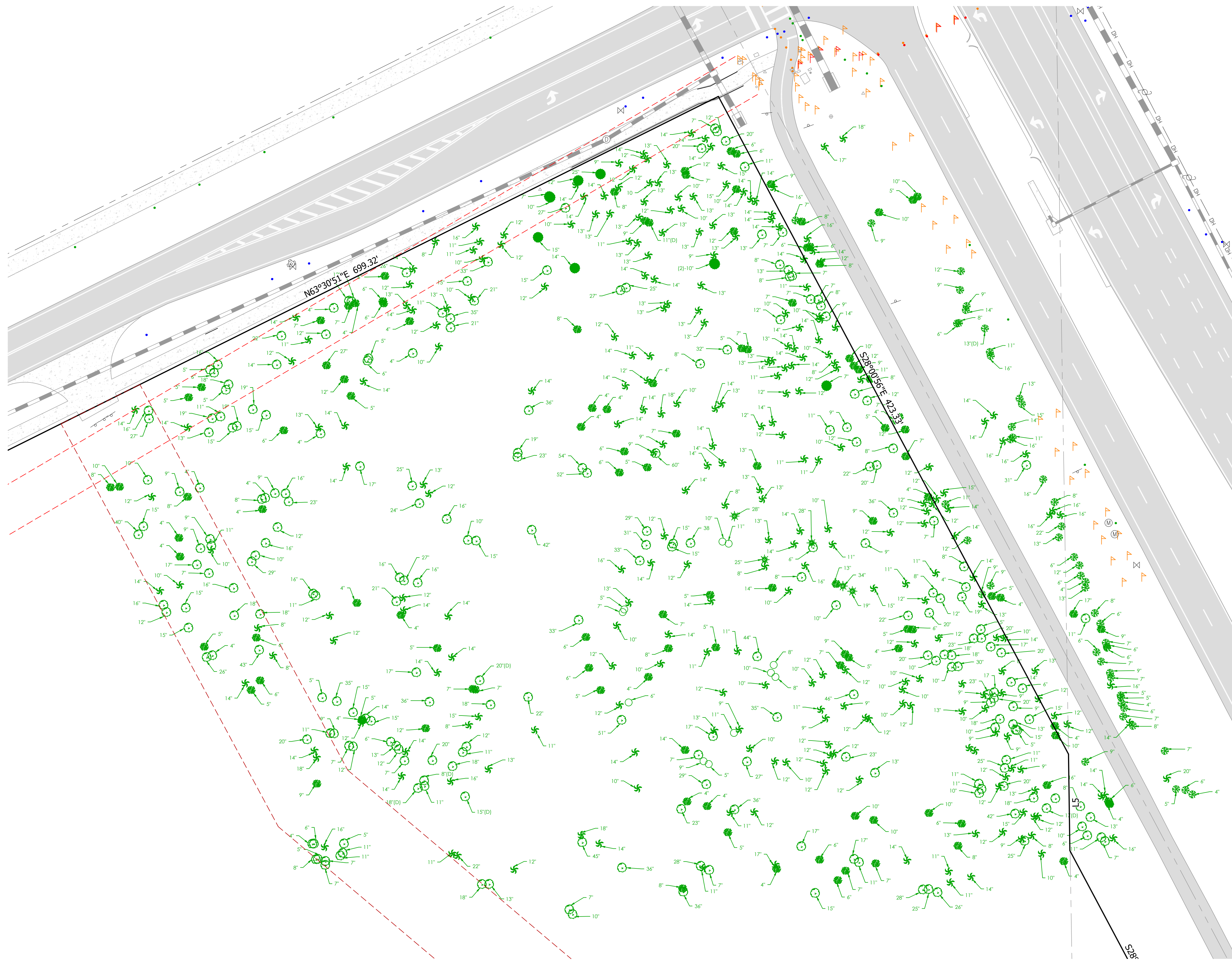
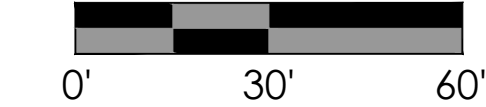
PROJECT NO	11324
SHEET	2 OF 3





NORTH

SCALE: 1" = 30'



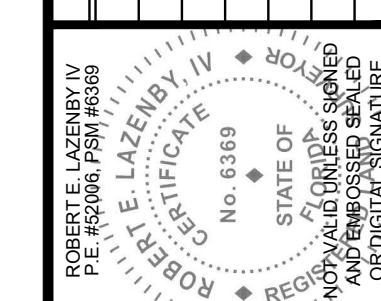
TREE LEGEND:

- OAK TREE
- PALM TREE
- MAPLE TREE
- PINE TREE
- CAMPHOR TREE
- MAGNOLIA TREE
- TREE SPECIES UNKNOWN

TREE NOTE:

DESCRIPTION OF ' (D)' IN TREE MEASUREMENT INDICATES A TREE THAT IS DEAD.

NO.	DATE	APPROVED	DESCRIPTION



DRAWN BY: REL4
 CHECKED BY: REL4

EMAIL: lazebny@basepointurveying.com
 basepointurveying.com
 LAKELAND, FL 33807
 WOODLAWN AVENUE
 BARTOW, FL 33830
 FLORIDA CERTIFICATE OF
 AUTHORIZATION # 18 812

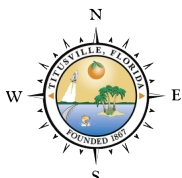
BASEPOINT
 SURVEYING, INC.

CLIENT: BLACKFIN PARTNERS
 TITUSVILLE-DAIRY ROAD
 PROJECT: ALTA / NSPS
 LAND TITLE SURVEY
 DAIRY ROAD, TITUSVILLE, FL 32796

PROJECT NO	SHEET
11324	3 of 3

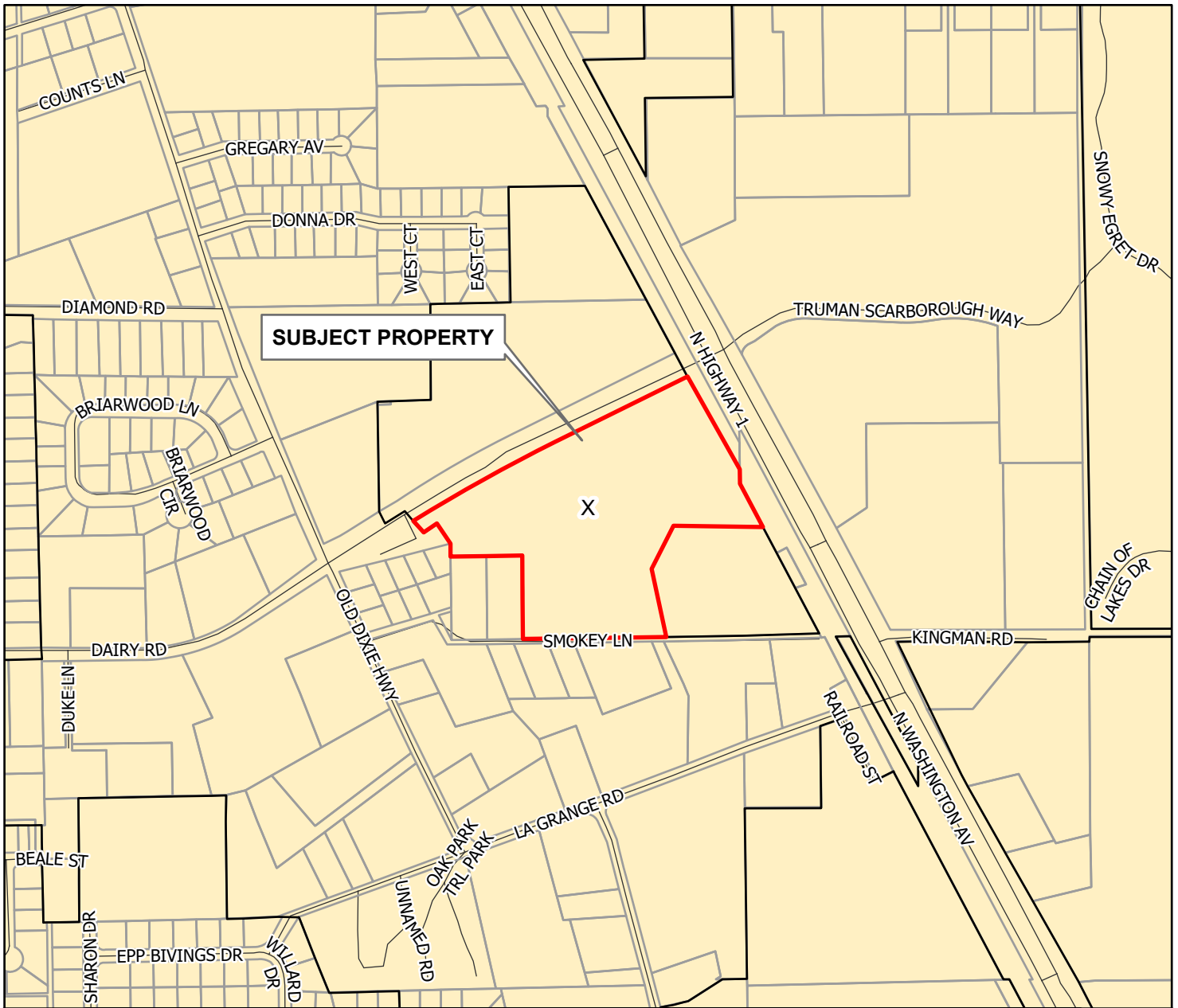


SUBJECT PROPERTY



Aerial 2024 CUP #9-2025

0 250 500 1,000 Feet



FEMA FLOOD HAZARD AREAS

CUP #9-2025




Special Flood Hazard Area Zones

-  A
-  AO
-  AE
-  AO
-  VE

Moderate Flood Hazard Area Zone

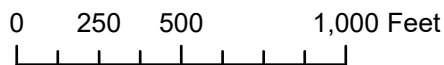
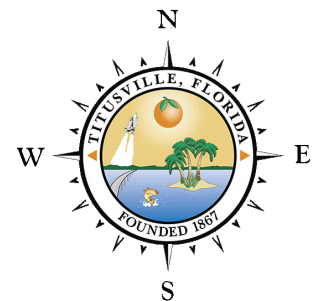
-  X5

