CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

June 17, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **DETERMINATION OF A QUORUM**
5. **APPROVAL OF MINUTES**

   A. **Minutes June 3, 2026**
   Approve 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. **Small Scale Amendment (SSA) No. 1-2026 - Canaveral Ave**

B. **Comprehensive Plan Evaluation and Appraisal Report (EAR)**

Recommend transmittal of the proposed Evaluation and Appraisal Report.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. **City Staff**

B. **City Attorney**

C. **Chairman**

D. **Members**

12. ADJOURNMENT

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

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

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission

From: Bradley Parrish, Community Development Director

Subject: **Minutes June 3, 2026**

Department/Office: Planning

Recommended Action:
Approve Minutes

Summary Explanation & Background:
Minutes June 3, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:
1. 06.03.26 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 June 3, 2026 at 6:00 p.m.

XXX

Chairman Aton called the meeting to order at 6:00 p.m. Present were, Vice Chairman John Scully, 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. Also, in attendance were Principal Planner Eddy Galindo, Assistant City Attorney David Melito and Recording Secretary Laurie Dargie.

XXX

Member Garrod made a motion to approve the minutes of the May 20, 2026 meeting as presented. Vice Chairman Scully seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present
None

XXX

Old Business

Conditional Use Permit CUP#9-2025, Parcel ID# 21-35-28-00-279
Principal Planner Eddy Galindo stated that the applicant has requested a continuance of this item until the June 17, 2026 Planning and Zoning Commission meeting.

Member Garrod suggested that the applicant provide a traffic study report before they make their presentation. Mr. Galindo said he will forward Member Garrod's email to the applicant for their consideration.

XXX

Member Garrod made a motion to table Conditional Use Permit CUP#9-2025, Parcel ID# 21-35-28-00-279 until the June 17, 2026 Planning and Zoning Commission meeting. Member Graham seconded.

Roll call was as follows:

Member Garrod Yes

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

Motion passed.

XXX

New Business

Aerospace and Light Manufacturing Ordinance

Principal Planner Eddy Galindo provided an updated version of the ordinance. Principal Planner Eddy Galindo gave an overview of this item.

Member Troutman provided a two (2) page handout of undefined terms in amended Section 28-210 and recommended proposed definitions from FAA and DoD as options to use in the ordinance.

The Planning and Zoning Commission members had discussion regarding the ordinance as it relates to childcare facilities and restaurants in PID and allowing this in approved and existing PID and Master Plans as accessory uses.

Rick Schmidt of Titusville, Florida came to speak. Mr. Schmidt intended to speak about the previous item that was tabled to the June 17, 2026 meeting. Chairman Aton advised him that he will need to come to the June 17, 2026 Planning and Zoning Commission meeting to speak about this item.

XXX

Member Rice made a motion to recommend approval of the Aerospace and Light Manufacturing Ordinance with the following recommended changes to Section 28-110 Childcare facility (c) (1) (a) A conditional use permit is not required when a childcare facility is approved as part of an approved ***or existing PID or master plan when it is an accessory use to the principal use.*** Also recommend the following change to Section 25-154 Parking Structures (2) In the Planned Development (PID) zoning district, parking structures may be approved as a part of an approved ***or existing PID or master plan when it is an accessory use to the principal use.*** The motion also approves the use of the definitions provided by Member Troutman to be included in the ordinance. Member Garrod seconded.

Roll call was as follows:

Member Graham	Yes
Secretary Fayson	Yes
Member Rice	Yes
Vice Chairman Scully	Yes
Member Garrod	Yes

Member Mack-Daniel	Yes
Chairman Aton	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

Stan Johnston of Titusville, Florida provided a handout of an email he sent to the Planning and Zoning Commission earlier today. Mr. Johnston went over the email.

XXX

Reports

Principle Planner Eddy Galindo informed the Planning and Zoning Commission that the City Council will be taking a summer recess and the June 23, 2026 City Council meeting has been cancelled.

Member Rice asked if a summary of action can be provided to the Planning and Zoning Commission as to what City Council decided on items that came before the Planning and Zoning Commission.

Chairman Aton asked if the location map can be included at the front of the agenda item when the Conditional Use Permit CUP#9-2025 comes back before the Commission on June 17, 2026.

Member Garrod said he will be unavailable to attend the June 17, 2026 Planning and Zoning Commission meeting.

XXX

Adjournment 7:05pm

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 Planning and Zoning Commission reviewed the request at its January 21, 2026 meeting and recommended denial because "it is a critical driveway both from the commerce side of the element but also from the concern the impact it adversely has on pedestrians and bicyclists." The application was scheduled for City Council review on February 24, 2026, but the applicant withdrew it from the agenda to revise the concept plan.

The applicant has since revised the concept plan to address the concerns. 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.

This item is scheduled to be heard by the City Council at the July 14, 2026 meeting.

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 6-5-26
2. CUP 9-2025 Concept Plan
3. Code
4. Survey
5. Maps
6. Blackfin Owner Authorization Kim Rezanka
7. Code
8. Owner Authorization Form
9. Owner authorization
10. 04 - (CUP) - CONDITIONAL USE PERMIT_TITUSVILLE - Signed

11. ALTA Survey
12. warranty deed 15260950

City of Titusville

Planning Department Staff Report

Conditional Use Permit

CUP No. 9-2025 – 7-Eleven

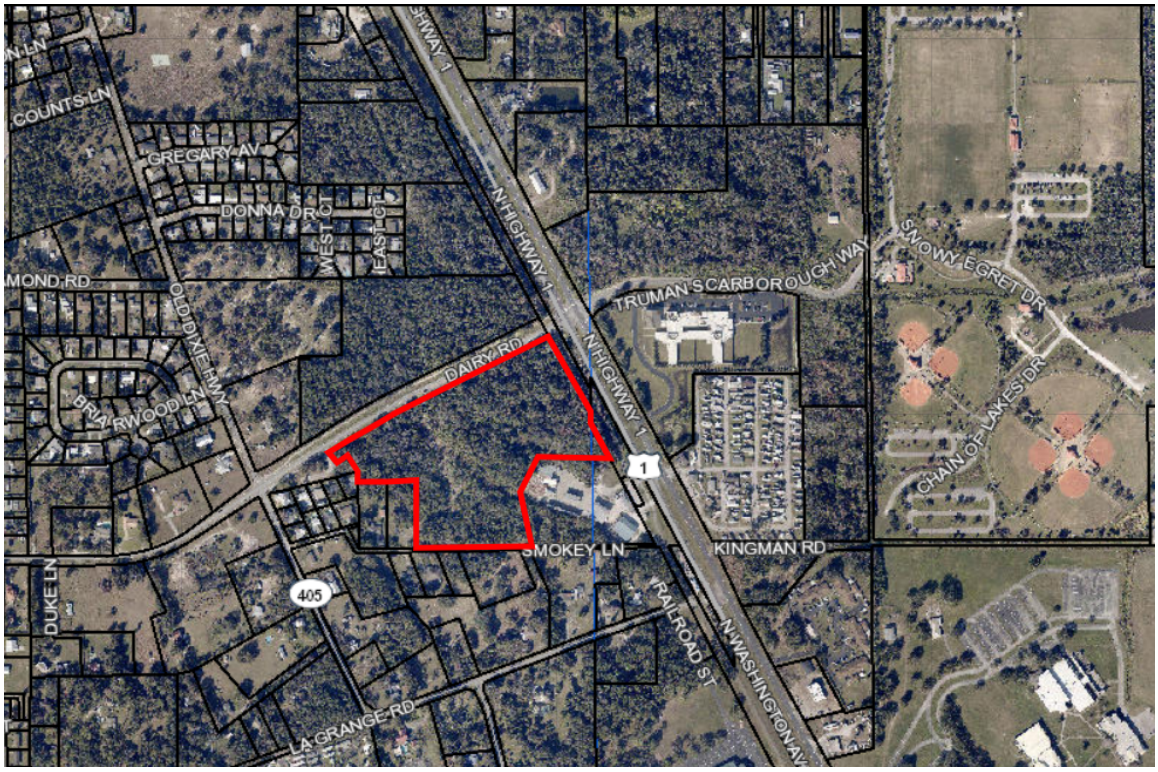
Meeting Dates:	*Planning and Zoning Commission:*	*June 3, 2026*
	City Council Public Hearing:	*June 9, 2026*
Prepared By:	Tabitha Armstrong, AICP - Planner	
Applicant(s):	Nathan Landers with permission from Daniel Gohari, authorized agent for the owner, Chalav LLC.	
Applicant's Request:	Approval of a Conditional Use Permit to allow a convenience store at Parcel ID # 21-35-28-00-279, within the Community Commercial (CC) zoning district.	
Staff Recommendation:	Approve CUP No. 9-2025	

BACKGROUND INFORMATION

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 northeast 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.

AERIAL MAP



PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

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

SURROUNDING PROPERTY INFORMATION

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

Location	Use	Future Land Use	Zoning
	Manufactured Housing	Unincorporated Brevard	Unincorporated Brevard
West	Single Family Residential	Unincorporated Brevard	Unincorporated Brevard

STAFF ANALYSIS

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

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

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

The revised access configuration is more consistent with the Titusville Comprehensive Plan and state-recognized transportation design guidance related to shared-use paths. The Florida Department of Transportation (FDOT) Design Manual, Section 224.1.4, states that "special attention should be paid to minimizing and managing conflict points along shared use paths." By utilizing the existing shared driveway connection rather than constructing a new vehicular crossing over the trail, the revised concept plan reduces potential conflicts between vehicular and multimodal traffic along the East Central Regional Rail Trail corridor.

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

Conditional Use Criteria

Section 34-76 of the LDRs states that before any Conditional Use is granted, City Council shall apply the standards set forth below and shall determine that satisfactory provisions and

arrangements of the following factors have been met by the petitioner, where applicable. The following are staff's findings based on the CUP request.

1) Compliance with all elements of the Comprehensive Plan.

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

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

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

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

Staff comment: The proposed convenience store with fuel pumps is situated in an area with a mix of residential, industrial, and commercial uses. To the north, the site abuts a vacant parcel approved for a multifamily residential development. Properties to the south include a lumber yard and single-family residential in unincorporated Brevard County. Additional residential and behavioral health uses are present to the east and west.

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

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

Staff comment: The proposed convenience store with seven multi-product dispensers (14 fueling positions) was reviewed as part of the City's preliminary concurrency assessment

and was found to meet the adopted level of service standards for potable water, wastewater, and solid waste. The development is not anticipated to generate demands that would exceed the City's available service capacity. The Public Works Department did not express any concerns related to the request.

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

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

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

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

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

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

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

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

9) Required yards and other open spaces.

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

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

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

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

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

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

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.

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

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.

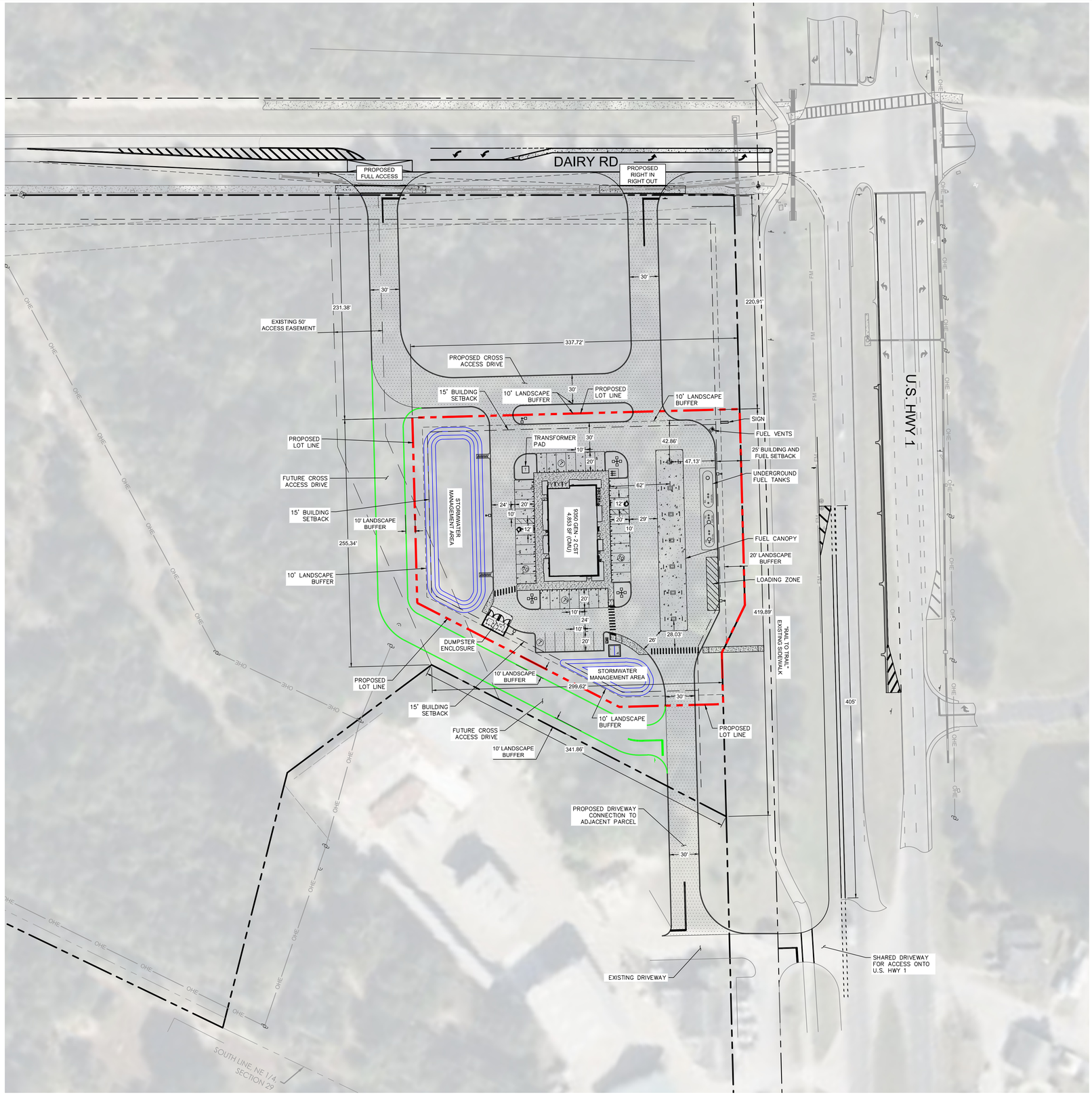
Staff comment: The applicant has indicated that the facility will be equipped with interior and exterior security cameras with video retrieval capabilities and that overnight staffing is commonly two employees, as determined by the franchisee. Based on the information provided, staff finds that the applicant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

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

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

RECOMMENDATION

Staff recommends **Approval** of CUP No. 9-2025 on condition that the utilization of the existing driveway located at the Brevard Lumber property at 1480 N Washington Avenue be improved to meet applicable local and state safety standards for pedestrians and bicyclists using the trail. 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. As presented, the proposed convenience store use and site layout are compatible with the surrounding area and applicable Comprehensive Plan policies.



SITE DATA TABLE

PROJECT NAME	7-ELEVEN #42757
PROJECT ADDRESS	SWC DAIRY ROAD & U.S. HWY. 1
TOTAL PARCEL/SITE AREA	APPROX. 89,118 SQUARE FEET (2.05 AC)
EXISTING ZONING	CC (COMMUNITY COMMERCIAL)
JURISDICTION	CITY OF TITUSVILLE
PARCEL NUMBER	21-32-28-00-279
MAX. BUILDING HEIGHT	40' (VARIANCE 21-1002)
MAX. FLOOR AREA RATIO	50%
REQUIRED LANDSCAPE BUFFERS	
FRONT	20'
SIDE / REAR	10'
REQUIRED BUILDING SETBACK	
FRONT	25'
SIDE	15'
REAR	15'
PARKING REQUIREMENTS	1 SP / 250 GSF BUILDING AREA
TOTAL PARKING REQUIRED	4,853 / 250 = 20 SPACES
STANDARD SPACES (10x20')	39
ACCESSIBLE PARKING (12'x20')	2
TOTAL PROPOSED SPACES	41

GENERAL SITE NOTES:

1. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
2. BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
3. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
4. NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
5. THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
6. THIS CONCEPT PLAN IS NOT BASED ON A SURVEYED BOUNDARY OR EXISTING FEATURES AND TOPOGRAPHY.

GRAPHIC SCALE
0 25' 50' 100'
(IN FEET)
SCALE: 1" = 50'

Know what's below. Call before you dig.

June 2, 2026
EXHIBIT
FILE PATH = I:\010063-16\Civil\01 Drawings\Site\Site Options Exhibits\SITE EXHIBIT (OPT#7).dwg
THIS DRAWING AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF BOWMAN CONSULTING AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING. REUSE OF THIS DRAWING ON ANY EXTENSION OF THIS PROJECT OR ON ANY OTHER PROJECT SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

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SITE LAYOUT OPTION #7
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	June 2, 2026	
EXHIBIT		
SHEET No.	EX.7	

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.

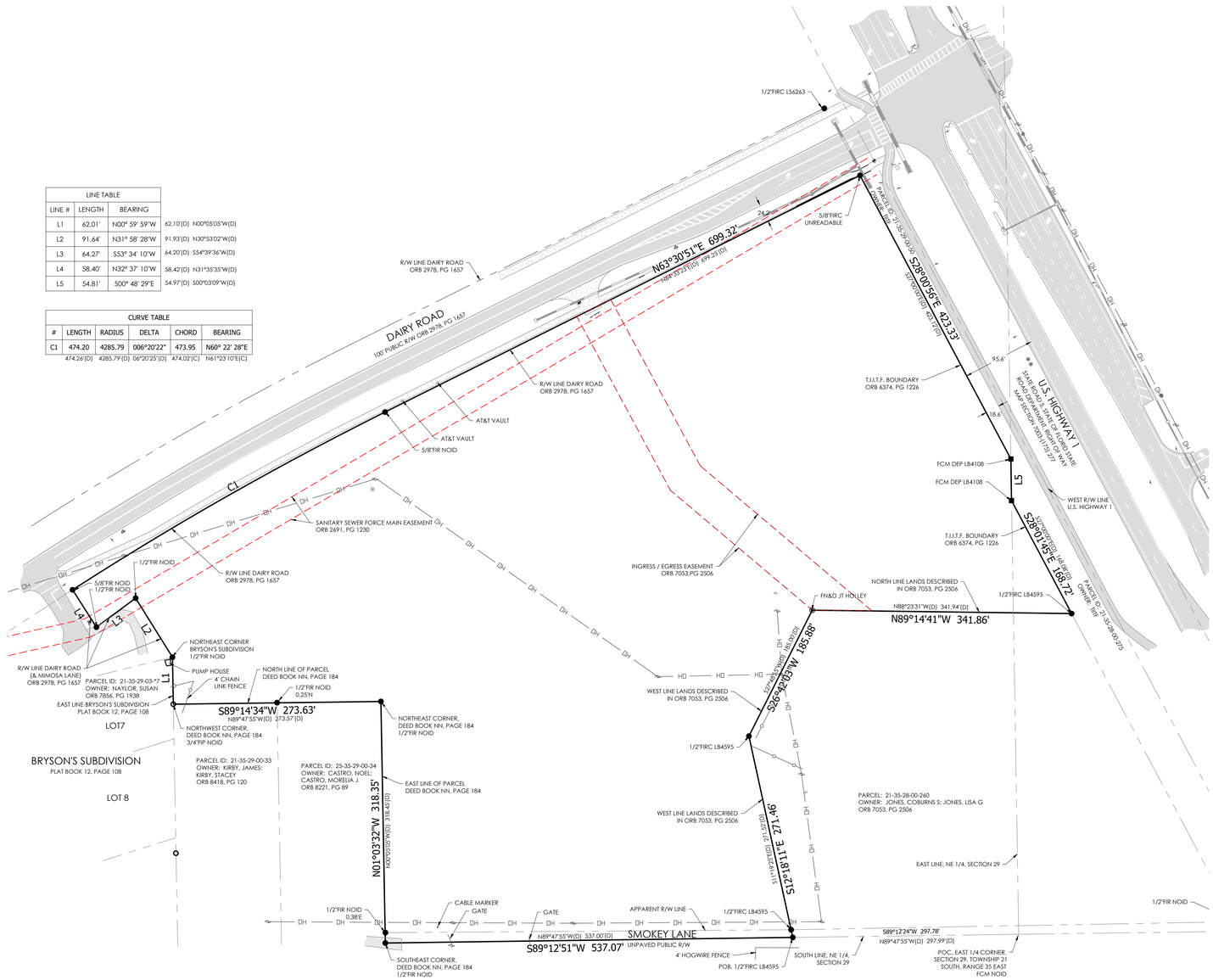
(d) *Standards for conditional uses.* These uses require public hearings.

(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)

LINE TABLE				
LINE #	LENGTH	BEARING		
L1	62.01'	N00° 59' 59"W	62.10'(D)	N00°05'05"W(D)
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°35'35"W(D)
L5	54.81'	S00° 48' 29"E	54.97'(D)	S00°03'09"W(D)

CURVE TABLE						
#	LENGTH	RAD/IUS	DELTA	CHORD	BEARING	
C1	474.20	4285.79	006°20'22"	473.95	N60° 22' 28"E	
	474.26 (D)	4285.79'(D)	06°20'25"(D)	474.02 (C)	N61°23'10"E(C)	



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.

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.***

NORTH
SCALE: 1" = 80'
0' 80' 160'

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 "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 = MITERED 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 — OH —
TOB = TOP OF BANK — TOB —
TOS = TOE OF SLOPE — TOS —
ASPHALT AREA
CONCRETE AREA
DIRT DRAIN

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2025.02.26 13:53:33 -05'00'

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/LL-FEBRUARY 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.

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.

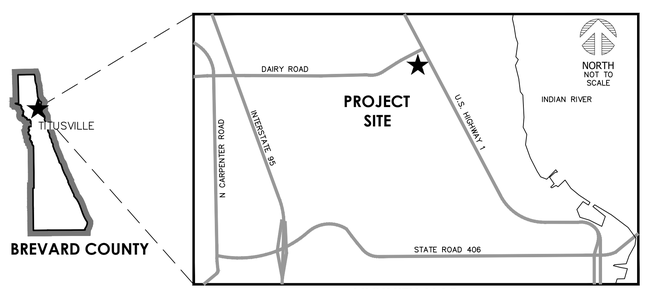
14 AS TO TABLE A OPTIONAL ITEM 14, THE DISTANCE TO THE NEAREST INTERSECTING STREET ON DAIRY ROAD IS APPROXIMATELY 365' SOUTHWEST OF THE NORTHWEST CORNER OF THE PARENT PARCEL TO OLD DIXIE HIGHWAY (STATE ROAD 405).

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.



VICINITY MAP

NO.	DATE	APPROVED	DESCRIPTION

ROBERT E. LAZENBY, IV — No. 6389 — STATE OF FLORIDA — REGISTERED LAND SURVEYOR
ADOBE SIGNED AND PASSWORD PROTECTED ORIGINAL SIGNATURE

DRAWN BY: REL4 | CHECKED BY: REL4

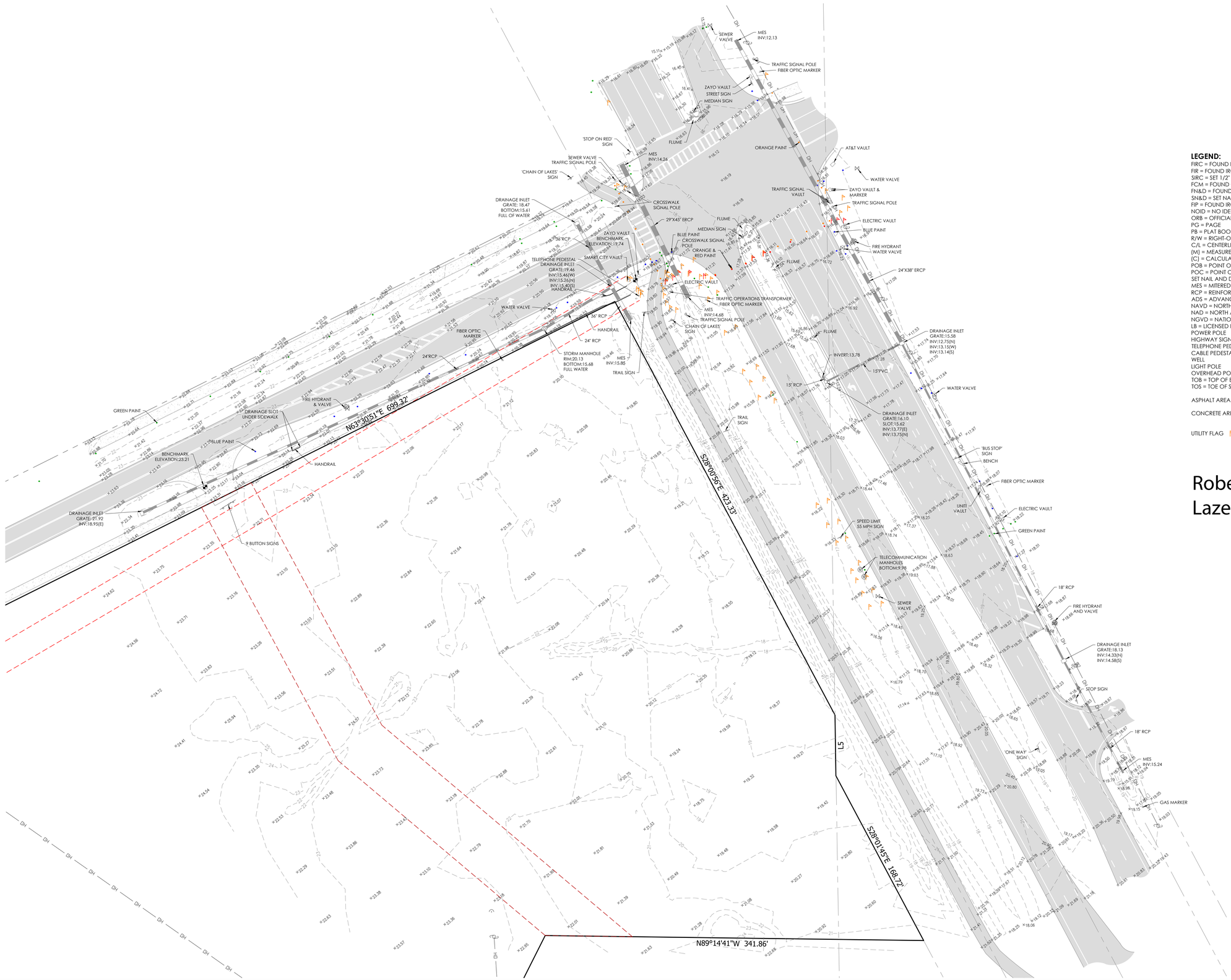
BASEPOINT SURVEYING, INC.
EMAIL: rlazenby@basepointsurveying.com
PHONE: (863) 537-7413
MAILING: 1500 SOUTH WOODLAWN AVENUE, LAKELAND, FL 33801
PHYSICAL: 150 SOUTH WOODLAWN AVENUE, LAKELAND, FL 33801
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

CLIENT: BLACKFIN PARTNERS
PROJECT: TITUSVILLE-DAIRY ROAD

ALTA / NSPS LAND TITLE SURVEY

DAIRY ROAD, TITUSVILLE, FL 32796

PROJECT NO.	SHEET
11324	1 OF 3



NORTH

SCALE: 1" = 40'

0' 40' 80'

LEGEND:

FIRC = FOUND IRON ROD AND CAP
FIR = 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
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SET NAIL AND DISK STAMPED "TRAV PT LB8112"
MES = MITERED 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 — OH —
TOB — TOB —
TOS — TOS —
ASPHALT AREA
CONCRETE AREA
UTILITY FLAG

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2025.02.26 13:54:09 -05'00'

NO.	DATE	APPROVED	DESCRIPTION

ROBERT E. LAZENBY, IV — No. 6389 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER
PERSONS NOT ALTERING THIS SURVEY MAP IN ANY WAY
REPRODUCTIONS BEARING ORIGINAL SIGNATURE

DRAWN BY: REL4 CHECKED BY: REL4

EMAIL: rlazenby@basepointsurveying.com
PHONE: (863) 537-7413
MAILING: P.O. BOX 1457
LAKELAND, FL 33802
PHYSICAL: 150 SOUTH WOODLAWN AVENUE
LAKELAND, FLORIDA
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

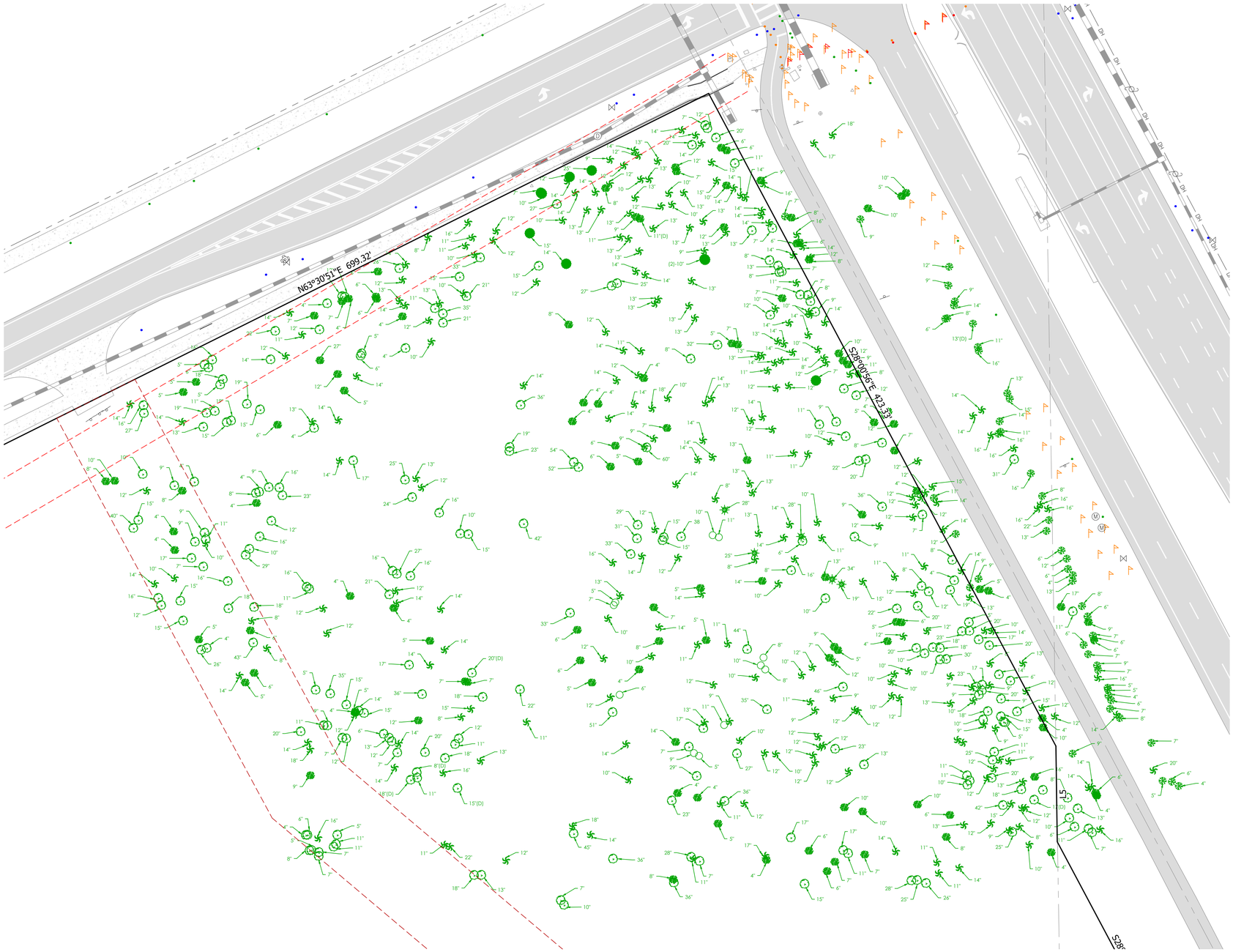
BASEPOINT SURVEYING, INC.

CLIENT: BLACKFIN PARTNERS
PROJECT: TITUSVILLE-DAIRY ROAD

ALTA / NSPS LAND TITLE SURVEY

DAIRY ROAD, TITUSVILLE, FL 32796

PROJECT NO.	SHEET
11324	2 OF 3



NORTH

SCALE: 1" = 30'

0' 30' 60'

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.

Robert E Lazenby IV

Digitally signed by Robert E Lazenby IV
Date: 2025.02.26 13:54:44 -05'00'

NO.	DATE	APPROVED	DESCRIPTION

ROBERT E. LAZENBY, IV — STATE OF FLORIDA — No. 6389 — REGISTERED LAND SURVEYOR
PERSON(S) PERFORMING SURVEY
ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY
ORIGINAL SIGNATURE

DRAWN BY:	CHECKED BY:
REL4	REL4

BASEPOINT SURVEYING, INC.
EMAIL: rlazenby@basepointsurveying.com
PHONE: (863) 337-7413
MAILING: P.O. BOX 4437 LAKELAND, FL 33807
PHYSICAL: 150 SOUTH WOODLAWN AVENUE WINTER HAVEN, FL 33880
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

CLIENT: BLACKFIN PARTNERS
PROJECT: TITUSVILLE-DAIRY ROAD

ALTA / NSPS LAND TITLE SURVEY

DAIRY ROAD, TITUSVILLE, FL 32796

PROJECT NO.	SHEET
11324	3 OF 3



Aerial 2024

CUP #9-2025

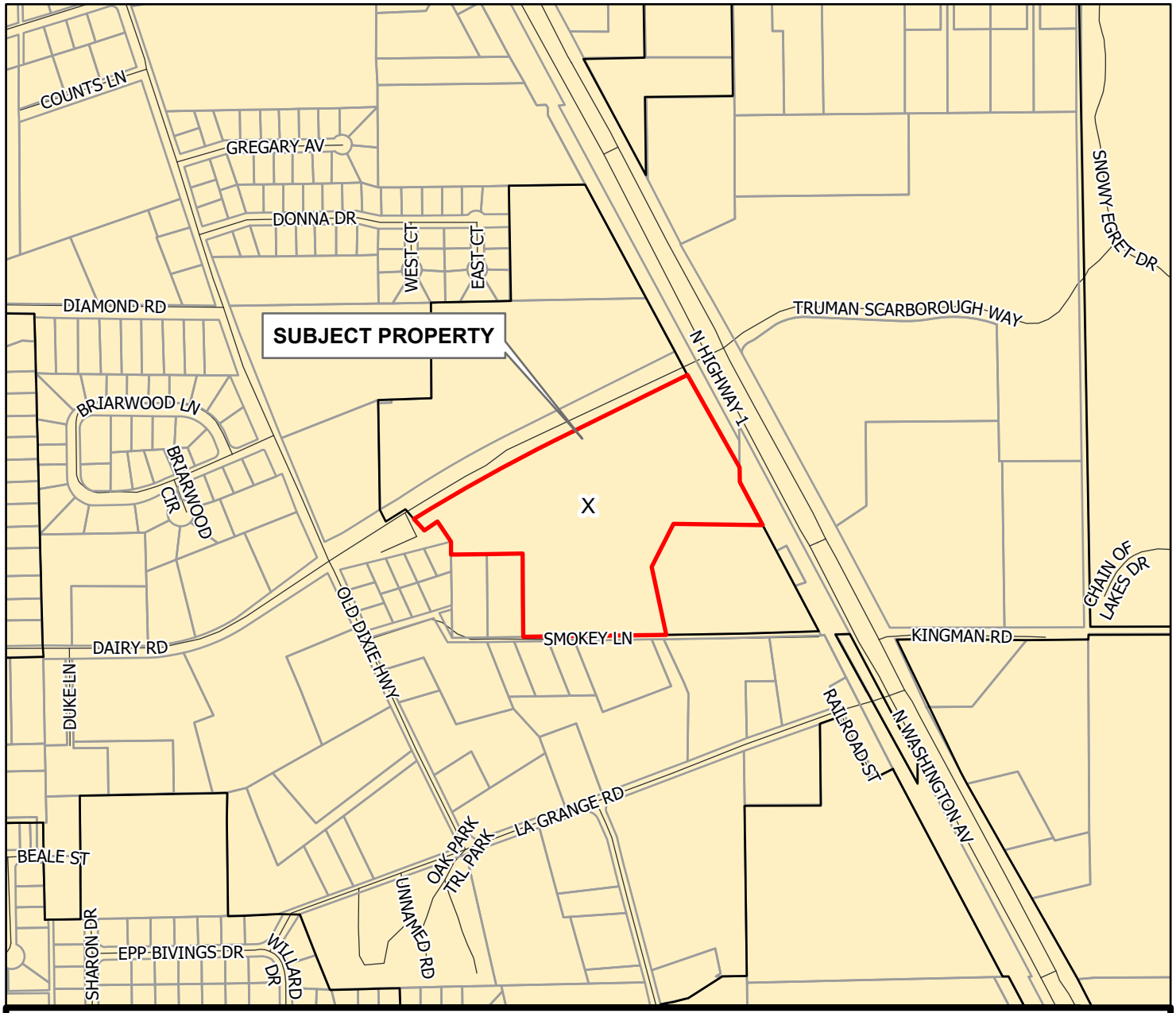
0 250 500 1,000 Feet

Community Development Department

Aerial photography provided by the Brevard County Property Appraiser's Office

8/14/2025

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FEMA FLOOD HAZARD AREAS

CUP #9-2025

Special Flood Hazard Area Zones

- A
- A0
- AE
- AO
- VE

Moderate Flood Hazard Area Zone

- X5

Minimal Flood Hazard Zones

- C
- X
- X .2 PCT

Other Flood Zone Areas

- D
- FW

N W E S

TITUSVILLE, FLORIDA FOUNDED 1867

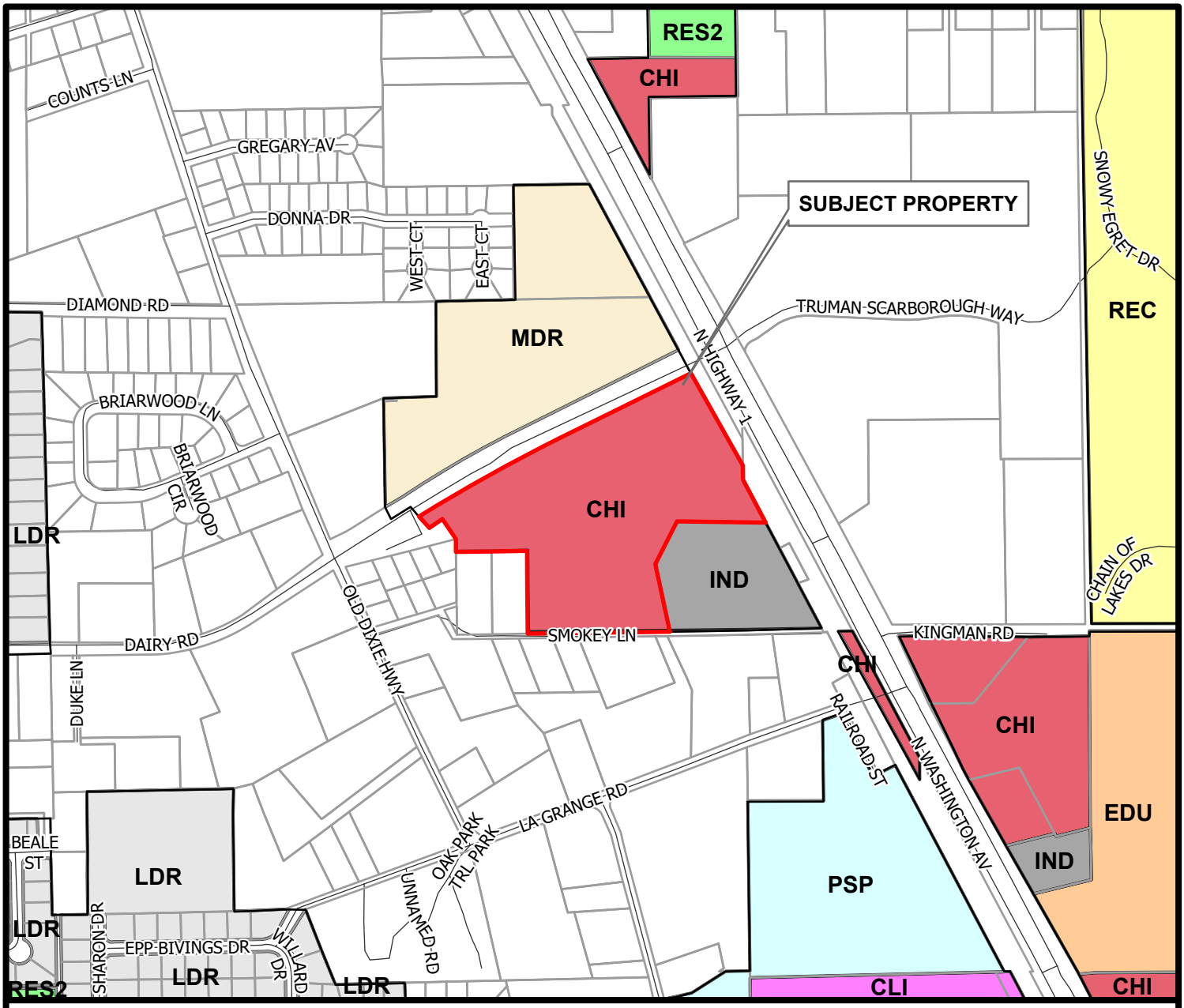
0 250 500 1,000 Feet

Community Development Department

Source: FEMA FHA Update, 01/29/2021

8/14/2025

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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