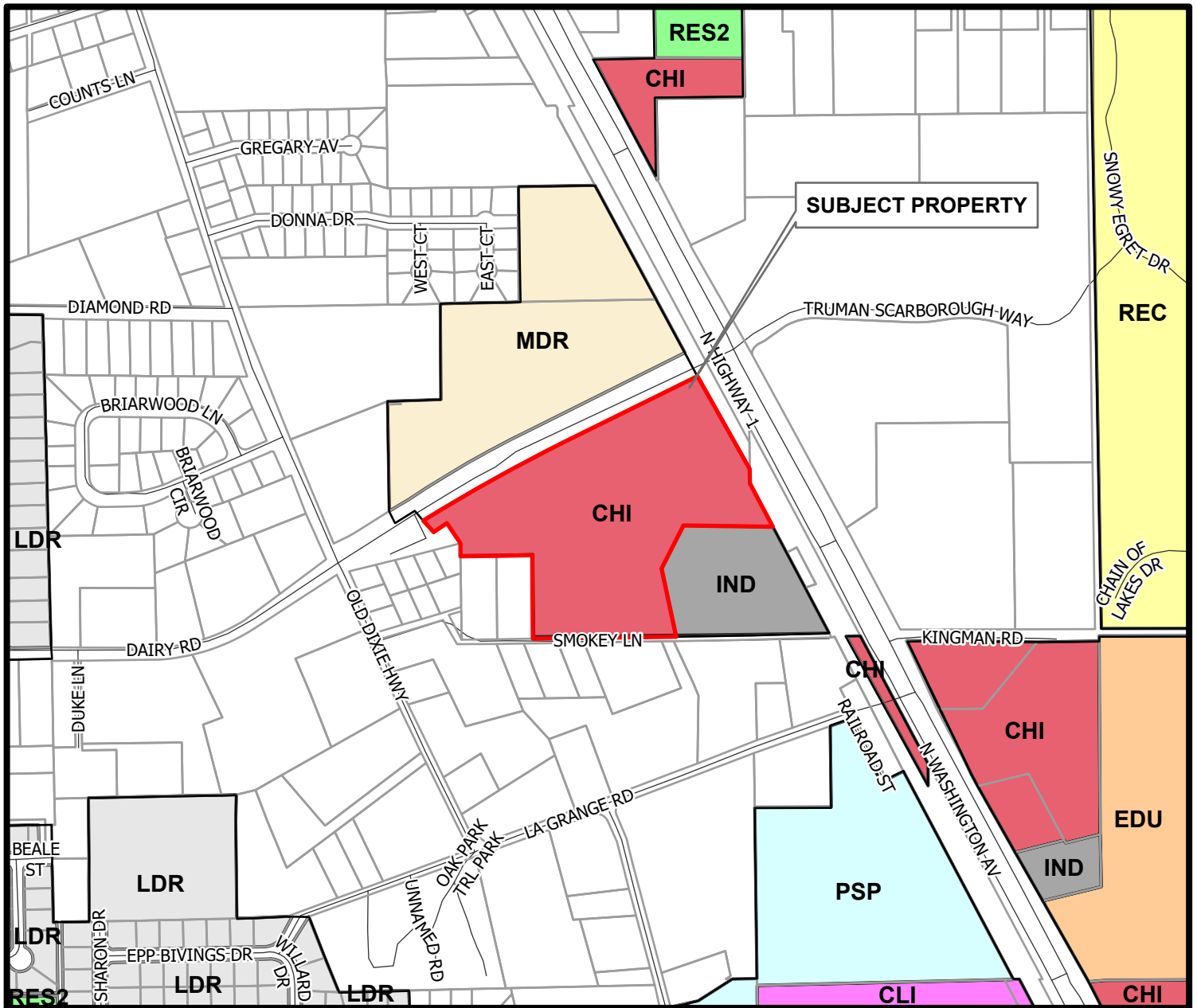
Minimal Flood Hazard Zones

-  C
-  X
-  X.2 PCT

Other Flood Zone Areas

-  D
-  FW

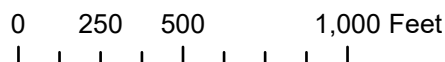
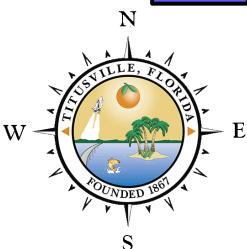


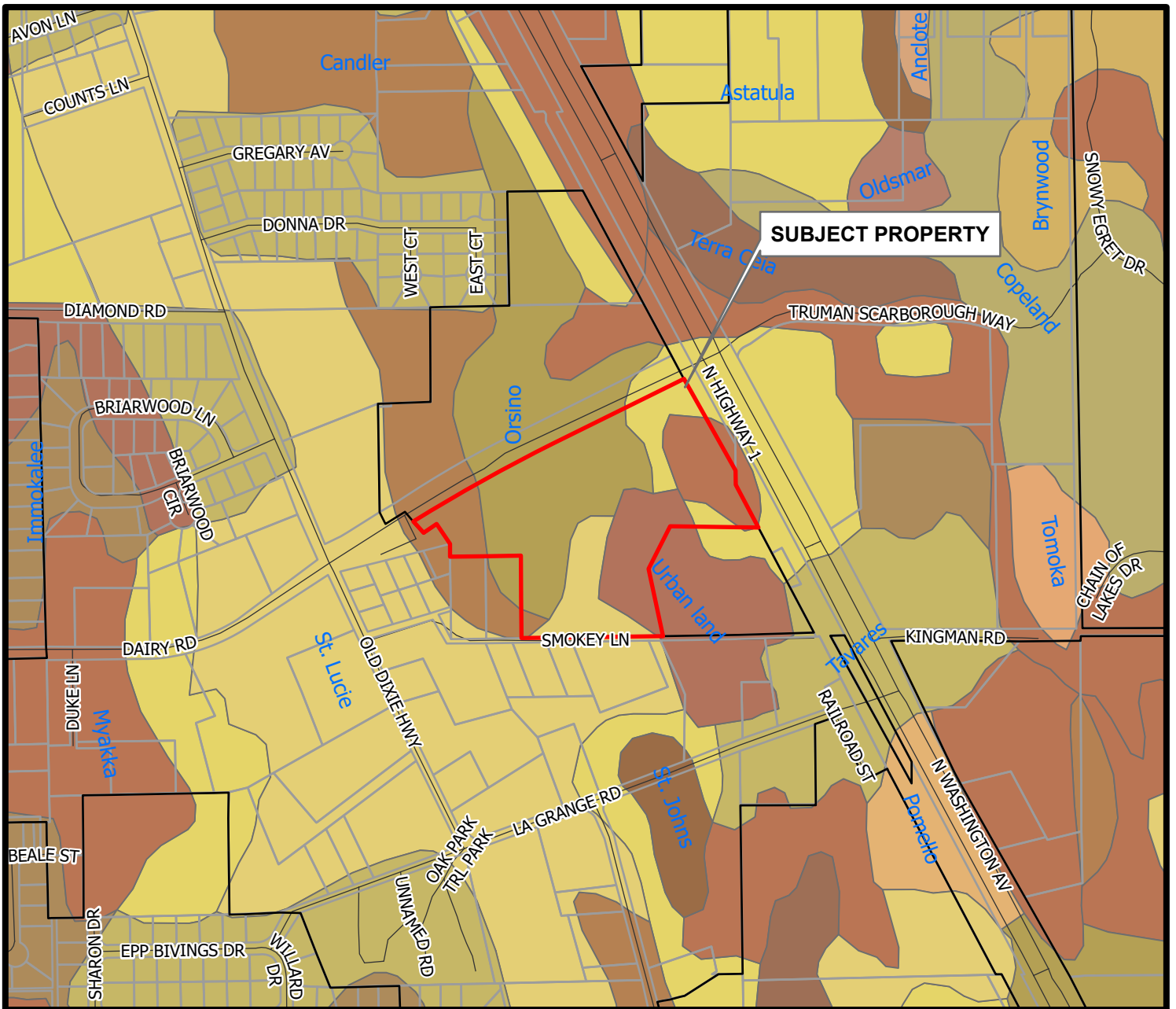


LOCATION OF PROPERTY AND FUTURE LAND USE MAP

















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

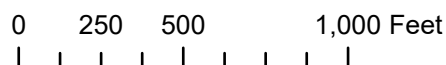
Subject





SOILS IN THE VICINITY OF SUBJECT PROPERTY CUP #9-2025

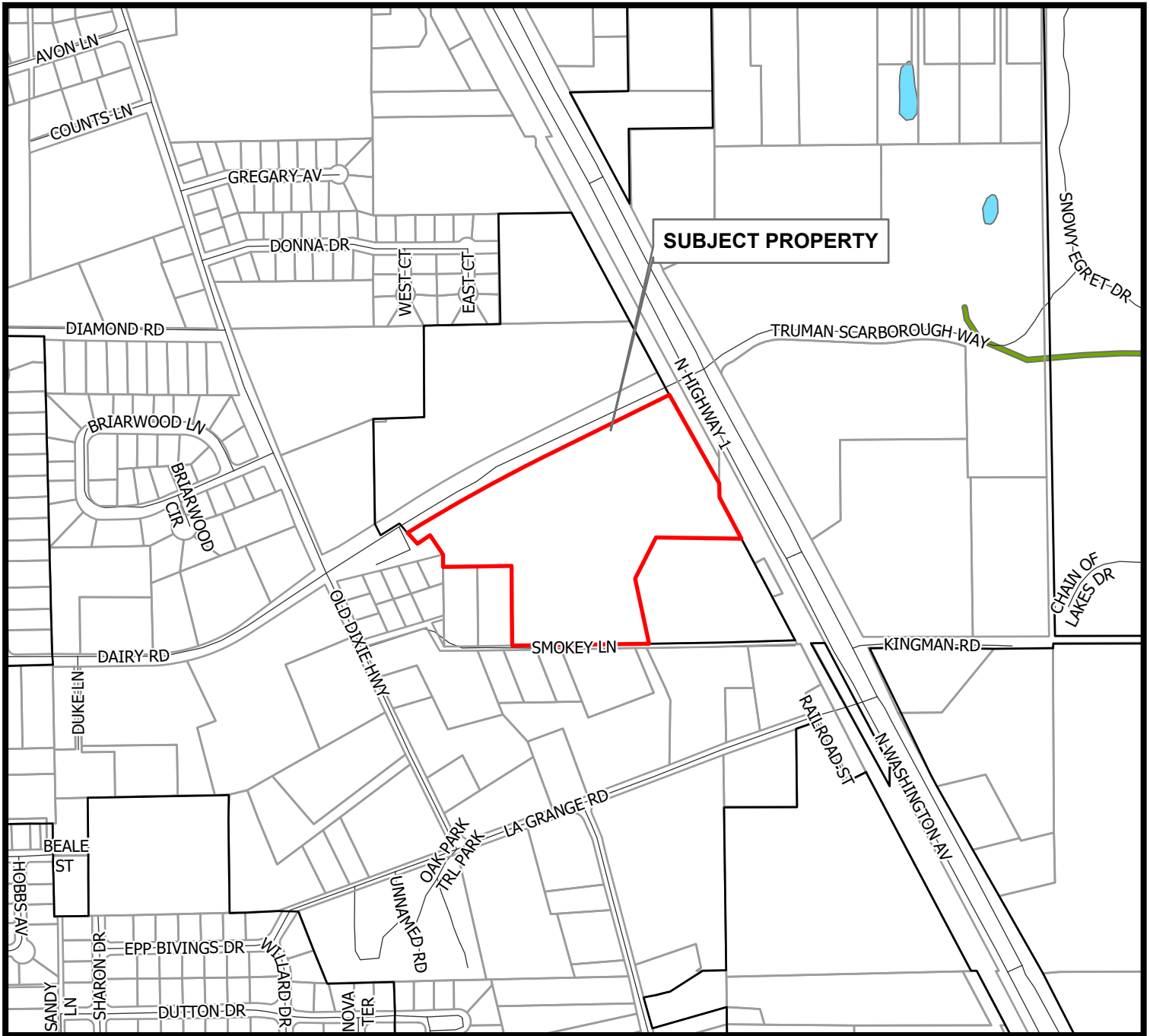
 Anclote	 Myakka	 Tavares
 Astatula	 Oldsmar	 Terra Ceia
 Brynwood	 Orsino	 Tomoka
 Candler	 Pomello	 Urban land
 Copeland	 St. Johns	
 Immokalee	 St. Lucie	



Community Development Department

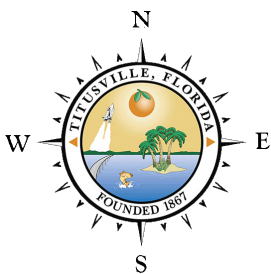
Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

8/14/2025



WETLANDS IN VICINITY OF PROPERTY




CUP #9-2025







8/14/2025

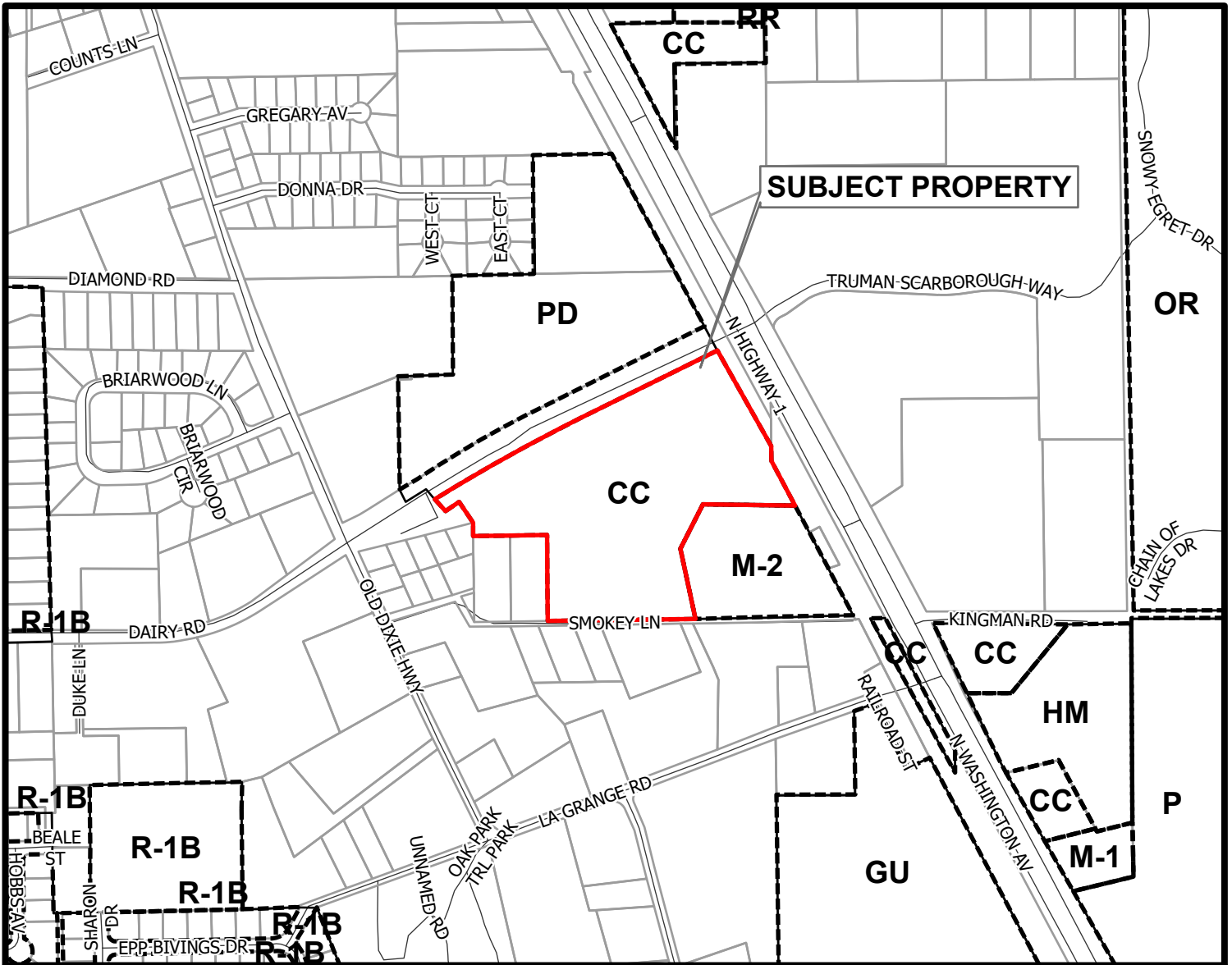
Scale:1:7,000

WETLAND_TY

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

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

Community Development Department
Source: USFWS NWI (2023)



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

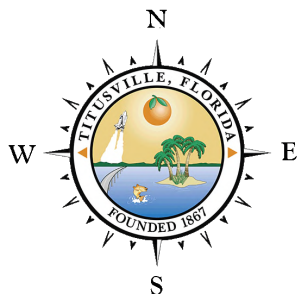
- M-1 LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
- M-2 HEAVY INDUSTRIAL
- M-3 HIGHWAY INDUSTRIAL INFILL
- PID PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

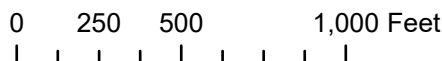
- GU GENERAL USE
- OR OPEN SPACE AND RECREATION
- UMU URBAN MIXED USE
- SMU SHORELINE MIXED USE
- RHP RESIDENTIAL HISTORIC PRESERVATION
- RMU REGIONAL MIXED USE
- PD PLANNED DEVELOPMENT
- P PUBLIC
- UV URBAN VILLAGE
- DMU DOWNTOWN MIXED USE
- IRCN-R INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
- IRCN-C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



Base Map

- City Limits
- Zoning
- Subject

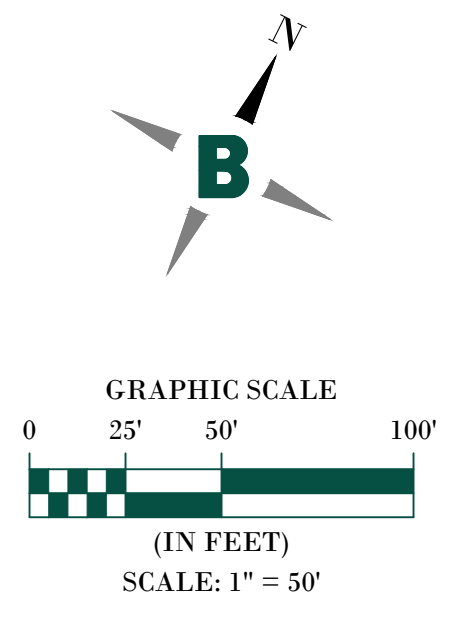
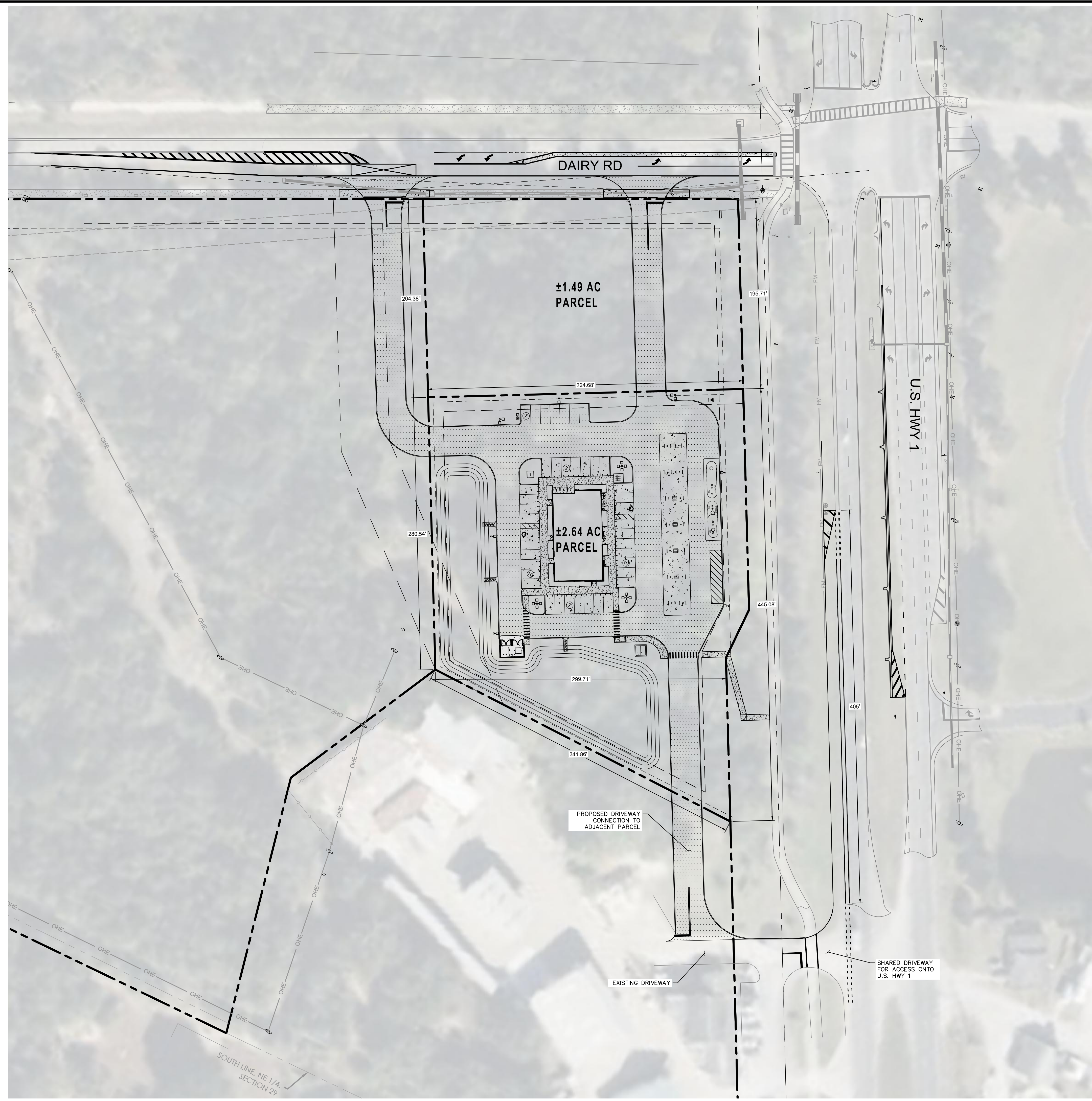
CUP #9-2025



04/20/2026 SHEET
 FILE PATH: PROJECTS - 2 - EPC - 0005 - 0004 (ENR) - 2 - Revise - 2 - Engineering/Inspection/Options/Reproducible/04/20/26
 THIS DOCUMENT IS THE PROPERTY OF BOWMAN CONSULTING GROUP LTD. IT IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



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 4450 W Eau Gallie Blvd.
 Suite 144
 Melbourne, FL 32934
 Phone: (321) 255-5434
 www.bowman.com
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SITE LAYOUT OPTION #2
 SW C/O DAIRY RD. AND U.S. HWY-1
 TITUSVILLE, FLORIDA 32796
 BREVARD COUNTY