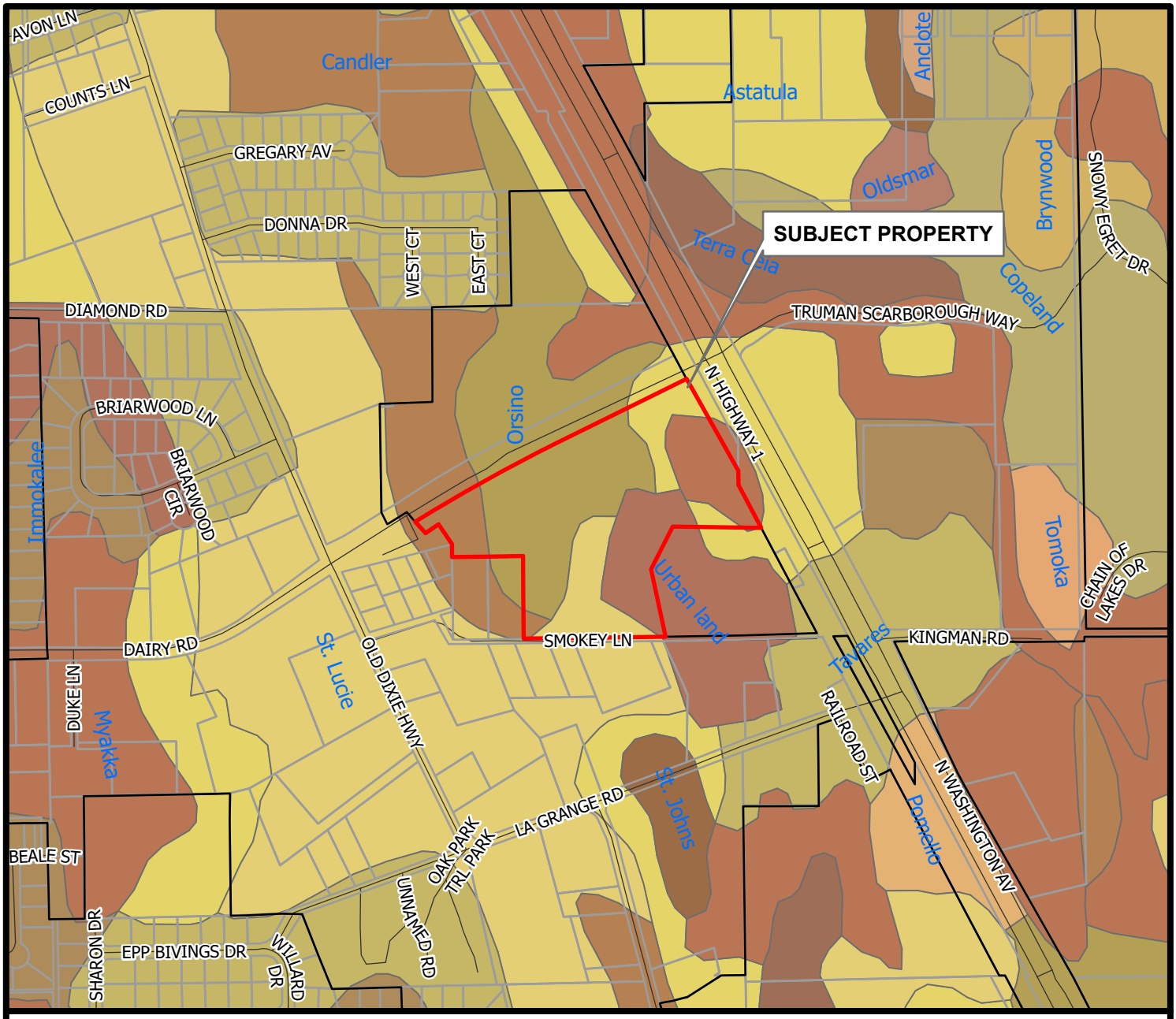
N W E S

0 250 500 1,000 Feet

Community Development Department

8/14/2025

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

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

N
W E
S

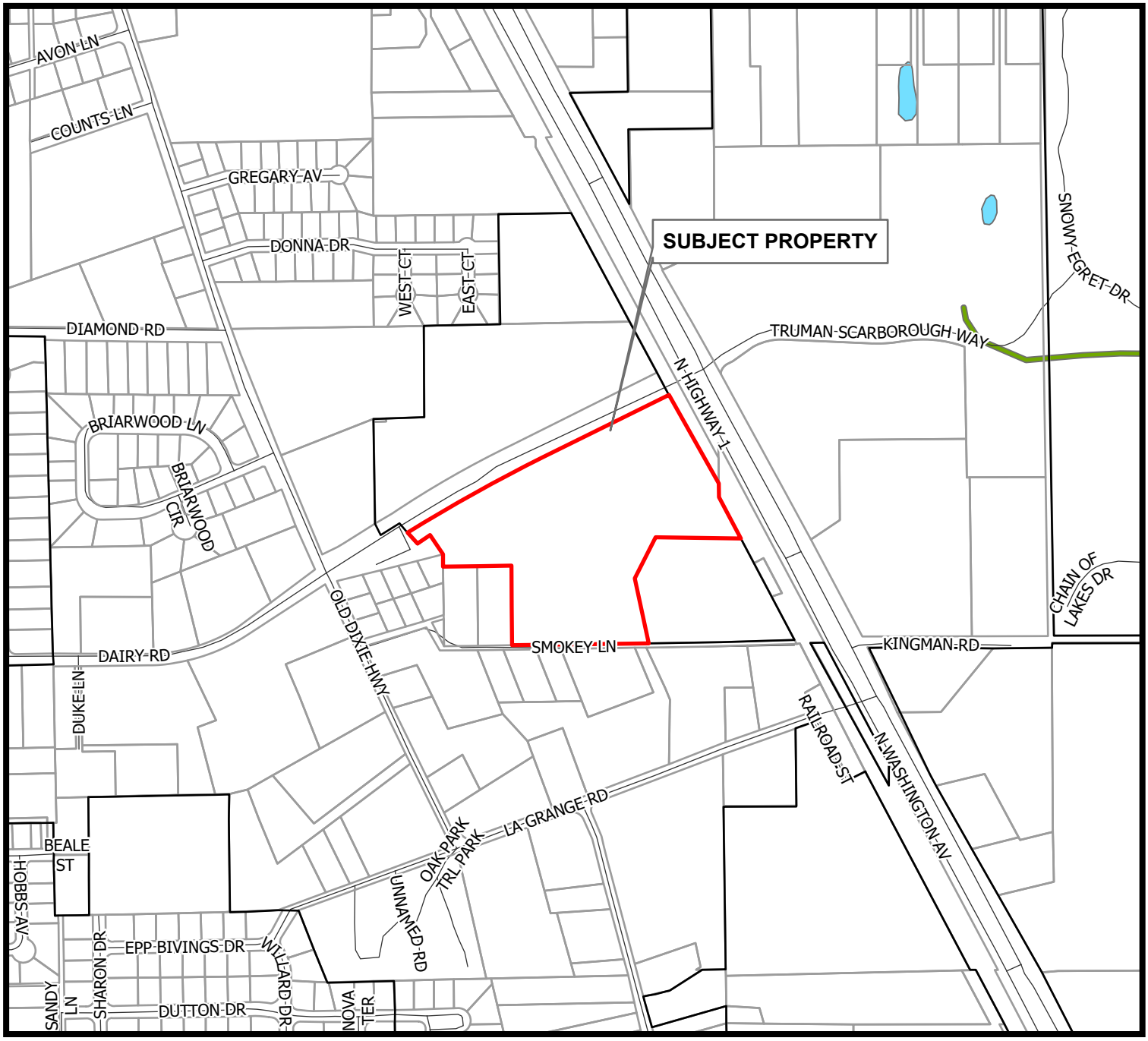
0 250 500 1,000 Feet

Community Development Department

8/14/2025

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

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WETLANDS IN VICINITY OF PROPERTY

CUP #9-2025

N
W
E
S

TITUSVILLE, FLORIDA
FOUNDED 1867

WETLAND_TY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

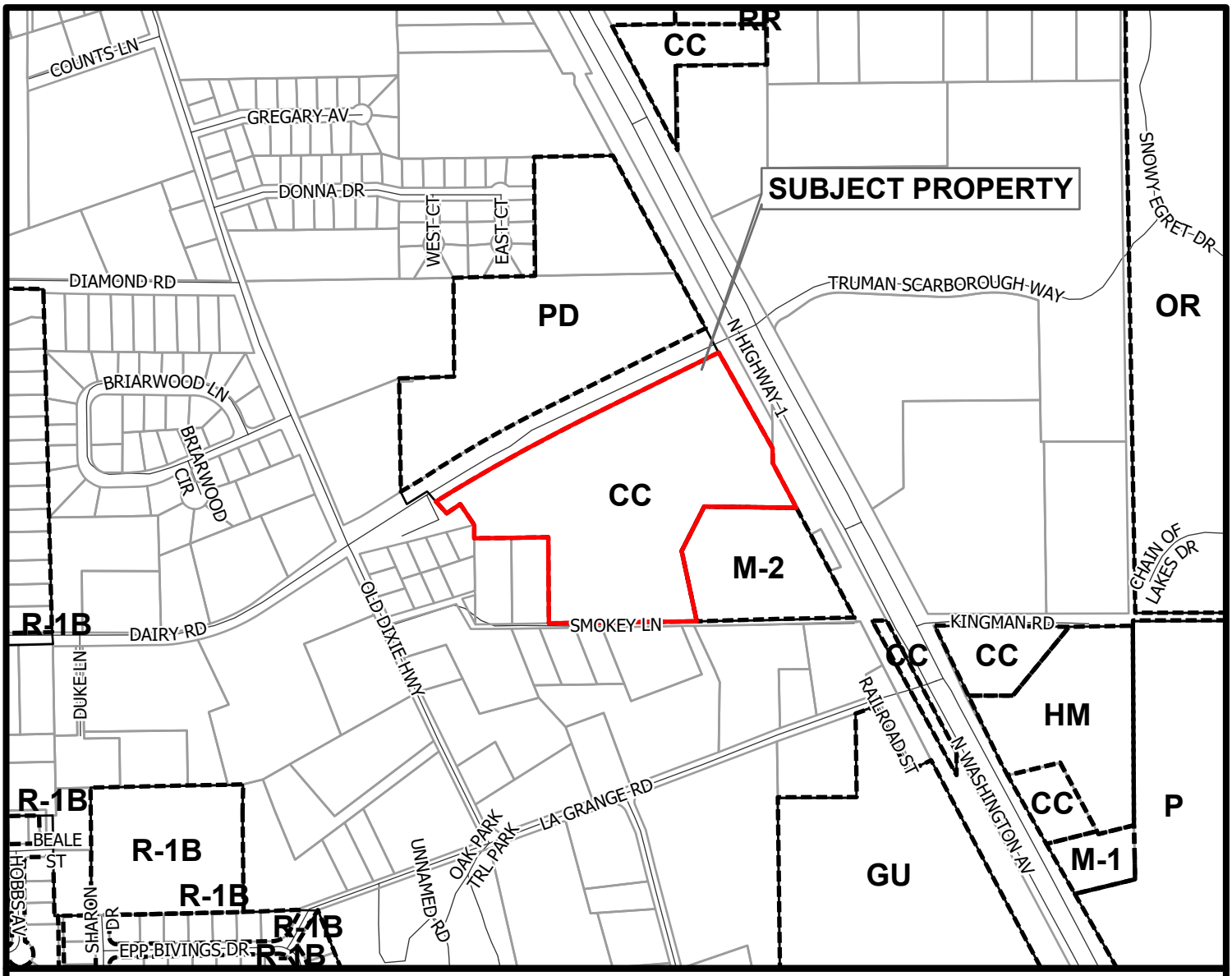
8/14/2025

Scale:1:7,000

Community Development Department
Source: USFWS NWI (2023)

This data set represents the approximate location and type of wetlands and deepwater habitats. The primary intended use is for regional and watershed data display and analysis, rather than specific project data analysis.

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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 CONSERVATIONA 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

N W E S

TITUSVILLE, FLORIDA — FOUNDED 1867

Base Map

City Limits

Zoning

Subject

CUP #9-2025

0 250 500 1,000 Feet

Community Development Department

8/14/2025

Titusville

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 Diary 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

ROLY C. GONZALEZ
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-20-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 745596

My 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 sever 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)

Titusville

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 (Name of Applicant) to apply for the above selected request.

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 4th day of August, 2025
By Daniel GOHARI who is personally known to me ~~or~~ produced
as identification.

Notary Public Signature

My Commission Expires: 12/20/25
Date

CAROL C. GONZALEZ
MY COMMISSION # HH 204177
EXPIRES: December 20, 2025
Bonded Thru Notary Public Underwriters

Titusville
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)

Property Owner Signature

Daniel Gohari
Property Owner Name (Please Print)

19955 NE 38th Ct, suite 1006
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 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:

MELODY J WALSCH
Notary Public - State of Florida
Commission # HH 425697
My Comm. Expires Aug 12, 2027
Bonded through National Notary Assn.

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: 7-Eleven #4257	Property Address/Location Description: SW C/O Dairy Rd. and US Hwy 1
2. Applicant/ Owner	Name of Applicant/Contact: Nathan Landers	Name of Owner: Daniel Gohari
	Street Address: 4440 PGA Blvd Suite #600	Street Address: 19955 NE 38th Ct.
	City: Palm Beach Gardens; State: FL; Zip: 33410	City: Aventura; State: FL; Zip: 33180
	Telephone #: 561-299-0036 Fax #	Telephone #: (917) 669-1771 Fax #: (305) 371-8300
	E-Mail Address: nlanders@blackfinpartners.com	E-Mail Address: daniel@avepg.com
3. Applicant Status	☐ Owner ☐ Tenant ☐ Agent ☐ Other	
4. Parcel ID	21-35-28-00-279	**Tax Acct.** 2113496
5. Site Size (Attach Legal Description)	Acres: 2.02 AC	Square Feet: 87991 sq ft
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:** Vacant **SOUTH:** Vacant **EAST:** Behavioral Health Building **WEST:** Vacant	
7. Current Designation	Future Land Use: Commercial High Density	Zoning: CC- Community Commercial

8. Building Status	Existing Building(s) on the site? 0		New Buildings Proposed? 1	
9. Operating Schedule	(Hours of operation, size of operation) N/A			
10. Note any previous CUPs on the site	None			
11. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☐
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/ Plat ☐	Other:
12. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) 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.			

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

ACKNOWLEDGEMENT

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

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

/s/_____ 7/15/25

(Signature*) (Date)

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

Date received:_____

Accepted by:_____

Gateway to Nature & Space

SUBMITTAL CHECKLIST

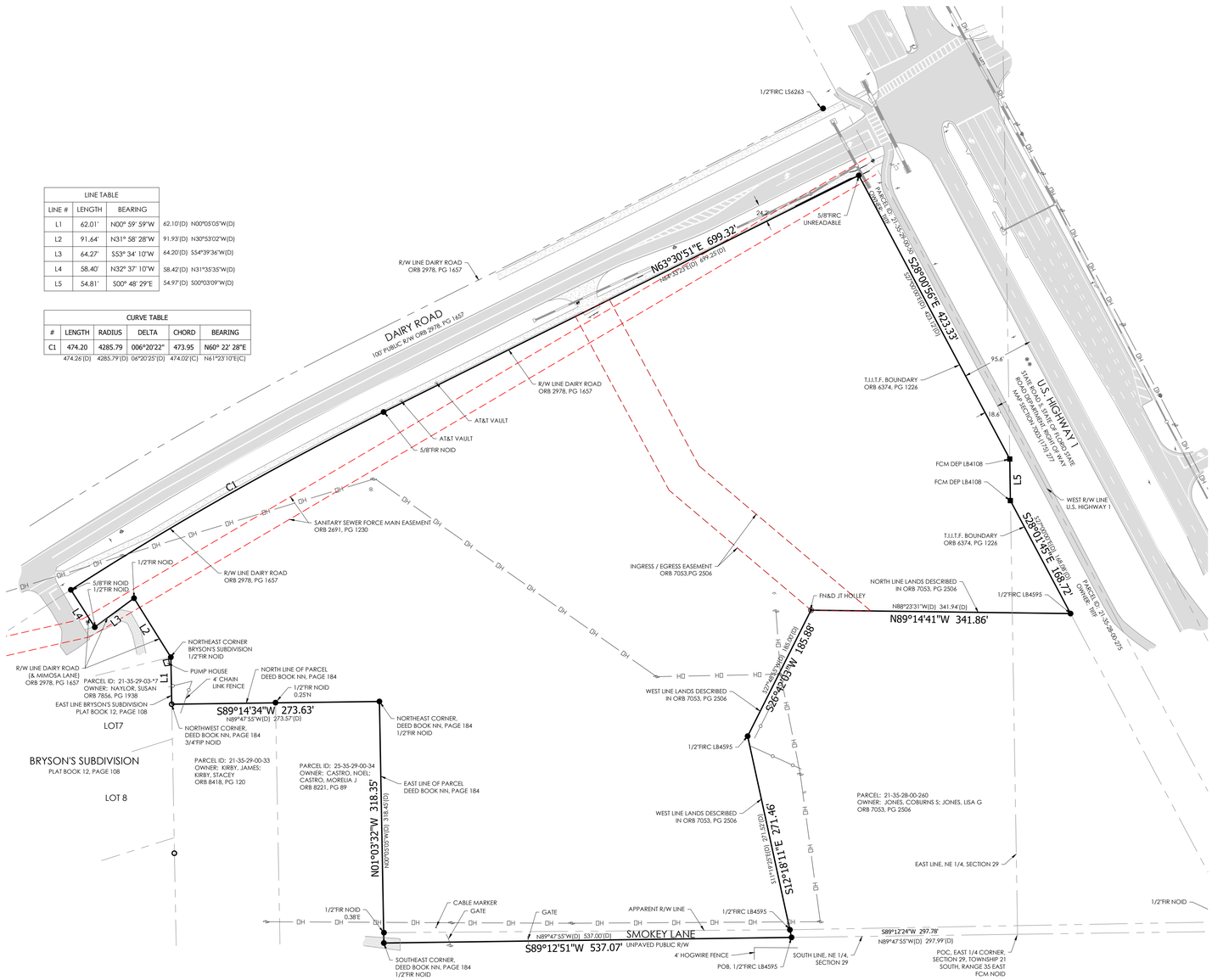
(Development Review Procedures Manual Section 7)

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

1.	Complete Application and Fees	☑
2.	Warranty Deed	☐
3.	Notarized Owner Authorization Form (If applicable)	☐
4.	Legal Description (from a certified survey in Microsoft Word format)	☐
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures)	☐
6.	Conceptual Site Plan (minimum 24" x 36") in hardcopy or electronic in PDF format.	☐
7.	Names, addresses and address labels for all property owners within 500 feet of the subject property. *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.*	☑
8.	Pre-Application Meeting Date: April 8, 2025 Staff in Attendance: Mandy Lamothe	☐
9.	Completed Concurrency Application	☐

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

1.	All property lines and easements	☐
2.	The general location and size of all existing and proposed structures and parking areas.	☐
3.	All required landscaping, buffering, or screening.	☐
4.	General location of ingress and egress to the property	☐



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.

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.***

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 "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 = MITERED END SECTION
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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 — OH —
TOB = TOP OF BANK — TOB —
TOS = TOE OF SLOPE — TOS —
ASPHALT AREA
CONCRETE AREA
DIRT DRIVE

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2025.02.26 13:53:33 -05'00'

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.

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.

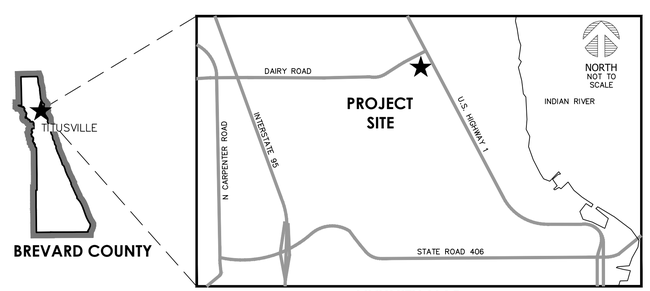
8. THIS MAP IS INTENDED TO BE DISPLAYED AT 1" = 80' FOR SHEET 1, AND 1" = 40' ON SHEET 2, AND 1" = 30' ON SHEET 3.

9. THIS SURVEY IS BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: 11983904, REVISION 1/LL-FEBRUARY 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.



VICINITY MAP

NO.	DATE	APPROVED	DESCRIPTION

ROBERT E. LAZENBY, IV — PSM LICENSE CERTIFICATE — No. 6389 — STATE OF FLORIDA — REGISTERED LAND SURVEYOR
ADOBE SIGN DIGITALLY SIGNED AND PASSWORD SECURED ORIGINAL SIGNATURE

DRAWN BY: REL4 | CHECKED BY: REL4

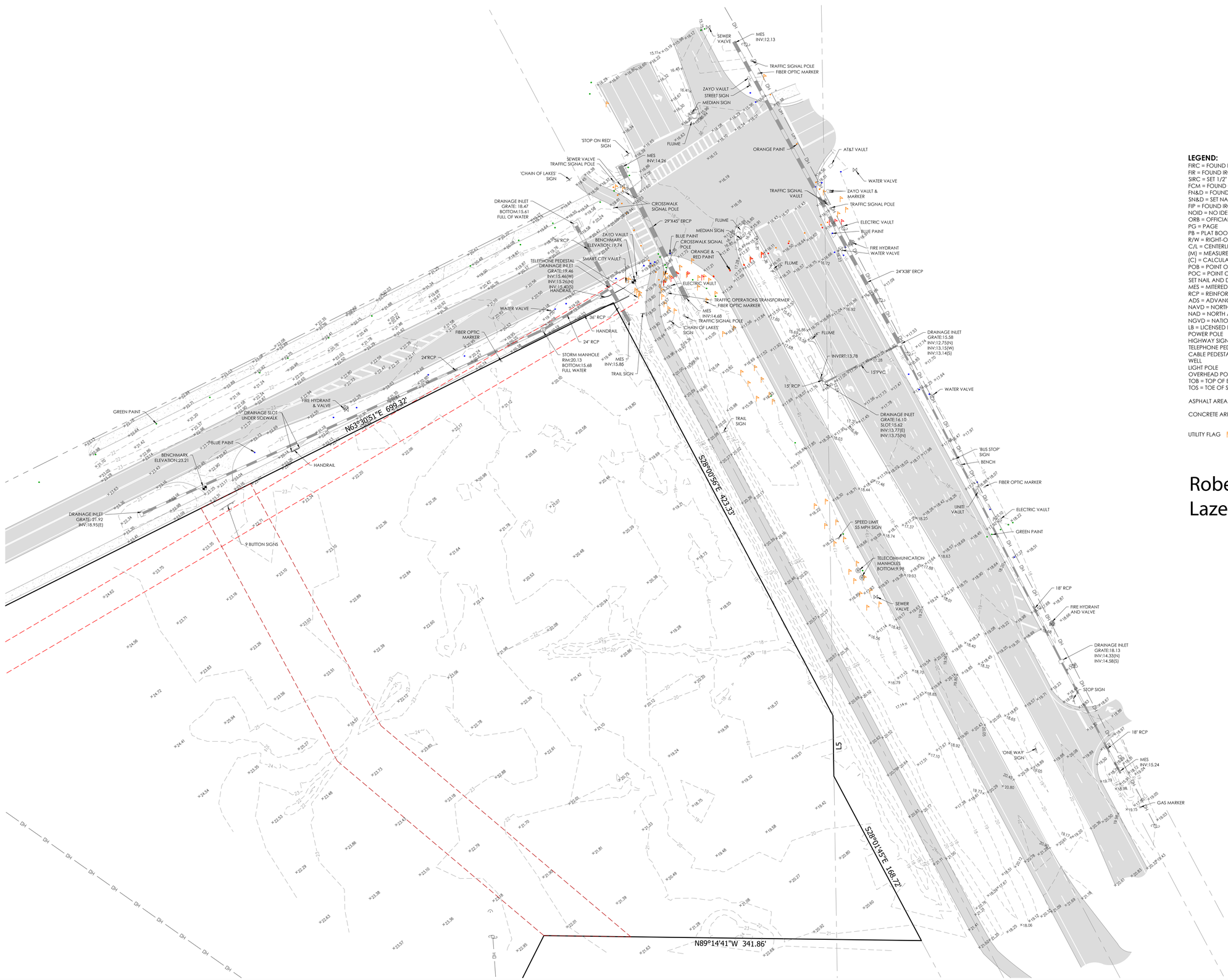
BASEPOINT SURVEYING, INC.
EMAIL: rlazenby@basepointsurveying.com
PHONE: (863) 537-7413
MAILING: 1500 SOUTH WOODLAWN AVENUE, LAKELAND, FL 33801
PHYSICAL: 150 SOUTH WOODLAWN AVENUE, LAKELAND, FL 33801
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

CLIENT: BLACKFIN PARTNERS
PROJECT: TITUSVILLE-DAIRY ROAD

ALTA / NSPS LAND TITLE SURVEY

DAIRY ROAD, TITUSVILLE, FL 32796

PROJECT NO.	SHEET
11324	1 OF 3



LEGEND:

FIRC = FOUND IRON ROD AND CAP
FIR = 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 ,
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WELL
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OVERHEAD POWER LINE — OH —
TOB — TOB —
TOS — TOS —
ASPHALT AREA
CONCRETE AREA
UTILITY FLAG

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2025.02.26 13:54:09 -05'00'

NO.	DATE	APPROVED	DESCRIPTION

ROBERT E. LAZENBY, IV — No. 6389 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER
REPRESENTATIONS MADE BY THIS SURVEYOR ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE

DRAWN BY: REL4 CHECKED BY: REL4

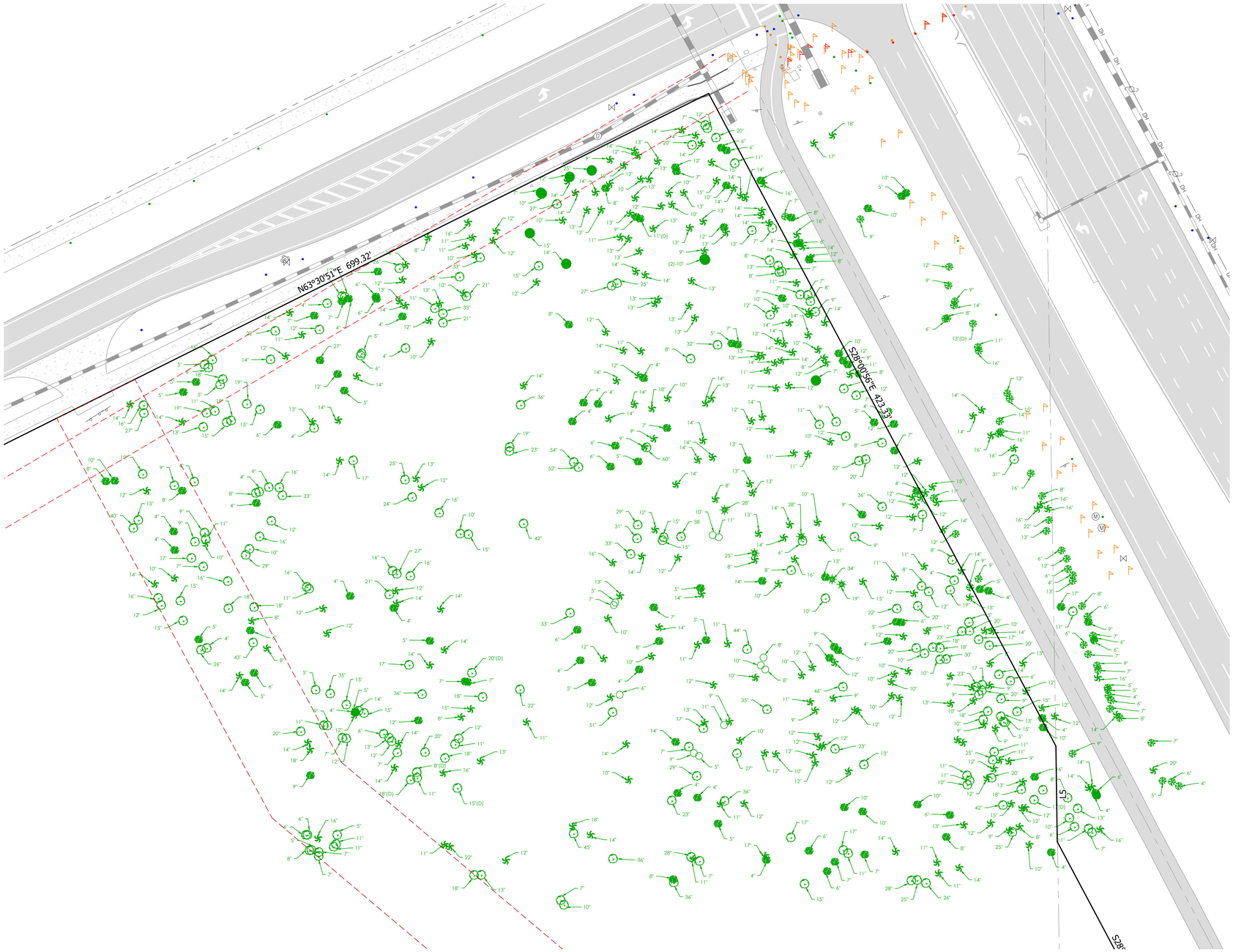
BASEPOINT SURVEYING, INC.
EMAIL: rlazenby@basepointsurveying.com
PHONE: (863) 537-7413
MAILING: P.O. BOX 1457, LAKELAND, FL 33802
PHYSICAL: 150 SOUTH WOODLAWN AVENUE, LAKELAND, FL 33801
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

CLIENT: BLACKFIN PARTNERS
PROJECT: TITUSVILLE-DAIRY ROAD

ALTA / NSPS LAND TITLE SURVEY

DAIRY ROAD, TITUSVILLE, FL 32796

PROJECT NO.	SHEET
11324	2 OF 3



NORTH

SCALE: 1" = 30'

0' 30' 60'

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.

Robert E Lazenby IV

Digitally signed by Robert E Lazenby IV
Date: 2025.02.26 13:54:44 -05'00'

NO.	DATE	APPROVED	DESCRIPTION

ROBERT E. LAZENBY, IV — STATE OF FLORIDA — No. 6389 — REGISTERED LAND SURVEYOR
PERSON(S) PERFORMING SURVEY
ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY
ORIGINAL SIGNATURE

DRAWN BY: REL4 | CHECKED BY: REL4

BASEPOINT SURVEYING, INC.
EMAIL: rlazenby@basepointsurveying.com
PHONE: (863) 337-7413
MAILING: P.O. BOX 4447
LAKELAND, FL 33807
PHYSICAL: 150 SOUTH WOODLAWN AVENUE
WINTER HAVEN, FL 33880
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

CLIENT: BLACKFIN PARTNERS
PROJECT: TITUSVILLE-DAIRY ROAD

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 & Rousso 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, Trustee

By: _____
Beverly Page Goethe, Trustee

_____
WITNESS
PRINT NAME: Lacey Brown

_____
WITNESS
PRINT NAME: Ashley Toney

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of (X) 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.

_____
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: X 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: **Small Scale Amendment (SSA) No. 1-2026 - Canaveral Ave**

Department/Office: Planning

Recommended Action:

Summary Explanation & Background:
The staff has administratively withdrawn this item from the agenda.
This item will be readvertised.

Alternatives:

Item Budgeted:
N/A

Source/Use of Funds/Budget Book Page:
N/A

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:
None

City of Titusville

"Gateway to Nature and Space"

REPORT

To:	Members of the Planning and Zoning Commission
From:	Bradley Parrish, Community Development Director
Subject:	**Comprehensive Plan Evaluation and Appraisal Report (EAR)**
Department/Office:	Planning

Recommended Action:
Recommend transmittal of the proposed Evaluation and Appraisal Report.

Summary Explanation & Background:
At least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, the City is required to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last evaluation of the comprehensive plan. The staff determined that several changes are necessary to bring the comprehensive plan into compliance with state requirements.

In October 2025, City Council approved the transmittal of the Evaluation and Appraisal Report (EAR)-based amendments to the City's Comprehensive Plan to the State's land planning agency, FloridaCommerce, for review. FloridaCommerce completed its review in January 2026, and subsequently determined that the proposed comprehensive plan amendment conflicts with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), rendering the amendment null and void.

Planning staff will provide an update and present revised policy language for transmittal to FloridaCommerce. The presentation of this report is a community engagement opportunity associated with the current evaluation period. Enclosed is a presentation that was given to City Council on March 24, 2026. The presentation summarizes the State's response to the initial EAR based amendments.

The City Council is scheduled to hold transmittal public hearings on this item on July 14, 2026.

Alternatives:
Recommend approval with changes.
Do not recommend approval.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:
N/A

Strategic Plan:
Goal 1: Quality of Life
Goal 2: Efficient & Effective Services
Goal 4: Economic Development
Goal 5: Effective Governance
Goal 6: Community Design

Strategic Plan Impact:
The Comprehensive Plan is the primary growth management guide for the City, regulating land use and providing the basis for zoning regulations. The Comprehensive Plan covers several major topics, each known as an element:

City-Wide,
Future Land Use,
Transportation,
Housing,
Infrastructure,
Conservation,
Coastal Management,
Intergovernmental Coordination,
Recreation and Open Space,
Capital Improvements, and
Public School Facilities.

The Plan goals are long-range and are essentially a community vision. The objectives and policies in the Comprehensive Plan direct and prioritize the actions that are necessary to make progress towards, and achieve, the goals. The Comprehensive Plan is required to be financially feasible to implement and it must be dynamic; as the community changes (through development and redevelopment) the Plan can be amended to adapt to new circumstances, opportunities and conditions.

ATTACHMENTS:
1. Comprehensive Plan with Revisions 6-4-2026
2. Staff Presentation to Council 3-24-2026 update on State's response
3. State objections to policies more restrictive and burdensome
4. State concerns with policies that may be more restrictive and burdensome
5. Local Conditions Analysis 8-18-2025
6. Matrix of Recommended Changes to City Council 10-28-2025

COMPREHENSIVE PLAN
CITY OF
TITUSVILLE, FLORIDA

Published in 2024

info@municode.com | 800.262.2633 | www.municode.com

P.O. Box 2235 Tallahassee, FL 32316

PREFACE TO THE PUBLICATION

This Code constitutes a publication of the general and permanent ordinances of the City of Titusville, Florida.

Source materials used in the preparation of the publication were the City Code, as updated through Ordinance 44-2023 on September 26, 2023, and subsequent ordinances. The source of each new section is included in the history note appearing in parentheses at the end thereof. The absence of such a note indicates that the section is part of the City Code. By use of the comparative tables appearing in the back of this publication, the reader can locate any section of the Code, as updated.

Special note regarding defined terms: Defined terms throughout the Code will be placed in quotes. When a user sees a word in quotes, this will signify that the word has a defined meaning within its respective title.

Acknowledgments

This publication was under the direct supervision of Shelby Hudson, Editor. Credit is gratefully given to the other members of the publisher's staff for their sincere interest and able assistance throughout the project.

The publisher is most grateful to the City of Titusville City Clerk's Office for their cooperation and assistance during the progress of the work on this publication. It is hoped that their efforts and those of the publisher have resulted in a Code of Ordinances which will make the active law of the City readily accessible to all citizens and which will be a valuable tool in the day-to-day administration of the City's affairs.

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FUTURE LAND USE ELEMENT

FUTURE LAND USE ELEMENT

GOAL 1: Growth Management and Land Uses.

To direct growth to suitable areas that make use of existing infrastructure investments, create compact, connected, and complete neighborhoods, and facilitate access to services, amenities, and economic opportunities while protecting the public health, safety and welfare.

(Ord. No. 34-2024, § 2, 10/15/2024)

Objective 1.1: Character Land Use Districts.

The City shall develop, through small area studies, neighborhood plans, and corridor studies, specific land use strategies based on the character and needs of unique character districts or areas of the City for the purpose of providing more comprehensive and holistic planned policies and strategies for areas that are experiencing growth and redevelopment.

Policy 1.1.1:

The City shall identify specific areas in the City based on the unique character of the area, neighborhood, or community as character districts. Specific character districts could include areas with similar development patterns, shared major infrastructure, physical and natural boundaries, and may be recognized as special areas of the City by the general community.

Policy 1.1.2:

The City shall prioritize specific areas of the City to conduct studies and/or plan to provide the data and analysis for the development of the character district goals, objectives and policies.

Policy 1.1.3:

The City shall promote single-family development and redevelopment by restricting the proliferation of multifamily dwellings within the Indian River City subdivision area, which have developed primarily with traditional, detached, low-density single-family dwelling units on individual lots.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.1.4:

The City shall not introduce, approve or allow other land uses in an area where single family land uses are the predominant land use of the area unless the proposed new land use is consistent with a redevelopment plan or formal study adopted by City Council.

Policy 1.1.5:

The City shall develop a master plan for the State Road 50 corridor to ensure quality economic growth and public spaces within this corridor.

Policy 1.1.6:

The City shall prepare a master plan for the Spaceport Commerce Park and the Enterprise Park to establish a harmonized and coordinated planning process for these areas.

Policy 1.1.7:

As properties along Riveredge Drive are annexed, the Riveredge Drive Small Area Plan (approved by Council November 23, 2004) shall be a guideline when land use and development review decisions are made.

Policy 1.1.8:

Urban Design and landscaping strategies should be used to create transitions between zones of different intensity.

(Ord. No. 34-2024, § 2, 10/15/2024)

Objective 1.2: Redevelopment and Adaptive Reuse.