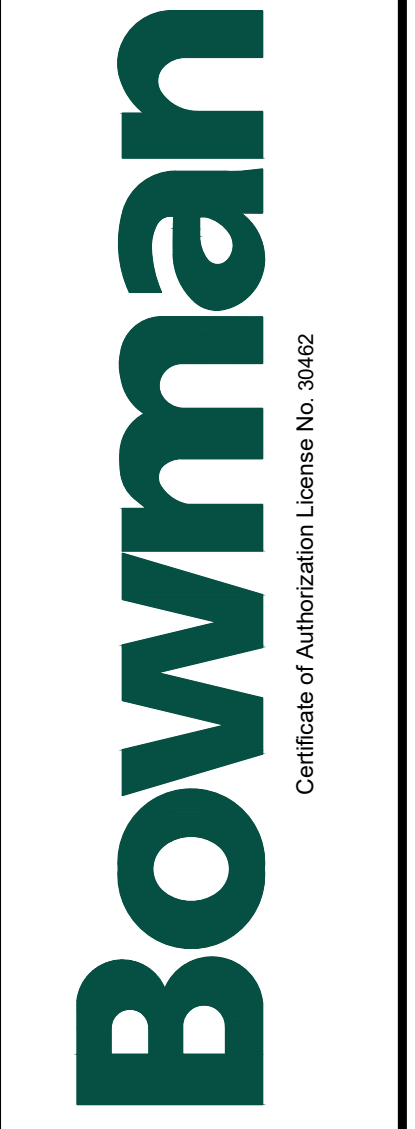
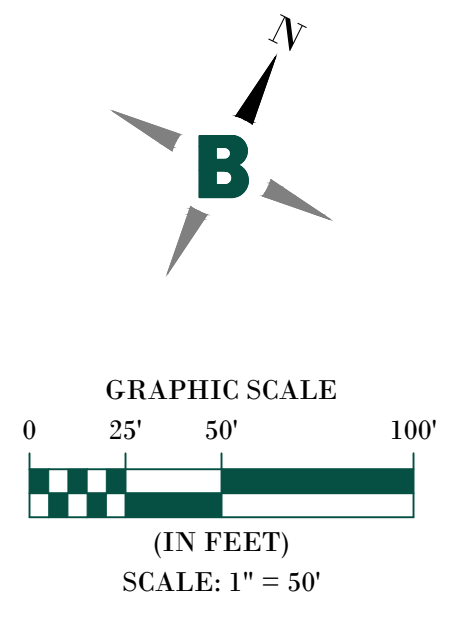
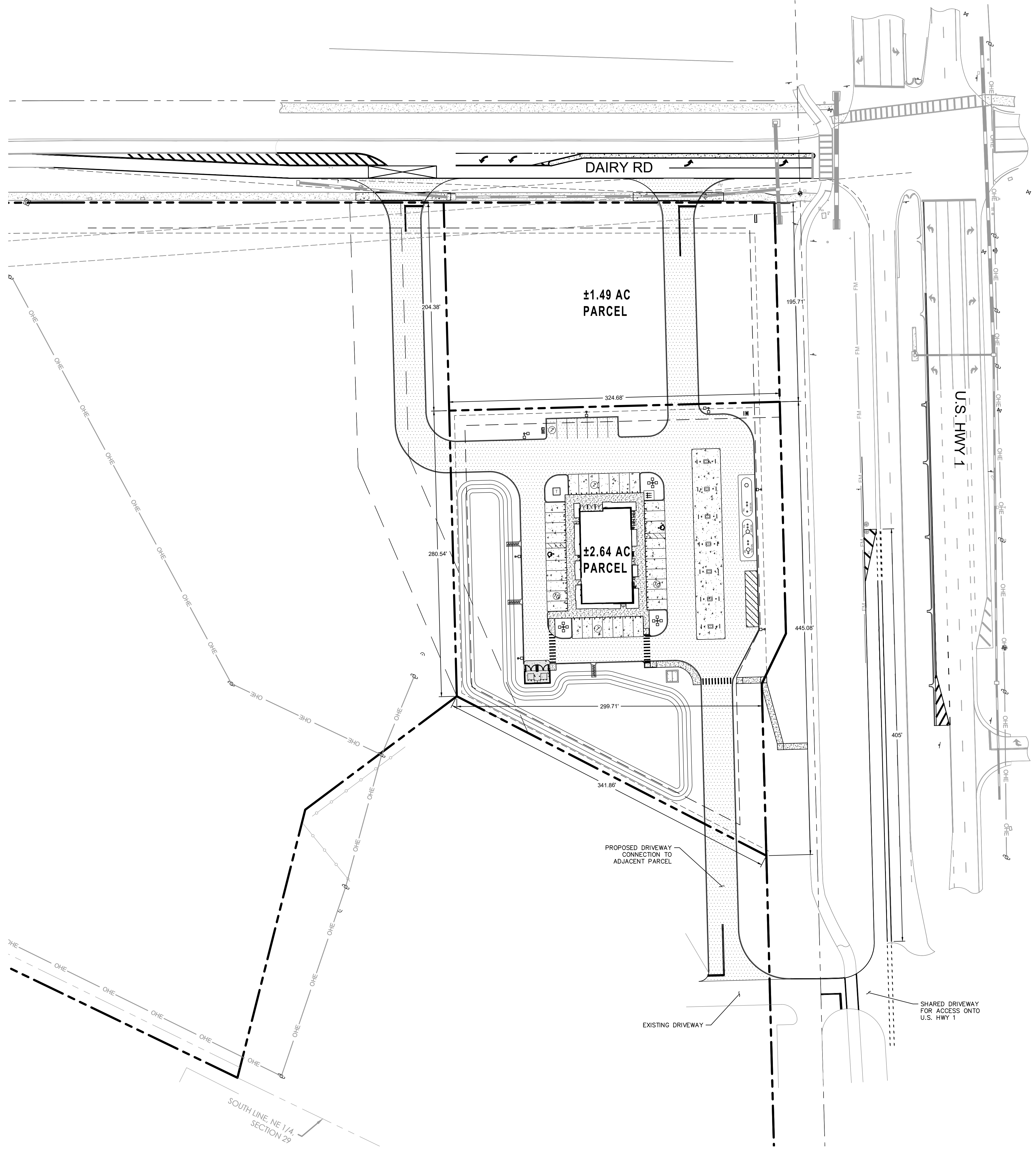
NOT FOR
 CONSTRUCTION

PLAN STATUS		
DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD
SCALE	1" = 50'	
JOB No.	010063-16-004	
DATE	April 20, 2026	
COVER SHEET		
SHEET No.	EX.3	

2024 2026 SHEET
 811
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SITE LAYOUT OPTION #2
 SW C/O DAIRY RD. AND U.S. HWY-1
 TITUSVILLE, FLORIDA 32796
 BREVARD COUNTY

NOT FOR CONSTRUCTION

PLAN STATUS		
DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD
SCALE	1" = 50'	
JOB No.	010063-16-004	
DATE	April 20, 2026	
COVER SHEET		
SHEET No.	EX.3	



Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

This authorization form is for:

- Annexation (ANX)
- Comprehensive Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Development Agreement (DA)
- Easement Vacation (EAS)
- Master Plan (MP)
- Planned Development (PD)
- Rezoning (REZ)
- Right-of-Way Vacation (ROW)
- Small Scale Amendment (SSA)
- Variance (VAR)

Date: _____

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

PROJECT DESCRIPTION: 7-Eleven #4257

PROJECT ADDRESS: SW c/o Dairy Rd. and US HWY 1

PARCEL ID# OR TAX ACCT #: Parcel 21-35-28-00-279

Please accept this documentation as authorization for Kim Rezanka (Lacey Rezanka Law Firm)
to apply for the above selected request. (Name of Applicant)


Property Owner Signature

Daniel Gohari
Property Owner Name (Please Print)

19955 NE 38th Ct.
Street Address

Aventura, FL
33180
City, State, Zip code

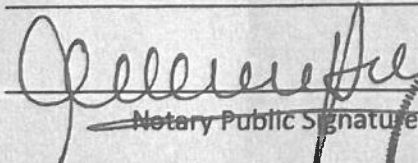
917-669-1771
Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetra, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

TO BE COMPLETED BY NOTARY

State of Florida
County of MIAMI-DADE

Subscribed and sworn to before me on this 14th day of January, 2026
By Daniel Gohari who is personally known to me or produced
as identification.


Notary Public Signature



Commission Expires: 12/20/29
Date

Sec. 28-53. Use table key.

- (a) In the event of a conflict between the use table contained in Section 28-54 and any other use table listed in Article V, Zoning Use Standards, the use table contained in Section 28-54 shall prevail.
- (b) Types of use.
 - (1) *Uses permitted by right "P"*. A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable requirements of these regulations.
 - (2) *Uses permitted with limitations "L"*. An "L" indicates a use that will be permitted subject to the use limitations in Chapter 28, Article V, Zoning Use Standards). Such uses are subject to all other applicable requirements of these regulations.
 - (3) *Conditional use "C"*. A "C" indicates a use that is allowed only where approved as a conditional use by the City Council and require public hearings. Such uses are subject to the use limitations in Chapter 28, Article V, Zoning Use Standards, and all other applicable requirements of these regulations.
- (c) Uses not allowed. A blank cell in the use table indicates that a use is not allowed in the respective district.
- (d) Standards. The "Standards" column on the use table is a cross-reference to any limited or conditional use standards in Chapter 28, Article V, Zoning Use Standards. All uses are also required to comply with the appropriate dimensional standards in Chapter 28, Article VI, Zoning District Standards.

Sec. 28-112. Convenience store (without retail gasoline sales).

(a) *Districts where permitted.*

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

(b) **Definition. "Convenience stores:" As defined by Section 500.03, Florida Statutes, as may be amended.**

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

(1) Convenience stores, in any zoning district:

- a. Shall be free of all obstructions of view from the adjacent street to the main store windows giving a clear and unobstructed view of the cashier's station including obstructions of landscaping and gasoline service islands.
- b. Shall have appropriate security systems to include, but not be limited to, the following: convenience store shall be equipped with cameras with video retrieval capabilities. This requirement shall be exempted if the convenience store employs two (2) or more employees at the same time between the hours of 11:00 p.m. and 7:00 a.m. or if the convenience store closes on a permanent basis by 11:00 p.m.
- c. Shall not have as a part of its operation coin operational amusement devices.

(2) In addition to the regulations in (c)(1) above, in the Downtown Mixed-Use (DMU) zoning district, convenience stores:

- a. Shall not allow any outdoor display of merchandise.

(3) In addition to the regulations in (c)(1) above, in the Urban Mixed-Use (UMU) zoning district, convenience stores:

- a. Shall have hours of operation limited to 6:00 a.m. to 10:00 p.m.

(d) *Standards for conditional uses.* These uses require public hearings.

(1) In the Neighborhood Commercial (NC), Community Commercial (CC), Downtown Mixed-Use (DMU) Midtown and Civic Waterfront sub-districts, Regional Mixed-Use 200 sub-district (RMU-200), and Indian River City Neighborhood-Commercial (IRCN-C) zoning districts, Convenience Stores may be approved by meeting all applicable regulations in (c)(1), and where applicable in (c)(2), or (3) above by obtaining a conditional use permit.

(Ord. No. 31-2017, § 13, 10-24-17; Ord. No. 37-2017, § 12, 11-14-17; Ord. No. 47-2023, § 4, 10-10-23)

Sec. 28-168. Retail gasoline sales.

(a) *Districts where permitted.*

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

(b) *Reserved.*

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

- (1) In the Tourist (T), Community Commercial (CC), Regional Commercial (RC), Downtown Mixed-Use (DMU) Downtown, Uptown, and Mid-Town sub-districts, and Regional Mixed-Use 300 and 400 sub-districts (RMU-300, RMU-400) zoning districts, retail gasoline sales:
 - a. Shall require all gasoline pumps, tanks, vents, pump islands, and pump island canopies to conform to setback requirements for the district except that no such pumps, tanks, vents, pump islands or pump island canopies shall be located closer than twenty-five (25) feet to any side property line.
 - b. Shall prohibit all outdoor display of merchandise.
 - c. Shall require off-street loading spaces which are provided for the delivery of materials, merchandise, fuel oils or any similar accessory or product to be located in such a manner on the site in order to completely separate these off-street loading areas from customer parking areas and access lanes and aisles thereto.
 - d. Shall have all gasoline or other fuel pumps supported by a dedicated standby generator to ensure continuity of service after severe weather events, or acts of God, subject to approval by the City.
- (2) In addition to the standards in (c)(1) above, retail gasoline sales in the Downtown Mixed-Use (DMU), Civic waterfront sub-district shall be accessory to a marina and have all fuel pumps supported by a dedicated standby generator to ensure continuity of service after severe weather events, or acts of God, subject to approval by the City.

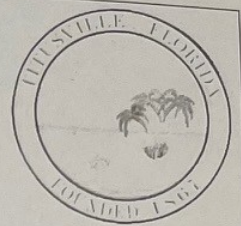
(d) *Standards for conditional uses.* These uses require public hearings.

- (1) In the Neighborhood Commercial (NC), Regional Mixed-Use 200 sub-district (RMU-200) and Indian River City Neighborhood-Commercial (IRCN-C) zoning districts, Retail Gasoline Sales shall be required to meet the standards in (c)(1) above, and may be approved by obtaining a conditional use permit.

(Ord. No. 47-2023, § 10, 10-10-23)



Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

This authorization form is for:

- Annexation (ANX)
- Comprehensive Plan Amendment (CPA)
- Conditional Use Permit (CUP)
- Development Agreement (DA)
- Easement Vacation (EAS)
- Master Plan (MP)
- Planned Development (PD)
- Rezoning (REZ)
- Right-of-Way Vacation (ROW)
- Small Scale Amendment (SSA)
- Variance (VAR)

Date: 08/1/2025

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

PROJECT DESCRIPTION: Titusville 7 Eleven #42757

PROJECT ADDRESS: SW C/O Dairy Rd. & U.S. Hwy.1

PARCEL ID# OR TAX ACCT #: 21-35-28-00-279

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

[Handwritten Signature]

Property Owner Signature

DANIEL GOTTARI

Property Owner Name (Please Print)

19955 NE 38th Ct.

Street Address

Aventura, FL 33180

City, State, Zip code

917-669-1771

Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetra, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

TO BE COMPLETED BY NOTARY

State of Florida

County of MIAMI DADE

Subscribed and sworn to before me on this 4th day of August, 2025

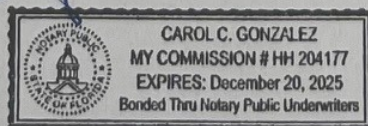
By Daniel Gottari who is personally known to me or produced as identification.

[Handwritten Notary Signature]

Notary Public Signature

My Commission Expires: 12/20/25

Date





Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

Date: 9/13/2024

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

This authorization form is for:
(circle one)

- Site Plan/Subdivision Review
- Site Permit

PROJECT DESCRIPTION: Gas station/convenience store with related improvements

PROJECT ADDRESS OR TAX ACCOUNT #: 2113496

Please accept this documentation as authorization for Bowman Consulting
to apply for the above selected request. Name of Engineer (Site Plan) or Contractor (Site Permit)

[Signature]
Property Owner Signature

Daniel Gohari
Property Owner Name (Please Print)

19955 NE 38th Ct, suite 1006
Street Address

917-669-1771
Telephone Number

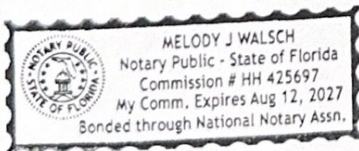
Aventura, FL 33180
City, State, Zip Code

Please Note: If the property is owned by a corporation, trust, et cetera, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

TO BE COMPLETED BY NOTARY

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 16 day of Sept 2024, by OWNER name, title Daniel Gohari by means of physical presence or online notarization, who is personally known to me or who has produced known as identification and who did (did not) take an oath.



Melody J Walsch
Notary Public, State of Florida
Printed Name:
My Commission Expires:



Gateway to Nature & Space



APPLICATION FOR CONDITIONAL USE PERMIT

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

1. Project Information	Project Name		Property Address/Location Description			
2. Applicant/ Owner	Name of Applicant/Contact		Name of Owner			
	Street Address		Street Address			
	City	State	Zip	City	State	Zip
	Telephone #		Telephone #			
	Fax #		Fax #			
	E-Mail Address		E-Mail Address			
3. Applicant Status	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other					
4. Parcel ID			Tax Acct.			
5. Site Size (Attach Legal Description)	Acres:		Square Feet:			
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:					
	SUBJECT SITE: _____					
	NORTH: _____					
	SOUTH: _____					
	EAST: _____					
WEST: _____						
7. Current Designation	Future Land Use:		Zoning:			

8. Building Status	Existing Building(s) on the site?	New Buildings Proposed?		
9. Operating Schedule	(Hours of operation, size of operation)			
10. Note any previous CUPs on the site				
11. Check other applications submitted	Conditional Use <input type="checkbox"/>	Vacation of Easement <input type="checkbox"/>	Master Plan Approval <input type="checkbox"/>	Rezoning <input type="checkbox"/>
	Vacation of Right of Way <input type="checkbox"/>	Site Plan <input type="checkbox"/>	Subdivision/Plat <input type="checkbox"/>	Other: <input type="checkbox"/>
12. Narrative	<p>Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary)</p> <p style="text-align: center;">THE PROJECT CONSISTS OF THE DEVELOPMENT OF 2.02 ± ACRES OF UNDEVELOPED LAND. THE PROPOSED DEVELOPMENT INCLUDES, THE NEW CONSTRUCTION OF A NEW 1-STORY, 4,853 SQUARE FOOT GAS STATION CONVENIENCE STORE, 7 FUELING PUMP CANOPY AND ASSOCIATED UTILITIES THE NEW CONSTRUCTION WILL CONFORM TO THE CITY OF TITUSVILLE LAND DEVELOPMENT CODE. WORK WILL INCLUDE EARTHWORK, UTILITIES, PAVED PARKING, CIRCULATION, LANDSCAPING AND IRRIGATION.</p>			

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



Gateway to Nature & Space



SUBMITTAL CHECKLIST

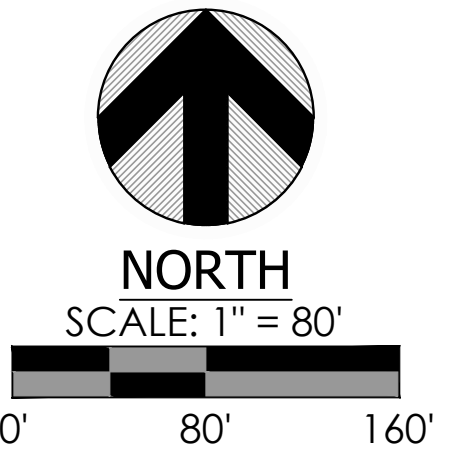
(Development Review Procedures Manual Section 7)

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

1.	Complete Application and Fees	<input checked="" type="checkbox"/>
2.	Warranty Deed	<input type="checkbox"/>
3.	Notarized Owner Authorization Form (If applicable)	<input type="checkbox"/>
4.	Legal Description (from a certified survey in Microsoft Word format)	<input type="checkbox"/>
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures)	<input type="checkbox"/>
6.	Conceptual Site Plan (minimum 24" x 36") in hardcopy or electronic in PDF format.	<input type="checkbox"/>
7.	Names, addresses and address labels for all property owners within 500 feet of the subject property. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	<input checked="" type="checkbox"/>
8.	Pre-Application Meeting Date: April 8, 2025 Staff in Attendance: Mandy Lamothe	<input type="checkbox"/>
9.	Completed Concurrency Application	<input type="checkbox"/>

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

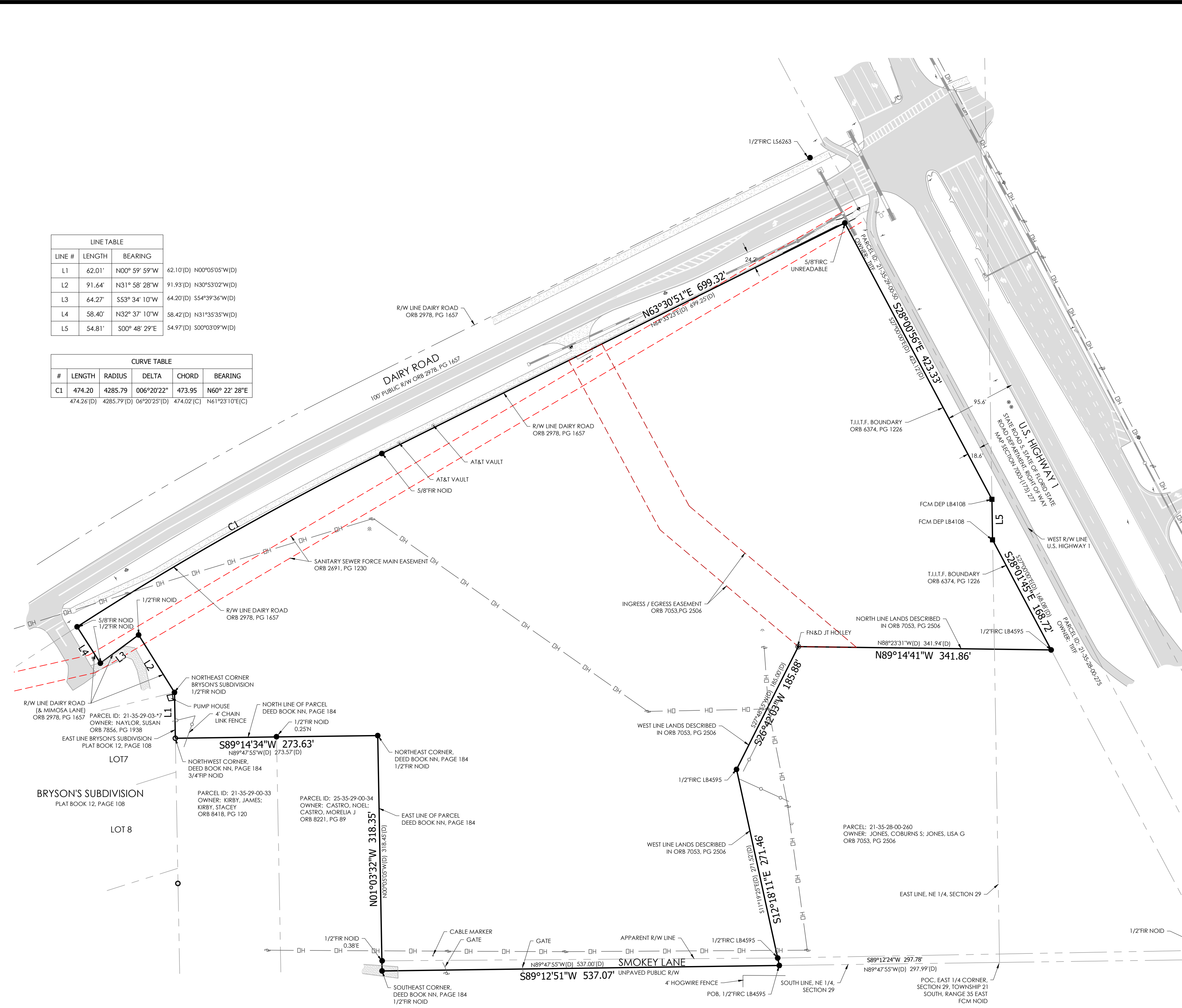
1.	All property lines and easements	<input type="checkbox"/>
2.	The general location and size of all existing and proposed structures and parking areas.	<input type="checkbox"/>
3.	All required landscaping, buffering, or screening.	<input type="checkbox"/>
4.	General location of ingress and egress to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



CERTIFICATION TO: BLACKFIN PARTNERS INVESTMENTS, INC. MISKEL BACKMAN LLP. FIDELITY NATIONAL TITLE INSURANCE COMPANY. 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...

LEGEND: FIRC = FOUND IRON ROD AND CAP, FIR = FOUND IRON ROD, SIRG = SET 1/2" IRON ROD WITH CAP STAMPED "L88112", FCM = FOUND CONCRETE MONUMENT, FNAD = FOUND NAIL & DISK, S&D = SET NAIL & DISK STAMPED "TRM / PCP L88112", FIP = FOUND IRON PIPE, NOID = NO IDENTIFICATION, ORB = OFFICIAL RECORD BOOK, PG = PAGE, PB = PLAT BOOK, R/W = RIGHT-OF-WAY, C/L = CENTERLINE, (M) = MEASURED, (D) = DESCRIPTION / DEED, (C) = CALCULATED, (P) PLAT, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, SET NAIL AND DISK STAMPED "TRAV PT L88112", MES = MITERED END SECTION, RCP = REINFORCED CONCRETE PIPE, ADS = ADVANCED DRAINAGE SYSTEMS PIPE, NAD = NORTH AMERICAN VERTICAL DATUM, NAVD = NORTH AMERICAN VERTICAL DATUM, NGVD = NATIONAL GEODETIC VERTICAL DATUM, LB = LICENSED BUSINESS POWER POLE, HIGHWAY SIGN, TELEPHONE PEDESTAL, CABLE PEDESTAL, WELL, LIGHT POLE, OVERHEAD POWER LINE, TOB = TOP OF BANK, TOS = TOE OF SLOPE, ASPHALT AREA, CONCRETE AREA, DIRT DRIVE.

LINE TABLE and CURVE TABLE. LINE TABLE includes columns for LINE #, LENGTH, BEARING, and stationing. CURVE TABLE includes columns for #, LENGTH, RADIUS, DELTA, CHORD, and BEARING.



LEGAL DESCRIPTION: A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 35 EAST, AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA...