The City shall encourage the redevelopment and adaptive reuse of commercial, office and residential properties along transportation corridors in the City to create new opportunities for residents and small businesses, discourage urban sprawl, and maximize the return on investments in infrastructure.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.2.1:

The City shall promote vertical and horizontal mixed-use development in the form of interconnected centers that site complementary uses within walking distance and along major corridors, especially those with transit service. Encourage multi-story construction to optimize the development of land, creation of more efficient parking strategies, and visually appealing buildings.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.2.2:

The City shall encourage shared stormwater and parking strategies among adjacent developments to encourage greater efficiency and aesthetics.

Policy 1.2.3:

The City shall encourage commercial redevelopment and reuse of residential properties for commercial uses to orient the development at intersections and deter dependency on collector and arterial road frontage.

Policy 1.2.4:

The City shall provide an administrative process for zoning and site development requirement waivers for redevelopment and reuse commercial development projects.

Policy 1.2.5:

The City shall research and if appropriate designate areas and/or properties in the City as "brownfields" to promote redevelopment and reuse.

Policy 1.2.6:

The City shall identify funding mechanisms and provide infrastructure sufficient to support redevelopment in target areas.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.2.7:

The City shall encourage the redevelopment of underutilized sites into compatible and complementary mixed-use developments through supportive land development regulations and other incentives.

(Ord. No. 34-2024, § 2, 10/15/2024)

Objective 1.3: Concurrency.

The City will manage a concurrency management system to evaluate the impact of the development on the level of services of the public facilities such as potable water, sanitary sewer, solid waste, drainage, transportation, and parks and recreation. Development orders shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Elements of the plan) are available concurrent with the impacts of the development.

Policy 1.3.1:

New development, which is not contiguous to City services, shall occur in an orderly and economical manner, with those areas having the greatest combined complement of existing or planned urban public facilities and services

being identified for higher intensity development. New development shall be staged from urbanization in a contiguous manner that minimizes additional public investments.

Policy 1.3.2:

Prior to the approval of a building permit or functional equivalent the City of Titusville shall consult with the applicable water supplier to determine whether adequate water supplies to serve new development will be available.

Policy 1.3.3:

Expansions of the urban service areas shall be reflected in and coordinated with the City's capital improvement program.

Objective 1.4: Historic and Recreation Resources.

The City of Titusville shall ensure that the City's natural, historic and recreational resources are protected from adverse impacts of development and redevelopment on adjacent lands.

Policy 1.4.1:

The City of Titusville shall take steps to identify its historic resources to maximize the City's ability to protect these resources~~.~~, including but not limited to cultural resource, artifacts, buildings, signs, infrastructure and cemeteries.

Strategy 1.4.1.1:

~~A study shall be conducted~~ The City shall continue to identify the City's historic resources prior to the implementation of Land Development regulations required by this Comprehensive Plan.

Strategy 1.4.1.2:

The City shall coordinate with State programs, such as the Historic Cemeteries Program and Historical Marker Program, to access resources to recognize and preserve the City's historic resources.

Policy 1.4.2:

The City of Titusville will undertake efforts to protect its cultural, historical and archaeological resources from vandalism and destruction.

Strategy 1.4.2.1:

Site security shall be enhanced through security fencing and the posting of trespassing notices on applicable public owned property.

Strategy 1.4.2.2:

If determined to be desirable by the property owners, a neighborhood watch program will be initiated in Residential Historic Properties District.

Strategy 1.4.2.3:

Educate the public to the cost associated with the loss of cultural, historical and archeological resources via posters, newspaper articles, social media, and other internet-based resources.

Policy 1.4.3:

Protection and preservation measures shall be implemented for the City's significant historical, archeological or architectural resources.

Strategy 1.4.3.1:

A residential historical properties zoning category shall be established and maintained.

Strategy 1.4.3.2:

The City shall rank properties identified as significant archeological/architectural/ and/or historic resources as top priorities for acquisition and/or preservation efforts.

Strategy 1.4.3.3:

The City shall consider the purchase of development rights associated with certain properties identified as being historically or archeologically significant.

Policy 1.4.4:

The adverse impacts of adjacent land uses on historical/archeological sites located on or eligible for listing on the Florida Master Site file shall be avoided or reduced to the point of no discernible adverse impact.

Strategy 1.4.4.1:

Impact evaluations and assessments shall be part of the review undertaken for each development project when an identified historical/archeological resource may be impacted by the proposed project.

Policy 1.4.5:

The City shall designate lands as Recreational based upon consistency with the following criteria:

1) The property shall be consistent with the Goals, Objectives, and Policies of the Recreation and Open Space Element of the Comprehensive Plan;
2) Recreational lands shall offer recreational opportunities to the residents and tourists of Titusville;
3) Land may be either passive or active recreation lands; and,
4) Public and private parks, golf courses, and recreation areas, including those within subdivision or other development, may be considered for designation.

(Ord. 13-2017, 3/28/2017)

Objective 1.5: Natural Resources and reductions in Greenhouse Gases.[1]

The City shall support the natural environment through sustainable practices and conservation of natural resources.

(Ord. No. 35-2024, § 2, 10/15/2024)

Policy 1.5.1:

The City shall reduce greenhouse gas emissions by promoting compact development and alternative transportation choices such as pedestrian, bicycling and transit.

Policy 1.5.2:

The City shall permit and incentivize water and energy-saving features in new private development and evaluate such features for inclusion in public investments.

(Ord. No. 35-2024, § 2, 10/15/2024)

Policy 1.5.3:

The energy-efficiency of proposed new development shall be considered when land use and development review decisions are made.

Policy 1.5.4:

The City shall develop an incentive program for developers to promote ride sharing and/or the use of public transportation.

Policy 1.5.5:

The City shall develop an incentive program to encourage the generation of local renewable energy.

Policy 1.5.6:

The City shall draft policies to facilitate higher intensities for commercial use in concentrated areas to reduce and mitigate greenhouse gas emissions.

Policy 1.5.7:

Protect environmentally sensitive natural resources, including water bodies and wildlife habitats, through preservation and conservation best practices.

[1]Editor's note(s)—Ord. No. 35-2024, § 2, adopted Oct. 15, 2024, amended the title of Objective 1.5 to read as herein set out. The former Objective 1.5 title pertained to Greenhouse Gases.

(Ord. No. 35-2024, § 2, 10/15/2024)

Policy 1.5.8:

Encourage Florida-friendly™ plant materials for all new development, discourage the planting of invasive exotic plants, and incentivize the use of native vegetation as the primary design element in new landscaping. Promote Brevard-Native plant species and the use of plantings appropriate to the unique climatic conditions of Titusville and appropriate for the specific planting conditions to minimize maintenance and encourage plant health. ~~Encourage Florida-friendly and native vegetation as the primary design element in new landscaping.~~

(Ord. No. 35-2024, § 2, 10/15/2024)

Objective 1.6: Inconsistent Land Uses.

Encourage the elimination or reduction of land uses, which are inconsistent with the Comprehensive Plan and gradually reduce them toward eventual elimination.

Policy 1.6.1:

New development shall be consistent with the guidelines of the Future Land Use Element and Future Land Use Map.

Policy 1.6.2:

The City shall actively work toward the elimination of inconsistent land use.

Strategy 1.6.2.1:

The City shall utilize the administrative rezoning process to bring the zoning into conformity with the Future Land Use Map after adoption of this comprehensive plan.

Policy 1.6.3:

Expansion or replacement of land uses, which are incompatible with the Land Use Plan/Map, shall be prohibited according to the City's land development regulations.

Policy 1.6.4:

Regulation for buffering of incompatible land uses shall be set forth in the City's land development regulations.

Objective 1.7: Urban Sprawl.

The City of Titusville shall discourage the proliferation of urban sprawl through the appropriate land use designation on the land use map.

Policy 1.7.1:

The City shall coordinate with Brevard County in implementing the Interlocal Agreement for areas in and immediately adjacent to the City of Titusville.

Policy 1.7.2:

In considering annexations, the city shall require the availability of essential public facilities, considering whether proposed density is sufficient to support maintenance of expanded services, and assess the level of service of the facilities to support urban development incorporating into the City of Titusville. As a minimum, the level of service standards set forth under Objective 1.5 of the Capital Improvements Element shall be maintained.

(Ord. No. 35-2024, § 2, 10/15/2024)

Policy 1.7.3:

The City shall ensure availability of suitable land for public utility facilities necessary to support the City's urban services area and the servicing of individual parcels of land through a permitted use designation in applicable land development regulations.

Policy 1.7.4:

The City shall discourage sprawl by preparing character district plans as in Objective 1.1, which will promote compact development and improve blighted areas.

Policy 1.7.5:

The City shall encourage the establishment of neighborhood centers including small multi-family buildings, neighborhood retail, office, and civic uses of appropriate scale within one-fourth (¼) mile of most residents as an effective way to reduce vehicular trips and promote transit, walking and bicycling.

(Ord. No. 35-2024, § 2, 10/15/2024)

Policy 1.7.6:

The City shall encourage retail and office buildings to be placed close to the streetside sidewalk to promote pedestrian travel along roadways.

Policy 1.7.7:

The City shall define and designate infill development as vacant, skipped-over parcels of land in built up areas that have been platted or previously developed more than twenty (20) years ago. Infill development properties must also meet one (1) or more of the following characteristics:

1) Is in a subdivision that is more than eighty (80) percent built out and that was platted more than twenty (20) years ago.

2) Is within an area that contains lots of two (2) acres or less where eighty (80) percent or more of the lots or tracts are developed and have been for at least twenty (20) years.

3) Is within a blighted area as defined by state law or is within the City's Community Development Block Grant Target areas.

4) Contains an original structure or use that is no longer viable or which is not economically feasible to renovate.

5) Contains an existing structure that does not comply with current development and/or zoning code requirements.

6) Is a lot that does not comply with current zoning or development code requirements and has been developed in the past.

Policy 1.7.8:

A development must be readily accessible to infrastructure, services and public facilities to be designated as infill development.

Policy 1.7.9:

The City shall provide standards and administrative process to facilitate infill development. The Land Development Regulations shall be amended to provide flexibility in site development.

Objective 1.8: Industrial Land Uses.

The City of Titusville shall provide for appropriate and adequate land for industrial land uses through the designation of Industrial and Planned Industrial Park land use designations on the Future Land Use Map.

Policy 1.8.1:

Sites for industrial development shall be located with convenient access to the major transportation corridors, and should have access to air, water or rail transportation facilities. The major transportation corridors include such roadways as Interstate 95, U.S. Highway #1 and State Roads 405 and 407. Major air facilities are located at the Space Coast Regional Airport.

Policy 1.8.2:

Industrial development sites shall be accessible to and/or provide essential public services at levels of service adopted by this Comprehensive Plan, including transportation, potable water, sewer collection/treatment/disposal, solid waste, drainage and recreation and open space.

Policy 1.8.3:

Industrial land use designations shall be clustered in limited areas for the purpose of maximizing employment centers and convenient access to labor supply, raw material sources and market areas. Industrial development shall be encouraged to be master planned to share infrastructure.

Policy 1.8.4:

Negative impacts of industrial land uses on environmentally sensitive areas shall be minimized and/or mitigated. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of industrial land uses designations, and the specific intensity of use authorized by the Land Development Regulations.

Policy 1.8.5:

Industrial land uses designations and accompanying proposals shall consider compatibility between industrial and surrounding land uses, including, but not limited to, intensity of use, hours of operation, heat, glare, smoke, fumes, noise, visual impacts, privacy factors and impacts on the micro climate.

Policy 1.8.6:

The City shall require natural vegetative and other appropriate buffers to minimize nuisance effects of industrial land uses which include, but not limited to, noise, odor, glare and privacy factors and visual impacts and to minimize such industrial use intrusion into residential land use areas.

Policy 1.8.7:

The City shall protect the Planned Industrial Park areas from the encroachment of non-industrial uses and preserve designated Planned Industrial Park land for industrial and related uses. In Planned Industrial Park Developments, office business and commercial uses may be permitted as complementary uses and must be associated with or servicing the industrial uses.

Policy 1.8.8:

The City shall delineate, through its land development regulations, industrial zoning mechanisms to create zoning categories of Heavy Industrial, Light Industrial and Planned Industrial Park. Each category shall be further delineated with appropriate locations and performance criteria, including the consideration of marketing factors and economic development needed as criteria for said zoning designations. Economic Opportunity Districts shall permit the temporary use of existing structures which vacancy or underutilization has created a blighted or depressed area, as determined by Council.

Policy 1.8.9:

The City shall encourage innovative signage and landscaping at all major entry points into the Planned Industrial Parks.

Policy 1.8.10:

The City shall coordinate through its representatives with the Florida Department of Transportation and Brevard County to expand and enhance the overall transportation network surrounding the Planned Industrial Parks and the surrounding Space Coast Regional Airport.

Policy 1.8.11:

The City shall be encouraged to coordinate with Brevard County as to the development of a master plan for the Spaceport Commerce Park which will establish a process of development and incentives to future businesses.

Policy 1.8.12:

The City shall establish a Green Building Program in order to encourage environmentally friendly and energy-efficient construction.

Policy 1.8.13:

The City shall establish an incentive program for the reduction of greenhouse gases through the use of renewable fuels.

Policy 1.8.14:

All requests for the Planned Industrial Park land use amendment shall include a master development plan. If the project intends to limit the maximum intensity allowed, then the requested maximum intensity thresholds shall be established and listed in the table below. The maximum intensities listed in the project table below, shall be used to determine concurrency and impacts. The maximum intensities listed below shall be illustrated on the Future Land Use Map.

Name of Development/Project	Allowable Intensity
1. 4Frontiers — a 73 acre property located East of State Road 407 and south of Sheppard Drive	Floor Area Ratio of .32

(Ord. No. 30-2010, §2 10-12-2010)

Objective 1.9: Commercial Land Uses.

The City of Titusville shall provide for appropriate and adequate land for commercial land uses through the designation of Commercial High Intensity and Commercial Low Intensity land use designations on the Future Land Use Map.

Policy 1.9.1:

Sites for high intensity commercial development shall be located with convenient and direct access at arterial intersections. Collector/arterial intersections are acceptable provided minimal access is necessary on the collector street.

Policy 1.9.2:

Negative impacts of commercial land uses on environmentally sensitive areas shall be minimized and/or eliminated. The Conservation Element objectives and policies and performance requirements shall be utilized in determining the appropriateness of commercial land use designations.

Policy 1.9.3:

Commercial development sites shall be accessible to and/or provide essential public services at levels of service adopted within the Capital Improvements Element of this Comprehensive Plan, including transportation, potable water, sewer collection/treatment, solid waste, drainage, and recreation and open space.

Policy 1.9.4:

Commercial land use designations shall be encouraged in a pattern, which offers maximum accessibility, compatibility, and clustering. Commercial land use designations shall be given priority at locations exhibiting proximity to other types of non-residential uses, including employment centers and marketing centers.

Policy 1.9.5:

Commercial land use designations and accompanying proposals shall consider compatibility between commercial and surrounding land uses, including, but not limited to, traffic circulation, pedestrian access, hours of operation, visual impacts, privacy factors and impacts on the microclimate.

Policy 1.9.6:

Land development regulations shall include requirements for natural vegetative and other appropriate buffers and/or setbacks to minimize nuisance effects of commercial land uses which include noise, odor, glare and privacy factors and visual impacts and to minimize such commercial uses intrusion into residential land use areas.

Policy 1.9.7:

Water-dependent commercial land uses will be considered for location along the Indian River Lagoon. Only adjacent uplands shall be considered for water related commercial uses adjacent to the Indian River Lagoon.

Policy 1.9.8:

Coastal Management and Conservation Elements objectives, policies and performance requirements shall be utilized in determining the location of commercial land uses adjacent to water bodies.

Policy 1.9.9:

Locations for High Intensity Commercial land use shall be deemed appropriate providing the following factors are additionally complied with:

A. Sites for high intensity commercial development shall be located near the intersections of arterials and/or collector roadways. Sites shall be developed in a compact, cluster type pattern rather than new commercial strip centers. Intersection locations shall be preferable to linear development.

B. Land development regulations shall establish performance requirements for high intensity commercial land use, including residential compatibility, as well as floor area ratio, maximum lot coverage, maximum impervious surface ratio, screening, height, setbacks, glare, landscaping and architectural compatibility.

C. Infill development into established commercial strip areas shall be preferred over the expansion of such strip centers. Strip centers should be centered at intersections and extend no further than ½ mile from said intersections.

D. Impacts upon traffic circulation shall be mitigated, through right-of-way dedication for road widening and frontage access streets, the assessment of impact fees and the provision and/or expansion of pedestrian and bicycling facilities, as deemed appropriate by the location and type of commercial impacts.

E. Automotive oriented uses shall be clustered within established high intensity commercial areas adjacent to major and minor arterials rather than at scattered locations.

F. Internal traffic movements of high intensity commercial development shall be designed in a manner that provides for pedestrian and vehicular traffic compatibility and safety.

G. Light Industrial Services and Warehousing (M-1) zoning that has been established within areas designated as High Intensity Commercial land use prior to September 2013 shall be deemed to be consistent with the High Intensity Commercial designation.

H. Economic Opportunity Districts shall permit the temporary use of existing structures which vacancy or underutilization has created a blighted or depressed area, as determined by Council.

Policy 1.9.10:

Locations for Low Intensity Commercial land use shall be designated based on the same factors listed for High Intensity Commercial, except that the following factors are additionally applicable:

A. Sites for low intensity commercial development shall be located near intersections. Intersection locations are preferred to linear developments. The City shall not introduce, approve or allow commercial land uses in an area where single family land uses are the predominant land use of the area unless the proposed new land use is consistent with a redevelopment plan or formal study adopted by City Council.

B. Land development regulations shall include additional requirements for low intensity commercial and residential land use compatibility. Such requirements shall address, but not be limited to, floor area ratio, maximum lot coverage, maximum impervious surface ratio, screening, height, setbacks, glare, landscaping, and architectural compatibility.

C. Low Intensity Commercial uses oriented towards neighborhood needs and convenience factors and should be designated for limited retail and sales use and/or commercial/professional mixed uses.

Policy 1.9.11:

The City shall further delineate, through its land development regulations, commercial zoning mechanisms to create zoning categories of neighborhood commercial, community commercial, regional commercial, and office. Each category shall be further delineated with appropriate locations and performance criteria.

Policy 1.9.12:

The City shall require a contribution, enhancement, or provision toward the public transportation system for the future growth needs of the commercial areas of the City.

Policy 1.9.13:

The City shall draft policies to facilitate higher intensities for commercial use to provide for concentrated areas to reduce/mitigate greenhouse gas emissions.

Objective 1.10: Downtown.[2]

Downtown is the heart of Titusville. Downtown should have a memorable identity, foster a great variety of activities, and attract a critical mass of people to live, work, visit, and enjoy the small-town ambiance of the community's center. Downtown Titusville shall have a unique Downtown Mixed Use (DMU) on the Future Land Use Map which responds to the specific needs of the core downtown and nearby related areas.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.10.1:

Encourage development and redevelopment that allows a large variety of uses and increases the residential population including residential, civic, and employment uses to support a vibrant, active downtown.

Strategy 1.10.1.1:

Permit a variety of business, civic, residential, and mixed-use development in the sub-areas of the Downtown Mixed Use district through adaptive reuse of existing building and new construction, as provided for in the Land Development Regulations, including office, retail, service, financial, restaurant, entertainment, lodging and residential uses.

Strategy 1.10.1.2:

Promote infill and redevelopment through market analysis, public improvements and incentives as well as land development regulations. Identify needs and invest in common facilities to reduce barriers to

[2]Editor's note(s)—Ord. No. 34-2024, § 2, adopted Oct. 15, 2024, amended Objective 1.10 in its entirety, in effect repealing and reenacting said Objective 1.10 to read as set out herein. The former Objective 1.10, §§ 1.10.1—1.10.11, pertained to Downtown Land Uses and carried no amendatory history.

redevelopment and provide more efficient and holistic solutions. Study the opportunity for a master stormwater system integrated with open space in downtown.

Strategy 1.10.1.3:

Identify streets which are locally controlled and do not require coordination with other agencies, such as Palm Avenue, to fully implement slow-speed pedestrian-oriented environments that create gathering places and add value to downtown.

Strategy 1.10.1.4:

Establish an active, pedestrian-oriented environment in the vicinity of existing arts activities including establishing public realm standards and identifying opportunities for public-private partnerships.

Strategy 1.10.1.5:

Maintain a robust presence of civic facilities, government offices, arts and performance venues, and government services to support activity in the downtown and ensure public access by locating facilities with multimodal access opportunities.

Strategy 1.10.1.6:

Support the redevelopment agency in the solicitation of development projects that further the downtown objectives by assisting in identification of sites, land assemblage, acquisition of permits, and appropriate financing.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.10.2:

Encourage a substantial and diverse residential population downtown to serve a wide range of household types and incomes by encouraging investment in a mix of housing options.

Strategy 1.10.2.1:

Permit a variety of housing typologies including a broad range of unit types and sizes.

Strategy 1.10.2.2:

Facilitate the ability of families with children to live and work downtown by encouraging or providing family-friendly facilities such as playgrounds and daycare facilities.

Strategy 1.10.2.3:

Encourage a balance of rental and for-sale housing including the re-establishment of affordable owner-occupied neighborhoods in the Downtown Mixed Use district to create a mix of residential housing choices of different types and intensities.

Strategy 1.10.2.4:

Residential density in the Downtown sub-district of the Downtown Mixed Use district shall be calculated based on a parcel acreage of the entire sub-district and not on an individual property basis. Residential density in the downtown subdistrict shall be known as the Downtown Residential Density Pool.

Strategy 1.10.2.5:

In order to increase the quality and volume of activity in the Downtown, incentives are to be established for the Downtown subdistrict of the Downtown Mixed Use district. Development projects that provide a significant public benefit, may access the Downtown Residential Density Pool to provide additional residential units above the base density. Significant public benefits may be defined in the Land Development Regulations and include the following:

- Utilizing tax increment recapture programs, cost-share reimbursement grants, tax abatement programs, City and County impact fee assistance, rental subsidies for targeted businesses, and ad valorem incentives for affordable or workforce housing.
- Providing a dedicated easement to expand the public realm on designated streets.
- Participation in constructing an enhanced public realm on designated streets.
- Providing certified affordable or workforce housing.
- Providing additional publicly accessible parking.
- Providing for active ground floor uses that enhance street life.
- Assisting in improving parks or landscaping.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.10.3:

Create a multi-modal environment in Downtown to support a high level of activity in the downtown area. Prioritize pedestrian and bicycle circulation.

Strategy 1.10.3.1:

Ensure building and site plans are oriented to promote pedestrian activity in Downtown to encourage active transportation and support businesses. Buildings should be sited and oriented to encourage pedestrian access including direct access between the public sidewalk and main entry without intervening parking areas.

Strategy 1.10.3.2:

Encourage active ground-floor uses adjacent to public sidewalks that promote active pedestrian circulation including but not limited to retail, restaurants, lobbies, galleries, civic uses, sidewalk sales, dining, and direct entrances to residential or office units.

Strategy 1.10.3.3:

Street design should prioritize pedestrian and bicycle activity through the allocation of right-of-way and supportive design elements. Motor vehicle traffic shall be calmed to a speed that complements a safe and comfortable pedestrian and bicycle precinct.

Strategy 1.10.3.4:

Canopy street trees, arcades and other architecture and landscape features should shade walkways, sidewalks, and plazas to allow pedestrians to comfortably navigate downtown in hot weather. A consistent tree canopy should be planted throughout Downtown through a combination of public investment and maintenance, and standards for new development.

Strategy 1.10.3.5:

Bikeways providing access to various destinations in Downtown should be appropriate for riders of various ages and abilities and connect to existing and proposed trail networks.

Strategy 1.10.3.6:

Solutions that reduce demand for parking should be implemented including shared parking, connectivity, transportation demand management, and "park once" strategies. The City will continue to plan for shared and publicly accessible parking facilities to efficiently meet the parking needs for new downtown developments through public and private partnerships.

Strategy 1.10.3.7:

Motor vehicle access should be well-organized with minimal disruption to pedestrian circulation, including the provision of cross-access where feasible and curb management that anticipates commercial loading, ride-sharing, and autonomous vehicles.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.10.4:

Enhance the visual attractiveness of the downtown area by enhancing streetscapes, creating a network of public spaces, and enhancing gateways into downtown.

Strategy 1.10.4.1:

Open spaces within Downtown should include a variety of typologies including pocket parks to serve daily needs, family-friendly playgrounds and play spaces, and one or more major open space to accommodate community gatherings. Leverage existing public land to create high value open spaces that provides great gathering places for residents and incentivize private sector redevelopment in the near term.

Strategy 1.10.4.2:

Identify at least one significant green space opportunity to provide a central gathering space connecting business activities with the waterfront and providing space for community-wide events.

Strategy 1.10.4.3:

Reconceptualize an existing public area, such as Mariners Way, to better serve existing and future activities in Downtown.

Strategy 1.10.4.4:

The Land Development Regulations should identify a Primary Downtown Pedestrian Network and prioritize a high-value public realm on these streets including enhanced streetscaping, wider sidewalks and active frontages. The City may identify funding sources including public-private partnerships to implement these improvements, including incentives.

Strategy 1.10.4.5:

Plan for underground utilities, including alternate implementation strategies, with a priority on the Primary Downtown Pedestrian Network.

Strategy 1.10.4.6:

Enhance entry points of the downtown area and also as an entrance to the Canaveral National Seashore and the Merritt Island National Wildlife Refuge, with streetscape improvements, architectural continuity, and coordinated commercial signage along the major corridors entering the downtown area including but not limited to U.S. #1, Indian River Avenue, Main Street, and Washington Avenue.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.10.5:

Prioritize connections between Downtown and the waterfront to increase public access and views of the Indian River.

Strategy 1.10.5.1:

Utilize a waterfront orientation to link the downtown area with the Indian River, East Coast Greenway and Kennedy Space Center through the use of trails, pedestrian walkways, boardwalks, interpretive displays, educational programs, and launch and river viewing areas to create a unique office/retail/residential/open space environment.

Strategy 1.10.5.2:

Provide for public use of existing and newly created waterfront access areas through the utilization of mechanisms such as public access easements, visual corridors/breezeways and river front acquisition programs.

(Ord. No. 34-2024, § 2, 10/15/2024)

Policy 1.10.6:

The Downtown Mixed Use (DMU) category may recognize the variety of character areas encompassed by Downtown and its adjoining neighborhoods and corridors.

Strategy 1.10.6.1:

The Land Development Code shall identify subdistricts with unique standards for a variety of character areas within the Downtown Mixed Use category.

(Ord. No. 34-2024, § 2, 10/15/2024)

Objective 1.11: Urban Mixed Use.

The City of Titusville shall encourage the mix of residential, office, and commercial uses in urban areas through the designation of the Urban Mixed Use land use category on the Future Land Use Map.

Policy 1.11.1:

Provide for the compatibility of mixed land use patterns, which should consist of commercial, office, and residential uses through the implementation of appropriate land development regulations.

Policy 1.11.2:

Provide for pedestrian and cycling facilities, as well as other pedestrian amenities such as interesting streetscapes, urban plazas and open space, and landscaping.

Policy 1.11.3:

Protect public access to natural amenities, such as the Indian River, lakes, streams, wetlands and protected wildlife habitat.

Policy 1.11.4:

Develop a program to link the Main Street corridor with the surrounding neighborhood through pedestrian access, streetscape improvements, architectural continuity, tree preservation and buffering techniques (privacy screening, setbacks, landscaping and noise control).

Policy 1.11.5:

Focus private and public efforts on redevelopment of blighted structures and maintenance of the built environment.

Policy 1.11.6:

Encourage private development activities to coordinate with existing residents and property owners. Coordinate the provision of adequate public facilities and services.

Policy 1.11.7:

Require appropriate visual screens/buffers, with emphasis on landscape materials, between residential and other land uses when new or expanded development is proposed.

Policy 1.11.8:

Apply the Community Development Block Grant program to assist low and moderate-income families and improve the neighborhood environment.

Policy 1.11.9:

Encourage the location and relocation of industrial uses to areas appropriately designated as industrial on the Future Land Use Map.

Policy 1.11.10:

Provide for a reduced need for infrastructure by allowing for shared parking, drainage, and other facilities.

Policy 1.11.11:

Provide residents with a variety of housing choices, both in housing type and cost.

Policy 1.11.12:

This designation is intended primarily for the redevelopment of areas with a distinctly urban character; however, there shall not be an encroachment into existing residential neighborhoods with a density less than five (5) units per acre.

Policy 1.11.13:

Encourage redevelopment in the US 1 Corridor Master Plan study area as identified in the plan approved by City Council on August 22, 2006 at three (3) geographic sites which are designated for significant revitalization. Only these sites within the US 1 Corridor Master Plan study area are candidates for the Urban Mixed Use land use category and the Urban Village zoning district and the exact locations of these sites are defined in the Urban Village Zoning District provided in the Land Development Regulations:

1. Redevelopment Site #1 — The property bordered by Harrison Street to the south, Block 3 of the Bougainvillea Park Subdivision to the north, Highway US 1 (Washington Avenue) to the east, and Hopkins Avenue to the west.
2. Redevelopment Site #2 — The property bordered by Narvaez Drive to the south, Country Club Drive to the north, Highway US 1 (Washington Avenue) to the east and Hopkins Avenue to the west.
3. Redevelopment Site #3 — The property bordered by Highway US 1 to the east, the railroad to the west and south of SR 50, described as lying in Section 26 and 27, Township 22 South, Range 35 East in Brevard County described by the following:

   West side by the F.E.C. Railroad right-of-way

East side by the S.R. #5 (U.S. #1 Hwy.)

North side by the north 54' of lot 8

South side by lots 20 & 21.01 (Indian River City Plat)

Policy 1.11.14:

Mixed use in the US 1 Corridor Master Plan study area is encouraged with the following principles, as approved by City Council, in the plan on August, 22, 2006:

A. Strengthen the neighborhood character as a foundation for attracting new investment in owner occupied residential development.

B. Establish an interconnected pedestrian circulation system linking the waterfront parks, neighborhoods and mall sites.

C. Develop a mixed use tourist node that enhances public access to the waterfront while recognizing the importance of the Indian River Lagoon as an environmental asset in the south end of the study area.

D. Address stormwater runoff issues in the immediate surrounding areas as well as for the on-site development.

E. Encourage a mix of uses including but not limited to high density residential, retail, and public realm areas (pavilions, amphitheaters, and similar open gathering areas) that contain urban elements of increased density, intensity and height.

Policy 1.11.15:

All requests for the UMU designation and UV, Urban Village zoning shall include a master development plan. As each of the three (3) identified revitalization sites prepares a mixed use development plan to accompany the future land use amendment and rezoning request, the maximum density and intensity thresholds established for each site shall be added to the following table and shall be used to determine concurrency and impacts (the identified projects shall have the flexibility of an increase or decrease of up to five (5) percent for density or intensity within the UMU limits established in Policy 1.20.1 (Density and Intensity Criteria) without a comprehensive plan amendment):

Name of Development (Location)	**Allowable Density and/or Intensity**
Miracle City Mall	Maximum Total Non-residential Intensity — 0.3 FAR Maximum Total Residential — 15 dwelling units Per acre.
Riverwalk Village (Westside of US 1 and south of SR 50) Redevelopment Site # 3	96,100 s.f. retail/restaurant/office 352 dwelling units Maximum Total Non-residential Intensity-0.07 FAR Maximum Total Residential — 12.46 dwelling Units per acre
3550 S Washington Ave. Redevelopment Site #2 - The property bordered by Narvaez Drive to the south, Country Club Drive to the north, Highway US 1 (Washington Avenue) to the east and Hopkins Avenue to the west.	Maximum Total Non-residential Intensity — 0.3 FAR Maximum Total Residential - 15 residential dwelling units per acre.

(Ord. No. 11-2007, § 2-13-2007; Ord. No. 55-2007, § 1.9-25-2007; Ord. No. 7-2013; Ord. No. 25-2014, § 6-10-2014; Ord. No. 28-2021, § 10-26-2021)

Objective 1.12: Shoreline Mixed Use.

The City of Titusville shall pursue a moderately scaled mix of commercial, residential, recreational, and public and semi-public mixed-use that are water-enhanced or water dependent to the Indian River Lagoon and redevelop blighted areas through the designation of the Shoreline Mixed Use land use category on the Future Land Use Map. Waterfront recreation should be supported by complementary businesses and nearby neighborhoods and development areas should be enhanced by access to waterfront amenities and views.

(Ord. No. 35-2024, § 2, 10/15/2024)

Policy 1.12.1:

Preserve and enhance the visual and functional relationship in this unique strip of Indian Riverfront land as a liner link between the industrial/Space Center land uses to the south and the historic/commercial/residential land use to the north.

Policy 1.12.2:

Provide public access/recreation sites to the waterfront that are coordinated with existing and proposed residential/commercial locations to the west of Washington Avenue. Priority shall be given to existing and proposed east/west collector and arterial street extensions.

Strategy 1.12.2.1:

Work with property owners to secure land or easements to support the development of a continuous multimodal trail east of the US 1 Highway.

Strategy 1.12.2.2:

New development should maintain public access to water views where feasible. Provide for visual access locations as part of all development proposals. (Second sentence originally Policy 1.12.2 in part).

(Ord. No. 35-2024, § 2, 10/15/2024)

Policy 1.12.3:

Encourage appropriate land uses based upon a survey of existing uses, market forces, public facilities and services, and environmental concerns set forth in the other elements of the Comprehensive Plan. Develop a flexible set of land development regulations that will provide for mixed use opportunities that, at a minimum, include both low and high intensity residential uses, tourist uses, commercial uses, public and private recreational uses, including wet docking and boat slips, but not marine service activities.

Strategy 1.12.3.1:

Encourage recreation-oriented venues, activities, and businesses within the Waterfront district.

Strategy 1.12.3.2:

Water-dependent and water-enhanced businesses may be permitted and encouraged east of the US 1 Highway where practical.

Strategy 1.12.3.3:

Support moderately scaled mixed-use development on the US 1 Highway that benefits from proximity to the waterfront.

(Ord. No. 35-2024, § 2, 10/15/2024)

Objective 1.13: US 1 Corridor Land Use.

The City shall develop neighborhood specific plans to identify the strengths and weaknesses of each neighborhood and provide recommendations to better improve the community through a Neighborhood Plan.

Policy 1.13.1:

The City of Titusville shall provide for the preservation and revitalization of the established residential and commercial neighborhoods of the US 1 Corridor Study Area as identified in the US 1 Corridor Master Plan (2006).

Strategy 1.13.1.1:

The US 1 Corridor Neighborhoods Land Use District shall protect the interior established single-family areas of the neighborhoods by preventing commercial and multi-family encroachment, unless appropriate areas for commercial and multi-family uses are identified by a Neighborhood Plan.

Strategy 1.13.1.2:

The US 1 Corridor Land Use District within the Indian River City neighborhood area is further categorized into two (2) sub-districts. The Residential sub district and the Commercial Mixed-Use sub-district (see attached map).

Strategy 1.13.1.3:

All commercial uses shall be limited to properties that have access to US 1 Hwy or Hopkins Avenue, unless otherwise provided for by a Neighborhood Plan.

Strategy 1.13.1.4:

Limited mixed uses shall be provided for properties located along the identified commercial corridors based on the Indian River City Neighborhood Plan (Resolution 8-2012). New commercial uses within the residential sub-district shall not be permitted. Hence, the intensity allowed by the US 1 Corridor land use does not apply within this area.

Strategy 1.13.1.5:

Zoning regulations shall provide for greater buffering through landscape, site design, or other means between commercial and residential uses as provided through the land development regulations.

Strategy 1.13.1.6:

The City shall provide opportunities for revitalization through property improvement grant programs, housing opportunity programs, and park and entranceway improvements.

Strategy 1.13.1.7:

The Indian River City Neighborhood shall be designated with US 1 Corridor land use. The Neighborhood Plan for the Indian River City Neighborhood was adopted by the City with Resolution 8-2012 and shall be the guiding document for zoning regulations.

Objective 1.14: Residential Land Use.

The City of Titusville shall provide for appropriate and adequate land for residential land uses through the designation of Residential One, Residential Two, Low Density Residential, Medium Density Residential, and High Density Residential on the Future Land Use Map to provide a variety of housing opportunities and locations.

Policy 1.14.1:

Sites for residential development shall be located throughout the City in a variety of residential zoning classifications, which provide for a variety of lot sizes, floor areas, setbacks, and residential densities.

Policy 1.14.2:

Residential One uses (maximum one (1) unit per acre) shall consider availability of public facilities, existing development patterns, and proposed land use to ensure compatibility.

Policy 1.14.3:

Residential Two uses (maximum two (2) units per acre) shall consider availability of public facilities, existing development patterns, and proposed land uses to ensure compatibility.

Policy 1.14.4:

Low density residential uses (maximum five (5) units per acre) shall consider existing and proposed land uses to ensure compatibility.

Policy 1.14.5:

Medium density residential uses (maximum ten (10) units per acre) shall consider existing and proposed land uses to ensure compatibility. Further, such densities shall be located adjacent to at least a collector street, unless the property is located along the following local road, which already has a multi-family development pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).

Policy 1.14.6:

High density residential uses (maximum fifteen (15) units per acre) or mobile homes shall consider existing and proposed land uses to ensure compatibility. Further, such densities shall be located adjacent to at least a collector or arterial street unless the property is located along the following local road, which already has a multi-family development pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).

Policy 1.14.7:

Residential/Professional uses may be considered in all residential land use designations as a conditional use based upon criteria and performance requirements to insure residential compatibility. Further, such uses shall be located adjacent to at least a collector or arterial street.

Policy 1.14.8:

Negative impacts of residential land uses on environmentally sensitive areas shall be minimized. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of residential land uses designation and the specific intensity of use authorized by land development regulations.

Policy 1.14.9:

Residential development sites shall be accessible to and/or provide essential public services at levels of service adopted by the Comprehensive Plan including transportation, potable water, sewage treatment, solid waste, drainage, recreation and open space, law enforcement and fire protection.

Policy 1.14.10:

Land development regulations shall include requirements for natural vegetative and other appropriate buffers to minimize nuisance effects and incompatibilities with other land uses.

Policy 1.14.11:

The City shall further delineate, through its land development regulations and Future Land Use Map, residential zoning mechanisms to create zoning categories for Residential One, Residential Two, Single Family, Low Density Residential, Medium Density Residential, and High Density Residential. Each category shall be further delineated with appropriate location and performance criteria.

(Ord. No. 35-2004, § 2, 5/11/2003; Ord. No 50-2005, § 1, 7/26/2005; Ord. No. 55-2007, §2, 9/25/2007)

Objective 1.15: Public/Semi-Public Land Use.

The City of Titusville shall provide for appropriate and adequate land for public/semi-public land uses through the designation of Public/Semi Public Land Use.

Policy 1.15.1:

Governmental facilities shall be located in areas easily accessible by the public and compatible with surrounding land uses, and the City shall encourage the location of appropriate government facilities to be located in the Downtown Mixed Use land use category area on the Future Land Use Map.

Policy 1.15.2:

Service facilities such as water and wastewater treatment facilities shall be located in either commercial or industrial areas.

Policy 1.15.3:

Safety facilities such as police and fire station shall be located to maximize such facility's efficiency to serve the City based on response time and configuration of the circulation system.

Policy 1.15.4:

Semi-public facilities shall be permitted by conditional use process through land development regulations.

Policy 1.15.5:

New public land uses shall be permitted within all land use categories identified in the Future Land Use Map, provided that the proposed use is approved by City Council, after a public hearing is held on the proposed use.

(Ord. 12-2017, 3/28/2017)

Objective 1.16: Conservation Land Use.