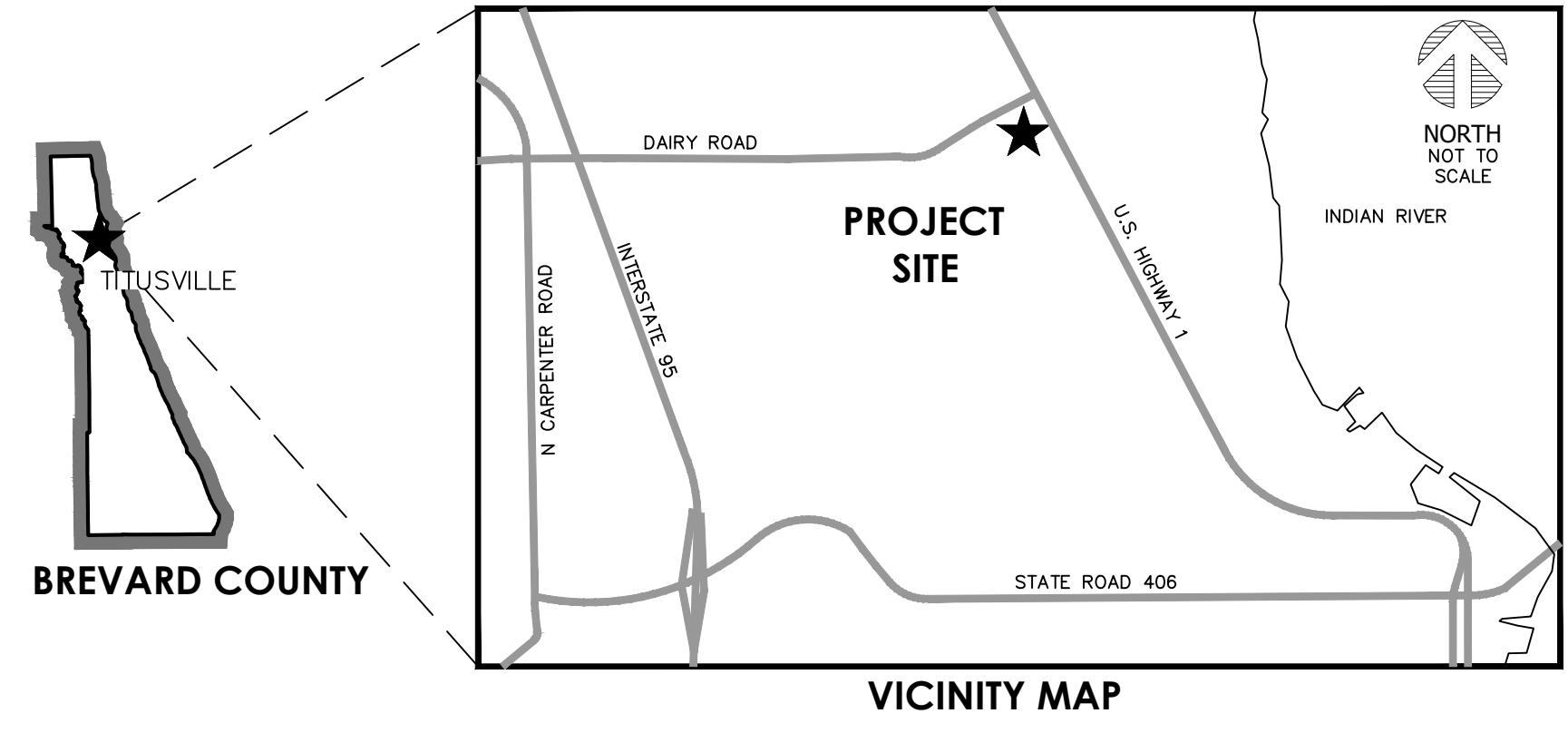
COMMENCE AT A TRIANGULAR COQUINA MONUMENT SET BY L R PAXTON MARKING THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 35 EAST, THENCE NORTH 89 DEGREES 47 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 297.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION...

SCHEDULE B SECTION II TITLE EXCEPTIONS: 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF...

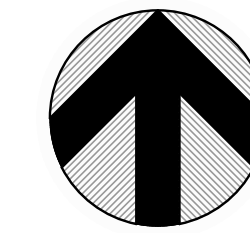
- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF... 2. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE... 3. STANDARD EXCEPTIONS: A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND...

- SURVEYORS NOTES: 1. LAST DATE OF FIELD WORK FEBRUARY 20, 2025. 2. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83, 2011 ADJUSTMENT GRID BEARING. 3. ELEVATIONS AND BENCH MARKS ARE BASED ON BREVARD COUNTY BENCH MARK BC PID: BSA09, AT LATITUDE 28°38'23.61865"N, LONGITUDE: 80°49'53.69043"W, WITH AN ELEVATION OF 16.387 RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

- ALTA / NSPS TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION NOTES: 1. AS TO TABLE A OPTIONAL ITEM 1, MONUMENTATION WAS RECOVERED OR SET AT ALL PROPERTY CORNERS AS SHOWN ON THIS MAP. 2. AS TO TABLE A OPTIONAL ITEM 2, THE ADDRESS OF THE SUBJECT PARCEL IS U.S. HIGHWAY 1 & DAIRY ROAD, TITUSVILLE, FL 32796. A STREET NUMBER WAS NOT LISTED IN TITLE COMMITMENT.

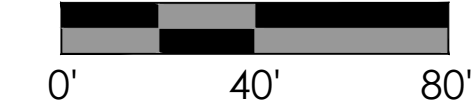


Project information including CLIENT (BLACKFIN PARTNERS), PROJECT (TITUSVILLE-DAIRY ROAD), PROJECT NO (11324), SHEET (1 of 3), and BASEPOINT SURVEYING, INC. logo and contact information.



NORTH

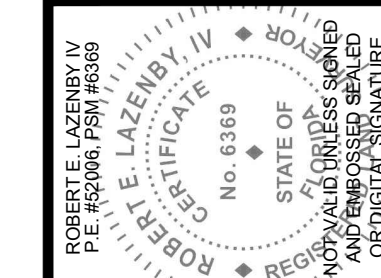
SCALE: 1" = 40'



LEGEND:

- FIRC = FOUND IRON ROD AND CAP
- FR = FOUND IRON ROD
- SIRC = SET 1/2" IRON ROD WITH CAP STAMPED "LB8112"
- FCM = FOUND CONCRETE MONUMENT
- FN&D = FOUND NAIL & DISK
- SN&D = SET NAIL & DISK STAMPED "PRM / PCP LB8112"
- FIP = FOUND IRON PIPE
- NOID = NO IDENTIFICATION
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- (M) = MEASURED, (D) = DESCRIPTION / DEED,
- (C) = CALCULATED, (P) PLAT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SET NAIL AND DISK STAMPED "TRAV PT LB8112"
- MES = MIERED END SECTION
- RCP = REINFORCED CONCRETE PIPE
- ADS = ADVANCED DRAINAGE SYSTEMS PIPE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NAD = NORTH AMERICAN DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- LB = LICENSED BUSINESS
- POWER POLE
- HIGHWAY SIGN
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WELL
- LIGHT POLE
- OVERHEAD POWER LINE
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- ASPHALT AREA
- CONCRETE AREA
- UTILITY FLAG

NO.	DATE	APPROVED	DESCRIPTION



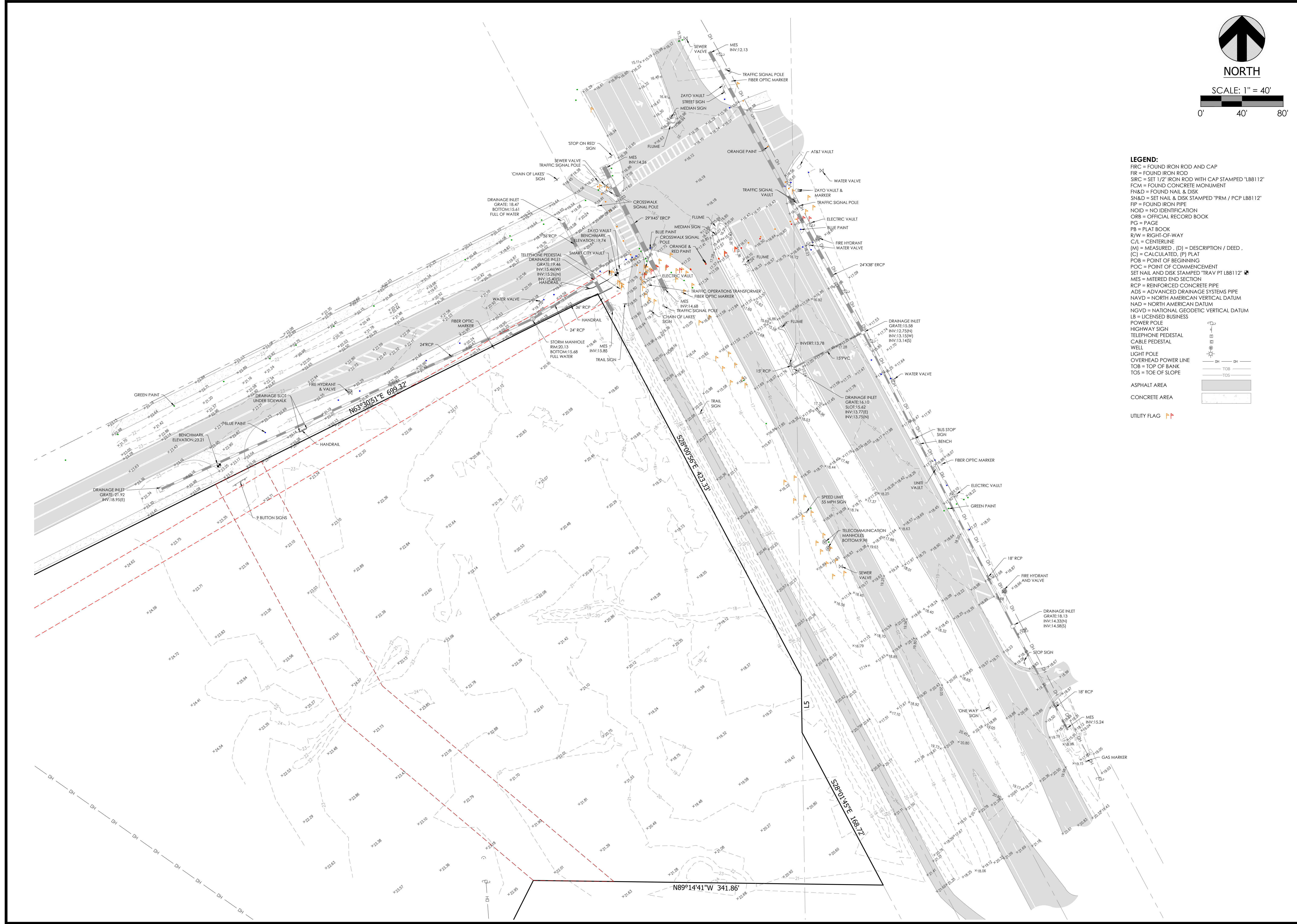
DRAWN BY:	REL4
CHECKED BY:	REL4

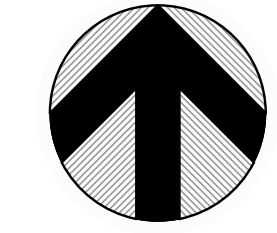
EMAIL: lazebny@basepointurveying.com
 basepointurveying.com
 LAKELAND, FL 33807
 WOODLAND AVENUE
 BARTOW, FL 33850
 FLORIDA CERTIFICATE OF AUTHORIZATION # 18 9172

BASEPOINT
SURVEYING, INC.