The City of Titusville shall provide for appropriate and adequate land for conservation land use through the adoption of Land Development Regulations.

Policy 1.16.1:

Designate Conservation land uses on the Future Land Use Map based upon site specific studies and field determinations as primary data sources consistent with the Goals, Objectives and Policies of the Conservation Element.

Policy 1.16.2:

As of 2009, the wetlands shown as Conservation Land Use on the Future Land Use Map were established using the National Wetlands Inventory Map of 1988. These wetlands shown on this map have not been groundtruthed. In order to provide more accurate mapping of wetlands, when the City receives a wetland delineation on specific sites, the delineations will be accepted by the City of Titusville and the Future Land Use Map will be amended accordingly. The Conservation Land Use shall be amended to include all wetland areas on the site to be preserved, unless such wetlands are preserved by a conservation easement as part of a Planned Development (PD) or other

master-planned development, and any other upland areas to be permitted for preservation for state and/or federal listed wildlife species.

Strategy 1.16.2.1:

When Conservation Land Use is present on a specific site, a property owner shall submit a preliminary environmental assessment, including a wetland delineation when wetlands are present, prior to any future development. If the environmental assessment indicates that only wetlands are present and the wetlands are to be preserved rather than mitigated, the City shall accept the wetland delineation and amend the Future Land Use Map to align the Conservation Land Use with that delineation.

Strategy 1.16.2.2:

When Conservation Land Use is present on a specific site, a property owner shall submit a preliminary environmental assessment, including a wetland delineation when wetlands are present, prior to any future development. If the environmental assessment indicates that state and/or federal listed wildlife are present within the areas of the site that are designated as Conservation Land Use, the City shall not amend the Conservation Land Use until the property owner submits an environmental study which confirms the presence and potential locations of the state and/or federal list wildlife species. If the study identifies a location or locations on the site for suitable habitat for preservation, and these areas ae accepted by the permitting agencies as preservation for the identified species, then the City shall amend the Conservation Land Use to include these areas.

(Ord. 10-2018, 2/27/2018)

Policy 1.16.3:

Permitted uses within the Conservation land use area shall be limited to residential uses of one (1) unit per five (5) acres, conservation, recreation, open space, and stormwater management systems consistent with the policies of the Conservation Element and the land development regulations.

Policy 1.16.4:

Impacts to areas designated as Conservation land use designation shall be considered if it is unavoidable due to absence of feasible and/or practical alternatives for reasonable use of the land, or the regulations create an inordinate burden on an existing use of the land or a vested right to a specific use of the land, or due to significant site constraint and/or practical design modification constraint. The allowable impacts shall be based upon site specific evaluation determined through the permitting process conducted by all the regulatory agencies with jurisdiction.

Objective 1.17: Natural Resources Protection.

Coordinate greater compatibility between the land development process and the natural environment by directing development densities and intensities to those areas having the most compatibility for absorbing development while protecting those environmentally sensitive areas, which have lower tolerance for urbanization.

Policy 1.17.1:

All future land use decisions, zoning changes, special uses, conditional uses, development review and amendments to the land use shall be based, in part, upon the compatibility of the proposed use with regard to areas as discussed in the Conservation Element.

Strategy 1.17.1.1:

The following items shall be addressed in the analysis of the land use changes:

1. Surrounding uses;
2. Surrounding zoning;
3. Acreage;
4. Description of site;
5. Soils and topography;
6. Flood zone;
7. Recharge potential;
8. Traffic counts on adjacent streets; and
9. Impact on adopted levels of service.
10. Water supply availability.

Strategy 1.17.1.2:

The City of Titusville shall address at a minimum the following provisions in its adopted land development regulations:

1. Stormwater management;
2. Safe and convenient on-site traffic flow;
3. Parking;
4. Percentage of impervious surface;
5. Drainage;
6. Signs;
7. The subdivision of Land;
8. Provision of open space and recreation;
9. Buffering/screening;
10. Aquifer recharge;
11. Regulation of the development of flood prone areas; and
12. Landscaping.

Policy 1.17.2:

The following uses are not compatible in the immediate vicinity of municipal potable water wells:

Gasoline and/or hazardous material storage tanks;

Industrial land uses; or

Commercial agricultural activities.

Policy 1.17.3:

Submerged lands within the Indian River Lagoon shall only be utilized for water related development (i.e., marinas, docks, boat ramps, etc.) and only after review and permitting by the appropriate State and/or Federal regulatory agency(s). Submerged lands within the Indian River Lagoon shall not be utilized for any land use density or intensity. Development rights under the comprehensive plan may not be transferred from these submerged lands to uplands.

Objective 1.18: Coastal Evacuation.

The City of Titusville shall coordinate with Brevard County in the safe evacuation of coastal populations in accordance with Brevard County's Hurricane Evacuation Plan.

Policy 1.18.1:

The City of Titusville shall maintain a Disaster Operations Plan, which will be coordinated with Brevard County and the Kennedy Space Center.

Policy 1.18.2:

The City of Titusville shall identify inland structures, which can function as temporary housing for the evacuated population and assist the Red Cross in equipping these structures for emergencies.

Policy 1.18.3:

The City of Titusville police and fire departments shall coordinate with Brevard County in evacuating coastal residents.

Policy 1.18.4:

Programs shall be developed to mitigate the destructive forces of hurricane events within the City's coastal zone. The following criteria shall apply in the implementation of this policy:

A. Post-hurricane mitigation shall include mechanisms for the relocation of structures significantly damaged in major hurricane events.

B. Land acquisition programs shall include provisions for the possible redirection of funds to acquire coastal and estuarine properties, which should not be redeveloped following a major hurricane.

C. Discourage the redevelopment and rebuilding of facilities, which serve to encourage growth in hazardous areas except for necessary services for existing development.

Objective 1.19: Planned Unit Development.

The City of Titusville shall establish the Planned Unit Development concept for residential, commercial and industrial land uses and consider other mixed-use land development techniques through the designation of the Planned Unit Development land use category on the Future Land Use Map.

Policy 1.19.1:

Encourage creative approaches in housing developments that will result in quality living environment through innovative design and aesthetic controls.

Policy 1.19.2:

Provide for pedestrian and cycling facilities, as well as other pedestrian amenities such as interesting streetscapes, urban plazas and open space, and landscaping when providing for residential and commercial use.

Policy 1.19.3:

Link any commercial or activity centers with surrounding uses through pedestrian, streetscape improvements, architectural continuity, tree preservation and buffering techniques (private screening, setbacks, landscaping and noise control).

Policy 1.19.4:

Protect public access to natural amenities, such as the Indian River, lakes, streams, wetlands, and protected wildlife habitat.

Policy 1.19.5:

Encourage creative approaches in commercial/office developments that will result in quality shopping and working environments through innovative design and aesthetic controls.

Policy 1.19.6:

Encourage a combination of housing types and styles including single family, two-family, and multiple family dwellings.

Policy 1.19.7:

Encourage flexibility in design by permitting development clustering and a variety of architectural styles and treatments.

Policy 1.19.8:

Encourage the preservation of common open space, recreational facilities, and natural features such as woodland and wetland areas.

Policy 1.19.9:

Consider the carrying capacity of the various levels of service for infrastructure and services.

Policy 1.19.10:

Encourage mixed use zoning districts to intermix residential land use with employment, commercial, educational and recreational opportunities in those unique mixed-use areas designated on the Future Land Use Map.

Policy 1.19.11:

Encourage development of vacant and/or used urbanized area to minimize urban sprawl.

Policy 1.19.12:

All requests for the PUD designation shall include a master development plan. As each site prepares a development plan to accompany the future land use amendment and rezoning request, the maximum density and intensity established for each site as shown on the binding development plan shall not be exceeded, and these thresholds shall be used to determine concurrency. The maximum density and intensity thresholds established for each site shall be added to the following table:

Name of Development	Allowable Density and/or Intensity
San Mateo (CPA #2006-02A)	2.81 dwelling units per acre
Brooks Landing (CPA #2006-02B)	1.57 dwelling units per acre
Inspiration Village (SSA#2-2011)	
Willow Creek (CPA #1-2016)	4.3 dwelling units per acre 1,277 residential units max

(Ord. No. 95-2006 § 1, 10/24/2006; Ord. 7-2017; 2/28/2017)

Objective 1.20: Regional Mixed Use.

The City of Titusville shall pursue the development of Regional Mixed Use development, which shall be intended to act as a center of commercial, professional, financial, high tech industrial and unique retail serving a specific residential community through the designation of Regional Mixed Use land use category on the Future Land Use Map.

Policy 1.20.1:

Regional Mixed Use developments shall contain a minimum of one hundred sixty (160) acres. No additions to the development shall be permitted to the original development boundaries.

Policy 1.20.2:

Regional Mixed Use developments shall include a mix of three (3) or more uses consisting of the following:

Type of Use	Allowable Density and/or Intensity
Single-Family	0-6.7 du/acre
Multi-Family	10 to 40 units/acre
Commercial	10 to 40 timeshare/resort units per acre 50% lot coverage/FAR from 0 to 3
Industrial	50% lot coverage/0 to 1 FAR
Public Uses	Not Applicable
Recreational Uses	Not Applicable

Policy 1.20.3:

No single use, as noted in Policy 1.19.2, shall occupy more than fifty (50) percent in acreage of the regional mixed-use district.

Policy 1.20.4: (Reserved)

Policy 1.20.5:

Negative impacts on environmentally sensitive areas shall be minimized, eliminated and/or mitigated. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of industrial land use designations and the specific intensity of use authorized by land development regulations.

Policy 1.20.6:

All development activity shall be within all adopted concurrency requirements identified in the Land Development Regulations.

Policy 1.20.7:

All Regional Mixed Use developments shall include the preservation of natural areas, such as woodland and wetland areas.

Policy 1.20.8:

All Regional Mixed Use developments shall include a compatible and interrelated mix of residential and non-residential development, which should include employment and recreational opportunities.

Policy 1.20.9:

All Regional Mixed Use developments shall include innovative design and aesthetic controls and shall be required to have buffer areas between different uses when appropriate. Internal traffic movements shall be designed in a manner that provide for pedestrian, bicycle and vehicular compatibility and safety.

Policy 1.20.10:

Minimize circulation conflicts by providing truck routes to industrial areas and pedestrian access to residential areas, with traffic control devises at conflict points with general traffic circulation.

Policy 1.20.11:

Governmental facilities shall be located in areas easily accessible by the public and compatible with surrounding land uses.

Policy 1.20.12:

School facilities shall be located in conjunction with residential patterns and easily accessible by the public. Residential development shall be coordinated with the Brevard County School Board to encourage adequate, functional, and accessible facility for the public.

Policy 1.20.13:

Regional Mixed Use Development shall be located off an existing improved Major/Minor arterial roadway corridors. A minimum of twenty-five (25) percent of the total perimeter boundary of the site shall directly front on a Major/Minor Arterial. All main access points to the development shall be from a Major/Minor Arterial.

Policy 1.20.14:

The City shall further delineate, through its land development regulations, Single Family, Multi Family, Commercial and High Tech Industrial zoning mechanisms to create zoning categories for the Regional Mixed Use land use, which are consistent with the objectives and policies of the Residential, Commercial and Industrial land use policies of the Future Land Use Element. The zoning category shall be further delineated with appropriate location and performance criteria.

Objective 1.21: Density and Intensity Land Use Criteria.

The City of Titusville will establish standards for density and/or intensity of use for each future land use category.

Policy 1.21.1:

The following standards for densities or intensities of use shall apply to each future land use category as indicated below:

Land Use	Objective	Density[4] (Residential Use)	Intensity[4] (Non-Residential Use)

Industrial	1.8	n/a	1.0 FAR [2]
Planned Industrial Park	1.8	n/a	1.5 FAR [2]
Commercial High Intensity	1.9	n/a	1.0 FAR [2]
Commercial Low Intensity	1.9	n/a	1.0 FAR [2]
Downtown Mixed Use	1.10	20 du/acre; 30 du/acre In the Downtown Sub-district & Uptown Sub-district.	5.0 FAR [2]
Urban Mixed Use	1.11	15 du/acre	1.0 FAR [2]
Shoreline Mixed Use	1.12	20 du/acre	1.0 FAR [2]
Residential One	1.14	1 du/acre	.2 FAR [2]
Residential Two	1.14	2 du/acre	.2 FAR [2]
Low Density Residential	1.14	5 du/acre	.2 FAR [2]
Medium Density Residential	1.14	10 du/acre	.2 FAR [2]
High Density Residential	1.14	15 du/acre	.2 FAR [2]
Public/Semi-public	1.15	n/a	.2 FAR [2]
Conservation	1.16	1 du/5 acres	n/a
Planned Unit Development	1.19	12 du/acre	.2 FAR [2]
Regional Mixed Use[1]	1.20	Policy 1.20.2	Policy 1.20.2

[1] Density/Intensity standards for Regional Mixed Use are contained in Objective 1.20, Policy 1.20.2.

[2] FAR will be applied to individually developed lots/parcels. Where a planned/mixed use development is proposed and common amenities (i.e., parking, stormwater retention, open space, etc.) are provided, the FAR will apply to the total planned/mixed use development; however, individual parcels within the planned/mixed use development will be allowed at a high FAR based upon site specific impacts.

[3] The density in this category may be increased by fifty (50) percent when using Transfer of Development Rights as specified in Policy 2, Strategy 3.

[4] Maximums unless approved through density or intensity bonuses as described in Strategies 1.10.2.5 and 1.24.3.2.

(Ord. 11-2018, 2/27/2018; Ord. No. 34-2024, § 3, 10/15/2024)

Policy 1.21.2:

The City of Titusville shall encourage higher densities in areas more suitable for development while preserving historic and public resources by recognizing Transfer of Development Rights (TDRs).

Strategy 1.21.2.1:

Transfer of Development Rights (TDRs) may be obtained through the conditional use permit process to direct residential development to areas which are suitable for growth with the intent of furthering City goals related to preservation of historic preservation, downtown revitalization, quality affordable housing, and quality public infrastructure.

Strategy 1.21.2.2:

TDRs may be transferred from sending districts as authorized by the Land Development Regulations.

Strategy 1.21.2.3:

The following land use designations may be considered receiving districts for Transfer of Development Rights: Downtown Mixed Use.

Strategy 1.21.2.4:

The density bonus for a project receiving TDRs shall not exceed fifty (50) percent of the density permitted in the designated land use category. The maximum allowable density of a development shall take into consideration all other requirements of the Comprehensive Plan.

Strategy 1.21.2.5:

TDRs may be considered to protect historic resources, and public infrastructure; to encourage the revitalization of the Downtown, and to encourage the development of affordable housing.

Strategy 1.21.2.6:

Applications for TDR projects shall include an analysis describing the estimated impacts the increased density will have on neighboring developments and the public infrastructure.

(Ord. No. 14-2003, § 3, 4/8/2003; Ord. No 35-2004, §3, 5/11/2003; Ord. No. 50-2005, §2, 7/26/2005; Ord. No. 106-2005, §3, 12/19/2005; Ord. No. 30-2010, §1, 10/12/2010)

Objective 1.22: Educational Land Use.

The City of Titusville shall designated public schools and properties owned by Brevard County Public Schools as Educational Land Use.

Policy 1.22.1:

School facilities shall be located in conjunction with residential development and easily accessible by the public.

Policy 1.22.2:

The City shall enhance community design and quality of life through effective school facility siting standards. The City shall encourage the siting of schools so they serve as community focal points and are compatible with surrounding land uses.

Policy 1.22.3:

Elementary, middle and high school shall be allowed in all Land use designations except Industrial, Planned Industrial Park and Conservation land use designations. Existing elementary, middle and high schools shall be considered as permitted with their respective land use designations and future elementary, middle and high schools shall be required to comply with this policy. The City of Titusville will ensure the availability of lands within these land use designations to site future public schools.

Policy 1.22.4:

The City shall coordinate with the School Board to facilitate the location of new schools which are proximate and convenient to existing residential areas, areas of projected growth, and require minimal additional public infrastructure. The City's Comprehensive Plan intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or biking distance of the primary residential areas to be served.

Policy 1.22.5:

The City shall encourage the collection of public schools and other public facilities such as parks, libraries, and community centers. The City shall select the future location of public facilities, to the greatest extent possible, to achieve collocation with an existing public school, or so that the facility can be retrofitted to achieve collocation.

Policy 1.22.6:

The City shall coordinate the Brevard County School Board's five-year facilities work program with the City's Capital Improvements Schedule for all capital improvements related to new capacity.

Policy 1.22.7:

The City shall work cooperatively and maintain an outgoing exchange of information with the Brevard County School Board and other educational facility providers to ensure that new and expanded educational facilities are properly located, designed and constructed to be consistent with the City's comprehensive plan and Interlocal Agreement with the School Board.

(Ord. No. 50-2005, §3, 7/26/2005; Ord. No. 33-208, 9/23/2008; Ord. 12-2017, 3/28/2017)

Objective 1.23: Community Participation.

The City of Titusville shall enhance the notifications, information and process for citizen input in land use matters, to ensure an opportunity for meaningful citizen and community participation in the City's Comprehensive Planning process.

Policy 1.23.1:

The City shall provide a process for citizens to submit material in writing that reaches the Local Planning Agency members packets prior to the meeting.

Policy 1.23.2:

The City shall evaluate the notification process to determine if it needs to be lengthened for larger projects.

Policy 1.23.3:

The City shall continue to evaluate land use amendments to improve the notifications and ensure that they are understandable and convey the necessary information to citizens.

Policy 1.23.4:

Whenever an area plan, land use application or any other land use planning is undertaken, the City shall ensure an opportunity for continuous and maximum participation by those who will be affected by the plan including residents who live in or near the plan area, merchants and others who do business in the affected area, as well as members of interested groups and the general public.

Policy 1.23.5:

The City shall require applicants of land use and zoning application submittals to schedule and conduct a community meeting with interested members of the public regarding their application at least seven (7) days prior to the first public hearing. The applicant shall provide notification to all property owners within five hundred (500) feet of the subject property of the land use and zoning application and shall notify the City of the meeting as well.

Policy 1.23.6:

The City shall use geographic information systems and other technology to facilitate information transmittal to citizens concerning land use information for their geographic areas of the City.

Strategy 1.23.6.1:

Post supporting documents such as staff reports for the next current meeting of boards and commissions dealing with land use matters in an easily accessible location on the City of Titusville website.

Strategy 1.23.6.2:

Post live or delayed streams of public hearings of the Planning and Zoning Commission and City Council on the internet as a source of easily accessible media outlet.

Objective 1.24: Gateway Corridors.

The City's major roadways shall be treated as Gateways critical to the City's image. Gateway corridors shall accommodate a wide variety and intensity of land uses within a framework that enhances the visual identity of the corridors to create a favorable impression for visitors.

(Ord. No. 35-2024, § 3, 10/15/2024)

Policy 1.24.1:

The Gateway Corridors shall be defined as properties along the following roadways:

- US-1
- Garden Street / S.R. 406
- South Street / S.R. 405
- Cheney Highway / S.R. 50

(Ord. No. 35-2024, § 3, 10/15/2024)

Policy 1.24.2:

As the first impression that many visitors will have of the City, properties and public improvements in the Gateway Corridor should have a consistent and attractive appearance.

Strategy 1.24.2.1:

The Land Development Regulations shall develop a zoning overlay with required elements of landscaping, tree planting, maintenance, signage, and other public-facing characteristics in development within the overlay zone consistent with the policies of the Gateway Corridors objective. The overlay may be mandatory as determined in the Land Development Regulations.

(Ord. No. 35-2024, § 3, 10/15/2024)

Policy 1.24.3:

Targeted investment in the overlay shall be supported by the Gateway Corridor objective that encourages horizontal and vertical mixed-use development and redevelopment with quality landscaping and design that will contribute to a positive image of the City.

Strategy 1.24.3.1:

Future development within Gateway Corridor should be composed primarily of commercial, mixed-use, and multi-family development.

Strategy 1.24.3.2:

The Land Development Code shall include in the zoning overlay incentive bonuses permitting higher density multifamily residential uses and non-residential or mixed-use development up to two (2.0) FAR and forty (40) units per acre with building heights not to exceed five (5) stories. Incentive bonuses shall be based on contributions to the public realm including landscaping, green infrastructure, bicycle and pedestrian infrastructure, and other improvements which implement the policies of the Gateway Corridor objective and exceed the minimum requirements for the overlay.

Strategy 1.24.3.3:

Urban design standards shall provide for an attractive environment that balances auto-oriented and pedestrian-oriented design features.

Strategy 1.24.3.4:

Higher intensity development along corridors shall transition to existing single-family neighborhoods in an orderly fashion.

(Ord. No. 35-2024, § 3, 10/15/2024)

Policy 1.24.4:

The City shall encourage the development of higher density housing in appropriate locations along Gateway Corridors to increase housing supply while discouraging urban sprawl.

Strategy 1.24.4.1:

Encourage and incentivize through flexible zoning the development of multi-family housing on underutilized commercial or vacant parcels along corridors consistent with the infill policies.

Strategy 1.24.4.2:

Encourage the development of more affordable housing in locations within a ¼ mile to public transit.

(Ord. No. 35-2024, § 3, 10/15/2024)

Policy 1.24.5:

The City shall ensure that the Gateway Corridors have appropriate open spaces to provide aesthetic value for the city and recreational opportunities for those who live and work along the corridors.

Strategy 1.24.5.1:

Open spaces such as parks or plazas should be included in developments along the corridors for the use of residents, employees, and visitors.

Strategy 1.24.5.2:

As redevelopment occurs, the City shall identify new recreation needs and opportunities to create new public or private open spaces with parks and recreation to serve them.

(Ord. No. 35-2024, § 3, 10/15/2024)

Policy 1.24.6:

The Gateway Corridors shall provide for long distance motor vehicle movement along major roads while providing safe, multimodal access to uses and activity centers.

Strategy 1.24.6.1:

Operational improvements that maintain or improve traffic flow along major roadways shall be identified and implemented.

Strategy 1.24.6.2:

Safe crossings for people walking and biking shall be provided at regular intervals where development is located on both sides of a roadway.

Strategy 1.24.6.3:

Access to development areas from Gateway roads should be consolidated, including using existing streets where existing intersections are frequent, to limit the number of access points on major roadways and to limit sidewalk and bikeway conflicts.

Strategy 1.24.6.4:

Where feasible, new development shall provide cross-access to existing or undeveloped parcels and existing streets to mitigate the impact of new development on traffic operations of the major road.

Strategy 1.24.6.5:

Shared parking, structured parking, and design strategies should be encouraged in order to minimize the visual and environmental impacts of surface parking lots.

Objective 1.25: Indian River Waterfront.

Enhance public access, recreational opportunities, environmental quality, and amenities on the Indian River waterfront to create value for the entire City.

Policy 1.25.1:

Coastal resources should be preserved, restored, and enhanced in accordance with Coastal Management Objective 1.3 to maximize public use and assure the economic viability of the Waterfront in the future.

Policy 1.25.2:

The City shall work with property owners, not-for-profit groups, and other interested parties to protect existing access points. Securing additional access points to the Indian River Lagoon and other recreational waterbodies should be pursued, where feasible.

Policy 1.25.3:

The City shall explore opportunities to expand and connect the East Coast Greenway Trail along the waterfront to create a continuous, publicly accessible corridor that accommodates pedestrians and bicyclists.

Policy 1.25.4:

Waterfront access and recreation should be supported by complementary businesses, and development areas should be enhanced by access to waterfront amenities and views.

Policy 1.25.5:

The City shall encourage the inclusion of public amenities such as benches, shade structures, restrooms, water fountains, and native landscaping in new waterfront development and redevelopment projects.

(Ord. No. 35-2024, § 3, 10/15/2024)

TRANSPORTATION ELEMENT

TRANSPORTATION ELEMENT

GOAL 1:

A safe, convenient and energy efficient transportation system in the City of Titusville that serves the needs of all residents and visitors. The system shall promote multiple modes of transportation for goods and people to encourage stability and an improved quality of life.

Objective 1.1:

The City shall improve and maintain safety, convenience, connectivity, and energy efficiency within the transportation system.

Policy 1.1.1:

A Level of Service (LOS) E is established for arterial and Collector roadways. A Level of Service (LOS) D is established for roadways on the Florida Intra-state Highway System (FIHS) and Strategic Intermodal System (SIS) per the Florida Department of Transportation

Strategy 1.1.1.1:

The City should study the opportunity to transition to a Multimodal Level of Service / Multimodal Quality of Service that takes into account all modes of transportation.

(Ord. No. 34-2024, § 3, 10/15/2024)

Policy 1.1.2:

The City shall require transportation connectivity between land uses and development sites in the Land Development Regulations to provide for multiple access points for emergency management and to facilitate multiple modes of transportation.

Policy 1.1.3:

Parking facilities will be convenient to major generators and attractors and intermodal terminals within the City and provisions for adequate parking shall be included in the City's Land Development Regulations.

Strategy 1.1.3.1:

Develop innovative solutions to reduce parking requirements, including provision for shared parking open to the public that serve multiple uses, utilize connectivity strategies such as alleys and shared driveways, and adopt district-wide transportation demand management programs as redevelopment occurs.

Strategy 1.1.3.2:

Parking requirements for multi-phase projects should be flexible and anticipate potential changes in parking demand.

Strategy 1.1.3.3:

Parking arrangements should be flexible, and long-term planning should anticipate a reduced need for parking as development patterns increase non-automobile trips, and as autonomous vehicles and ride-sharing services become more prevalent.

(Ord. No. 34-2024, § 3, 10/15/2024)

Policy 1.1.4:

The City shall cooperate with Brevard County and the Space Coast Transportation Planning Organization in the use of transportation demand management strategies as a means to reduce peak hour travel demand and the number of vehicle miles traveled.

Policy 1.1.5:

The City shall cooperate with Brevard County and the Space Coast Transportation Planning Organization in the use of transportation systems management strategies to preserve the capacity of existing transportation systems.

Policy 1.1.6:

The City shall participate with Brevard County, the Space Coast Transportation Planning Organization, and Florida Department of Transportation to establish a performance monitoring system for the transportation system.

Policy 1.1.7:

Standards for safe and convenient on-site traffic flow are contained in the City's Land Development Regulations. On-site circulation standards should account for all user types including motor vehicles, bicycles, and pedestrians.

(Ord. No. 34-2024, § 3, 10/15/2024)

Policy 1.1.8:

The City shall evaluate and whenever feasible, support transportation systems management activities that will reduce motor vehicle miles traveled, or increase the use of energy-efficient non-motorized vehicles, public transit, and micro-mobility options to conserve energy, reduce greenhouse gases, reduce noise, water and air pollution and discourage urban sprawl.

Strategy 1.1.8.1:

All alternatives should be considered prior to increasing motor vehicle capacity through lane addition to existing roadways, including multimodal improvements, connectivity improvements, construction of parallel facilities, operational improvements, and intersection improvements.

(Ord. No. 34-2024, § 3, 10/15/2024)

Policy 1.1.9:

The City shall require new large scale planned development to make contributions, enhancements or provisions towards the public transportation system to promote energy conservation and reduce greenhouse gases.

(Ord. No. 34-2024, § 3, 10/15/2024)

Objective 1.2:

The City's transportation policy and standards shall be consistent with the Future Land Use Element, the Housing Element, the Intergovernmental Coordination Element, and the Capital Improvements Element of the City's adopted Comprehensive Plan.

Policy 1.2.1:

The City shall coordinate with local, regional and state transportation agencies to ensure that transportation planning supports land use objectives.

Policy 1.2.2:

Expansion of transportation related facilities within the City shall be realized consistent with the following strategies:

Strategy 1.2.2.1:

The City shall ensure that expansion of transportation related facilities is consistent with the adopted Comprehensive Plan through active participation in the planning and design of these facilities with the appropriate service provider.

Strategy 1.2.2.2:

Standards have been established in the City's Land Development Regulations to mitigate adverse impacts of the expansion of transportation facilities upon adjacent natural resources and land uses.

Strategy 1.2.2.3:

Standards have been established in the City's Land Development Regulations to protect and conserve natural resources within and adjacent to airport transportation related facilities.

Policy 1.2.3:

The City shall continue to implement the Land Development Regulations and adopt new regulations to provide and improve access to various land uses and to meet the City's future transportation needs.

Objective 1.3:

The City shall strive to provide variety transportation option that includes bicycle, pedestrian and public transit facilities to promote alternative modes of transportation. The City shall provide bicycle and pedestrian ways through development of plans, Land Development Regulations or development controls.

Policy 1.3.1:

The City shall promote the development of "Complete Streets" that are designed, built, and maintained in a manner that accommodates not only automobiles, but transit vehicles and non-motorized modes of travel such as pedestrians ways, bicycle paths and also accommodates disabilities. "Complete Streets" shall seek to be aesthetically pleasing and provide for a tree shaded and comfortable environment for all users. The City shall continually pursue funding to beautify streets.

Policy 1.3.2:

The City shall improve the bicycling and pedestrian environment by providing bicycle and pedestrian infrastructure and amenities and by seeking to provide wider sidewalks. In new development or redevelopment, walking and bicycling shall be promoted by establishing pedestrian-friendly streets with sidewalks and/or bike paths.

Policy 1.3.3:

The City shall seek funding in order to participate with Space Coast Area Transit in the provision of bus shelters along transit routes, particularly in areas of frequent use.

Policy 1.3.4:

The City shall develop a City-wide park and greenway plan to link greenway, trails and park system within the City and link them to regional trails, other state parks and conservation areas.

Policy 1.3.5:

The City in coordination with the Space Coast Transportation Planning Organization shall develop a bicycle and pedestrian master plan.

Policy 1.3.6:

Space Coast Regional Airport and Arthur Dunn Air Park will be protected from the encroachment of incompatible land uses through application of the Airport Impact Overlay District in the City's LDR's.

Policy 1.3.7:

The City shall encourage the development of a continuous multi-use trail along the Indian River Lagoon through public-private partnerships.

Objective 1.4:

The City shall coordinate the transportation system plans and programs with other effected governmental entities to ensure that the most efficient and cost effective course of action is followed and that strategies demonstrating the area wide coordination necessary to implement all provisions of this element are utilized.

Policy 1.4.1:

The City shall identify the transportation needs and problems of the City and they shall be addressed through coordination with local, Space Coast Transportation Planning Organization, regional and state plans, and the FDOT Adopted Work Program.

Policy 1.4.2:

The City shall participate in the development of a system-wide multi-modal transportation network master plan.

Objective 1.5:

The City shall support comprehensive transportation planning to examine public transit service needs based on existing and proposed major trip generators and attractors, and new growth trends shall be addressed.

Policy 1.5.1:

The provision of transit service to the City shall be coordinated with Space Coast Area Transit as part of their capital improvement and transit development planning process.

Policy 1.5.2:

The City shall continue to explore the option of increasing transit routes and frequencies.

Policy 1.5.3:

The City shall support and participate in the State of Florida's Amtrak/FEC Corridor Project to establish passenger rail service along Florida's East Coast and establishing a service station in the City of Titusville.

Strategy 1.5.3.1:

The City shall participate in the planning and design of the project, including the application for grant funding to construct the project.

Strategy 1.5.3.2:

The City shall be responsible for maintaining the station facility.

Objective 1.6:

The City shall protect existing and future rights-of-way from building encroachment.

Policy 1.6.1:

Rights-of-way shall be protected from encroachment through implementation of the following strategies:

Strategy 1.6.1.1:

Standards to protect existing rights-of-way shall be incorporated in the City's LDR's.

Strategy 1.6.1.2:

Future right-of-way needs shall be pursued or reserved as far in the future as possible to minimize costs and facilitate planning and design activities.

Policy 1.6.2:

The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Objective 1.7:

The City shall promote access to transportation related facilities and ensure that they are coordinated with the circulation system shown on the map(s) adopted as part of the element.

Policy 1.7.1:

Convenient movement between the various transportation facilities within the City shall be facilitated through the following strategies:

Strategy 1.7.1.1:

Where feasible, intermodal terminals should be located adjacent to two (2) or more transportation modes.

Strategy 1.7.1.2:

Access to and between modes and terminals shall be designed to minimize operational conflicts.

Strategy 1.7.1.3:

Participation among the various transportation service providers is crucial to terminal siting, construction, and operation.

Objective 1.8:

The City shall coordinate the operation of, and improvements to, the transportation system with the plans and programs of the various entities responsible for providing transportation related facilities.

Policy 1.8.1:

The City shall participate in the development of a system-wide multi-modal transportation network master plan.

Policy 1.8.2:

To protect the interregional and intrastate functions of the Florida Intrastate Highway System (FIHS), the following strategies will be used to encourage local alternatives:

Strategy 1.8.2.1:

Signal synchronization, intersection improvements, and other congestion management techniques to reduce travel delay and encourage local alternatives to the FIHS.

Objective 1.9:

Application of transportation solutions should be context-sensitive.

(Ord. No. 34-2024, § 3, 10/15/2024)

Policy 1.9.1:

Context-sensitive solutions recognize that roadway design should respond to the intensity and configuration of existing and planned land uses surrounding the facility. Areas with features such as higher density, higher intensity, transit access, civic facilities, facilities for children or the elderly, high street connectivity, or traditional, pedestrian-oriented pattern should prioritize non-motorized travel and micro-mobility. Areas with features such as lower density, lower intensity, low street connectivity, high-volume trucking, or critical regional motor vehicle routes may prioritize motor vehicle circulation. All facilities should provide sidewalks or other pedestrian accommodation.

(Ord. No. 34-2024, § 3, 10/15/2024)

Policy 1.9.2:

Downtown: The City shall prioritize pedestrian and bicycle circulation to support a high level of activity in the downtown area.

Strategy 1.9.2.1:

Street design should be place-based and contribute to the urban design of downtown.

Strategy 1.9.2.2:

Motor vehicle traffic should be calmed to a speed that complements a safe and comfortable pedestrian and bicycle precinct.

Strategy 1.9.2.3:

Downtown should have shaded walkways, sidewalks and plazas to allow pedestrians to comfortably navigate downtown in hot weather.

Strategy 1.9.2.4:

Bikeways providing access to various destinations in Downtown should be appropriate for riders of various ages and abilities and connect to existing and proposed trail networks.

(Ord. No. 34-2024, § 3, 10/15/2024)

HOUSING ELEMENT

HOUSING ELEMENT

GOAL 1:

The City of Titusville shall, through its comprehensive plan, make provision for adequate and affordable housing that meet the physical and social needs of all segments of the current and future population of the City.

Objective 1.1:

The City shall provide for a variety of housing types and price levels for all residents living in or migrating to the area. Employees of businesses within Titusville and high-tech businesses on the Space Coast should have opportunities to live in high quality housing within the City.

(Ord. No. 36-2024, § 2, 10/15/2024)

Policy 1.1.1:

The City shall encourage a substantial and diverse residential population downtown and city-wide by providing a mix of housing options to serve a wide range of household types and incomes.

Strategy 1.1.1.1:

The City shall coordinate residential growth with the Land Use Plan and respective zoning.

(Ord. No. 36-2024, § 2, 10/15/2024)

Policy 1.1.2:

The City shall support the availability of attainable housing both by minimizing barriers to the private provision of market-rate housing to increase housing supply and by collaborating with public and non-profit entities on the provision of subsidized housing for lower income households.

(Ord. No. 36-2024, § 2, 10/15/2024)

Policy 1.1.3:

The City shall enact development regulations that provide for a mix of housing types and sizes within a development.

Strategy 1.1.3.1:

Permit a range of housing typologies within neighborhoods to accommodate a range of household types including accessory dwelling units, duplexes, townhouse, and quadruplexes.

(Ord. No. 36-2024, § 2, 10/15/2024)

Policy 1.1.4:

The City shall enact programs and regulations to encourage the development of Accessory Dwelling Units (ADUs).

Objective 1.2:

The City of Titusville should identify opportunities to preserve a healthy proportion of affordable housing as property values rise within the City. The City should, within its realm of responsibility, act to make affordable housing available through housing implementation programs, especially to meet the needs of very low income households, for existing and future residents.

(Ord. No. 36-2024, § 2, 10/15/2024)

Policy 1.2.1:

The City of Titusville uses the HUD definition of affordable housing which means housing affordable to those with incomes at or below eighty (80) percent, (low income), fifty (50) percent (very low income), and thirty (30) percent (extremely low income) of the median income of the metropolitan area who pay no more than thirty (30) percent of their gross income for housing.

Policy 1.2.2:

The City shall provide an education program such as homebuyer education and counseling to prepare low income families for homeownership. Financial and technical assistance shall be provided to low income homebuyers whenever economically feasible.

Policy 1.2.3:

The City shall continue to use the Community Development Block Grant (CDBG) Program and other programs to construct and/or rehabilitate housing units that will increase the availability of affordable housing for very low income and extremely low income households and other groups with special needs.

Policy 1.2.4:

Affordable housing should blend in style and character with market rate-development.

(Ord. No. 36-2024, § 2, 10/15/2024)

Objective 1.3:

The City of Titusville shall encourage the equitable distribution of affordable housing throughout its jurisdiction.

Policy 1.3.1:

The City shall support fair housing practices by:

Strategy 1.3.1.1:

The City shall further fair housing through implementation of the Fair Housing Act Chapter 760.20, F.S., in all housing, development and planning activities.

Strategy 1.3.1.2:

The City shall provide information, technical assistance and develop incentives programs to meet the affordable housing needs.

Strategy 1.3.1.3:

The City shall cooperate with developers who build HUD subsidized projects.

Policy 1.3.2:

The City shall further fair housing goals so that a variety of housing choices are available to households without regard to religion, handicap, age, race, national origin, or marital status.

Policy 1.3.3:

The City shall continue to allow housing for those persons desiring adult living communities and retirement communities through the implementation of the City's land development regulations.

Policy 1.3.4:

The City shall continue to make provisions ensuring the availability of affordable housing to families with children.

Objective 1.4:

The City shall support/increase the coordination between the public and private sectors involved in the provision of housing, community development and redevelopment activities by:

Policy 1.4.1:

The City shall strengthen communication among the various organizations comprising the affordable housing market (i.e., public assistance agencies, financial institutions and realtors) through workshops and participation in regional housing organizations.

Policy 1.4.2:

The City shall continue to provide funding assistance through the use of CDBG, HOME, SHIP and other funding programs. The City shall seek to combine resources with non-profit and for-profit organizations to provide affordable housing and promote redevelopment.

Policy 1.4.3:

The City shall evaluate and amend the existing policies, and land development regulations which hinders new development or reconstruction of a single family homes for affordable housing on non-conforming residentially zoned lots or parcels, that are located in developed neighborhoods with public infrastructure.

Policy 1.4.4:

The City will encourage voluntary citizen community services to improve the target revitalization areas.

Objective 1.5:

The City of Titusville shall make adequate provision to integrate care facilities, group homes, child/adolescent care facilities and retirement homes into residential areas, areas of residential character, and mixed use areas by:

Policy 1.5.1:

Land development regulations shall be enacted in the Code of Ordinances to address these facilities.

Strategy 1.5.1.1:

The ordinance shall allow the facilities to locate in residential areas by Conditional Use Permit (CUP), including appropriate location criteria, to ensure the facility residents have access in residential areas.

Strategy 1.5.1.2:

The new ordinance shall be reviewed periodically to ensure its effectiveness in implementing the integration of these facilities into residential areas or areas of residential character.

Policy 1.5.2:

The City will identify public or private vacant lands or structures that may be suitable as sites for affordable housing for those residents with special needs and will identify possible funding sources for the acquisition and development of these properties.

Policy 1.5.3:

Encourage and assist human service agencies and other community groups in developing special living facilities to provide housing opportunities for people with special needs, transitional housing for women or homeless people as appropriate to City of Titusville population needs.

Objective 1.6:

The City of Titusville shall identify and reduce the degree of substandard housing and improve the structural and aesthetic conditions of existing housing.

Policy 1.6.1:

The City shall complete an inventory of the condition of the housing stock within boundaries of the City's Target areas, at a minimum, for rehabilitation and reduction.

~~**Strategy 1.6.1.1:**~~

~~The City shall complete the inventory by 2020.~~

Strategy 1.6.1.~~2~~1:

The City shall update the inventory every ~~five (5)~~seven (7) years.

Policy 1.6.2:

The City of Titusville shall participate in various federal, state, and financial assistance programs to improve housing.

Strategy 1.6.2.1:

Maintain the application of grant monies to program eligible households by incorporating a rehabilitation program which would provide direct benefit to occupants of substandard units that meet income guidelines.

Strategy 1.6.2.2:

Encourage other housing assistance programs through proposed Florida Housing Finance Agency.

Policy 1.6.3:

The City shall continue to monitor and evaluate factors which contribute to neighborhood stability and adopt strategies for neighborhood preservation.

Objective 1.7:

Substandard structures identified as condemned and deemed unfeasible for rehabilitation should be eliminated with assurance given of fair and adequate compensation and/or relocation assistance to displaced person and families.

Policy 1.7.1:

The Florida Building Code shall be enforced as necessary to ensure the construction and maintenance of sound, safe and sanitary housing for the public health, safety, and welfare.

Policy 1.7.2:

The City shall conduct a thorough inventory of substandard housing, in accordance with Policy 1.6.1, to identify those housing units suitable for rehabilitation and those suitable for demolition.

Strategy 1.7.2.1:

Housing units suitable for rehabilitation would be those which possess significant structure damage but the cost for rehabilitation does not exceed the market value of the unit.

Strategy 1.7.2.2:

The demolition of housing units would be those dilapidated units with major structural damage which endanger the public health, safety, and welfare, and where the cost of rehabilitation exceeds the market value of the units.

Policy 1.7.3:

The City of Titusville shall establish a system of housing inspection for residential rental properties which receive public subsidies to protect the health, safety, and welfare of the tenants.

Strategy 1.7.3.1:

Inspections of properties should be conducted on a periodic basis and shall be based on the City's adopted minimum code.

Policy 1.7.4:

The City shall continue to use CDBG, HOME, SHIP and other housing funding programs to rehabilitate or demolish residential structures that cannot be economically preserved.

Policy 1.7.5:

The City shall provide relocation assistance and counseling, as needed, to effect the clearance of dangerously deteriorated houses.

Objective 1.8:

As a result of public action, such as the construction of roads or utilities, any occupant of a housing unit displaced shall be equitably relocated.

Policy 1.8.1:

The relocation of housing should be comparable to the existing dwelling as much as possible, with emphasis on the number of rooms, size of living space, location to commercial and public facilities and place of employment and shall be within the financial means of the displaced household. Relocation housing shall be a safe, sound, and sanitary dwelling unit meeting all locally adopted minimum housing codes.

Policy 1.8.2:

The City shall ensure that relocation housing or equitable compensation shall be provided to household prior to the time displacement occurs when they are displaced due to City action.

Policy 1.8.3:

Prior to the City's approval for any change of land use or demolition of housing occupied by extremely low, very low, or moderate income families, the City shall adhere to a Relocation and Displacement Plan in accordance with the Uniform Relocation Act, as amended.

Objective 1.9:

The City shall continue to promote the preservation of historically significant housing and encourage its utility for residential use or adaptive reuse.

(Ord. No. 36-2024, § 2, 10/15/2024)

Policy 1.9.1:

The City shall continue to identify, evaluate, protect and preserve housing which is historically significant. Historically significant housing would include those houses listed on the National Register of Historic Place and the Florida Master Site File.

Policy 1.9.2:

The City shall continue to provide technical assistance to owners of historically significant housing or other individuals that are interested in preservation activities.

Policy 1.9.3:

The City shall pursue available Federal, State, and local funding sources which support efforts to preserve or protect historically significant housing.

Objective 1.10:

The City shall promote the use of green housing construction, renovation, and rehabilitation techniques for affordable housing that make housing units affordable over the long term by reducing energy consumption, lowering utility bills, and decreasing maintenance costs.

(Ord. No. 36-2024, § 2, 10/15/2024)

Policy 1.10.1:

The City shall obtain Leadership in Energy and Environmental Design (LEEDS), or US Green Building Council's (USGBC) or Florida Green Building Coalition (FGBC) certification when constructing new affordable housing funded by the City.

Policy 1.10.2:

The City shall promote the use of green housing construction and renovation and rehabilitation techniques of affordable housing. Sustainable building techniques will make the housing units affordable over the long term by reducing energy consumption, lowering utility bills and decreasing maintenance costs.

Policy 1.10.3:

The City shall encourage the use of renewable energy source and will promote new housing design to include energy saving features.

INFRASTRUCTURE ELEMENT

INFRASTRUCTURE ELEMENT

GOAL 1:

Public Facilities. Needed public facilities shall be provided in a manner which protects investments in existing facilities and promotes orderly compact urban growth.

GOAL 2:

Adequate Infrastructure. The City of Titusville shall provide sanitary sewer, solid waste, drainage and potable water facilities and services to meet existing and projected demands identified in this plan.

Objective 2.1: Capacity Availability.

The City shall implement procedures to ensure that at the time a development permit issued, adequate facility capacity is available or will be available when needed to serve the development/accommodate the needs of new growth.

Policy 2.1.1:

The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by development/future growth. These levels of service standards are based on information contained in the data and analysis reports for this element of the comprehensive plan.

Facility/Service Area	Acceptable Level of Service Standard
A. Sanitary Sewer Facilities North Service Area South Service Area	Average Sewer Generation Rate 80 gallons/capita/day 80 gallons/capita/day
B. Potable Water Facilities *Titusville Service Area (Includes area outside City limits which have service agreements with the City.)	Average Water Consumption Rate 81 gallons/capita/day Softening & filtration: 16 MGD Pumping capacity: 16 MGD Storage capacity: 3.9 MGD
C. Drainage Facilities City-wide For areas other than areas of critical concern	Design Storm 25-year frequency, 24-hour duration for Sites over ½ acre. 25-year, 24-hour storm or retain first inch over entire property.
D. Solid Waste Facilities Collection (City-wide) Disposal (LOS set by utilizing Brevard County's methodology) (Ord. No. 50-2005, §5, 7/26/2005)	Acceptable Level of Service 8.32 lbs/capita/day 8.32 lbs/capita/day

Policy 2.1.2:

In order to assure that the above identified level of service standards are maintained, Concurrency Management System will be used to determine the available capacity and demand and these procedures shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

Strategy 2.1.2.1:

The Water Resources Department, Public Works/Engineering Department and Community Development Department shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued.

Strategy 2.1.2.2:

Prior to approval of new development orders the City of Titusville will evaluate the availability of water supply and wastewater treatment capacity.

Policy 2.1.3:

All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 2.1.4:

The City shall coordinate with and encourage recycling and resource recovery efforts in the County.

Objective 2.2: Coordination of Capital Improvements.

Existing deficiencies in the provision of public infrastructure as identified in the elements of the comprehensive plan shall be eliminated through the schedule of improvements contained in the capital improvements element.

Policy 2.2.1:

The level of service established in the Infrastructure Element of the Comprehensive Plan and listed under Policy 2.1.1, above shall be used to determine existing deficiencies.

Policy 2.2.2:

Projects shall be undertaken in accordance with the schedule of improvements provided in the Capital Improvements Element of this Plan.

Objective 2.3: Capital Improvement Schedule.

The City shall maintain a five-year schedule of capital improvements needs for public facilities, to be updated annually in conformance with the review process for the capital improvements element of this plan.

Policy 2.3.1:

Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One:

Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities and correct existing deficiencies;

Level Two:

Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to development areas lacking full service or promotes in-fill development; and

Level Three:

Whether the project represents a logical extension of facilities and services within a designated service area.

Policy 2.3.2:

Projects shall be undertaken in accordance with the schedule provided in the Capital Improvement Element of the Plan.

Policy 2.3.3:

The annual work program of the Water Resources Department and Public works/Engineering Department shall be reviewed to ensure that projects are scheduled to minimize disruption of services and duplication of labor and to maintain service levels for all facilities.

Policy 2.3.4:

Provision of centralized sanitary sewer and potable water service shall be consistent with the City's growth policies stated in the Land Use Element of this Plan and the Future Land Use Map, and to areas where the City has legal commitments to provide facilities and services as of the date of adoption of this plan.

Policy 2.3.5:

The use of common corridors for utilities shall be encouraged.

Objective 2.4: Deficiencies.

Existing deficiencies will be corrected by undertaking the following projects:

A. Water Distribution Improvements.

B. Sewer System Improvements Capital Improvement Project.

C. Infiltration/Inflow Capital Improvement Project.

D. City-wide drainage improvements.

Objective 2.5: Public Utilities.

To ensure public utilities are available at the established level of service standards, the following projects will be undertaken:

A. **SANITARY SEWER.**

1. Sufficient treatment facility capacity exists to meet projected demand.

B. **SOLID WASTE.**

1. Maintenance, repair and replacement of rolling stock for collection purposes; and
2. The City of Titusville will coordinate and participate with Brevard County, to the greatest extent possible in the disposal of solid waste and recyclable materials.

C. **STORMWATER MANAGEMENT AND AQUIFER PROTECTION.**

1. Master drainage and stormwater utility study; and
2. Completion of city-wide drainage improvements as proposed in the Freshwater Management Study.

D. **POTABLE WATER.**

1. Reserved.
2. Various water line extensions/improvements as identified in the element; and
3. Augmentation of the Water Reuse System from the Blue Heron Wetland.

Policy 2.5.1:

The annual summaries of facility capacity and demand information prepared by the department heads shall be used to evaluate the need for the timing and location of projects to extend or increase the capacity of existing facilities.

Policy 2.5.2:

All projects required to meet projected demands shall be scheduled in the Capital Improvements Element of this plan in accordance with the requirements of Section 163.3177(3)(a), F.S.

Policy 2.5.3:

The City shall require that all properties within a Basin Management Action Plan with a density of more than one septic system per acre connect to the centralized sanitary sewer system when capacity becomes available for the respective area, in compliance with the Florida Department of Environmental Protection guidelines. On lots of 1 acre or less, if a centralized sewer system is not available, only wastewater treatment systems, including enhanced nutrient-reducing onsite sewage treatment and disposal system, that achieve at least 65 percent nitrogen reduction are authorized, per Section 373.811(2), Florida Statutes.

Objective 2.6: Solid Waste.

The City will coordinate with the County in the collection, transfer and disposal of solid waste and in the development of resource recovery programs.

Policy 2.6.1:

The City will coordinate with the County in analyzing current and projected solid waste demand and facility needs for the five (5) and ten (10) year planned periods.

Policy 2.6.2:

The general performance of the solid waste facility, adequacy of existing level of service, and impacts upon adjacent natural resources shall be analyzed in coordination with the County since the City does not have any city-owned or operated solid waste facilities.

GOAL 3:

Stormwater Management. Adequate stormwater management will be provided to afford reasonable protection from flooding and to prevent degradation of quality of receiving waters.

Objective 3.1: Drainage Regulations.

The stormwater drainage regulations contained in the City's Land Development Regulations will provide for protection of natural drainage features.

Policy 3.1.1:

The City, when planning transportation projects, will prepare amendments to the stormwater drainage provision of the City's development regulations to ensure that:

A. New developments are required to treat runoff from the twenty-five (25) year frequency, twenty-four (24) hour duration design storm event on-site so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions;

B. Stormwater engineering, design and construction standards for on-site systems are provided;

C. Erosion and sediment controls are used during development; and

D. Periodic inspection and maintenance of on-site systems and ensured as a condition of system permit renewal.

Policy 3.1.2:

The City will study the feasibility of instituting a stormwater utility fee to:

A. Acquire required drainage easements;

B. Support revenue bonds for required drainage improvements within each basin; and

C. Fund operation and maintenance operations.

Policy 3.1.3:

The City will initiate a maintenance program to ensure that major drainage systems are inspected and receive required maintenance on at least an annual basis.

GOAL 4:

Aquifer Recharge. The Functions of Natural groundwater aquifer recharge areas within the City will be protected and maintained through the implementation of the City's aquifer protection ordinance.

Objective 4.1: Aquifer Recharge Areas.

The City shall provide for maintenance of Aquifer Recharge Area Functions through the "Area of Critical Concern" ordinance.

Policy 4.1.1:

Land within the Area of Critical Concern as designated by the City must be developed such that it is consistent with the Land Development Regulations which limits the amount of impervious surface, retain the natural topography coverage to best extent possible and provides for additional design regulation of the stormwater management systems.

Policy 4.1.2:

The City will coordinate with local, state and federal agencies to achieve regional aquifer recharge protection objectives.

GOAL 5:

Potable Water Protection. The City of Titusville shall establish and utilize potable water protection/conservation strategies and techniques.

Objective 5.1:

The City will continue to explore sustainable alternative water supply resources in cooperation with State, regional and local agencies and other local governments. City water supply planning will be coordinated with the St. Johns River Water Management District's Regional Water Supply Plan. Additional water supply sources may need to be identified and developed to supplement existing sources. The City's 2020-2040 Water Supply Facilities Work Plan is hereby adopted into the Comprehensive Plan by reference. The work plan shall be updated, at a minimum, every five (5) years within eighteen (18) months after the St. Johns River Water Management district approves an updated regional water supply plan.

Objective 5.2: Water Conservation.

The City of Titusville shall adopt a water conservation plan aimed toward the enhancement and protection of the City's sole source aquifer.

Policy 5.2.1:

The City shall require low water use showers and toilets for all construction within the City.

Policy 5.2.2:

The City land development regulations shall provide incentives to developers to compost and mulch as a method of water conservation and which will also reduce solid waste disposal costs.

Policy 5.2.3:

The City shall maintain a water conservation rate structure to enhance conservation of potable water.

Policy 5.2.4:

All new developments located in the Area of Critical Concern will be required to connect to the reclaimed water system prior to occupancy, or provide dry lines for future connection.

Policy 5.2.5:

The City shall maintain a leak detection protection program in order to discover and eliminate wasteful losses of potable water from the City's community water supply and distribution system.

Policy 5.2.6:

The City shall encourage existing development to use fixtures such as low-volume shower heads and low-volume faucets that will help in conservation of water. The City shall also continue the toilet retrofit rebate and shower head exchange program.

Objective 5.3: Water Supply.

The City shall implement and update its water supply facilities work plan, in accordance with Section, 163.3177(6)(c)(3), F.S., consistent with water supply sources identified in the St. Johns River Water Management District (SJRWMD) Regional Water Supply Plan, while conserving and protecting its water supply sources.

Policy 5.3.1:

The City shall participate in the water supply planning process in conjunction with the SJRWMD and other pertinent entities, with the objective to develop a regional water supply plan that will reasonably ensure adequate quantity and quality of potable water resources needed to meet future demands without creating water use conflicts or unacceptable impacts to natural resources.

Policy 5.3.2:

The City shall continue to monitor the resource availability of its existing well-fields to determine their health, viability and the need to supplement this supply with other water supply sources such as potable water purchased from the City of Cocoa and the identified water supply source.

Policy 5.3.3: (Reserved)

Policy 5.3.4:

New Developments shall be required to obtain a water supply capacity allocation permit to reserve water supply capacity sufficient to meets the water supply needs of the development prior to obtaining a Certificate of occupancy.

Policy 5.3.5:

The City shall implement the water supply projects listed in the Water Supply Facilities Work Plan.

COASTAL MANAGEMENT ELEMENT

COASTAL MANAGEMENT ELEMENT

GOAL 1:

To preserve, restore, and enhance coastal resources to maximize public use and assure their future ecological benefit.

Objective 1.1:

To maintain and upgrade the quality of the Indian River Lagoon and other lakes and rivers at the water quality standard as set by the State of Florida.

Policy 1.1.1:

Erosion and sedimentation control and nutrient reduction practices shall be employed for all urban development and agricultural activities where needed to protect natural waterbodies, water courses, and wetlands from siltation and nutrient pollution. The following minimum criteria shall apply in the implementation of this policy.

Strategy 1.1.1.1:

Adequate erosion and sedimentation control practices are those recommended by the Natural Resource Conservation Service (NRCS) and which are designed to substantially reduce or eliminate soil loss into waterbodies and wetlands.

Strategy 1.1.1.2:

Clearing of specific building sites shall not commence until the developer is permitted to construction on that site. Clearing shall be limited to that area to be covered by construction and necessary drive and walkways. In all other areas the native vegetation should remain undisturbed where possible.

Strategy 1.1.1.3:

Approved techniques to control wind erosion shall be used during clearing and site preparation for development or agricultural activities.

Strategy 1.1.1.4:

Seeding and mulching, or other stabilizing actions of disturbed areas shall be undertaken within seven (7) days to completion of clearing work on a development site.

Strategy 1.1.1.5:

Waterfront construction shall be required to use appropriate erosion and siltation control practices during and after construction to prevent siltation of the adjacent waterbody.

Strategy 1.1.1.6:

Stormwater management systems shall be designed to ensure that water velocities remain below those which would cause scour and/or erosion.

Strategy 1.1.1.7:

Best Management Practices will be utilized in the protection of waterbodies from nutrient pollution.

Policy 1.1.2:

Wastewater treatment plant effluent impacts shall be minimized or eliminated to the maximum extent feasible. The following measures will be utilized to implement this policy.

Strategy 1.1.2.1:

Wastewater treatment systems outfalling to all existing surface water shall be designed or retrofitted as soon as economically feasible to reduce nutrients in the discharge.

Strategy 1.1.2.2:

Periodic inspections shall be conducted on all wastewater treatment plants within the City to ensure that the facility is in good repair.

Policy 1.1.3:

The siting, operation and monitoring of industries which use or generate hazardous materials shall ensure that groundwater and surface waters are not contaminated through release of hazardous materials into the environment. The following definitions apply in the implementation of this policy:

1. "Hazardous materials" are those for which notification of the Florida Department of Environmental Protection is required by CH. 62-730, F.A.C.
2. "Surface water or groundwater contamination" is defined as an increase in the concentration of any hazardous material in excess of the limits imposed by CH. 62-730, F.A.C.

Policy 1.1.4:

The negative impact of agricultural operations on surface water quality shall be minimized by encouraging the use of appropriate water quality management techniques.

Policy 1.1.5:

The City shall, in preserving the Indian River Lagoon system and other bodies of water within the City limits, coordinate with other local governments and the Marine Resources Council to ensure:

- Adequate sites for water-dependent uses.
- Prevention of estuarine pollution.
- Control of surface water runoff.
- Protection of living marine resources.
- Reduction of exposure to natural hazards.
- Public access.
- That required infrastructure is available to serve the development or redevelopment in the coastal area.

Policy 1.1.6:

The City shall coordinate with other governmental entities to evaluate and support if appropriate the designation of the Indian River Lagoon as an aquatic preserve between JayJay Road and the northern boundary of the County.

Policy 1.1.7:

The City shall study the feasibility of the designation of Florida's Outstanding Waters for the Indian River Lagoon.

Objective 1.2:

To protect the basic functions served by marine grassbeds and coastal marshes to assure the protection of marine species such as the manatee and shellfish.

Policy 1.2.1:

In order to prevent shoreline erosion, filter out nutrients, provide reasonable access, and provide wildlife habitat, the removal of native emergent vegetation in the littoral zone of a waterbody shall be eliminated. The following definition shall apply in the implementation of this policy.

1. "Littoral zone" includes the area between the ordinary high water line and the most waterward extent of native emergent submerged or floating non-algae vegetation.
2. "Waterbody" includes all waters of the State and all natural lakes or ponds greater than one (1) acre in size.

Policy 1.2.2:

The balancing of inflows of fresh water into the estuaries of the region (which protect, maintain and enhance the ecological health of living marine resources) shall be incorporated as a high priority in any management activity within the coastal zone.

Policy 1.2.3:

Activities within an estuarine basin that will adversely impact grassbeds and other valuable submerged habitat shall be prohibited, unless an overriding public benefit can be shown and adequate mitigation measures are included. The following criteria apply in the implementation of this policy:

Strategy 1.2.3.1:

Proposed activities in an estuarine basin whose public interest benefits could be considered to justify alterations or adverse impacts shall, at a minimum, meet one or more of the following criteria:

a. The activity is necessary to prevent or eliminate a public hazard; and

b. The activity would provide direct public benefits which would exceed those lost to the public.

c. The activity shall be kept at a minimum to minimize the impact.

Strategy 1.2.3.2:

Unavoidable impacts to grassbeds and other valuable submerged habitat shall be mitigated through any means which will result in no net loss of grassbeds or other habitat in the estuary. The method utilized (transplant, creation, etc.) will be determined in conjunction with the USFWS, USACE, FDEP, and SJRWMD.

Strategy 1.2.3.3:

Mitigation shall take place within the limits of an area stipulated by FDEP.

Strategy 1.2.3.4:

Agencies responsible for permitting activities have the potential to impact grassbeds and submerged habitats, shall participate in an interagency conflict resolution process to ensure that permit applicants are not given conflicting or inconsistent permit conditions by different agencies for application undergoing simultaneous review. This policy does not preclude permitting agencies from establishing additional or more stringent conditions to permits applied for, subsequent to the applicant's receipt of a permit from another agency.

Policy 1.2.4:

The West Indian manatee shall be afforded protection from boating activities which may have an adverse impact upon the species.

Policy 1.2.5:

Dredge and fill activities within the City shall be minimized to eliminate/minimize possible adverse environmental, social and economic impacts. The following criteria shall apply in the implementation of this policy:

Strategy 1.2.5.1:

Dredging and filling of submerged lands for public shoreline projects shall be planned only if the activity is water-dependent and necessary.

Policy 1.2.6:

The protection of endangered and threatened species in the coastal area shall be implemented as set forth in the Conservation Element of this Plan.

Objective 1.3:

To assure maximum retention of the recreational values of the coastal areas, particularly provision of reasonable physical and visual access to the Indian River Lagoon and the coastal area.

Policy 1.3.1:

The purchase of land for preservation/recreation shall be based upon the comprehensive and coordinated acquisition program which is outlined in the Recreation and Open Space Element of this Plan.

Policy 1.3.2:

Ensure the maximum protection of the public's right to pedestrian access to the Indian River Lagoon, other bodies of water and the area's beach is provided through adherence to the following policies:

1. The City shall work with all governmental and non-governmental entities of Florida to gain access points to the Indian River Lagoon and other recreational waterbodies.
2. Dedication of easements for public access shall be encourage from developments proposed along the Indian River Lagoon shoreline. These easements are to be located on the uplands running horizontally along the shoreline. The easement can be utilized in the calculation of the MWHL setback requirement. The vacation of such easements shall be strongly discouraged unless a suitable alternative can be provided.
3. The City shall encourage developments along the river to set aside areas for public access to river from inland.

Objective 1.4:

To encourage the expansion of existing marina facilities which will have minimum impact on the Indian River Lagoon system and to discourage their location in inappropriate areas.

Policy 1.4.1:

Marinas shall be located in areas where maximum physical advantage exists, where the least dredging and maintenance are required, and where adequate resources will not be adversely affected subject to State and Federal regulations.

Policy 1.4.2:

Present and future marina facilities shall not degrade water quality in the estuaries of the region per State and Federal regulations.

Policy 1.4.3:

Expansion of existing marina facilities, where environmentally feasible, rather than construction of new facilities, shall be encouraged.

Policy 1.4.4:

Within local land use planning programs, priority shall be given to water-dependent uses for marina development in those areas considered appropriate for such uses.

GOAL 2:

To provide for public safety in the coastal high-hazard area and to limit public expenditure in areas subject to destruction by natural disasters, while providing for the long-term accessibility, economic viability, neighborhood stability, and environmental integrity of these unique resources.

Objective 2.1:

The coastal storm area shall include the following areas:

1. The Coastal High Hazard Area (CHHA), defined as the area projected by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model to be inundated from a category one (1) hurricane, as ~~reflected~~ indicated in the most recent ~~*Storm Surge Zone Atlases* of the Florida Department of Emergency Management.~~ *Statewide Regional Evacuation Study.*
2. Areas of the City projected to be inundated by sea-level rise as ~~early as the year 2040 and through 2100 based on maps developed by the City using the University of Florida GeoPlan Center Sea Level Scenario Sketch Planning Tool.~~ provided in the East Central Florida Regional Resilience Action Plan.

Policy 2.1.1:

The City will not consider amendments to the FLUM which result in a net increase in residential density in the CHHA. The City shall work to direct population concentrations, including nonresidential development, away from the CHHA.

Policy 2.1.2:

The City shall prohibit the location of new hospitals, nursing homes and assisted living facilities in the CHHA and the area inundated by a category 2 hurricane as depicted by the SLOSH model, as reflected in the Sea Level Rise Vulnerability Assessment prepared by the East Central Florida Regional Planning Council. The locations shall be determined by a site specific survey, which will be required if at least twenty (20) percent of any parcel is depicted in the CHHA.

Objective 2.2:

The City shall protect historical and archaeological resources in the coastal storm area.

Policy 2.2.1:

The City will continue to promote the preservation of historic and archaeological resources by providing information to the public and encouraging private groups to nominate sites to preserve.

Policy 2.2.2:

The City will consider amendments to the Land Development Code that will establish performance standards for development and sensitive reuse of historic resources.

Objective 2.3:

Level of service standards as defined in the functional elements of the Comprehensive Plan (public utilities, recreation and open space), are established and are recognized as applicable to the coastal storm area.

Policy 2.3.1:

Public facilities, infrastructure, and utilities in the Coastal Storm Area should be maintained and improved when necessary, and consistent with the Level of Service demands in the functional elements. Future projects are addressed in the Capital Improvement Element.

GOAL 3:

Management of Titusville's coastal storm area shall prohibit activities that would damage coastal resources or pose a threat to human life due to hurricane hazards, and shall promote activities that enhance the natural and built environment.

Objective 3.1:

The City shall continue to protect coastal wetlands, estuaries, and wildlife habitat to maintain or increase the acreage for threatened and endangered species populations.

Policy 3.1.1:

The City shall proactively pursue and facilitate coordination and participation in the implementation of the Indian River Lagoon Comprehensive Conservation and Management Plan (CCMP) of the Indian River Lagoon National Estuary Program, and related plans, as a means of achieving mutual local and regional resource management and restoration goals for the Indian River Lagoon.

Policy 3.1.2:

The City shall permit passive recreation uses in appropriate coastal areas as identified in the Future Land Use Element of the Comprehensive Plan.

Policy 3.1.3:

The City shall coordinate with Brevard County and other local governments for water quality monitoring and related program planning.

Objective 3.2:

The City's shoreline includes natural resources which shall be preserved from encroachment and development.

Policy 3.2.1:

The City shall coordinate with Brevard County and other local governments for water quality monitoring and related program planning.

Policy 3.2.2:

The City shall minimize the disturbance of natural shorelines which provide stabilization and protect landward areas from storm impacts, where feasible.

Policy 3.2.3:

To preserve the functionality of natural sea level rise barriers, the City shall:

- Examine the appropriate use of sediment-trapping vegetation, sediment mounds, etc., for coastal hazards; and
- Implement shoreline restoration, plantings, and use of natural material, where feasible.

Policy 3.2.4:

The City will maintain shoreline protection and erosion control by:

- Facilitating the installation and maintenance of native shoreline vegetation along appropriate areas of beach; and
- Considering hard structures, such as seawalls, only when alternative options are unavailable.

Objective 3.3:

Titusville shall administer land development regulations to protect public and private property and human life from the effects of hurricane winds and flooding.

Policy 3.3.1:

Limit public expenditures that subsidize development permitted in the coastal high hazard storm areas, except for the restoration or enhancement of natural resources.

Policy 3.3.2:

Ensure that construction of necessary infrastructure improvements in the coastal storm area are phased to coincide with the demands generated by development or redevelopment in support of the proposed densities permitted by the City's adopted Future Land Use Map.

Policy 3.3.3:

The City's public expenditures in the coastal storm area, when available, will include program improvements that will restore and enhance natural resources.

Policy 3.3.4:

Encourage more efficient and climate resilient construction practices locally by:

- Evaluating base finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential; and
- Evaluating extending the City's cumulative substantial improvement and substantial damage regulation from one (1) year to a multi-year time period; and
- Evaluating extending the City's substantial improvement and substantial damage regulatory threshold to less than fifty (50) percent.

Policy 3.3.5:

Evaluate designing a "natural runoff" or "net-zero discharge" policy for stormwater in subdivision and site design.

Policy 3.3.6:

The City will continue to pursue grant opportunities from state and federal agencies intended to aid in the collection and analysis of data to be used in the development of specific regulations intended to reduce losses due to flooding and claims made under flood insurance policies.

GOAL 4:

New development, redevelopment, and investment in public facilities, utilities, and infrastructure shall be managed and regulated to reduce flood risk in the coastal storm area, as defined in Goal #3 resulting from high-

tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise and to reduce losses due to flooding and claims made under flood insurance policies issued in this state.

Objective 4.1:

Development and redevelopment in the City shall be planned and managed to reduce risk and losses due to flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy 4.1.1:

Development and redevelopment plans and proposals in the coastal storm area shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and other appropriate plans and references, including the City's National Flood Insurance Policy (NFIP) and the Community Rating System (CRS) Program.

Policy 4.1.2:

The flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60, or more stringent controls, shall continue to be applied to development and redevelopment in the coastal storm area.

Policy 4.1.3:

The City shall explore requiring rather than encouraging the use of Low Impact Development site design methods for new development, redevelopment, additions and retrofits, and modifications to properties in the coastal storm area.

Policy 4.1.4:

Low Impact Development design standards shall provide for site design, engineering, and stormwater management designs and retrofits that reduce run-off, mitigate flood impacts, and provide for the on-site absorption, capture, and reuse of rain water. The standards shall encourage or require the increased use of "green" stormwater management treatments, native/Florida-friendly landscape material, porous paving materials, and the preservation and restoration of natural drainage characteristics.

Policy 4.1.5:

The City shall grant building permits in compliance with the Florida Building Code and National Flood Insurance Program (NFIP) regulations, a part of the Federal Emergency Management Agency (FEMA) regulations, regarding, but not limited to issues such as community floodplain activities, land management, and policy rating.

Objective 4.2:

Hazard mitigation efforts will be implemented to reduce flood risk resulting from high-tide events, storm surge, flash flood, stormwater runoff, and the related impacts of sea level rise.

Policy 4.2.1:

The City shall encourage and support hazard mitigation efforts through continuation of the following activities:

- Participation in the National Flood Insurance Program's Community Rating System;
- Participation in the Brevard County Local Mitigation Strategy;
- Administration of building regulations consistent with City and FEMA regulations;
- Review and implementation of appropriate policies and strategies developed by partner agencies or through interagency hazard assessment and mitigation initiatives; and
- Restriction of development in floodways.

Policy 4.2.2:

The City will continue to monitor and evaluate the feasibility of incorporating recommendations from other intergovernmental hazard planning initiatives into the Titusville Comprehensive Plan and Land Development Code.

Policy 4.2.3:

The City will continue to apply building code and land development code requirements to ensure noncompliant structures are brought into conformance with FEMA flood elevation standards or will be flood proofed consistent with FEMA standards.

Objective 4.3:

Continue to educate the public on flood risks, as well as mitigation strategies and available programs to reduce flood hazards and improve the City's Community Rating System (CRS) score, which will allow for decreased flood insurance premiums.

Policy 4.3.1:

Continue to prepare and disseminate communications and conduct NFIP community workshops to provide information regarding the benefits of acquiring flood insurance.

Policy 4.3.2:

Continue to update, maintain, and make available for public review flood risk maps and related information indicating risks associated with high tide events, storm surge, flash flood, stormwater runoff, and related impacts of sea level rise.

Policy 4.3.3:

Flood elevation certificates shall continue to be made available for public review.

Objective 4.4:

The practice of adapting the built environment to address impacts of sea level rise shall be an integral part of the City's planning process and in its coordination with partner agencies.

Policy 4.4.1:

The anticipated impacts of storm surge and sea level rise shall be a consideration in the implementation and administration of the City's Comprehensive Plan, building and life-safety codes, capital improvement plans, emergency management plans, land development codes, water resource and stormwater management plans, coastal management plans, and economic development programs.

Policy 4.4.2:

The City shall work with local, state, and federal entities in the continued assessment of vulnerabilities and the development of mitigation and adaptation strategies to address the impacts of sea level rise.

Objective 4.5:

~~By 2020, t~~The City shall designate Adaptation Action Area(s) identifying locations vulnerable to the impacts of sea level rise, include Adaptation Action Area mapping in the Future Land Use Plan map series, and define policies and strategies applicable to development, redevelopment, and investment in public facilities, infrastructure, and utilities addressing long term impacts.

Policy 4.5.1:

Map Adaptation Action Areas to identify areas vulnerable to the impacts of sea level rise.

Policy 4.5.2:

Identify and implement adaptation policies to increase community awareness and evaluate the impacts of requiring elevated finished floors, additional freeboard, and wet/dry flood proofing in areas outside designated flood plains but within the designated Adaptation Action Area.

Policy 4.5.3:

Work with local, state and regional partners to identify funding sources to support adaptation projects located within Adaptation Action Areas.

Policy 4.5.4:

Evaluate the costs and benefits of adaptation alternatives in the location and design of new infrastructure and the fortification or retrofitting of existing infrastructure.

Policy 4.5.5:

After the mapping of Adaptation Action Areas, follow a regular program of assessment and reevaluation to ensure policies and strategies address known and anticipated risks associated with sea level rise. Activities shall include acquisition of necessary modeling data and programs to update the Adaptation Action Area map(s) in the City's Future Land Use Plan map series.

Objective 4.6:

When constructing or reconstructing utilities or infrastructure, evaluations shall be completed to assess vulnerability and resilience to sea level rise and identify cost-effective strategies to ensure resilience.

Policy 4.6.1:

The City shall continue to evaluate opportunities to protect public facilities, infrastructure, and utilities from the impacts of sea level rise.

Objective 4.7:

Evaluate and identify which public investments and infrastructure should be built or rebuilt, modified or relocated to maximize the effective life span.

Policy 4.7.1:

By 2020, identify public facilities and infrastructure at risk from sea level rise and plan for updates to the assessment every five (5) years. The City shall analyze vulnerability to public facilities and infrastructure, including but not limited to: public buildings and facilities, including police and fire stations; water and water reclamation facilities, transmission lines and pumping stations; stormwater systems; roads and bridges; and other transportation and transit infrastructure.

Policy 4.7.2:

Based on the sea level rise vulnerability assessment, the City will determine appropriate strategies related to the modification in place [e.g. elevation, hardening, relocation, etc.] or strategic retreat from areas at risk.

Policy 4.7.3:

Evaluate elevating roads and bridges above the base flood elevation to maintain dry access. In situations where flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.

Policy 4.7.4:

~~By 2020, e~~Expand upon existing emergency management communication efforts and initiate a program to coordinate resilience and adaptation initiatives with the owners of private utilities, hospitals and clinics, nursing

homes and assisted living facilities, and other privately-operated facilities in locations identified as vulnerable to impact from sea level rise.

GOAL 5:

The City shall accomplish post-disaster redevelopment in a manner that shall minimize public and private vulnerabilities to future disasters.

Objective 5.1:

Post-disaster redevelopment shall be governed by all applicable codes and standards as well as complying with applicable state and county construction regulations.

Policy 5.1.1:

Damaged infrastructure shall continue to be repaired or rebuilt to minimize the potential for future damage. Unless the facility is necessary to serve the population of the coastal storm area, consideration shall be given to relocating public facilities outside the coastal storm area.

~~Policy 5.1.2:~~

~~Temporary building moratoriums may be declared in the coastal storm area when fifty (50) percent or more of the homes have been destroyed in order to assess impacts and feasibility of redevelopment.~~

Policy 5.1.~~3~~2:

Repair and rebuilding of critical facilities such as water facilities, sewage treatment plants and lift station and other utilities damaged in future storms shall be reconstructed to minimize hurricane and flooding vulnerability.

Policy 5.1.~~4~~3:

Coastal infrastructure shall be maintained and replaced as necessary to ensure adequate Levels of Service to the existing population and to projected population increases at the planned density consistent with the Future Land Use Element.

Objective 5.2:

Post-disaster redevelopment plans shall include provisions for repair and cleanup, assessment of infrastructure and limiting redevelopment of repeated damage properties.

Policy 5.2.1:

The City shall continue to review inventories of repetitive loss properties provided by FEMA and continue working with state officials to improve the process of reducing vulnerability and loss for listed properties.

Policy 5.2.2:

As part of post-disaster planning and management, the City shall prepare inventories of properties for acquisition and removal, including repetitive loss properties, and establish clear priorities for the use of acquisition resources.

Policy 5.2.3:

As part of the process of defining and establishing policies for development and redevelopment in the Adaptation Action Areas, the City shall assess existing regulations and standards for post-disaster redevelopment, and such standards shall address the replacement, removal, relocation or structural modification of damaged and unsafe structures and infrastructure and distinguish between the recovery phase and long-term redevelopment.

Objective 5.3:

The reestablishment of businesses after a disaster is critical to the redevelopment of the coastal storm area.

Policy 5.3.1:

The City will cooperate with local businesses and organizations to aid in disaster planning and recovery for businesses located within the coastal storm area.

Policy 5.3.2:

The City will cooperate with the Chambers of Commerce in developing an informational program about hurricane preparedness for local businesses.

Objective 5.4:

Water-dependent uses such as marinas, boat launch or dock facilities shall be given a higher priority over other uses.

Policy 5.4.1:

The City will encourage the preservation of recreational and commercial working waterfronts and marinas and other water-dependent facilities.

Policy 5.4.2:

The City discourages the rezoning of recreational and commercial working waterfronts.

CONSERVATION ELEMENT

CONSERVATION ELEMENT

GOAL 1:

To preserve and enhance the quality of the natural environment through preservation, conservation, and appropriate management of the vital natural resources, including air, water (both potable and surface), biotic and factors that affect energy conservation.

Objective 1.1: Natural Resources.

To ensure the preservation of wildlife, particularly threatened and endangered species and the protection of their habitat, identify and conserve important natural resources and critical habitat where economically and environmentally feasible, to prevent adverse alterations to these areas.

Policy 1.1.1:

Identify state and federal listed wildlife species habitat~~: Potential wildlife habitat and sites of listed species shall be depicted in a Map by 2012~~ which will indicate the presence of state and federal listed wildlife species as per data provided by Florida Fish and Wildlife Conservation Commission (FFWCC), United States Fish and Wildlife Services (USFWS) and other agencies.

Policy 1.1.2:

The City shall work with other agencies having jurisdiction to conduct an inventory of state and federal listed wildlife species habitat remaining within its boundaries.

Policy 1.1.3:

The City shall inventory, identify and define environmentally endangered lands within the City utilizing applicable data from state and federal agencies and will cooperate with the State in acquiring and conserving environmentally endangered lands to be preserved through acquisition and/or regulations.

Strategy 1.1.3.1:

The City shall develop a procedure to identify such lands. Review and evaluation shall include at a minimum the following:

1. State and federal listed wildlife and estuary life species habitats.
2. Wetlands, natural lakes, lagoon and rivers.
3. Upland native vegetation that are rare and depleting in the City/County.
4. Undisturbed and undeveloped 100-year flood plains.
5. Wellhead protection area and Areas of Critical Concern.
6. Critical habitats identified by the East Coast Florida Regional Planning Council (ECFRPC).
7. Habitat Corridors~~.~~, including lands supportive of the Florida Wildlife Corridor as indicated by the Florida Ecological Greenways Network.