CLIENT: BLACKFIN PARTNERS
 TITUSVILLE-DAIRY ROAD
 PROJECT: ALTA / NSPS
 LAND TITLE SURVEY
 DAIRY ROAD, TITUSVILLE, FL 32706

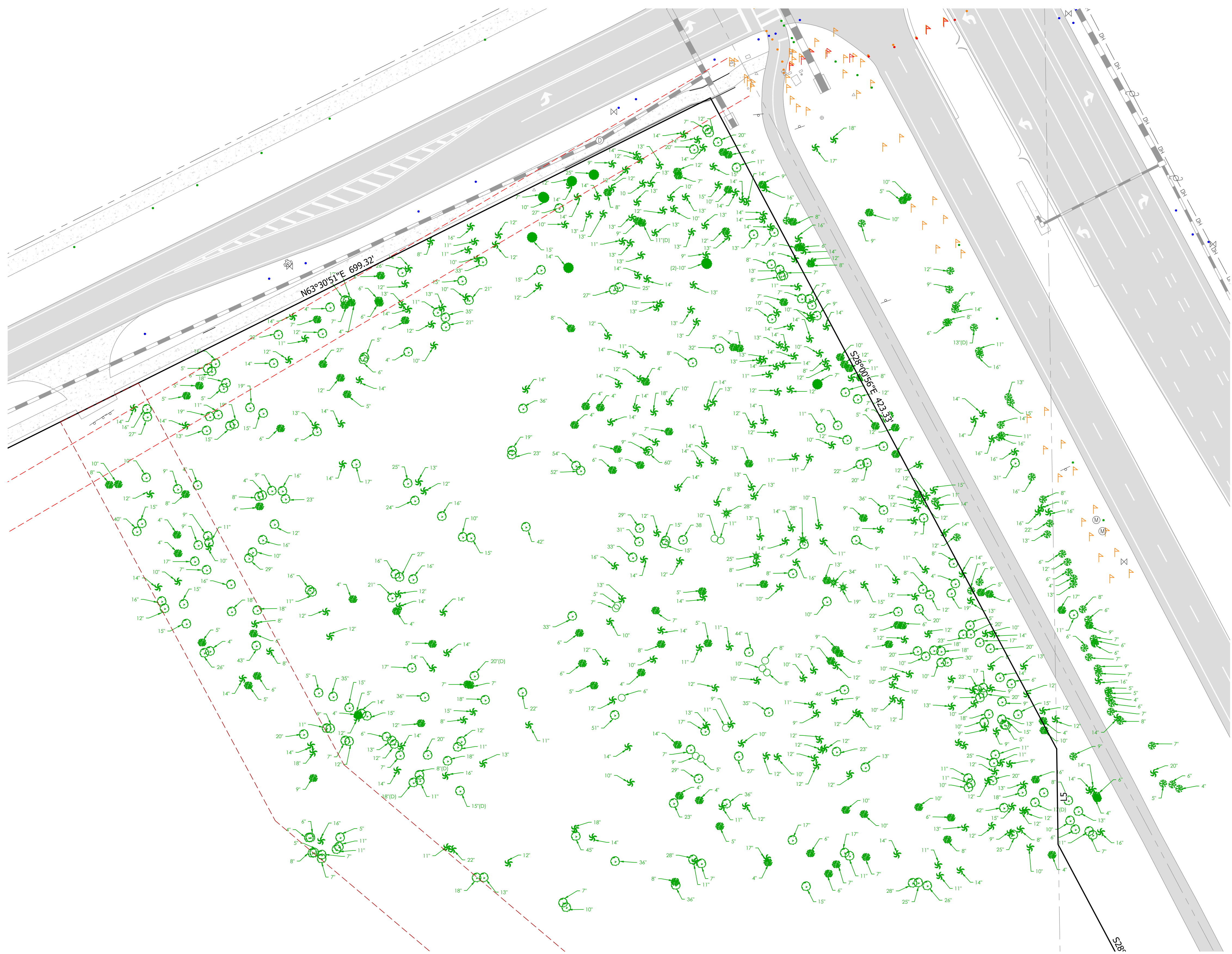
PROJECT NO.	11324
SHEET	2 OF 3





NORTH

SCALE: 1" = 30'



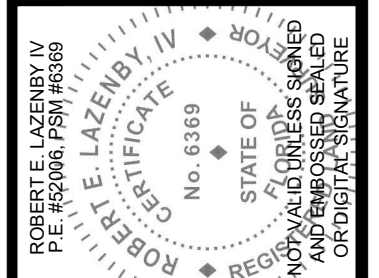
TREE LEGEND:

- OAK TREE
- PALM TREE
- MAPLE TREE
- PINE TREE
- CAMPHOR TREE
- MAGNOLIA TREE
- TREE SPECIES UNKNOWN

TREE NOTE:

DESCRIPTION OF 'D' IN TREE MEASUREMENT INDICATES A TREE THAT IS DEAD.

NO.	DATE	APPROVED	DESCRIPTION



DRAWN BY: REL4
 CHECKED BY: REL4

EMAIL: lazebny@basepoint.com
 basepointurveying.com
 LAKELAND, FL 33807
 WOODLAWN AVENUE
 BARTOW, FL 33830
 FLORIDA CERTIFICATE OF
 AUTHORIZATION # 18 812

BASEPOINT
 SURVEYING, INC.

CLIENT: BLACKFIN PARTNERS
 TITUSVILLE-DAIRY ROAD
 PROJECT: ALTA / NSPS
 LAND TITLE SURVEY
 DAIRY ROAD, TITUSVILLE, FL 32796

PROJECT NO	SHEET
11324	3 of 3

Prepared by and return to:

Yindra Velazquez
Alhadeff & Rouso Law, P.A.
11900 Biscayne Boulevard
Ste 289
Miami, FL 33181
786.618.9703
File No 4353

Parcel Identification No 21-35-28-00-279

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22 day of December, 2023 between Robert Carl Goethe and Beverly Page Goethe, Trustees of Robert Carl Goethe and Beverly Page Goethe Revocable Trust dated July 6, 2011, whose post office address is 10714 North River Ranch Path, Crystal River, FL 34428, of the County of Citrus, State of Florida, Grantor, to CHALAV LLC, a Florida Limited Liability Company, whose post office address is 19955 Northeast 38th Court, 1006, Aventura, FL 33180, of the County of Miami-Dade, FL, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard, Florida, to-wit:

See Exhibit A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert Carl Goethe and Beverly Page Goethe Revocable Trust dated July 6, 2011

By: Robert Carl Goethe
Robert Carl Goethe, Trustee

By: Beverly Page Goethe
Beverly Page Goethe, Trustee

Lacey Brown
WITNESS

PRINT NAME: Lacey Brown

Ashley Toney
WITNESS

PRINT NAME: Ashley Toney

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of December, 2023, by Robert Carl Goethe and Beverly Page Goethe, Trustees of Robert Carl Goethe and Beverly Page Goethe Revocable Trust dated July 6, 2011.

Pamela L. Spearman
Signature of Notary Public
Print, Type/Stamp Name of Notary



PAMELA L. SPEARMAN
Notary Public
State of Florida
Comm# HH082351
Expires 1/19/2025

Personally Known: OR Produced Identification:
Type of Identification _____
Produced: _____

Exhibit A
Legal Description

A parcel of land lying in the Northeast 1/4 of Section 29, Township 21 South, Range 35 East, and the Northwest 1/4 of Section 28, Township 21 South, Range 35 East, Brevard County, Florida, being the lands described in Exhibit A in the Warranty Deed to Trustee under Declaration of Trust, as described in Official Records Book 5736, Page 7156, LESS AND EXCEPT the lands described in Official Records Book 7053, Page 2506, ALSO LESS AND EXCEPT the Right of Way for Dairy Road as described in Official Records Book 2978, Page 1657, and all lands lying North of said Dairy Road, all references to Official Records are to the Public Records of Brevard County, Florida, said lands being more particularly described as follows:

Commence at a triangular coquina monument set by L R Paxton marking the East 1/4 corner of Section 29, Township 21 South, Range 35 East, thence North 89 degrees 47 minutes 55 seconds West along the South line of said Northeast 1/4, 297.99 feet to the Point of Beginning of this description, thence continue North 89 degrees 47 minutes 55 seconds West along said South line 537.00 feet to the Southeast corner of the land described in Deed Book NN, Page 184, of the Public Records of Brevard County, Florida, thence North 00 degrees 05 minutes 05 seconds West along the East line of said land 318.45 feet to the Northeast corner thereof, thence North 89 degrees 47 minutes 55 seconds West along the North line of said land, 273.57 feet to the Northwest corner thereof and the East line of Bryson's Subdivision as recorded in Plat Book 12, Page 108, of said Public Records, thence North 00 degrees 05 minutes 05 seconds West along said East line 62.10 feet to the Northeast corner of said Bryson's Subdivision and the Right of Way line for Mimosa Lane and Dairy Road as described in Official Records Book 2978, Page 1657, of said Public Records thence along said Right of Way line the following five courses, North 30 degrees 53 minutes 02 seconds West, 91.93 feet, thence South 54 degrees 39 minutes 36 seconds West 64.20 feet, thence North 31 degrees 35 minutes 35 seconds West, 58.42 feet to a point on a curve having a radius of 4,285.79 feet and being concave Southeasterly, from which a radial line bears South 31 degrees 47 minutes 02 seconds East, thence along the arc of said curve through a central angle of 06 degrees 20 minutes 25 seconds, 474.26 feet to the point of tangency of said curve, thence North 64 degrees 33 minutes 23 seconds East, 699.25 feet to the Westerly line of the former Florida East Coast Railway Enterprise Branch line, thence along said Westerly line the following three courses, South 27 degrees 00 minutes 00 seconds East, 423.12 feet to the East line of said Section 29, thence South 00 degrees 03 minutes 09 seconds West 54.97 feet, thence South 27 degrees 00 minutes 00 seconds East, 168.08 feet to the Northeast corner of lands described in Official Records Book 7053, Page 2506, of said Public Records, thence along the North and West lines of said land the following three courses, North 88 degrees 23 minutes 31 seconds West, 341.94 feet, thence South 27 degrees 48 minutes 55 seconds West 185.00 feet, thence South 11 degrees 19 minutes 25 seconds East, 271.52 feet to the Point of Beginning.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Aerospace and light manufacturing ordinance**
Department/Office: Community Development

Recommended Action:

Approve the aerospace and light manufacturing ordinance.

This item is legislative.

The City Council will hold a public hearing on June 9, 2026.

Summary Explanation & Background:

On March 24, 2026, in response to a request made by Mayor Connors, Council approved advisability for the City Manager and staff to review the City's Planned Industrial Development (PID) zoning regulations and ways to make the regulations more friendly or possible for aerospace industry and/or businesses to be able to develop in the PID zoning district areas. The ordinance was drafted in part based on Titusville's proximity to the Kennedy Space Center, Patrick Space Force Base, Space Coast Regional Airport and direct access to transportation facilities such as Interstate-95 and the FEC Railroad. The Titusville area supports a growing number of aerospace and defense related industries. The Council has determined it is desirable to amend the Land Development Regulations to expand an industrial use to support aerospace and defense related manufacturing and certain associated uses related to the same.

The ordinance expands the definition of light manufacturing to specifically include the aerospace industry in the M-1, M-2, M-3, PID, and DMU zoning districts. The ordinance also eliminates the public hearing requirement for a childcare facility in the PID zoning district under certain circumstances. Finally, the ordinance allows structured parking in the PID zoning as a primary use.

On May 26, 2026, the City Council requested additional language pertaining to the aerospace industry in proximity to the airport. Enclosed for the Commission's recommendation is an amended ordinance with a new subsection and title 28-210(e) "Light manufacturing activities permitted in the PID."