Policy 1.1.4:

The City shall maintain, to the best of its abilities, the populations of wildlife species which are state and federal listed and their habitat, and shall restrict activities within these areas known to adversely affect the survival of these species as per regulations by permitting agencies.

Policy 1.1.5:

The owner/developer of development in the City of Titusville which requires formal site plan approval, including, but not limited to any platting of land shall be required to perform an environmental study, as appropriate. These stipulations and/or management plans required by the applicable regulatory agency or agencies will be included in the City's site plan approval.

Policy 1.1.6:

The City shall purchase, if economically feasible, properties identified as critical habitat by the East Coast Florida Regional Planning Council (ECFRPC), or properties identified as in Policy 1.1.3 in their capacity as a clearinghouse for this information. The selection criteria to be used in determining these properties shall place greater weight on the selection of lands, which appear on inventories of endangered or threatened species, even though public use and recreation may not be appropriate. The following criteria shall be adhered to in the implementation of this policy: The protection of critical habitat can be accomplished through acquisition, easements, Transfer Development Rights, Purchase Development Right and other planning tools.

Strategy 1.1.6.1:

Acquired land should be selected based on the need to prioritize all current fiscal obligations of the City's resources.

Strategy 1.1.6.2:

Priority shall be given to the acquisition of land which are identified as environmentally endangered lands and to those areas known to be important as "habitat corridors" in the movement of wildlife.

Policy 1.1.7:

Where acquisition of identified property habitat is not fiscally possible, any public or private use of land greater than three (3) acres in an area shall require a management plan designated to minimize harm to the state and federal listed wildlife species and its habitat.

Strategy 1.1.7.1:

The City shall recognize the species as "listed" by the United State Fish and Wildlife Services (USFWS), National Marine Fisheries Services (NMFS), Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission (FFWCC), and Florida Department of Agriculture and Consumer Services (FDACS) as compiled by the East Central Florida Regional Planning Council (ECFRPC), acting as a data source and information clearinghouse.

Policy 1.1.8:

The City shall work cooperatively with the US Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as listed wildlife species.

Strategy 1.1.8.1:

The City shall require applicants of a development order to provide determination of these agencies when development proposals are received for sites documented as having historic and/or current occurrences of state or federal listed wildlife species;

Strategy 1.1.8.2:

The City shall consult with these agencies for technical assistance consultation; or

Strategy 1.1.8.3:

The City shall cooperate with these agencies in locating potential introduction sites for designated species on existing conservation lands.

Policy 1.1.9:

When one (1) or more individuals of state or federal listed wildlife species are found on a site undergoing development activities for which no management plan has been adopted, said activities shall cease until a management plan has been prepared by the developers and found to be acceptable by the City.

Policy 1.1.10:

The City shall protect existing natural reservations including recreation and publicly protected conservation lands according to the strategies set forth in the Recreation and Open Space Element.

Policy 1.1.11:

All costs for restoring environmentally damaged areas shall be borne by the party directly responsible for the damage. Mitigation (wetlands/seagrass) shall occur as per State and Federal regulations. If within a reasonable time, for the particular plant species, mitigation has not been successful, the responsible party shall replant or act to "mitigate" the problem.

Objective 1.2: Native Vegetation and Trees.

The City shall preserve and protect trees and native vegetation.

Policy 1.2.1:

Assure the maintenance and conservation of trees and native vegetation within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

Strategy 1.2.1.1:

The City will prevent clear cutting of land by requiring new developments to integrate existing healthy non-exotic vegetation into landscape plans.

Strategy 1.2.1.2:

~~Landscape plans and plant materials required of new development~~The City shall promote the use of native plant species in new landscape installations and avoid the planting of invasive exotic plants. ~~known to create nuisances.~~

Policy 1.2.2:

The City recognizes the value of trees as an important community resource. The City shall define criteria for these trees and adopt land development regulations to be enforced through the permitting process and the City tree ordinance to afford them adequate protection during development. These regulations at a minimum shall include:

a. Allowing developers latitude in some cases to devise alternative strategies to save and preserve these trees during development;

b. Levy of fines for the unlawful removal or damage to these trees as provided by the Land Development Regulations (LDR's); and

c. Protection zone requirements to protect these trees before during and after construction.

Policy 1.2.3:

The City will not allow the total removal of vegetation during land development. New development applications and landscape plans shall emphasize the maintenance of indigenous vegetation, rather than clearing and replanting.

Policy 1.2.4: Removal of exotics and nuisances.

Nuisance and exotics listed as either Type I or Type II invasive exotics in the Florida Exotic Pest Plant Council (EFPPC) shall be removed from development sites prior to final acceptance of the permitted improvements.

Policy 1.2.5:

The City shall ensure the protection and preservation of high quality native ecosystems through acquisition whenever it is economically feasible. The City shall also support cooperative land acquisition efforts for protection of the environment.

Policy 1.2.6:

The City shall develop and maintain an Urban Forest Management Plan to support the expansion of the City's urban tree canopy.

Strategy 1.2.6.1:

The City shall continue to pursue the Tree City USA "Growth Award" annually through enhanced tree preservation and planting.

Objective 1.3:

To consider soil as a non-renewable resource and to promote and encourage the protection and management of this resource to ensure it's longevity by controlling the encroachment of urbanization on land poorly suited for structural development.

Policy 1.3.1:

During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfirmed emissions (including seeding and mulching of disturbed areas) shall be undertaken and implemented by the developer.

Policy 1.3.2:

Development of land shall take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and shall be restricted depending upon the severity of those constraints.

Objective 1.4:

To prevent adverse effects by resource extraction within the City.

Policy 1.4.1:

Commercial mining shall not be allowed in the City of Titusville.

Objective 1.5:

To reduce potential harm to the environment by strict control and regulation of the emission, storage and movement of hazardous waste and substances.

Policy 1.5.1:

A safe and cost effective alternative to improper waste management and disposal shall be provided through increased availability and access to hazardous waste storage/transfer facilities. The following criteria will apply in the implementation of this policy:

Strategy 1.5.1.1:

The City shall request information from the appropriate agencies concerning the nature, harmful effects, recycling, and proper disposal methods for hazardous wastes. The City will make this data available to the public.

Strategy 1.5.1.2:

The City shall coordinate with Brevard County in the transfer of hazardous wastes to the collection station at the Central Disposal Facility.

Strategy 1.5.1.3:

The City shall utilize recycling services provided by Brevard County.

Strategy 1.5.1.4:

The City will coordinate with the County in the development of an optional hazardous materials management system.

Strategy 1.5.1.5:

Generations of hazardous wastes shall, at a minimum, conform to Florida Department of Environmental Protection (FDEP) and Treatment Storage and/or Disposal (TSD) permitting requirements.

Policy 1.5.2:

Any Storage of hazardous material within the "areas of critical concern" shall be regulated according to the City's adopted "Aquifer Protection Ordinance".

Policy 1.5.3:

The City shall, in cooperation with Brevard County, distribute materials to educate the small-scale generators of hazardous waste/materials (i.e., dry cleaners, automotive repair, single family residence).

Objective 1.6:

To encourage the preservation/protection of wetlands according to their function by implementing programs both locally and in conjunction with other governmental entities, toward this effort:

Policy 1.6.1:

The development of wetlands shall be addressed in the development regulations according to the following criteria:

Strategy 1.6.1.1:

The protection of the wetlands shall be determined by the functional value of the wetland.

Strategy 1.6.1.2:

The development of land under all land uses categories shall take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential.

Policy 1.6.2:

Proposed land uses, which are compatible with the function of wetlands, shall be identified within a conservation land use designation on the Future Land Use Map and further addressed in the land development regulations.

Strategy 1.6.2.1:

In addition to the permitted land uses identified in the Future Land Use Element, conditional uses may be considered as provided for in the land development regulations, with criteria based upon the mitigation policies of the U.S. Fish and Wildlife Service. At a minimum, the criteria to be considered for approval of a conditional use shall include:

1. The use is ecologically sound;
2. The use is water dependent or water related and there is a documented public need;
3. The use is the least environmentally damaging alternative;
4. There is no practical alternative to insure reasonable use of the applicant's property; and
5. Any unavoidable damage or loss of wetland shall be mitigated to insure no net loss of wetlands and no loss of functional value.

Policy 1.6.3:

Wetlands shall be defined consistent with existing state and federal regulatory agencies.

Strategy 1.6.3.1:

At a minimum, the U.S. Department of the Interior Fish and Wildlife Service Wetland Maps (1988), or as most recently updated, shall be used to define the Conservation Land Use areas within the City.

Strategy 1.6.3.2:

At a minimum, wetlands five (5) acres or more in size shall be designated as a conservation land use and wetlands less than five (5) acres will be subject to review to determine what protection, if any, they should receive from development. Said review shall be based on the functional value criteria specified in Strategy 1.6.4. If based on this determination, protection is warranted, development may be permitted, based upon criteria set forth in the environmental performance standards of the land development regulations.

Policy 1.6.4:

Land development impacts on designated wetlands shall be assessed based upon the functional value of wetlands. The functional value assessment criteria for wetlands shall include, at a minimum, consideration of:

1. Size;
2. Capacity for floor storage or flow regulation;
3. Potential as wildlife and/or fisheries habitat;
4. Provision of habitat for state or federally protected species;
5. Rarity as a vegetative community type;
6. Degree of prior adverse impacts which would limit the future viability of wetland (e.g., invasion by upland or exotic species, fire, permanent alteration of drainage patterns); and
7. Potential for recreational use.

Policy 1.6.5:

Activities whose impacts are assessed to be minimal, or offset by mitigation measures, shall be addressed in the land development regulations and shall utilize the following criteria:

1. The activity is necessary to prevent or eliminate a public hazard;
2. The activity would provide direct public benefits which would exceed those lost to the public as a result of the degradation or destruction of wetlands (e.g., right-of-way for public roads or utilities); and
3. The activity is proposed for wetlands whose functional values are so limited that their loss does not significantly affect the public interest (i.e., inherent in this statement is that this land can be utilized as recreational, conservation, open space or low density residential areas.).

Policy 1.6.6:

Mitigation for unavoidable impacts to wetlands, which possess significant functional value, as determined by a functional assessment, will be addressed in the land development regulations.

Policy 1.6.7:

Monitoring shall be required to ensure that all mitigation or compensation efforts as outlined in the land development regulations are successful.

Objective 1.7: Air. Non Point Source Pollution.

To minimize the adverse effects of non-point source emission of pollution by maintaining an effective transportation network.

Policy 1.7.1:

Maintain adopted level of service on all facility types throughout the network to reduce unnecessary vehicle idling emissions.

Policy 1.7.2:

To encourage utilization of non-emission forms of transportation via a comprehensive bicycle and pedestrian plan.

Objective 1.8: Point Source Pollution.

To minimize the adverse effects of point source emission of pollution through the land development and regulatory process.

Policy 1.8.1:

Encourage the inter-mixing of land uses to further the redevelopment goals for the downtown district and minimize vehicular work, shopping and other trips.

Objective 1.9:

Air quality in the City shall meet or exceed the minimum air quality as adopted by Florida Department of Environmental Regulations.

Policy 1.9.1:

The City will coordinate with the Florida Department of Environmental Protection (FDEP) in monitoring ambient air quality within the City.

Objective 1.10: Water (Surface Water-Salt and Fresh).

To protect streams, lakes, rivers, estuaries, wetlands and the coastline from environmentally destructive alterations, both qualitative and quantitative, and to ensure the preservation of aquatic life, particularly state and federal listed wildlife species and their habitat.

Policy 1.10.1:

The City shall provide standards or programs to protect or restore littoral vegetation in and adjacent to a waterbody in order to prevent shoreline erosion, filter out nutrients and provide wildlife habitat. The following definitions and conditions shall apply to the implementation of this policy:

Strategy 1.10.1.1:

The removal of native emergent, submerged or floating vegetation in the littoral zone of a waterbody shall be limited to that necessary to provide reasonable access, or which is part of a government sanctioned aquatic plant control program.

1. "Littoral zone" includes the area between the ordinary high water line and the most waterward extent of native emergent, submerged or floating non-algae vegetation.
2. "Waterbody" includes all water of the State and all lakes or ponds greater than one (1) acre in size.
3. "Reasonable access" includes clearing of vegetation for purposes of health or safety, to provide river access for private recreation (not to exceed twenty (20) linear feet of shoreline cleared per parcel of waterfront property), or as necessary for government approved public or private water dependent projects.

Policy 1.10.2:

Erosion and sedimentation control practices shall be employed for all urban development and agricultural activities where needed to protect natural waterbodies, water courses, and wetlands from siltation. The following minimum criteria shall apply:

Strategy 1.10.2.1:

Adequate erosion and sediment control practices are those recommended by the Natural Resource Conservation Service (NRCS) and which are designated to substantially reduce or eliminate soil loss into waterbodies and wetlands.

Strategy 1.10.2.2:

Clearing of specific building sites shall not commence until the issuance of a development work order.

Strategy 1.10.2.3:

Waterfront construction shall be required to use appropriate erosion and siltation control practices during and after construction to prevent siltation of the adjacent waterbody.

Strategy 1.10.2.4:

Stormwater management systems shall be designated to ensure that water velocities remain below those, which would cause scour and erosion.

Policy 1.10.3:

New and existing marinas which service boats with on-board facilities shall be required to provide sewage pump out and to provide for the appropriate effluent disposal method.

Policy 1.10.4:

Alternative to copper-based or other metal-based anti-fouling bottom paint used on boats shall be encouraged in order to reduce the harmful effects of heavy metal bioaccumulation.

Policy 1.10.5:

Marinas shall be located in areas where maximum physical advantage exists, where the least dredging and maintenance are required, and where aquatic resources will not be adversely affected.

Objective 1.11: Stormwater Management.

To encourage the preservation/protection of the floodplains and their functions by implementing programs, both locally and in conjunction with other governmental and non-governmental entities, toward this effort.

Policy 1.11.1:

The City shall identify lands within the City that are available for stormwater treatment opportunities.

Policy 1.11.2:

The City shall evaluate and, if appropriate, adopt low impact development practices in the land development regulations to conserve natural resources.

Objective 1.12: Stormwater Management.

To retrofit existing stormwater drainage systems, to redirect outfalls from environmentally sensitive areas, and to enhance environmentally sensitive areas through man-made wetlands which provide both renourishment of the wetlands system and wildlife habitat.

Policy 1.12.1:

The City shall develop a comprehensive surface water basin management plan for the major waterways. The planning and approval of new development, new public wastewater or stormwater facilities, and the retrofitting of existing wastewater or stormwater facilities shall conform to the comprehensive surface water basin management plans.

Policy 1.12.2:

The City shall institute a maintenance program for public stormwater management systems so as to ensure the proper functioning and expected pollutant removal efficiency of stormwater management systems. The following criteria shall be used toward the implementation of this policy:

Strategy 1.12.2.1:

The City shall ensure funding of this policy through a study and adoption of a stormwater utility fee (i.e., user fee) or other mechanisms to provide monies to implement said policy.

Policy 1.12.3:

The City shall promote the conservation of natural vegetation in flood plain areas and freshwater swamps for the purpose of storing stormwater run-off.

Strategy 1.12.3.1:

An incentive that would be utilized toward the implementation of this policy would be to allow the developer to credit "undisturbed areas" as part of the development required open space.

Policy 1.12.4:

Flood control for new development shall be accomplished through the limitation of fill in the 100-year flood plain as defined by Federal Emergency Management Agency (FEMA). Where no practical alternative to fill in the 100-year flood plain exists, compensatory storage for such fill shall be as provided for in Strategy 1.12.4.1. The following criteria shall be applied in the implementation of this policy:

Strategy 1.12.4.1:

Compensatory storage shall be provided by excavating a volume of uplands equivalent to the loss of storage within the 100-year flood plain caused by the placement of fill. Allowances for soil storage of water in the new fill may be made in calculating the necessary amount of excavation required, if based on standard accepted engineering practice.

Policy 1.12.5:

Land exhibiting the following conditions shall be developed at a density no greater than one (1) unit per acre unless site specific verifiable data is presented which contradicts such limiting conditions.

1. Flood hazard areas show on the Federal Flood Rate Maps.

Objective 1.13: Ground Water Quality and Resource Protection.

To ensure the protection of the City's potable water source and to safeguard public health through the enforcement of adopted aquifer protection measures.

Policy 1.13.1:

The City shall require applicable best management practices for the use, handling, storage or disposal of regulated substances so as to prevent ground water contamination.

Policy 1.13.2:

The City shall continue to protect groundwater quality and quantity by regulating impervious surface coverage in its prime recharge area (Area of Critical Concern).

Policy 1.13.3:

The City shall encourage SJRWMD, FEDP and other applicable regulatory agencies to pursue additional groundwater monitoring studies on the quality of the surficial aquifer water resources within the City.

Policy 1.13.4:

The City shall make all reasonable efforts to coordinate with Brevard County and other municipalities supplying potable water to facilitate measures to protect groundwater quality and groundwater resources capacity.

Policy 1.13.5:

The City shall encourage non-regulatory groundwater and wellhead protection programs that may include, but are not limited to the following: land acquisition, land donations, purchase of development rights, and conservation easements.

Policy 1.13.6:

The City shall adhere to the FEDP wellhead protection standards as found in Rule 62-521, F.A.C.

Policy 1.13.7:

The City shall encourage existing development to use fixtures that will help in conservation of water such as low-volume shower heads and low-volume faucets. The City shall continue to provide these fixtures through programs such as toilet retrofit rebate program and shower head exchange program.

Objective 1.14: Water Conservation.

To ensure the conservation of the City's potable water source through the utilization of innovative water conservation techniques.

Policy 1.14.1:

The City shall maintain its water conservation plan. Implementation of this policy call for adherence, at a minimum, to the following criteria:

Strategy 1.14.1.1:

Shall apply to all users of water.

Strategy 1.14.1.2:

Shall be consistent with the emergency water shortage contingency plans developed by the St. Johns River Water Management District (SJRWMD).

Strategy 1.14.1.3:

Funding shall be made available for the implementation of the proposals as set forth in the Water Conservation Plan.

Policy 1.14.2:

The City shall continue operation of a water reuse system and expand this system as appropriate.

Policy 1.14.3:

The City shall encourage the use of reused water stormwater for irrigation and the use of native vegetation.

Policy 1.14.4:

The City shall meet water use demands by using water of the lowest quality acceptable for the intended application, and reused water shall be used in lieu of groundwater or surface water withdrawn for all water use applications, which do not require potable water wherever and whenever, such water is reasonably available.

Policy 1.14.5:

The City shall ensure its future water supplies through the implementation of comprehensive wellfield protection programs, which limit activities, which might degrade the quality or quantity of water from public wellfields.

Policy 1.14.6:

The City shall utilize the emergency conservation techniques in accordance with the regional water management district in times of a 'declared' severe water shortage.

Policy 1.14.7:

The City shall encourage water conservation through the use of Green building construction and site design techniques.

Policy 1.14.8:

The City shall encourage the use of rain sensors and soil moisture sensors in the education portion of the Conservation Program.

Policy 1.14.9:

The City shall ensure that all potable water service connections are metered in accordance with Titusville Ordinance Section 21-241.

Policy 1.14.10:

The City shall provide a meter replacement and calibration program.

Policy 1.14.11:

The City shall maintain a leak detection protection program in order to discover and eliminate wasteful losses of potable water from the City's distribution system.

Policy 1.14.12:

The City shall continue to promote conservation programs through education and different information tools.

Policy 1.14.13:

All new development location in the Area of Critical Concern will be required to connect to the reclaimed water system prior to occupancy, or provide dry lines for future connection.

Objective 1.15: Public Education.

To ensure the education of the City's residents, visitors, and water consumers of the need to conserve and protect all water sources and other natural resources and to promote the efficient use of all water through a public outreach program.

Policy 1.15.1:

The City shall continue to maintain a vigorous and continuous water conservation education program that includes promoting the value of all water sources and resources.

Policy 1.15.2:

The City shall continue to promote the use of water efficient devices and educate the public as to the types of devices available and their use, and provide such devices and/or provide programs to reduce the financial impact of the purchase of such devices.

Policy 1.15.3:

The City shall use various forms of media to ensure its conservation message reaches the greatest possible number of residents, visitors, and water consumers.

Policy 1.15.4:

The City shall continue to support ongoing educational programs promoting Florida-Friendly landscaping techniques and the use of Florida native plants, as well as the need to reduce, to increase the efficiency thereof, and/or eliminate outside irrigation.

Policy 1.15.5:

The City shall continue to educate its residents as to outside irrigation restrictions as set by code and the St. Johns River Water Management District's (SJRWMD) amended landscape irrigation rule, 40-C-2.042 Florida Administrative Code (FAC).

Policy 1.15.6:

The City shall continue to increase the penetration level of its conservation public education and outreach program by partnering with other agencies and groups.

Policy 1.15.7:

The City shall continue its public education and outreach in regard to stormwater management and its National Pollution Discharge Elimination System (NPDES) permit best management practices.

Policy 1.15.8:

The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities.

Objective 1.16: Energy Conservation.

The City shall promote energy conservation measures and practices to reduce greenhouse gas emissions.

Policy 1.16.1:

The City shall reduce greenhouse gas emissions by promoting compact development and alternative transportation choices such as pedestrian, bicycling and transit.

Policy 1.16.2:

The City shall consider energy, water conservation and habitat while building for all public projects.

Policy 1.16.3:

The energy-efficiency of proposed new development shall be considered when land use and development review decisions are made.

Policy 1.16.4:

The City shall develop an incentive program for developers to promote ride sharing and/or the use of public transportation.

Policy 1.16.5:

Provide incentives to encourage the generation of local renewable energy.

Policy 1.16.6:

The City shall obtain Leadership in Energy and Environmental Design (LEEDS), or US Green Building Council's (USGBC) or Florida Green Building Coalition (FGBC) certification when constructing new City Facilities.

Policy 1.16.7:

The City shall develop an action plan to reduce greenhouse gas emissions.

INTERGOVERNMENTAL COORDINATION ELEMENT

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1:

The City shall ensure, through intergovernmentally coordinated policies, procedures, ordinances and legal agreements that all responsibilities and duties with which it is charged are equitable, efficiently and expeditiously carried out.

Objective 1.1:

To ensure that the plans, processes and procedures of the City are consistent and coordinated with all effective public or private agencies, which provide service in and around the corporate city limits.

Policy 1.1.1:

The East Central Florida Regional Planning Council's dispute resolution process will be relied upon to resolve conflicts with effected public or private agencies.

Objective 1.2:

To ensure that the various elements of the City's Comprehensive Plan and the implementation of said plan are consistent and coordinated with those of Brevard County and other regulatory agencies.

LAND USE ELEMENT

Policy 1.2.1:

The City shall review the issuance of development orders to ensure that established levels of service for various public facilities are maintained.

Policy 1.2.2:

Through cooperative effort with Brevard County, mechanisms shall be established so as to ensure that the City remains as the center of government and the County Seat for the County.

Policy 1.2.3:

The City shall work with Brevard County and St. Johns River Water Management District such that development regulations regarding stormwater management and flood control are compatible and effective for each jurisdiction.

Policy 1.2.4:

Through a cooperative agreement with various jurisdictions, the City shall coordinate permitting and inspecting of projects of overlapping jurisdiction.

Strategy 1.2.4.1:

The City shall endeavor to provide a formal agreement with Brevard County for the permitting and inspection of projects of overlapping jurisdiction. This specifically relates to driveways on roads not controlled by the City.

Strategy 1.2.4.2:

The City shall continue to cooperate with the St. Johns River Water Management District (SJRWMD) and Brevard County for the permitting and inspection of projects of overlapping jurisdiction. This specifically relates to stormwater management.

Strategy 1.2.4.3:

The City shall continue to cooperate with the Federal Aviation Administration regarding the permitting of projects within their jurisdiction.

TRAFFIC CIRCULATION ELEMENT

Policy 1.2.5:

The City shall actively participate in the Space Coast Transportation Planning Organization such that an adequate, safe, and efficient highway network is maintained.

Policy 1.2.6:

The City, through cooperative agreement with NASA, Space Coast Area Transit and major space center contractors/employers, shall encourage carpooling and flexible hours of employment so as to reduce the peak hour effect on major roadway systems.

Policy 1.2.7:

In cooperation with the Space Center Regional Airport authority and the FAA, the City shall ensure the Space Coast Regional Airport is utilized to its maximum capacity prior to another facility being constructed.

Policy 1.2.8:

The City shall continue to develop a comprehensive bicycle and pedestrian pathway plan through a cooperative effort with the Space Coast Transportation Planning Organization, FDOT, and Brevard County. The purpose of which is intended to provide pedestrian pathways from schools, residential, shopping and recreational area.

Policy 1.2.9:

The City shall cooperate with both Brevard County and the FDOT to develop a comprehensive beautification program including landscaping and signage.

INFRASTRUCTURE ELEMENT

Policy 1.2.10:

To ensure wastewater treatment plans, municipal wellfield and drainage improvement projects are accomplished as efficiently and expeditiously as possible, the City shall coordinate a cooperative agreement with such agencies as Brevard County, St Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP).

Policy 1.2.11: (Solid Waste)

The City shall coordinate with Brevard County to ensure that collection, storage and transfer of solid waste complies with Section 403.7265, F.S.

Policy 1.2.12: (Sanitary Sewer)

To ensure that projected demand for wastewater treatment is met, the City will continue to operate its existing water reclamation facilities in accordance with all applicable state and federal rules and regulations.

Policy 1.2.13:

To ensure that stormwater levels of service are met, the City shall continue preparation of basin master plan studies and complete drainage improvements as indicated in the master plans.

Policy 1.2.14:

The City shall cooperate with Brevard County and the Florida Department of ~~Health~~ Environmental Protection such that issuance of permits for all new on-site wastewater disposal is regulated and further that expansion and/or replacement of such systems will ensure compliance with appropriate regulatory requirements and water quality standards.

Strategy 1.2.14.1:

The City shall establish in its development regulations specifications which detail when the use of septic system is appropriate.

Policy 1.2.15:

In cooperation with Brevard County, the City shall ensure that all development to property within the identified Area of Critical Concern shall include provision for open space preservation requirements and stormwater regulations which maximize groundwater recharge.

Policy 1.2.16: (Water Supply Planning)

The City shall participate in the water supply planning process in conjunction with the SJRWMD and other pertinent entities, with the objective to develop a regional water supply plan that will reasonably ensure adequate quantity and quality of potable water resources needed to meet future needs without creating water use conflicts or unacceptable impacts to natural resources.

Policy 1.2.17: (Alternate water supply)

The City shall coordinate with other agencies as necessary to evaluate alternative water supply projects to ensure future water supply capacities to maintain Level of Service standards for the provision of potable water.

Policy 1.2.18: (Aquifer recharge)

The City shall cooperate with the St. Johns River Water Management District to ensure that all abandoned free-flowing artesian wells are properly documented, closed and plugged. It is not the intent of this policy to affect agricultural production or agricultural processing on properties annexed into the City.

Policy 1.2.19: (Aquifer recharge)

The City shall coordinate with the SJRWMD in regard to protection of recharge areas surrounding the surficial aquifer and shall develop intergovernmental agreements as necessary regarding aquifer protection.

Policy 1.2.20: (Water Quality)

The City shall coordinate with other governmental entities, regarding groundwater pollution, through the establishment or continuation of programs, provision of technical assistance and information, and attendance at appropriate meetings and hearings.

Policy 1.2.21:

The City shall continue to cooperate with City of Cocoa and Brevard County through interlocal agreement and urban service areas to provide efficient services to the public.

Policy 1.2.22:

The City shall maintain a water supply facilities work plan that is coordinated with SJRWMD's Regional Water Supply Plan by updating the work plan within eighteen (18) months of an update to the SJRWMD Regional Water Supply Plan that affects the City.

Policy 1.2.23:

The City shall participate in water supply development-related initiatives facilitated by the SJRWMD that affect the City.

CAPITAL IMPROVEMENTS ELEMENT

Objective 1.3:

The City shall ensure that, when implementing the various elements of the comprehensive plan, impacts are coordinated with all affected jurisdictions.

Policy 1.3.1:

The City shall coordinate with the County to adopt similar development regulations for properties within the Joint Planning Agreement Area.

Strategy 1.3.1.1:

The City shall negotiate with the County to adopt regulations similar to City requirements regarding building codes, stormwater management, aquifer protection, and development within the 100-year flood plain for properties that are potentially annexable or those which are within the Joint Planning Agreement Area.

Policy 1.3.2:

The City shall work with the County to ensure that the respective land use plans are compatible for areas within the Joint Planning Agreement Area.

Policy 1.3.3:

The City shall continue the emergency connection with Brevard County to ensure adequate potable water supply is available during emergency conditions.

Policy 1.3.4:

The City shall cooperate with the County to ensure the adequate facilities are provided for solid waste disposal.

Strategy 1.3.4.1:

When and if necessary, the City and County shall work together to improve the existing solid waste transfer station or provide a new facility elsewhere.

Policy 1.3.5:

The City shall provide the Brevard County School Board with necessary information for facilities planning and cooperate with them in establishing new facilities.

Strategy 1.3.5.1:

As the City continues to grow, the City shall transmit update demographic information and projected growth statistics as needed to the School Board.

Strategy 1.3.5.2:

When existing facilities for the School board require expansion or a new facility is necessary, the City shall assist the School Board in completing the respective facility as expeditiously as possible.

Policy 1.3.6:

Through coordination with Brevard County, the St. Johns River Water Management District and other state agencies in the implementation of the management plan for the Indian River Lagoon, consistent and coordinated management, preservation, and protection of bays, estuaries and harbors shall be ensured.

Policy 1.3.7: (Artesian wells)

The City shall encourage private property owners with free flowing artesian wells to obtain financial and technical assistance through the artesian well plugging programs of Brevard County, and the St. Johns River Water Management District.

Objective 1.4:

The City shall ensure, through cooperation and coordination with the appropriate governmental entities that adopted levels of service for City provided services are consistent with those adopted by those entities.

Policy 1.4.1:

For those services provided by the County, City, and other agencies which are mutually affected by issuance of development orders by any jurisdiction coordinating mechanisms must be provided to ensure that adopted levels of service are compatible.

Strategy 1.4.1.1:

Cooperative agreements shall be entered into between the County and City to ensure that the adopted level of service is maintained for properties outside the City limits.

Strategy 1.4.1.2:

The City and County shall work together through cooperative agreement to ensure the public health and school facilities maintain the adopted levels of service.

Strategy 1.4.1.3:

Because the City and County, in cooperative agreement, provide solid waste pick-up service for City residents, an agreement shall be pursued to ensure that the established level of service is maintained.

Strategy 1.4.1.4:

Because of certain maintenance agreements, and that City parks often are utilized by County residents and vice-versa, the City and County shall pursue an agreement to ensure that the established level of service is maintained.

Strategy 1.4.1.5:

Because development orders issued by the County and City can have an effect on the other jurisdictions level of service established for roads, an agreement shall be pursued to ensure compatibility between respective levels of service and that those adopted levels are maintained.

Policy 1.4.2:

The City shall coordinate with Brevard County to implement the annexation and development order review procedures established in the interlocal agreement regarding joint planning areas.

GOAL 2:

The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency for coordination of public education facilities for planning, developing student enrollment projections, public school siting, and the development of public school facilities concurrent with residential development and other facilities.

Objective 2.1:

The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency to ensure consistency between the City's Comprehensive Plan and associated programs and any effects on plans developed for public school facilities and public school planning.

Policy 2.1.1:

The City, through the implementation of the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency, recognizes the Capital Outlay Committee (COC) as the monitoring group for coordinated planning and school concurrency in Brevard County.

Policy 2.1.2:

The City, in conjunction with the School District, the County, and other municipalities shall identify issues relating to public school emergency preparedness, such as:

A. The determination of evacuation zones, evacuation routes, and shelter locations.

B. The design and use of public schools as emergency shelters.

C. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

Policy 2.1.3:

The City shall annually coordinate school enrollment projections in conjunction with the School District and other local governments through the Capital Outlay Committee. The City shall adopt, by reference, the Brevard County School Board's five-year work program as part of the annual update to the Capital Improvements Element.

Policy 2.1.4:

The City, in conjunction with the School District, shall coordinate the long-range public school facilities map To ensure the Future Land Use designations established by the Comprehensive Plan allow adequate land area and locations for future school facilities.

Policy 2.1.5:

The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency by participating in the review of the Five Year District Facilities Work Program and providing comments to the School Board consistent with the Interlocal Agreement.

CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1:

The City shall provide for needed public facilities for its existing and future residents through the use of sound fiscal policies by protecting investments in existing facilities, maximizing the use of existing facilities and promoting orderly compact urban growth.

Objective 1.1:

Capital Improvements shall be programmed to meet existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements of this element.

Policy 1.1.1:

The City shall include all projects identified in the other elements of this plan and determined to be of relatively large scale and high cost (twenty thousand dollars ($20,000) or greater), as capital improvements projects for inclusion within the five-year Schedule of Improvements of this element.

Policy 1.1.2:

The City shall, after identification and prioritization of fiscal resources, schedule and allocate funds for needed capital improvement projects in the five-year Schedule of Improvements which are designed to correct existing and future deficiencies listed in this Capital Improvements Element.

Policy 1.1.3:

The City shall seek public input for the purpose of evaluating and ranking in order of priority, the projects being proposed for inclusion in the five-year Capital Improvement Program.

Policy 1.1.4:

Proposed capital improvements projects shall be evaluated and ranked in order of priority with projects meeting the following guidelines receiving the highest priority.

a) Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, to preserve or achieve full or designed use of existing facilities, to replace or renew existing capital facilities, or to maintain the level of service standards established in this element.

b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost or operational and maintenance needs, provides service to developed areas lacking full service, or promotes in-fill development; and

c) Whether the project is consistent with the Future Land Use Element of this comprehensive plan and represents a logical extension of facilities and services within a designated service area.

Objective 1.2:

Public expenditures that subsidize development in high hazard coastal areas will be limited to those improvements included in the coastal management element.

Policy 1.2.1:

The City shall only expend funds in high hazard coastal areas for the replacement and renewal of existing public facilities except for increased public access to coastal resources through the provision of riverfront parks.

Policy 1.2.2:

The City shall continue to expend funds to maintain existing facilities and services at their existing capacity.

Objective 1.3:

Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted level of service (LOS) standards.

Policy 1.3.1:

New development is required, as of June 1987, by the adoption of the City's Impact Fee Ordinance, to increase its proportional contribution of the cost for new facility improvements to maintain the level of service standards by paying impact fees. These fees are coordinated with the Brevard County Impact Fees and adopted by ordinance. These fees may be amended by ordinance from time to time~~.~~ consistent with F.S. 163.31801.

Policy 1.3.2:

The funds collected from the impact fees shall be utilized as follows to ensure that development bears only the cost of capital facilities necessary to accommodate the proposed development:

a) Funds collected from the road impact fees shall be used for the purpose of capital Improvement to and expansion of the City, County, and State roadway network and transportation facilities within the City of Titusville. Such improvements shall be of the type as are made necessary by the new growth and new development within the City and are intended to add capacity in order to keep the road system at the adopted level of service. No funds shall be used for periodic or routine maintenance, or for improvement of local streets, accessways, driveways or alleys.

b) Funds collected from the fire and police impact fees shall be used for the purpose of providing capital land, facilities and equipment for the fire and police departments of the City of Titusville. Such capital improvements are intended to accommodate the demand for new facilities and equipment generated by new growth and new development so that the level of service existing on the effective date of the Titusville Impact Fee Ordinance can be maintained. No funds shall be used for salaries, periodic or routine maintenance, or general operating expenditures.

c) In case where jurisdiction overlaps, the City may enter into interlocal agreements with Brevard County, the State, and the Federal Government to ensure that the funds are expended consistent with this Comprehensive Plan.

Policy 1.3.3:

The City may establish standards in the land development code to reduce or waive impact fees for projects that provide affordable housing, consistent with Policy 1.2.1 of the Housing Element, for households meeting the following income requirements:

a) Low Income (at or below 80% of AMI)
b) Very Low Income (at or below 50% of AMI)
c) Extremely Low Income (at or below 30% of AMI)

Policy 1.3.4:

Impact fees may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such impact fee per F.S. 163.3180(6)(h)2.b.

Policy 1.3.5:

The City shall submit a financial report to the State of all impact fees charged and credited each year per F.S. 163.31801.

Policy 1.3.6:

The City shall consider adopting a mobility plan and fee to fund multi-modal transportation projects.

Objective 1.4:

The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy 1.4.1:

The City shall require that all facilities needed to serve development for which development orders were previously issued are available concurrent with the impacts of said development.

Policy 1.4.2:

The City shall continue to adopt a five-year capital improvement program including an annual capital budget as part of its budgeting process.

(CPA 01-1A9c)

Policy 1.4.3:

The City may transfer the unexpended balance from one fund to another fund for service provision and maintenance of surplus funds are evident, subject to applicable law.

Policy 1.4.4:

Efforts shall be made to secure grants or incentives for private funds to finance the provision of capital improvements and needed services.

Strategy 1.4.4.1:

The City shall continue to pursue the following grants and programs:

1. F.R.D.A.P. Grant for the development of park lands;
2. Land Development Regulations shall include incentives to businesses to encourage donations of lands, funds, and inventory for parks;
3. C.D.B.G. — Upgrade of housing stock and infrastructure improvements; and
4. Any other grant available to finance capital improvements.

Policy 1.4.5:

The City shall establish and implement strategies for the management of debt which, at a minimum, shall include the following:

a) Revenue bonds shall be limited to the specific revenue source capability for the type of bonds issued. This limitation requires an independent analysis of each issue to ensure adequate fiscal resources for debt service as well as operation and maintenance needs.

b) General obligation bonds shall be limited to thirty (30) percent of the ad valorem tax base pursuant to Section 128 of the City Charter.

c) Total debt service shall be analyzed as stated in (a) and (b) above as part of each annual capital improvement program update.

Objective 1.5:

Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed as outlined in the following policies:

Policy 1.5.1: Level of Service Standards.

The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities and as a basis for development of land development regulations by which development orders will be either approved or denied:

Potable Water *Titusville Service Area (includes area outside City limits which have service agreements with the City.)	Acceptable LOS Average Water Consumption Rate 81 gallons/capita/day Softening & filtration: 16 MGD Pumping capacity: 16 MGD Storage capacity: 3.9MGD
STORMWATER MANAGEMENT City-wide	Design Storm For site over ½ acre — 25-year frequency, 24- hour duration For sites under ½ acre — minimum retention of one inch over entire site or as above
SANITARY SEWER North Service Area South Service Area	 80 gallons/capita/day 80 gallons/capita/day
TRANSPORTATION	Arterials and Collectors (except FIHS) — LOS E Arterials (on FIHS) — LOS C
SOLID WASTE Collection (City-wide) Disposal (LOS set by utilizing Brevard County's methodology)	 8.32 lbs/capita/day 8.32 lbs/capita/day
RECREATION/OPEN SPACE Park Acreage Ratio	 8 acres of park land per 1,000 residents within the city limits
PUBLIC SCHOOLS	The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency to establish and evaluate the Level of Service standards to determine school concurrency.

(Ord. No. 50-2005, § 4, 7/26/2005: Ord. No. 48-2008, § 1, Ord. No. 5-2010, 06/8/2010, Ord. No. 6-2014, 2/11/2014; Ord. No. 44-2023, 9/26/2023)

PUBLIC SCHOOLS

The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency to establish and evaluate the Level of Service standards to determine school concurrency.

(Ord. No. 33-2008, § 3, 9/23/2008)

Policy 1.5.2: Plan Amendments.