Alternatives:

- Approve the ordinance with changes.
- Do not approve the ordinance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Aerospace_Manufacturing_Ord Ver4
2. Aerospace_Manufacturing_Ord Ver5

ORDINANCE NO. X-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATING TO USES WITHIN THE PLANNED INDUSTRIAL DEVELOPMENT (PID) ZONING DISTRICT TO ALLOW CHILDCARE FACILITIES AS A LIMITED USE AND STAND ALONE PARKING STRUCTURES AS A LIMITED USE AND TO EXPAND THE DEFINITION OF LIGHT MANUFACTURING TO INCLUDE AEROSPACE AND DEFENSE RELATED RESEARCH AND MANUFACTURING BY AMENDING SECTIONS 28-54 "USE TABLE"; 28-110 "CHILDCARE FACILITY"; 28-154 "PARKING STRUCTURES" AND 28-210 "LIGHT MANUFACTURING"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, based on Titusville's proximity to the Kennedy Space Center, Patrick Space Force Base, Space Coast Regional Airport and direct access to transportation facilities such as Interstate-95 and the FEC Railroad; and

WHEREAS, the Titusville area supports a growing number of aerospace and defense related industries; and

WHEREAS, the Titusville City Council has determined it is desirable to amend the Land Development Regulations to expand an industrial use to support aerospace and defense related manufacturing and certain associated uses related to the same.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA as follows:

SECTION 1: Recitals. The foregoing recitals are deemed true and correct and are hereby adopted and incorporated herein by this reference.

SECTION 2: That Chapter 28, "Zoning", Article IV, "Use Table", Section 28-54, "Use table", of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Community centers	P			C	C	C	C	C	C	C	C	C		P	P	L	L	L	C					P	P	P	P	P	C	L	L	L			P	P		28-238				
Community service	P			C	C	C	C	C	C	C	C	C		P	P	L	L	L	C										C		L	L	L			C		28-239				
Convention center																								C	L													28-240				
Domestic violence shelter																										L													28-241			
Family day care homes				P	P	P	P	P	P	P	P	P												L	L	L		P		P	P			P	P		28-242					
Government facilities			P	C	C	C	C	C	C	C	C	C												P	P	P	P	P		L	L	L	L		P	P		28-243				
Heliports or landing pads																							P																28-244			
Incinerators			C																																				28-245			
Landfill			C																																				28-246			
Library			P	C	C	C	C	C	C	C	C	C																	C	C	C	C							28-247			
Nursing homes, convalescent homes and extended care facilities															P																						C	L		28-248		
Passenger terminal facilities																								P	P	P														28-249		
Performing arts theater																	P	P	P																					28-250		
Post office			P																										P												28-251	
Prison, detention facilities and work camps			C																																						28-252	
Public utility		C	P																				P						C	C	C	C									28-253	
Recovery/halfway house																																									28-254	
Schools (public or private)	C		L	C	C	C	C	C	C	C																			L	L	L											28-255
Solar facility	P																						P	P	P	P															28-255.5	
Vocational school																L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	28-256		
Recreation																																										
Community gardens	L		P	L	L	L	L	L	L	L	L	L	L																L	L											28-271	
Golf course	P	P																																							28-272	
Park (private)	P	P		P	P	P	P	P	P	P	P	P	C																												28-273	
Parks (public or non-profit)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	28-274		
Recreational and commercial amusement (indoor)	C																																									28-275
Recreational and commercial amusement (outdoor)																	C	C	C																							28-276
Tennis clubs		P																																							28-277	

SECTION 3: That Chapter 28, “Zoning”, Article V, “Use Standards”, Division 3, “Commercial”, Section 28-110, “Childcare facility”, of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-110. Childcare facility.

(a) *Districts where permitted.*

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

(b) *Definition.* "Childcare facility:" As defined by Section 402.302, Florida Statutes, as may be amended.

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

(1) In the Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Office Professional (OP), Planned Industrial Development (PID), and Urban Mixed-Use (UMU) zoning districts, childcare facilities:

- a. Shall be required to proceed through the conditional use permit process when located on a local street, or abutting property with a single-family zoning or use. A conditional use permit is not required when a childcare facility is approved as part of an approved master plan.
- b. Shall not be issued a business tax receipt until a license has first been obtained from the Florida Agency for Healthcare Administration and any other permitting agency as required by law including the provisions of these regulations.
- c. Shall provide a landscape buffer in accordance with Chapter 31, Article III, Division 10 on non-street property lines. Properties in the DMU zoning district shall provide landscaping pursuant to Chapter 31, Article III, Division 10.
- d. Shall set back all structures, playgrounds, and outdoor recreation areas a minimum of fifty (50) feet from any abutting residential zoning district or residential use, except mixed residential-commercial uses.
- e. Shall provide a passenger drop-off zone adjacent to the facility providing clear ingress and egress from parking and other areas.

(2) In the Indian River City-Commercial (IRCN-C) zoning district, childcare facilities:

- a. Shall not be issued a business tax receipt until a license has first been obtained from the Florida Agency for Healthcare Administration and any other permitting agency as required by law including the provisions of these regulations.
- b. Shall provide a passenger drop-off zone adjacent to the facility providing clear ingress and egress from parking and other areas.

- c. Shall set back all structures, playgrounds, and outdoor recreation areas a minimum of fifty (50) feet from any abutting residential zoning district or residential use, except mixed residential-commercial uses.
- (d) *Standards for conditional uses.* These uses require public hearings.
 - (1) In the Residential Estate (RE), Rural Residential (RR), Single-Family Low Density (R-1A), Single-Family Medium Density (R-1B), Single-Family High Density (R-1C), Multifamily Medium Density (R-2), Multifamily High Density (R-3), Residential Manufactured Housing (RMH-1), Residential Manufactured Housing Park (RMH-2), ~~Planned Industrial Development (PID)~~, General Use (GU), Downtown Mixed-Use (DMU), Downtown, Uptown, and Midtown sub-districts, Regional Mixed-Use 200 and 300 (RMU-200, RMU-300), and Urban Village (UV) zoning districts, childcare facilities may be approved by meeting the standards in (c)(1) above, and by obtaining a conditional use permit.
 - (2) In addition to the requirements in (c)(1) above, childcare facilities in the Urban Mixed-Use (UMU) zoning district shall be located on property that is adjoining to an intersection of Deleon Avenue or Park Avenue.
 - (3) In addition to the requirements in (c)(1) above, in the Indian River City Neighborhood-Residential (IRCN-R) zoning district, childcare facilities shall be on property adjacent to, and with access to, Knox McRae Drive and shall be on property that has a principal use of a church.

SECTION 4: That Chapter 28, “Zoning”, Article V, “Use Standards”, Division 3, “Commercial”, Section 28-154, “Parking structures”, of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-154. Parking structures.

(a) *Districts where permitted.*

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

- (b) *Definition.* "Parking structures:" A stand-alone structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages.
- (c) *Standards.*
 - (1) In the Downtown Mixed-Use (DMU) zoning district, parking structures:
 - a. On main thoroughfares shall have liner buildings lining the first and second stories. All parking lots, garages, and parking structures shall be located behind liner shops on the ground floor, or in a separate parking structure.

- b. Shall not have vehicular entrances to parking lots, garages, and parking structures wider than twenty-four (24) feet at the frontage.

(2) In the Planned Industrial Development (PID) zoning district, parking structures may be approved as part of an approved master plan.

SECTION 5: That Chapter 28, “Zoning”, Article V, “Use Standards”, Division 4, “industrial”, Section 28-210, “Light manufacturing”, of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-210. Light manufacturing.

(a) *Districts where permitted.*

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

(b) *Definition.* "Light manufacturing:" Establishments engaged in the design, assembly, finishing, processing, and packaging of products without the processing of raw materials; for example: bottling plants, welding shops, and vehicle assembly establishments. Light manufacturing may also include aerospace and defense related research and manufacturing such as the fabrication, design, development, testing production, assembly, operation, processing, inspection, repair, testing, maintenance, refurbishment, or integration of aircraft, spacecraft, satellites, missiles, rockets, unmanned aerial vehicles (UAVs/drones), defense systems, or related parts, components, subsystems, accessories, attachments, materials, and supporting equipment, systems, and tooling.

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

- (1) In the Light Industrial Services and Warehousing (M-1) zoning district, manufacturing:
 - a. A conditional use permit shall be required when the future land use designation is not industrial.
 - b. Minimum lot size: One (1) acre.
 - c. Manufacturing, assembly and fabrication activities shall be located no closer than seventy-five (75) feet from the property lines of the residentially zoned properties.
- (2) In the Downtown Mixed-Use (DMU) zoning district, light manufacturing:
 - a. Shall be processed as a conditional use permit for any use which the Administrator or designee believes may have a greater impact on the surrounding area or may not be compatible with the proposed site or surrounding community.
 - b. Shall not allow any accessory office, accessory commercial outlet and/or accessory restaurant to exceed more than twenty-five (25) percent of the gross floor area of the principle building, or if no building is on-site, such supporting uses shall be no larger than three thousand (3,000) square feet except by conditional use.

- c. Supporting commercial and/or restaurant uses shall be located within the front area of the facility along the primary roadway.
 - d. Shall require additional buffering between industrial uses and residentially used or designated lands at the discretion of the Administrator.
 - e. Shall not allow demolition debris sites.
 - f. Shall not allow junkyards and salvage yards or sites.
- (3) In the Urban Mixed-Use (UMU) zoning district, light manufacturing must be on property with an approved light manufacturing use existing prior to December 8, 2009. Expansions must be on property owned by the owner of the approved industrial business on or before December 8, 2009.
- (d) *Standards for conditional uses.* These uses require public hearings.
- (1) In the Downtown Mixed-Use (DMU) Downtown and Uptown sub-districts, Light Manufacturing shall meet the standards in (c)(2) above, and may be approved by obtaining a conditional use permit.

SECTION 6. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. INCORPORATION INTO THE CODE. This ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the Code may be made.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

PASSED AND ADOPTED, this ___th day of _____, 2026.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

- (2) In the Planned Industrial Development (PID) zoning district, parking structures may be approved as part of an approved master plan.

SECTION 5: That Chapter 28, "Zoning", Article V, "Use Standards", Division 4, "industrial", Section 28-210, "Light manufacturing", of the Code of Ordinances of the City of Titusville is hereby amended to read as follows:

Sec. 28-210. Light manufacturing.

(a) *Districts where permitted.*

RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1			RMH-2		RHP			
HM	T	NC	CC	RC	OP	M-1	M-2			M-3		PID			
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			C	C	L	L	L					P			

- (b) *Definition.* "Light manufacturing:" Establishments engaged in the design, assembly, finishing, processing, and packaging of products without the processing of raw materials; for example: bottling plants, welding shops, and vehicle assembly establishments.

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

- (1) In the Light Industrial Services and Warehousing (M-1) zoning district, manufacturing:
- a. A conditional use permit shall be required when the future land use designation is not industrial.
 - b. Minimum lot size: One (1) acre.
 - c. Manufacturing, assembly and fabrication activities shall be located no closer than seventy-five (75) feet from the property lines of the residentially zoned properties.
- (2) In the Downtown Mixed-Use (DMU) zoning district, light manufacturing:
- a. Shall be processed as a conditional use permit for any use which the Administrator or designee believes may have a greater impact on the surrounding area or may not be compatible with the proposed site or surrounding community.
 - b. Shall not allow any accessory office, accessory commercial outlet and/or accessory restaurant to exceed more than twenty-five (25) percent of the gross floor area of the principle building, or if no building is on-site, such supporting uses shall be no larger than three thousand (3,000) square feet except by conditional use.
 - c. Supporting commercial and/or restaurant uses shall be located within the front area of the facility along the primary roadway.
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(1) In the Downtown Mixed-Use (DMU) Downtown and Uptown sub-districts, Light Manufacturing shall meet the standards in (c)(2) above, and may be approved by obtaining a conditional use permit.

(e) *Light manufacturing activities permitted in the PID.* The following light manufacturing activities are permitted South of State Road 405 and East of State Road 407, including aerospace and defense related research and manufacturing such as the fabrication, design, development, testing production, assembly, operation, processing, inspection, repair, testing, maintenance, refurbishment, or integration of aircraft, spacecraft, satellites, missiles, rockets, unmanned aerial vehicles (UAVs/drones), defense systems, or related parts, components, subsystems, accessories, attachments, materials, and supporting equipment, systems, and tooling.

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