Proposed plan amendments or request for new development or redevelopment shall be evaluated according to the following guidelines and for preservation of the intentional consistency of this Comprehensive Plan, through specific findings that the proposal will not:

a) Contribute to a condition of public hazard as described in the Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, Natural Groundwater Recharge and Coastal Management Elements;

b) Exacerbate any existing condition of public facility capacity deficits, as described in the elements of the Comprehensive Plan;

c) Generate public facility demands that may not be accommodated by capacity increases planned in the five-year Schedule of Improvements;

d) Be incompatible with future land uses as shown on the Future Land Use Map of the Future Land Use Element, and urban service areas as described in the Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Recharge Element;

e) If public facilities are developer provided, generate additional public facility demands based upon adopted LOS standards;

f) If public facilities are provided, in part or whole, by the demonstrated financial feasibility, subject to this element; and

g) Affect state agencies' and water management districts' facilities plans.

GOAL 2:

The City will manage a concurrency management system to evaluate the impact of the development on the level of services of the public facilities such as potable water, sanitary sewer, solid waste, drainage, transportation, and parks and recreation.

Objective 2.1: (Concurrency Management System)

The City will ensure that the issuance of a development order or development permit is conditioned upon the availability of public facilities and services necessary to serve new development through the establishment of a concurrency management system which is consistent the following policy. The City will not issue a Certificate of Occupancy for a development if the public facilities are not available.

Policy 2.1.1:

The City of Titusville shall ensure that development is permitted in a manner that will not result in a reduction in the level of service below the adopted level of service standards for the affected facility through the establishment of a concurrency management meeting the following requirements:

a. The City of Titusville shall maintain adopted level of service standards;

b. The City of Titusville shall include in the Capital Improvement Element, a plan demonstrating that adopted level of service standards will be achieved and maintained;

c. The City of Titusville shall enforce the provisions of the adopted land development regulations which specify and implement provisions of the concurrency management system.

Policy 2.1.2:

Prior to the approval of an application for a development order or functional equivalent which contains a specific plan for development, including the densities and intensities of development, a test for concurrency applying adopted level of service standards will be conducted. The following standards are hereby established to meet the City's concurrency requirements;

a) For sanitary sewer, solid waste, drainage, and potable water supply and facilities:

1. Prior to the issuance of a building permit or its functional equivalent the City of Titusville shall consult with the applicable water supplier to determine whether adequate water supplies to serve new development will be available. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to service new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

b) For parks and recreation facilities:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's share are collected; and

a) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one (1) year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-year schedule of capital improvements; or

b) At the time of the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which required the necessary facilities and services to serve the new development to be in place or under actual construction not more than one (1) year after issuance of a certificate of occupancy or its functional equivalent; or

c) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one (1) year after issuance of a certificate of occupancy or its functional equivalent.

c) For transportation facilities designated in the City's adopted comprehensive plan:

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three (3) years after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three (3) years of the applicable, adopted Florida Department of Transportation five-year work program. The Capital Improvements Element must include the following policies:

    a) The estimated date of commencement of actual construction and the estimated date of project completion.

    b) A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or

3. At the time a development order or permit is issued, the necessary facilities and service are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three (3) years after the issuance of a certificate of occupancy or its functional equivalent; or

4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three (3) years after issuance of a certificate of occupancy or its functional equivalent.

5. For the purpose of issuing a development order or permit, a purposed urban redevelopment project located with a defined and mapped Urban Service Area as established in the local government comprehensive plan pursuant to Section 163.3164(50), F.S., shall not be subject to the concurrency requirements of this chapter for up to one hundred ten (110) percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use which was occupied and active within a time period established in the local government comprehensive plan.

6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to concurrency requirements, only if all of the conditions specified in subsection 163.3180(5), F.S., are met.

d) 1. The City shall maintain the Brevard County Interlocal Agreement for Public School Facility Planning and School Concurrency for evaluating Level of Service to maintain concurrency for public school facilities.

(Ord. No. 48-2008, §1, 12/9/2008)

Objective 2.2: Funding Sources.

The City shall pursue adequate funding for the construction of capital projects identified in the Capital Improvements Schedule.

Policy 2.2.1:

The following procedures shall be used to pursue adequate funding for potable water capital projects:

a. Maintain a reserve account restricted for potable water related capital projects.

b. A portion of funds collected from the Water Resources Enterprise Fund shall be reserved to complete potable water capital projects.

c. The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirements are provided.

d. Tap-on fees may be used to fund eligible growth-related water capital projects.

Five Year Capital Improvements Schedule

Growth = G
Maintain LOS = M

5 Year Schedule of Capital Improvements for Potable Water

Table A.1 Potable Water								
Project	FY 26	FY 27	FY 28	FY 29	FY 30	Total Cost	Funding Source	Growth/Maintain Existing LOS
Mourning Dove WTP Improvements	$1,300,000	$150,000	$1,540,000	$0	$0	$2,990,000	Rates	M
Water Distribution Improvements	$0	$75,000	$25,000	$250,000	$325,000	$675,000	Rates/Taps	M
Wellfield Improvements	$725,000	$300,000	$300,000	$300,000	$300,000	$1,925,000	Rates	M
Water System Expansion	$555,000	$568,000	$588,000	$450,000	$265,000	$2,426,000	Rates/Taps	G
Mourning Dove Enhanced Water Treatment	$0	$6,524,000	$0	$0	$0	$6,524,000	Rates	M
Mourning Dove MCC and Switchgear	$0	$1,700,000	$275,000	$1,825,000	$0	$3,800,000	Rates	M
Ground Storage	$0	$0	$500,000	$1,450,000	$9,950,000	$11,900,000	Rates/Taps	G
Mourning Dove Clearwell Rehab.	$0	$0	$0	$700,000	$2,050,000	$2,750,000	Rates	M
WS - Hood Ave	$0	$0	$3,700,000	$0	$0	$3,700,000	Rates	M
Building Improvements	$200,000	$500,000	$1,687,500	$2,559,500	$62,500	$5,009,500	Rates	M
WE-RO Pilot	$0	$0	$4,500,000	$0	$0	$4,500,000	Rates	M
Total	$2,780,000	$9,817,000	$13,115,500	$7,534,500	$12,952,500	$48,199,500		
Rates = Revenue from water supply rates; Taps = Fees collected for connection to the water system								

Growth = G
Maintain LOS = M

(Ord. No. 57-2023, § 1(Att. 1), 12/12/2023; Ord. No. 48-2024, § 1(Att. 1), 12/16/2024; Ord. No. 3-2026, § 1(Att. 1), 2/10/2026)

5 Year Schedule of Capital Improvements for Sanitary Sewer

Table A.2 Sanitary Sewer								
Project	FY 26	FY 27	FY 28	FY 29	FY 30	Total Cost	Funding Source	Growth/Maintain Existing LOS
Septic to Sewer	$561,000	$632,000	$654,000	$501,000	$295,000	$2,643,000	Grant/Rates	G
Blue Heron WWTP Improvements	$175,000	$500,000	$1,040,000	$125,000	$0	$1,840,000	Rates	M
Lift Station Improvements	$75,000	$250,000	$250,000	$1,100,000	$401,000	$2,076,000	Rates	M
Osprey WWTP Improvements	$800,000	$400,000	$675,000	$125,000	$750,000	$2,750,000	Rates	M
Reuse System Improvements	$100,000	$100,000	$675,000	$575,000	$168,000	$1,618,000	Rates	M
Sewer System Improvements	$725,000	$608,000	$0	$878,000	$921,000	$3,132,000	Rates/Taps/ CRA	M
Building Improvements	$200,000	$500,000	$1,687,500	$2,559,500	$62,500	$5,009,500	Rates	M
Blue Heron Filter Replacements	$5,463,000	$0	$0	$0	$0	$5,463,000	Rates	M
Master Pump Station	$4,031,000	$0	$0	$0	$0	$4,031,000	Rates	M
Bayview Lift Station Replacement	$2,875,000	$0	$0	$0	$0	$2,875,000	Rates	M
Reclaimed Meter Replacements	$725,000	$750,000	$775,000	$800,000	$0	$3,050,000	Rates	M
Reclaimed Storage and Pumping	$0	$3,918,000	$0	$0	$0	$3,918,000	Rates	G
Riverside Drive Phase 2 Lift Station	$0	$625,000	$0	$0	$0	$625,000	Rates	M
La Cita Lift Station FM Improvement	$0	$1,600,000	$0	$0	$0	$1,600,000	Grant/Rates	M
Sission Lift Station FM Replacement	$0	$0	$1,600,000	$0	$0	$1,600,000	Rates	M
Lime Street Lift Station Replacement	$0	$0	$3,100,000	$0	$0	$3,100,000	Rates	M
Blue Heron West Basin Rehabilitation	$0	$0	$275,000	$3,100,000	$0	$3,475,000	Rates	M
SS Cure in Place Piping Program	$0	$0	$1,087,000	$0	$0	$1,087,000	Rates	M
Blue Heron ASR Well	$0	$0	$0	$0	$750,000	$750,000	Rates	M

WS-Expansion and Upgrade	$0	$0	$25,000	$250,000	$325,000	$600,000	Rates	M
Osprey Alum System	$0	$0	$0	$700,000	$0	$700,000	Rates	M
Osprey ASR Well	$0	$0	$0	$0	$750,000	$750,000	Rates	M
Total	$16,455,000	$9,883,000	$12,518,500	$10,713,500	$4,422,500	$53,992,500		

Growth = G
Maintain LOS = M

(Ord. No. 57-2023, § 1(Att. 1), 12/12/2023; Ord. No. 48-2024, § 1(Att. 1), 12/16/2024; Ord. No. 3-2026, § 1(Att. 1), 2/10/2026)

5 Year Schedule of Capital Improvements for Public Parks and Open Space

Table A.3 Public Parks and Open Space								
Project	FY 26	FY 27	FY 28	FY 29	FY 30	Total Cost	Funding Source	Growth/Maintain Existing LOS
Titusville Veteran's Memorial Fishing Pier Electrical Repairs	$140,000	$0	$0	$0	$0	$140,000	County	M
Sand Point Park Exercise Equipment Replacement	$140,000	$0	$0	$0	$0	$140,000	County	M
ARPA Capital Improvements for Parks in North Area	$369,917	$0	$0	$0	$0	$369,917	County	M
Cuyler Community Center Voice Evacuation Fire Alarm System	$90,000	$0	$0	$0	$0	$90,000	County	M
Isaac Campbell Sr., Park Enhancements	$77,546	$0	$0	$0	$0	$77,546	County	M
Blanton Park Renovations	$158,494	$0	$0	$0	$0	$158,494	County	M
Singleton Tennis Court Facility Improvements	$797,627	$0	$0	$0	$0	$797,627	County	M
Wuesthoff Park Improvements	$376,661	$0	$0	$0	$0	$376,661	County	M
North Area Parks Parking Lot Renovations	$541,000	$0	$0	$0	$0	$541,000	County	M
North Area Parks Athletic Field Renovations	$717,227	$0	$0	$0	$0	$717,227	County	M
North Area Parks Playground Replacement	$149,000	$0	$0	$0	$0	$149,000	County	M
Fox Lake Park Carport	$15,000	$0	$0	$0	$0	$15,000	County	M
Marina Park Skate Park Lighting	$40,000	$0	$0	$0	$0	$40,000	County	M
Fay Park and Sand Point Park Maintenance Sheds	$34,156	$0	$0	$0	$0	$34,156	County	M

Fox Lake Park Boat Ramp Dock Replacement	$441,250	$0	$0	$0	$0	$441,250	County	M
Manatee Hammock Campground Restroom and Laundry Facility	$1,906,484	$0	$0	$0	$0	$1,906,484	County	M
Parrish Park Trailhead	$1,210,329	$0	$0	$0	$0	$1,210,329	County	M
Riverfront Park Improvement	$168,000	$1,763,000	$0	$0	$0	$1,931,000	General Fund	M
Total	$7,372,691	$1,763,000	$0	$0	$0	$9,135,691		

City parks are maintained by the Brevard County Parks Department. The proposed Brevard County Capital Improvements Program includes several concurrency related maintenance improvements to parks within the City of Titusville for FY 2026 through FY 2030.

(Ord. No. 57-2023, § 1(Att. 1), 12/12/2023; Ord. No. 48-2024, § 1(Att. 1), 12/16/2024; Ord. No. 3-2026, § 1(Att. 1), 2/10/2026)

5 Year Schedule of Capital Improvements for Roads and Streets

Table A.4 Roads, Streets, and Sidewalks								
Project	FY 26	FY 27	FY 28	FY 29	FY 30	Total Cost	Funding Source	Growth/Maintain Existing LOS
New Sidewalks	$160,000	$165,000	$170,000	$182,000	$190,000	$867,000	General Fund	G
Asphalt Roadway Reconstruction	$133,000	$528,000	$544,000	$560,000	$577,000	$2,342,000	General Fund	M
Concrete Roadway Reconstruction	$0	$528,000	$544,000	$560,000	$577,000	$2,209,000	General Fund	M
Mobility Plan Projects	$0	$2,693,000	$1,282,000	$0	$0	$3,975,000	General Fund	M
Resurfacing I-95/SR9 from South of SR- 50 to SR-46	$32,333,257	$0	$0	$0	$0	$32,333,257	Federal Funding	M
East Coast Greenway/US1 Trail SR 50 (Cheney Highway) to Grace St. Preliminary Engineering	$1,023,163	$0	$0	$0	$0	$1,023,163	State Funding	M
Space Coast Trail from Max Brewer Causeway to Atlantic Ocean	$264	$0	$0	$0	$0	$264	State Funding	M
Space Coast Trail from MINWR Park Entrance to W of Kennedy PKWY	$14,346,173	$0	$0	$0	$0	$14,346,173	State Funding	M

NASA Causeway Bridge Replacement	$3,545,949	$0	$0	$0	$0	$3,545,949	Federal Funding	M
Resurfacing SR-406 from I-95 to Forrell Ave	$10,249	$0	$0	$4,833,762	$0	$4,844,011	State Funding	M
SR5 (US1) from Railroad Bridge to Grace St	$64,356	$0	$0	$0	$0	$64,356	State Funding	M
Resurfacing SR405 FROM SR 50 TO E. OF SR 5 (US 1) & SR 50 at I-95 Interchange	$71,796	$0	$0	$0	$0	$71,796	State Funding	M
Underdrain Improvements	$0	$268,000	$286,000	$307,000	$317,000	$1,178,000	General Fund	M
Whiteway Expansion	$0	$140,000	$4,506,000	$2,942,000	$0	$7,588,000	General Fund	M
Whiteway Replacement	$0	$1,338,000	$8,915,000	$0	$0	$10,253,000	General Fund	M
Total	$51,688,207	$57,348,207	$16,077,170	$9,384,762	$1,661,000	$84,640,969		
General Fund = City of Titusville General Fund								

Growth = G
Maintain LOS = M

(Ord. No. 57-2023, § 1(Att. 1), 12/12/2023; Ord. No. 48-2024, § 1(Att. 1), 12/16/2024; Ord. No. 3-2026, § 1(Att. 1), 2/10/2026)

5 Year Schedule of Capital Improvements for Stormwater

Table A.5 Stormwater								
Project	FY 26	FY 27	FY 28	FY 29	FY 30	Total Cost	Funding Source	Growth/Maintain Existing LOS
Plate Tamper	$20,700	$0	$0	$0	$0	$20,700	SW Utility	M
Total	$20,700	$0	$0	$0	$0	$20,700		
SW Utility= City of Titusville revenue from the stormwater utility								

Growth = G
Maintain LOS = M
BMAP = Basin Management Action Plan

(Ord. No. 57-2023, § 1(Att. 1), 12/12/2023; Ord. No. 48-2024, § 1(Att. 1), 12/16/2024; Ord. No. 3-2026, § 1(Att. 1), 2/10/2026)

5 Year Schedule of Capital Improvements for Solid Waste

Table A.6 Solid Waste								
Project	FY 26	FY 27	FY 28	FY 29	FY 30	Total Cost	Funding Source	Growth/ Maintain

								Existing LOS
Two (2) Automated Sideloader (replacement)	$855,000	$0	$0	$0	$0	$855,000	Solid Waste	M
Front End Loader (replacement)	$387,900	$0	$0	$0	$0	$387,900	Solid Waste	M
Total	$1,242,900	$0	$0	$0	$0	$1,242,900	Solid Waste	
General Fund= City of Titusville General Fund								

Growth = G
Maintain LOS = M

(Ord. No. 57-2023, § 1(Att. 1), 12/12/2023; Ord. No. 48-2024, § 1(Att. 1), 12/16/2024; Ord. No. 3-2026, § 1(Att. 1), 2/10/2026)

RECREATION AND OPEN SPACE ELEMENT

RECREATION AND OPEN SPACE ELEMENT

GOAL 1:

To provide open space and recreation as an essential element needed for the betterment of the City's character and quality of urban life. The City shall plan for public use development projects when applicable (i.e., small parks, nature walks, passive recreation, etc.) and explore the funding alternatives to acquire such tracts for open space through practical means.

Objective 1.1:

The City shall ensure that the public has reasonable access to water bodies, trail systems (bicycle, pedestrian, aquatic, and equestrian trails) and all recreational opportunities and facilities.

Policy 1.1.1:

The City shall enhance and improve the accessibility of parks and recreational facilities while protecting their quality.

Strategy 1.1.1.1:

Ensuring that facilities are accessible by the handicapped (handicapped parking, ramps, etc.).

Strategy 1.1.1.2:

Developing in coordination with the Space Coast Transportation Planning Organization a comprehensive Bicycle and Pedestrian Plan to ensure the accessibility of all recreational opportunity.

Strategy 1.1.1.3:

The City shall ensure the public access to water bodies, trails systems and all recreational opportunities through access acquisition and/or requirements for access.

Strategy 1.1.1.4:

The City shall develop a Trail Plan that will analyze all the potential opportunities for future trail development and connectivity. The City will participate in intergovernmental coordination activities and partner with public and private entities to further the planned trail system.

Policy 1.1.2:

The City shall preserve existing water accessways, such as the Indian River Lagoon, Fox Lake and South Lake, and the view corridor through development controls and acquisitions.

Policy 1.1.3:

The City shall continue to develop greenways and trails and connect them to regional trails as identified.

Policy 1.1.4:

The City shall maintain and/or improve access to waterways, such as the Indian River Lagoon, Fox Lake and South Lake.

Strategy 1.1.4.1:

The City shall consider all funding mechanisms such as public referendum, grants and donations to acquire waterfront property for public use and enjoyment.

Strategy 1.1.4.2:

The City shall maintain and expand its current recreational parks along the waterfront, consistent with the Waterfront Master Plan.

Strategy 1.1.4.3:

The City shall ensure ample, functional boat ramps are adjacent to waterfront parks to meet the current and future demands of the public. The City shall take a proactive stance toward acquiring and developing additional boat ramp facilities within the City.

Policy 1.1.5:

The City shall consider establishing and maintaining an inventory of green spaces and identifying strategic opportunities to expand recreational access.

Policy 1.1.6:

Future planning, design, and acquisition of open space shall aim to maximize the diverse functions of open space, including its role in providing recreational opportunities, protecting natural resources, enhancing community character, supporting public health, preserving scenic views, managing stormwater, and contributing to climate resilience.

Objective 1.2:

The City shall ensure that current and future open space uses are compatible and continuous with the physical characteristics of the area and with the adjacent land uses and features of the area.

Policy 1.2.1:

The City shall design parks that are compatible to various segments of the population and the ecosystem.

Policy 1.2.2:

The City shall design parks so one (1) particular use does not destroy the value of the site for other intended purposes.

Policy 1.2.3:

The City shall give consideration to the impacts on surrounding areas of new park sites (transportation, character of adjacent property, noise activity level, etc.).

GOAL 2:

To acquire and preserve within budgetary limits any and all areas identified within this plan to be natural open space for recreational purposes.

Objective 2.1:

To preserve areas with open space and recreation potential for the current and future needs of the City.

Policy 2.1.1:

The purchase of land for parks, recreation, conservation and open space shall be based upon comprehensive and coordinated short and long term plans. The following criteria shall apply in the implementation of this policy.

Strategy 2.1.1.1:

The City shall develop a short term and long term land acquisition plan for park, recreation, conservation and open space areas.

Strategy 2.1.1.2:

Priorities will be assigned to acquire recreational land/facilities in areas identified as being deficient.

Strategy 2.1.1.3:

Potential recreational areas most vulnerable to immediate development shall be identified and given 'highest' priority for acquisition.

Strategy 2.1.1.4:

The City shall attempt to acquire or reserve future park sites and recreational areas in advance of new development to optimize locational advantages and ensure preservation for public use at the least tax payers cost.

Strategy 2.1.1.5:

The City shall attempt to acquire or reserve open space areas which would conserve or preserve certain natural, geologic, or historic resource elements, maintain natural processes, restore or enhance degraded natural areas, or protect environmentally sensitive areas.

Policy 2.1.2:

The City shall establish selection criteria in order to set priorities for acquisition/preservation of recreation and open space lands. This criteria shall contain, as a minimum, the following.

1. Maximum Utility — a measure of the number of recreational activities for which natural features of the site are suitable, the more possible uses of the site, the greater its suitability for park purposes.
2. Aesthetic Quality — a measure of amenity values due to the existence of steep slope, forests, water, historic association, or other identified feature.
3. Cost — a measure of land value.
4. Supply and Demand — measured as a ratio between the supply of available parks and the measure of demand for recreation taken from a survey and estimated for each of a number of subareas of the city; areas of high demand relative to supply are given higher priority.
5. Other Facilities — a measure as proximity to major existing City, County, State or Federal recreation facilities; the higher the proximity to such existing facilities, the lower the priority for a City park at the location, unless the property provided greenway and trail connectivity.
6. Accessibility — measured as proximity to people and transportation facilities; the better the accessibility, the higher the suitability of a site for a City park.
7. Threat of Loss — measured by potential for urban development; the greater the development pressure, the higher the priority to acquire the site for parkland/open space.

8. Open Space properties which have a diversity of natural resources.
9. Properties that are of ecological, historical or archaeological value.

Policy 2.1.3:

The City shall study the feasibility of publicly owned surplus property for park and open space before attempting to sell currently owned parcels.

Policy 2.1.4:

Open spaces, defined as any land, air, or water surface that affords unobstructed physical movement and is relatively free of defacing man-made structural mass, shall be provided within urbanized areas for the aesthetic, health, environmental and economic benefits. Open Space shall be provided through the utilization of the following mechanisms:

Strategy 2.1.4.1:

Acquisitions, conservation easements, donations, incentives and identification of these areas shall be by posting and located on site.

Strategy 2.1.4.2:

Each park shall have an identification located on-site.

Policy 2.1.5:

The City shall continue to promote maintenance of park land resources and recreation facilities consistent with the level of service of eight (8) acres of park land per one thousand (1,000) residents within the City limits. This level of service will be used in reviewing the impacts of new development and redevelopment upon the provision of public recreational facilities, and the inventory shall include local, state and federal parks and open space lands that are accessible to the public.

Policy 2.1.6:

The City shall establish a level of service standard for trails, bicycles and greenways as part of the City's Parks and Greenways Plan as provided for in Policy 2.5.6.

Policy 2.1.7:

The City shall require citizen participation opportunities in all recreational planning activities in order to assess perceived needs.

Objective 2.2:

The City shall encourage the provision of open space by public and private enterprise.

Policy 2.2.1:

The City shall examine all possible private and public resources to enhance its current and future recreation/open space areas including:

- Land acquisition.
- Development of areas and facilities.
- Technical and advisory services.
- Consumer education.
- Research and planning.
- Donations and incentives.

Policy 2.2.2:

The City shall encourage the development of recreational/open space areas on private property by:

Strategy 2.2.2.1:

The City shall adopt incentives for private landowners to donate or set aside land for recreational and cultural purposes, visual corridors, and open space.

Strategy 2.2.2.2:

Education of development/real estate interests as to the benefits of providing these amenities to its prospective tenants.

Strategy 2.2.2.3:

The City shall cooperate with private developers who are attempting to provide recreational opportunity not available within the City in order to encourage its provision and to open the facility to the general public.

Objective 2.3:

The City shall participate in the coordination between all involved governmental agencies with respect to providing open space and recreational facilities and activities.

Policy 2.3.1:

Recreational programs and recreational facility development shall be effectively coordinated to provide the most cost effective services to the public. The following strategies shall apply in the implementation of this policy:

Strategy 2.3.1.1:

The City shall periodically review interlocal agreements that have been established for the provision of parks and recreational facilities and programs.

Strategy 2.3.1.2:

The City shall ensure that local planning of park and recreational facilities is coordinated with the Brevard County School Board and Brevard County.

Strategy 2.3.1.3:

The City shall encourage the development of an "ALL CHILDRENS PLAYGROUND" (designed for both normal and handicapped children).

Objective 2.4:

The City shall ensure well-managed recreational/open space area.

Policy 2.4.1:

The City shall select and maintain facility equipment and site amenities that are durable and of good quality.

Strategy 2.4.1.1:

Periodic inventories and inspections shall be conducted to evaluate the condition of facilities.

Policy 2.4.2:

The City shall locate its recreation areas in places that will get maximum uses (i.e., distribute according to density and identifiable neighborhood needs).

Policy 2.4.3:

The City shall associate or separate activities appropriately in order to sustain minimal conflicts with various groups using the recreational facility.

Policy 2.4.4:

As funds become available, the City will continue to implement the goals, objectives and strategies of the Waterfront Master Plan.

Policy 2.4.5:

The City shall develop a City-wide park and greenway plan by 2015 to link greenway, trails and park system within the City and link them to regional trails, other state parks and conservation area.

Objective 2.5: Ecotourism.

The City shall develop a basis for a sustainable tourism economy based on the City's natural, ecological, cultural and scientific resources.

Policy 2.5.1:

The City shall promote and encourage the development of an ecotourism based recreation industry through the continuous protection of the quality of the City's resources to enhance visitors' experience.

Policy 2.5.2:

The City shall promote the use of sustainable construction techniques for tourism related facilities and encourage educational programs to highlight such sustainable techniques.

Policy 2.5.3:

The City shall coordinate with Brevard, Seminole, and Orange counties, SJRWMD, National Park Service, FFWCC, NASA to locate regional base ecotourism facilities and enhance the City's position as gateway to Canaveral Seashore, the Indian River Lagoon and the St. Johns River.

PUBLIC SCHOOL FACILITIES ELEMENT

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 1:

To provide a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand THROUGH the IMPLEMENTATION OF THE *INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY.*

Objective 1.1:

Maintain and implement the Interlocal Agreement for Public School Facility Planning and School Concurrency. This agreement was adopted in June of 2014, by the Brevard County Board of County Commissioners, School Board of Brevard County, and the Cities or Towns of Cape Canaveral, Cocoa, Cocoa Beach, Grant-Valkaria, Indialantic, Indian Harbour Beach, Malabar, Melbourne, Melbourne Beach, Palm Bay, Rockledge, Satellite Beach, Titusville, and West Melbourne.

Policy 1.1.1:

If the Interlocal Agreement is terminated for any reason, the City, in coordination with the School Board of Brevard County, will adopt policies to ensure the continued provision of educational facilities within the City at Levels of Service as determined by the City and School Board of Brevard County.

Policy 1.1.2:

The City shall adopt, by reference, the Five Year District Facilities Work Program as part of the annual update to the Capital Improvements Program of the Capital Improvements Element.

Objective 1.2:

All new public schools built within the City will be coordinated with the School District to be consistent with the City's Future Land Element and Future Land Use Map designation to ensure facilities are proximate to appropriate existing and future land uses, serve as community focal points, are co-located with other appropriate public facilities, discourage urban sprawl, and will have needed supporting infrastructure.

Policy 1.2.1:

The City, in conjunction with the School District, shall jointly determine the need for, and timing of, on-site and off-site improvements necessary to support a new school.

Policy 1.2.2:

The City shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for the planning, constructing, operating, and maintaining off-site improvements necessary to support a new school or school improvement to ensure that the necessary infrastructure is in place prior to or concurrent with construction.

Policy 1.2.3:

The City shall coordinate with the School District to facilitate the location of new schools which are proximate and convenient to existing residential areas, areas of projected residential growth, and require minimal additional public infrastructure.

Policy 1.2.4:

The City shall encourage the location of schools near residential areas by:

A. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements.

B. Reviewing and providing comments on all new school sites including the compatibility and integration of new schools with surrounding land uses.

C. Elementary, middle and high schools shall be allowed in all Land use designations except Industrial, Planned Industrial Park and Conservation land use designations. Existing elementary, middle and high schools shall be considered as permitted with their respective land use designation and future elementary, middle and high schools shall be required to comply with this policy. The City of Titusville will ensure the availability of lands within these land use designations to site future public schools.

Policy 1.2.5:

The City, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified.

Policy 1.2.6:

If land is dedicated to the City for the purposes of use as a public or charter school, the City shall provide credit towards any impact fees for public education facilities associated with the development, per F.S. 163.3180.

Evaluation and Appraisal Review (EAR)

March 2026 Update

City Council Presentation Meeting
March 24, 2026

Background

- Public meetings held June & July 2025
- City Council transmitted EAR October 2025
- State review completed January 2026

EAR Status

- Conflicts with Chapter 2025-19
- “More restrictive or burdensome” or “(R&B)”
- Null and void

EAR Status

Chapter 2025-190 provides:

> Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, an any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

For the reasons outlined herein, the City of Titusville's proposed amendment is more restrictive or burdensome, making it null and void ab initio, pursuant to Section 28 of Chapter 2025-190, L.O.F.

Policies that ARE more R&B

- FLU Policy 1.5.8
- Transportation Policies 1.10.1-1.10.5
- Conservation Strategy 1.2.1.2

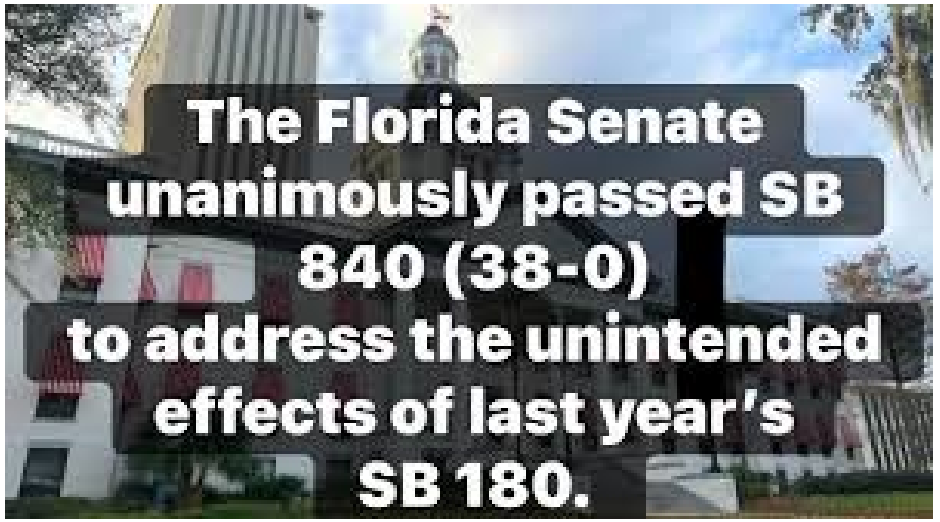
Policies that are <u>POTENTIALLY</u> more R&B

- Conservation Policy 1.2.6
- Capital Improvements Policy 1.3.6

Potential Legislative Changes

Senate Bill 840: “Land Use Regulations for Local Governments Affected by Natural Disasters”

- Amends Sunset Date in Chapter 2025-19:
  October 1, 2027 to **June 30, 2026**
- Passed in the Florida Senate
- No action in the Florida House



(Ord. No. 35-2024, § 2, 10/15/2024)

Policy 1.5.8:

~~Encourage~~ Require Florida-friendly™ plant materials for all new development, prohibit the planting of invasive exotic plants, and incentivize the use of ~~and~~ native vegetation as the primary design element in new landscaping. Promote Brevard-Native plant species and the use of plantings appropriate to the unique climatic conditions of Titusville and appropriate for the specific planting conditions to minimize maintenance and encourage plant health.

(Ord. No. 35-2024, § 2, 10/15/2024)

Objective 1.6: Inconsistent Land Uses.

Encourage the elimination or reduction of land uses, which are inconsistent with the Comprehensive Plan and gradually reduce them toward eventual elimination.

Policy 1.6.1:

New development shall be consistent with the guidelines of the Future Land Use Element and Future Land Use Map.

Policy 1.6.2:

The City shall actively work toward the elimination of inconsistent land use.

Strategy 1.6.2.1:

The City shall utilize the administrative rezoning process to bring the zoning into conformity with the Future Land Use Map after adoption of this comprehensive plan.

Policy 1.6.3:

Expansion or replacement of land uses, which are incompatible with the Land Use Plan/Map, shall be prohibited according to the City's land development regulations.

Policy 1.6.4:

Regulation for buffering of incompatible land uses shall be set forth in the City's land development regulations.

Objective 1.7: Urban Sprawl.

The City of Titusville shall discourage the proliferation of urban sprawl through the appropriate land use designation on the land use map.

Strategy 1.9.2.2:

Motor vehicle traffic should be calmed to a speed that complements a safe and comfortable pedestrian and bicycle precinct.

Strategy 1.9.2.3:

Downtown should have shaded walkways, sidewalks and plazas to allow pedestrians to comfortably navigate downtown in hot weather.

Strategy 1.9.2.4:

Bikeways providing access to various destinations in Downtown should be appropriate for riders of various ages and abilities and connect to existing and proposed trail networks.

(Ord. No. 34-2024, § 3, 10/15/2024)

Objective 1.10

The City shall manage access to roadways in a manner that increases safety for cyclists and pedestrians, reduces vehicle trips on major roadways, and preserves the integrity of the transportation system with effective connectivity.

Policy 1.10.1

The City shall adopt and maintain access management ordinances and supporting design standards to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect service volume, safety, and operating characteristics of transportation facilities that it impacts, considering impacts to all modes and users.

Policy 1.10.2

Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. Private access points to such developments shall be the minimum necessary to provide reasonable access, rather than the maximum available for that property frontage.

Policy 1.10.3

The creation of new streets, or private drives which are functionally equivalent to streets, that increase multi-modal connectivity consistent with intersection spacing criteria shall be preferred over the creation of driveways serving a single property or development.

Policy 1.10.4

In order to reduce access points on the street system, driveways shall be eliminated when the area served can be connected within the site.

Policy 1.10.5

A driveway over a regional trail may only be considered after all other alternatives are exhausted.

Policy 1.1.9:

When one (1) or more individuals of state or federal listed wildlife species are found on a site undergoing development activities for which no management plan has been adopted, said activities shall cease until a management plan has been prepared by the developers and found to be acceptable by the City.

Policy 1.1.10:

The City shall protect existing natural reservations including recreation and publicly protected conservation lands according to the strategies set forth in the Recreation and Open Space Element.

Policy 1.1.11:

All costs for restoring environmentally damaged areas shall be borne by the party directly responsible for the damage. Mitigation (wetlands/seagrass) shall occur as per State and Federal regulations. If within a reasonable time, for the particular plant species, mitigation has not been successful, the responsible party shall replant or act to "mitigate" the problem.

Objective 1.2: Native Vegetation and Trees.

The City shall preserve and protect trees and native vegetation.

Policy 1.2.1:

Assure the maintenance and conservation of trees and native vegetation within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

Strategy 1.2.1.1:

The City will prevent clear cutting of land by requiring new developments to integrate existing healthy non-exotic vegetation into landscape plans.

Strategy 1.2.1.2:

~~Landscape plans and plant materials required of new development~~ The City shall promote the use of native plant species in new landscape installations and ~~avoid the planting of exotic plants known to create nuisances~~ prohibit the planting of invasive exotic plants.

Policy 1.2.2:

The City recognizes the value of trees as an important community resource. The City shall define criteria for these trees and adopt land development regulations to be enforced through the permitting process and the City tree ordinance to afford them adequate protection during development. These regulations at a minimum shall include:

a. Allowing developers latitude in some cases to devise alternative strategies to save and preserve these trees during development;

b. Levy of fines for the unlawful removal or damage to these trees as provided by the Land Development Regulations (LDR's); and

c. Protection zone requirements to protect these trees before during and after construction.

Policy 1.2.3:

The City will not allow the total removal of vegetation during land development. New development applications and landscape plans shall emphasize the maintenance of indigenous vegetation, rather than clearing and replanting.

Policy 1.2.4: Removal of exotics and nuisances.

Nuisance and exotics listed as either Type I or Type II invasive exotics in the Florida Exotic Pest Plant Council (EFPPC) shall be removed from development sites prior to final acceptance of the permitted improvements.

Policy 1.2.5:

The City shall ensure the protection and preservation of high quality native ecosystems through acquisition whenever it is economically feasible. The City shall also support cooperative land acquisition efforts for protection of the environment.

Policy 1.2.6

The City shall develop and maintain an Urban Forest Management Plan to support the expansion of the City's urban tree canopy.

Strategy 1.2.6.1

The City shall continue to pursue the Tree City USA "Growth Award" annually through enhanced tree preservation and planting.

Objective 1.3:

To consider soil as a non-renewable resource and to promote and encourage the protection and management of this resource to ensure it's longevity by controlling the encroachment of urbanization on land poorly suited for structural development.

Policy 1.3.1:

During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfirmed emissions (including seeding and mulching of disturbed areas) shall be undertaken and implemented by the developer.

Policy 1.3.2:

Development of land shall take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and shall be restricted depending upon the severity of those constraints.

Policy 1.3.3

The City may establish standards in the land development code to reduce or waive impact fees for projects that provide affordable housing, consistent with Policy 1.2.1 of the Housing Element, for households meeting the following income requirements:

a) Low Income (at or below 80% of AMI)

b) Very Low Income (at or below 50% of AMI)

c) Extremely Low Income (at or below 30% of AMI)

Policy 1.3.4

Impact fees may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such impact fee per F.S. 163.3180(6)(h)2.b.

Policy 1.3.5

The City shall submit a financial report to the State of all impact fees charged and credited each year per F.S. 163.31801.

Policy 1.3.6

The City shall consider adopting a mobility plan and fee to fund multi-modal transportation projects.

Objective 1.4:

The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy 1.4.1:

The City shall require that all facilities needed to serve development for which development orders were previously issued are available concurrent with the impacts of said development.

Policy 1.4.2:

The City shall continue to adopt a five-year capital improvement program including an annual capital budget as part of its budgeting process.

(CPA 01-1A9c)

Policy 1.4.3:

The City may transfer the unexpended balance from one fund to another fund for service provision and maintenance of surplus funds are evident, subject to applicable law.

MEMORANDUM

City of Titusville Draft DIA Update

To: City of Titusville

From: Kimley-Horn and Associates, Inc.

Date: 8/18/2025

Subject: Memorandum for the City of Titusville Data Inventory and Analysis (DIA) Update

Population

Current Population

According to the U.S. Census Bureau's American Community Survey (ACS), the population of the City of Titusville was 49,004. This is a slight increase from the 2020 Decennial Census count of 48,789. Brevard County's American Community Survey population was 643,979 in 2023. Titusville's population is 7.6% of Brevard's total population.

Population Projections

Population projections for the next 25 years are estimated using the University of Florida's Bureau of Economic and Business Research (BEBR) and Florida Clearinghouse (Shimberg) data.

Table 1: Population Projections 2030 - 2050

	2023	2030	2035	2040	2045	2050
Titusville Projected Population (Shimberg)	49,004	52,962	54,406	55,334	55,916	56,280
Titusville Share of County Population	7.6%	7.6%	7.5%	7.3%	7.2%	7.1%
Brevard County Total Population (Shimberg)	643,979	694,602	724,597	748,303	767,692	784,500
Brevard County Total Population (BEBR)	643,979	694,600	724,600	748,300	767,700	784,500

Source: Florida Clearinghouse (Shimberg); University of Florida's Bureau of Economic and Business Research (BEBR)

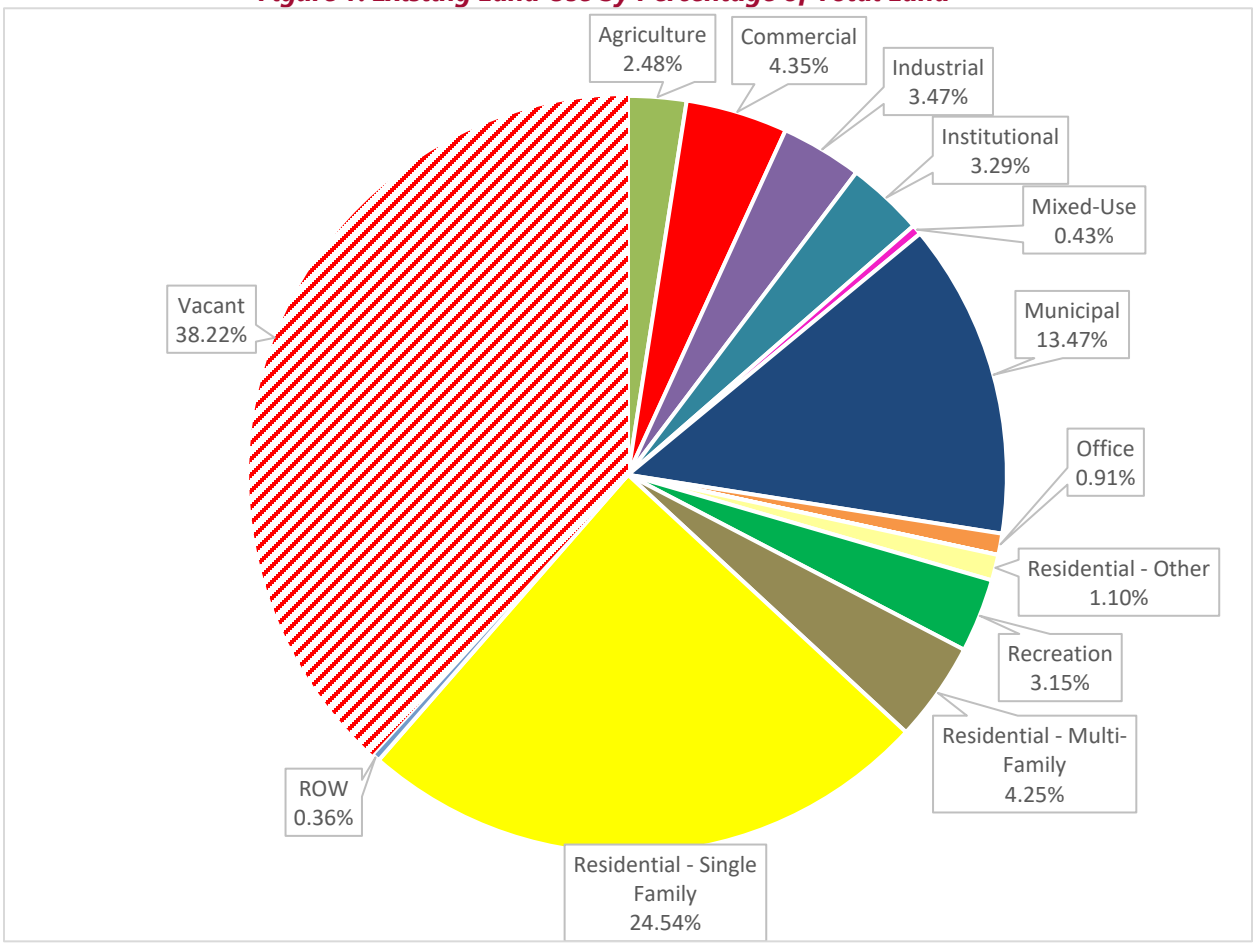
The data from BEBR only estimates the County's total population for the next 25-year planning horizon. The estimate used was the "medium" projection for the County. Table 1 above shows that the 2050 projections for BEBR and Shimberg were the same (with BEBR's number rounded to the 100s) for

the County. Because Shimberg gives projections for the City's population, the rest of the calculations within this report will use Shimberg's estimates for the City.

Existing Land Use

The existing land use in the City primarily consists of Vacant and Single-Family Residential uses. Chart 1 below is a breakdown of the existing land uses by their percentage of the total acreage within the City. Appended to this document, the Existing Land Use Map shows where those uses are within the City.

Figure 1: Existing Land Use by Percentage of Total Land



Holding Capacity

To plan for the growth of the City, a holding capacity analysis was conducted identifying vacant parcels with Future Land Use (FLU) designations that allow residential. Table 2 shows each FLU designation, the maximum number of dwelling units per acre (du/ac) allowed for that designation, and the vacant lots that currently have no development. This analysis did not account for parcels that are already developed but could be redeveloped, as well as parcels with a PUD designation. The Titusville Land Development Code defines density based on gross acreage. For this exercise, upland density was calculated to create a more conservative estimate of likely development potential. Upland acres exclude wetlands and water bodies to reflect the number of buildable acres for each lot. Based on the analysis, if the upland portions of currently vacant lots with a residential FLU designation were to be built to maximum density, the City could accommodate 10,581 more dwelling units.

Table 2: Vacant Residential FLU Parcels Development Maximum

FLU Name	Max Density (du/ac)	# of vacant lots	Max Units	Upland Acres
Downtown Mixed-Use	20[1]	36	260[2]	13.85
High Density Residential	15	268	2,190	154.92
Low Density Residential	5	346	1,193	266.42
Medium Density Residential	10	299	1,108	124.44
Residential 1	1	21	22	28.51
Residential 2	2	136	19	33.79
Regional Mixed-Use[3]	40	205	5,720	289.86
Shoreline Mixed-Use	20	2	5	0.31
Urban Mixed-Use	15	2	8	0.62
US-1 Corridor[4]	15	16	56	4.25
		1,331	10,581	916.97

1. *Maximum density can be up to 30 du/ac in 2 of the 3 subdistricts. The lesser was chosen for simplicity of the calculation. See also note 2.*

2. *This calculation does not include the density pool for the DMU-Downtown subdistrict, which can allow 2,000 additional units. Due to the small number of vacant acres in the Downtown subdistrict, new units under this provision would likely be part of redevelopment, which was not considered in this analysis.*
3. *Only 50% of the site may be any single land use in the Regional Mixed-Use designation, limiting the density to only apply to half of the acreage available. This calculation was done assuming the multi-family land use was maximized at 50%.*
4. *The Gateway Corridor Overlay allows incentive bonuses of up to 40 dwelling units per acre, along specified roadways. This overlay applies to US-1, Shoreline Mixed-Use, and Downtown Mixed-Use. Incentive bonuses were not considered in this analysis.*

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; Titusville GIS Data Library

Using the total number of units from the Holding Capacity calculation (10,581) and applying the average number of people per household within Brevard County of 2.3, Titusville could accommodate up to **24,336** more people by 2050. When accounting for the estimated population increase from 2023 to 2050 of 7,279 people, the City could have a housing surplus for an additional **17,057** people as shown in Table 3.

Table 3: Holding Capacity

Estimated Holding Capacity	Estimated Population Capacity (2.3 people per unit)	Projected Population Increase (Shimberg)	Surplus Capacity (Population)
10,581 units	**24,336 persons**	**7,279 persons**	**17,057 persons**

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; Titusville GIS Data Library

Housing

Housing Stock

The latest available data from the American Community Survey is from 2023, where the total number of existing housing units within the City of Titusville was 23,805 units. Over half of the City's units are single family homes. Based on the medium population projection provided in Table 1 above, the City anticipates 55,916 people by 2045. The current housing stock can accommodate 54,751 people based on the average household size of 2.3 people per household.

Figure 2: City of Titusville Housing Units by Type, 2023 Estimates

Geography	ACS Data Source	Single Family (1 att./detach.)	Multi-family (2 or more)	Mobile Home	Total
Titusville	2019-2023 5-Year	15,705	7,151	949	23,805

Source: Florida Clearinghouse (Shimberg)

Housing Characteristics

The ACS 2023 Estimates, provided in Figure 3 and Table 4 below, show that 14,161 units are owner occupied and 5,484 are renter-occupied.

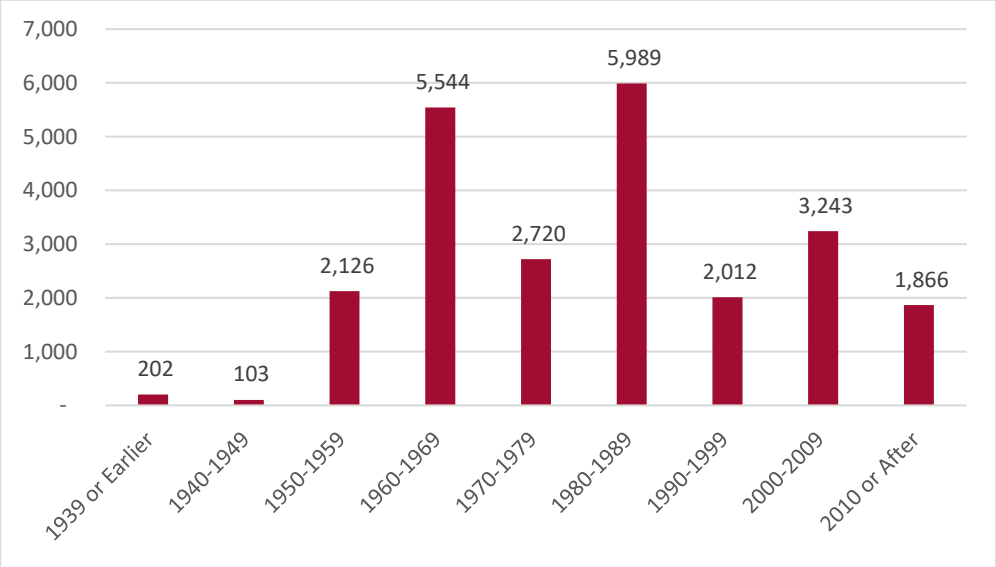
As illustrated in Table 4, 72% of households within the City are occupied by homeowners. 14,161 are owner-occupied households, and 5,484 are renter-occupied households, totaling 19,645 total. As shown in Figure 3, just over 33% of all structures within the City were built prior to 1970, and 21% built since 2000, signifying an older housing stock.

Table 4: City of Titusville Households by Tenure and Age of Householder, 2023 Estimate

Age of Householder	Owners	Renters	Homeownership Rate
15-34	1,333	1,748	43%
35-54	3,860	1,772	69%
55-64	2,631	1,017	72%
65 and older	6,337	947	87%
Total	14,161	5,484	72%

Source: Florida Clearinghouse (Shimberg)

Figure 3: City of Titusville Year Structures Built, 2023 Estimates



Source: Florida Clearinghouse (Shimberg)

Housing Cost, Value, and Affordability

According to the Department of Housing and Urban Development (HUD), housing is considered affordable if the cost, including rent and utilities, is less than 30% of total household income. When a household spends more than 30% of its gross income on housing, it is generally considered to be cost burdened. Households spending more than 50% of their gross income on housing costs are considered severely cost burdened, leaving very limited resources to spend on other needs, such as food, healthcare, childcare, and transportation.

The median household income in Titusville in 2025 was $99,000, according to the U.S. Census. The Area Median Income (AMI) provides an indicator of cost burden and is used to determine eligibility for U.S. Department of Housing and Urban Development (HUD) housing programs. As shown in Table 5, the City of Titusville has 7,442 cost-burdened households with 3,137 households being extremely cost burdened, spending more than 50% of their income on housing costs.

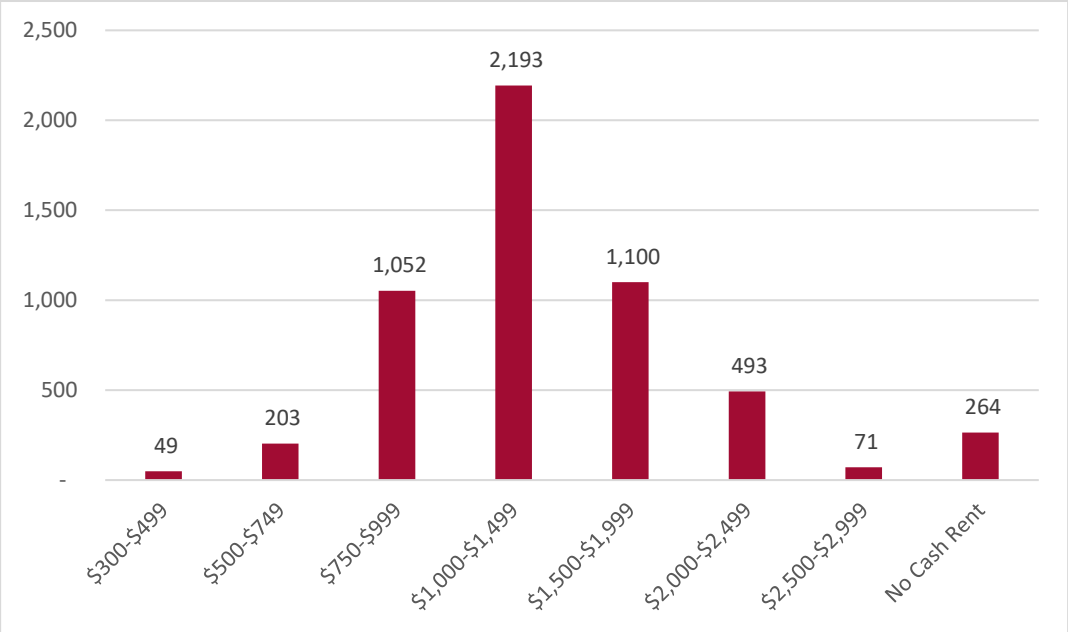
Table 5: City of Titusville Total Households, Cost Burden by Income, 2023 Estimates

	Housing Cost Burden		
Household Income	**30% or less**	**30.1-50%**	**More than 50%**
30% AMI or less	392	322	1,716
30.01-50% AMI	1,081	753	931
50.01-80% AMI	2,552	2,594	455
80.01-100% AMI	1,837	564	35
Greater than 100% AMI	8,230	72	0
Total	14,092	4,305	3,137
% Total	65%	20%	15%

Source: Florida Clearinghouse (Shimberg)

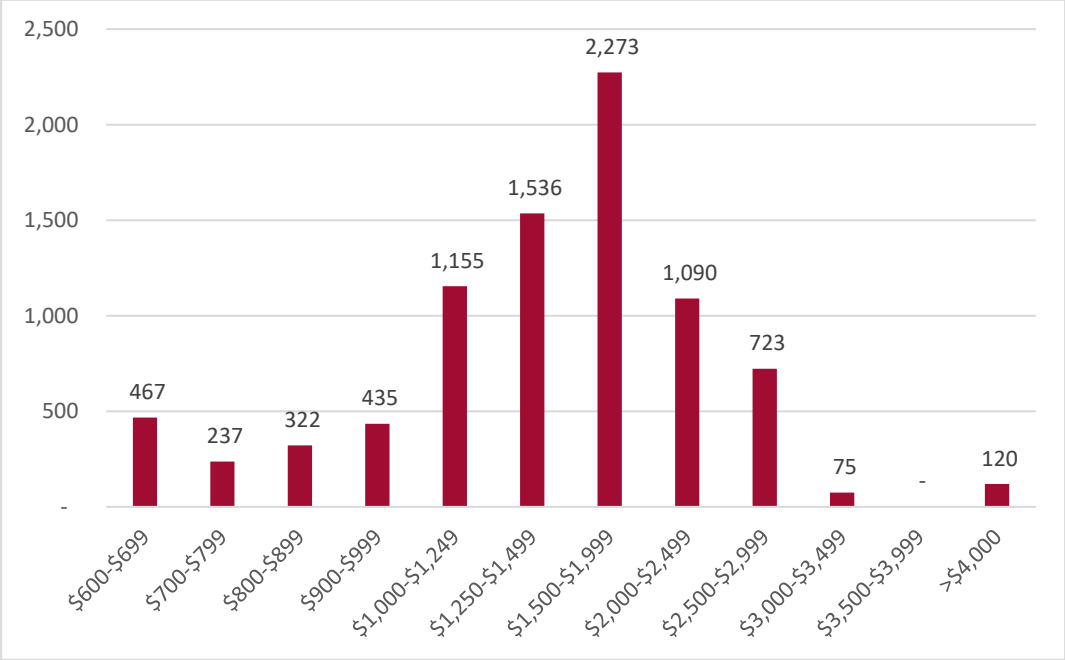
Gross rent includes rent and utilities, and monthly housing cost includes mortgages, taxes, insurance, utilities, and association fees. Approximately 60% of housing rentals within the City fall within the $1,000 - $1,999 range while 44.6% of monthly housing costs in the City fall between $1,000 to $1,999. 33% of the housing stock in the City is valued a more than $300,000.

Figure 4: City of Titusville Renter Households by Gross Rent, 2023 Estimates



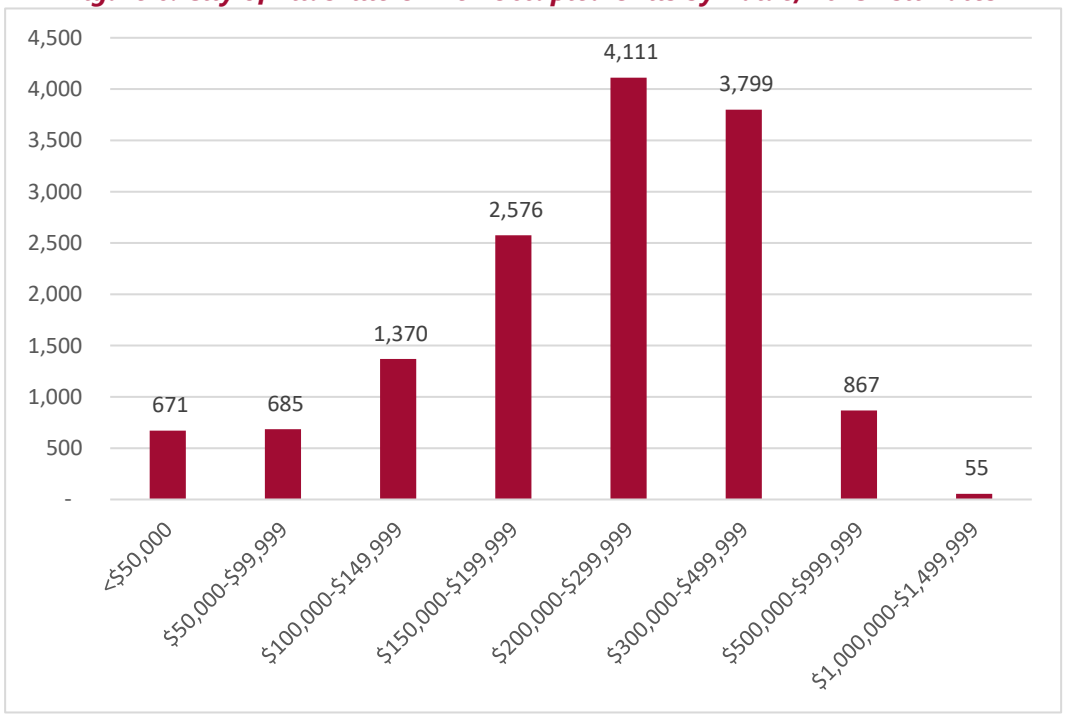
Source: Florida Clearinghouse (Shimberg)

Figure 5: City of Titusville Owner Households Monthly Housing Costs, 2023 Estimates



Source: Florida Clearinghouse (Shimberg)

Figure 6: City of Titusville Owner-Occupied Units by Value, 2023 Estimates



Source: Florida Clearinghouse (Shimberg)

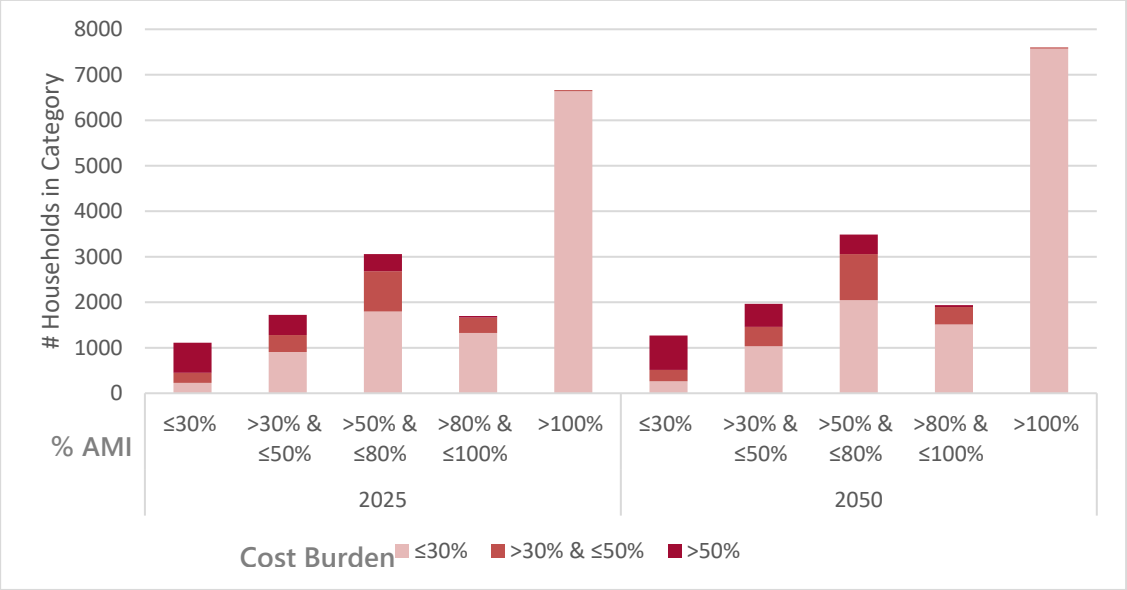
The following projections for cost-burdened households through 2050 indicate a need to provide housing for a range of income levels. The number of households which are cost burdened and severely cost burdened is expected to increase, particularly among lower-income households and renters.

Table 6: Projections in Housing Cost Burden by Area Median Income Group Among Owner Households 2025-2050

Income Group by % AMI	Household Count by Cost Burden		
	≤30%	>30% & ≤50%	>50%
2025			
≤30%	229	219	663
>30% - ≤50%	908	372	444
>50% - ≤80%	1,795	887	377
>80% - ≤100%	1326	337	36
>100%	6640	25	0
2050			
≤30%	262	250	756
>30% - ≤50%	1,035	425	506
>50% - ≤80%	2,047	1,012	430
>80% - ≤100%	1,512	384	41
>100%	7,573	29	0

Source: Florida Clearinghouse (Shimberg)

Figure 7: Projections in Housing Cost Burden by Area Median Income Group Among Owner Households 2025-2050



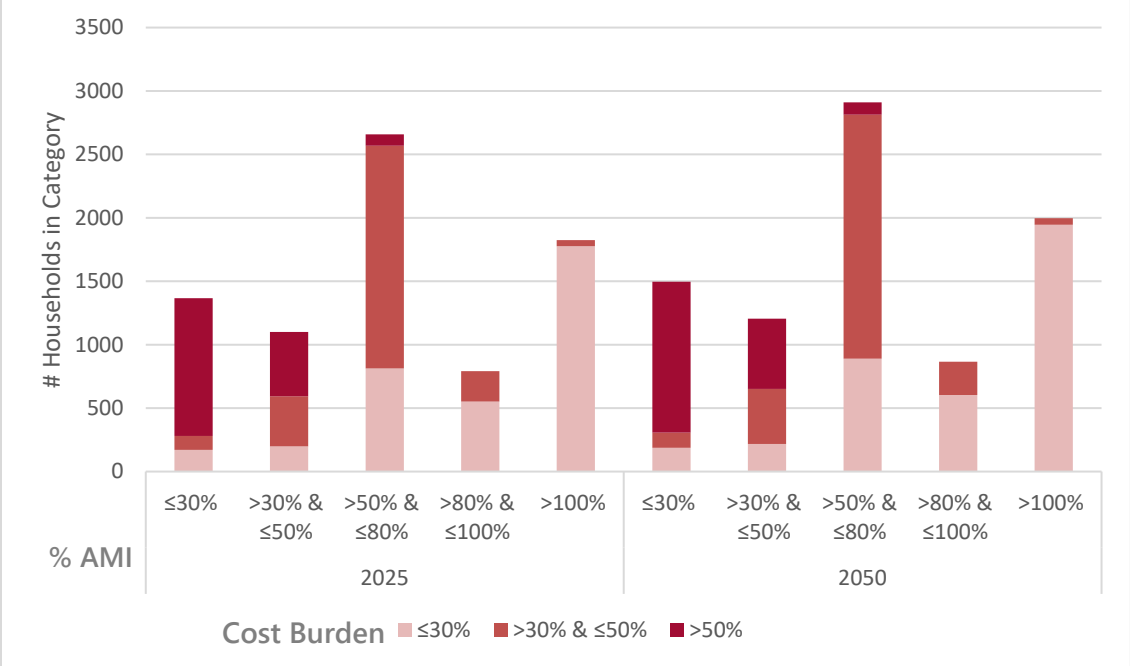
Source: Florida Clearinghouse (Shimberg)

Table 7: Projections in Housing Cost Burden by Area Median Income Group Among Renter Households 2025-2050

Income Group by % AMI	Household Count by Cost Burden		
	≤30%	>30% & ≤50%	>50%
2025			
≤30%	171	109	1,087
>30% - ≤50%	198	396	506
>50% - ≤80%	813	1,756	89
>80% - ≤100%	552	239	0
>100%	1,777	48	0
2050			
≤30%	187	120	1,189
>30% - ≤50%	217	434	554
>50% - ≤80%	890	1,923	97
>80% - ≤100%	604	262	0
>100%	1,945	52	0

Source: Florida Clearinghouse (Shimberg)

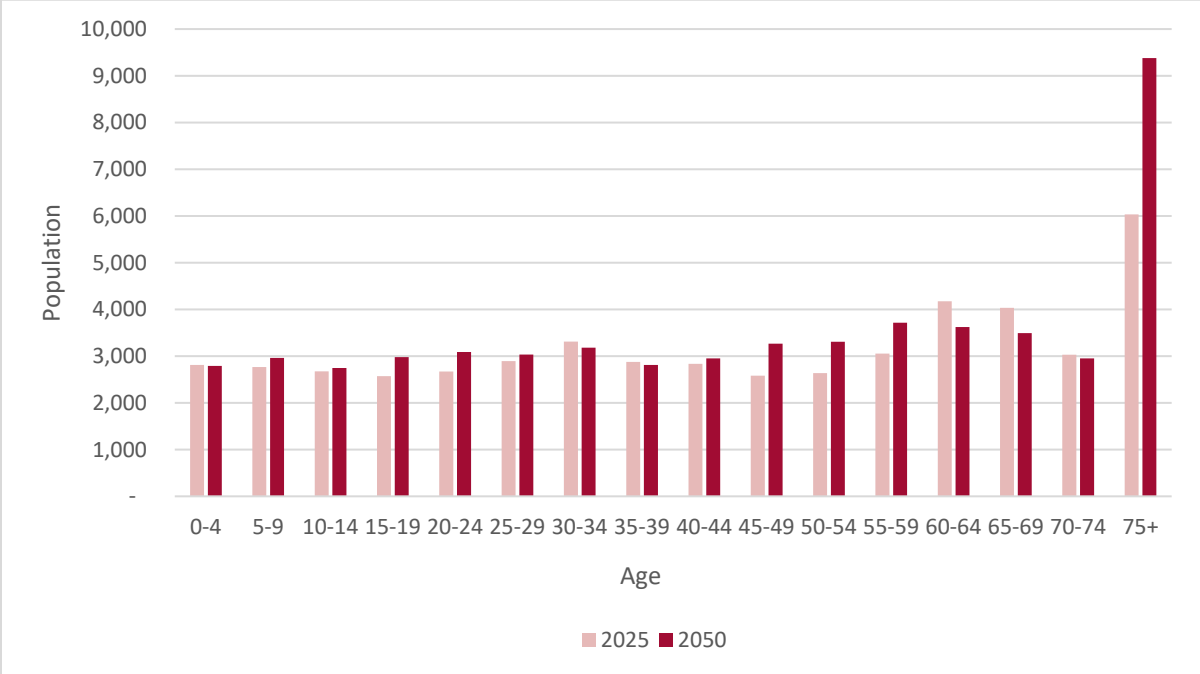
Figure 8: Projections in Housing Cost Burden by Area Median Income Group Among Renter Households 2025-2050



Source: Florida Clearinghouse (Shimberg)

Table 8 indicates a need to provide housing for a variety of age ranges, with the highest rate of increase occurring in the 75+ age group at 36%.

Figure 9: City of Titusville Population Projections by Age, 2025-2050



Source: Florida Clearinghouse (Shimberg)

Data provided by the Shimberg Center for Housing Studies breaks down substandard housing into four different categories: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than 1 person per room) and units without fuel. Table 8 provides information regarding the state of substandard housing with the most prevalent issue contributing to substandard housing is overcrowding followed by a lack of complete kitchen facilities.

Table 8: City of Titusville Substandard Housing, 2023 Estimates

Condition	# of Units	% of Units
Occupied Housing Units	23,905	-
Overcrowded (1.01 or More Persons per Room)	217	0.01%
% of Occupied Units Overcrowded	1.1	0.0%
No Fuel Used	307	0.01%
% of Occupied Units without Fuel	1.6	0.0%
Lacking Complete Kitchen Facilities	140	0.01%
% of Occupied Units without Complete Kitchen Facilities	0.6	0.0%
Lacking Complete Plumbing Facilities	-	-
% of Occupied Units without Complete Plumbing Facilities	-	-

Source: Florida Clearinghouse (Shimberg)

There are 12 assisted housing facilities within the City that provide 1,297 units. The target population for these facilities includes the elderly, families, the homeless, and persons with disabilities. Table 9 provides the full inventory of assisted housing facilities.

Table 9: City of Titusville Assisted Housing Inventory, 2023 Estimates

Development Name	Street Address	City	Zip Code	Total Units	Target Population
Apollo Gardens	2727 Demaret Drive	Titusville		84	Homeless; Persons with Disabilities
Canaveral Cove	521 Rockpit Road	Titusville	32796	68	Family
Emerald Place	1000 Tree Lane	Titusville	32780	136	Family
Highland Terrace Group Home Renovation	600 Highland Terrace	Titusville	32796	6	Persons with Disabilities
Luna Trails	1705 S. Deleon Avenue	Titusville	32780	86	Elderly; Family; Link
No Name	502 Collins Ave	Titusville	32796	134	Elderly; Family
Palmetto Ridge Estates	1202 Prairie Lane	Titusville	32780	192	Family
Park Villas	1021 South Park Avenue	Titusville	32780	160	Family
Royal Palms Senior Apts.	911 S Park Ave	Titusville	32780	96	Elderly; Family
Timber Trace - Titusville	628 Timber Trace Lane	Titusville	32780	204	Family
Titusville Towers	405 Indian River Ave	Titusville	32796	121	Elderly; Family
Tropic Hammock	417 Rock Pit Rd	Titusville	32780	10	Homeless
TOTAL				**1,297**	

Source: Florida Clearinghouse (Shimberg)

Levels of Service

Parks and Recreation Level of Service Needs

The majority of the parks within the Titusville city limits are managed by Brevard County Parks and Recreation North Division, and the Brevard County Parks Master Plan. Titusville relies on this partnership with Brevard County to meet its level of service target for parks.

As stated in the Titusville Comprehensive Plan, the target level of service for the City's parks is 8 acres per 1,000 residents. Table 10 shows the anticipated needs based on projected population increase with the targeted 8 acres per 1,000 residents. The current total acreage of parks within Titusville is 858.3 acres, according to the Brevard County Parks and Recreation Department.

Table 10: Parks and Recreation Level of Service Needs

Year	Estimated Population (Shimberg)	Level of Service (Acres per 1,000 residents)	Needed Park Acreage	Existing Park Acreage
2023	49,004	8	392.03	858.3
2035	54,406	8	435.25	858.3
2045	55,916	8	447.33	858.3
2050	56,280	8	450.24	858.3

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; Brevard County Parks and Recreation

Titusville currently exceeds the level of service target of 8 acres per 1,000 residents, and that level of service can still be reached with the projected population for 2050. With the 925.47 acres, the current parks within the City could serve up to 107,287 people based on the adopted level of service.

Sanitary Sewer Level of Service

The City's current comprehensive plan lists a level of service of 80 gallons per capita per day for sanitary sewer. The estimated increase in population in 2050 to 56,280 people increases the total gallons per day to 4,502,400. The City also provides out-of-city sanitary sewer service to properties within its Urban Service Area in Unincorporated Brevard County. The City utilizes two water reclamation facilities: Blue Heron and Osprey. Together, their total design capacity can handle 6.75 million gallons per day. Based on these capacities, the City will be able to meet additional demand in 2050.

Table 11: Sanitary Sewer Capacity

Year	Estimated Population	Level of Service (gallons/capita per day)	Total Capacity Needed per Level of Service	Existing Daily Capacity
2023	49,004	80	3,920,320	6,750,000
2035	54,406	80	4,352,480	6,750,000
2045	55,916	80	4,473,280	6,750,000
2050	56,280	80	4,502,400	6,750,000

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; City of Titusville website (Titusville.com)

Potable Water Level of Service

The City of Titusville Public Works service area for potable water includes areas outside of the City limits. The population served today is 52,389, which is an additional 1,423 people than the current City population. The current gallons per day flow from the City is 4,539,000 gallons per day.

The City's current comprehensive plan lists a level of service of 81 gallons per capita per day for potable water. The City utilizes 1 water treatment plant, 1 pumping facility, and 3 wellfields to provide 6.5 million gallons of drinking water storage per day.

Table 12: City of Titusville Potable Water Capacity

Year	Estimated Population (Shimberg)	Total Population Served	Level of Service (gallons/capita per day)	Total New Capacity Needed per LOS	Total Gallons per Day Capacity Needed	Existing Daily Capacity
2025	50,966	52,389	81		4,539,000	6,500,000
2035	54,406	55,829	81	278,640	4,817,640	6,500,000
2045	55,916	57,339	81	122,310	4,939,950	6,500,000
2050	56,280	57,703	81	29,484	4,969,434	6,500,000

Sources: Florida Clearinghouse (Shimberg); City of Titusville Florida Comprehensive Plan; City of Titusville website (Titusville.com)

Transportation Demand

The Space Coast TPO 2045 Long-range Transportation Plan (LRTP) is the most recently completed plan of needed transportation improvements for Brevard County and within City of Titusville. The plan was adopted in 2020 and the TPO's 2050 LRTP is currently in development and anticipated to be adopted in September 2025, which will involve an updated assessment of the transportation network in Brevard County.

Projects included on the 2045 LRTP Needs List were input into the Central Florida Regional Planning Model Version 7.0 (CFRPM v7) to identify network deficiencies. The CFRPM v7 relies on the 2017 National Household Travel Survey to provide updated trip generation information.

As shown in Figure 1 below, no roadways have a volume-to-capacity (v/c) greater than 1.0 at the level of service C volume threshold. Improvements to SR 405 remain a priority for the City and the TPO. A study is being conducted on SR 405 as a part of their List of Priority Projects.

Map 1



Source: Space Coast TPO 2045 Long-Range Transportation Plan

Future Land Use

2018 GOP Number	2018 GOP Language	Statutory Change / Is this GOP statutorily REQUIRED?	Recommended Language	Comments/Rationale	City Comments
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 1	**Growth Management and Land Uses.** **To direct growth to suitable areas and regulate land development, to provide for the location and distribution of the most appropriate density and intensity of the land while protecting the public health, safety and welfare.**				
Objective 1.4	**The City of Titusville shall ensure that the City's natural, historic and recreational resources are protected from adverse impacts of development and redevelopment on adjacent lands.**				
Policy 1.4.1	**The City of Titusville shall take steps to identify its historic resources to maximize the City's ability to protect these resources.**	**No**	The City of Titusville shall take steps to identify its historic resources to maximize the City's ability to protect these resources, including but not limited to cultural resources, artifacts, buildings, signs, infrastructure, and cemeteries.	Add detail and clarity.	
Strategy 1.4.1.1	A study shall be conducted to identify the City's historic resources prior to the implementation of Land Development regulations required by this Comprehensive Plan.	No	~~A study shall be conducted~~ The City shall continue to identify the City's historic resources prior to the implementation of Land Development regulations required by this Comprehensive Plan.		
Strategy 1.4.1.2	NEW STRATEGY	No	The City shall coordinate with State programs, such as the Historic Cemeteries Program and Historical Marker Program, to access resources to recognize and preserve the City's historic resources.	Based on public input from PZC Work Session.	
Objective 1.5	**The City shall support the natural environment through sustainable practices and conservation of natural resources.**				
Policy 1.5.8	Encourage Florida-friendly and native vegetation as the primary design element in new landscaping.	No	~~Encourage~~ Require Florida-friendly™ plant materials for all new development, prohibit the planting of invasive exotic plants, and incentivize the use of ~~and~~ native vegetation as the primary design element in new landscaping. Promote the use of plantings appropriate to the unique climatic conditions of Titusville and appropriate for the specific planting conditions to minimize maintenance and encourage plant health.	Based on recommendations from the 2024 Natural Resources Public engagement.	

Objective 1.25	**NEW OBJECTIVE**	**No**	Enhance public access, recreational opportunities, environmental quality, and amenities on the Indian River waterfront to create value for the entire City.	A new objective related to the waterfront supports the goals of Titusville Tomorrow.	
Policy 1.25.1	NEW POLICY	No	Coastal resources should be preserved, restored, and enhanced in accordance with Coastal Management Objective 1.3 to maximize public use and assure the economic viability of the Waterfront in the future.		
Policy 1.25.2	NEW POLICY	No	The City shall work with property owners, not-for-profit groups, and other interested parties to protect existing access points. Securing additional access points to the Indian River Lagoon and other recreational waterbodies should be pursued, where feasible.		
Policy 1.25.1	NEW POLICY	No	The City shall explore opportunities to expand and connect the East Coast Greenway Trail along the waterfront to create a continuous, publicly accessible corridor that accommodates pedestrians and bicyclists.		
	NEW POLICY	No	Waterfront access and recreation should be supported by complementary businesses and development areas should be enhanced by access to waterfront amenities and views.		
Policy 1.25.3	NEW POLICY	No	The City shall encourage the inclusion of public amenities such as benches, shade structures, restrooms, water fountains, and native landscaping in new waterfront development and redevelopment projects.		

Transportation

2018 GOP Number	2018 GOP Language	Statutory Change / Is this GOP statutorily REQUIRED?	Recommended Language	Comments/Rationale	City Comments
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 1	**A safe, convenient and energy efficient transportation system in the City of Titusville that serves the needs of all residents and visitors. The system shall promote multiple modes of transportation for goods and people to encourage stability and an improved quality of life.**				
Objective 1.3	**The City shall strive to provide variety transportation option that includes bicycle, pedestrian and public transit facilities to promote alternative modes of transportation. The City shall provide bicycle and pedestrian ways through development of plans, Land Development Regulations or development controls.**				
Policy 1.3.7	NEW POLICY	No	The City shall encourage the development of a continuous multi-use trail along the Indian River Lagoon through public-private partnerships.	A new policy for trail development supports the goals of Titusville Tomorrow.	
Objective 1.10	NEW OBJECTIVE	No	The City shall manage access to roadways in a manner that increases safety for cyclists and pedestrians, reduces vehicle trips on major roadways, and preserves the integrity of the transportation system with effective connectivity.	Establish an objective and supportive policies to address access management. Reworded from staff draft to clarify intent. Note Reducing VMT is addressed in 1.1.8.	
Policy 1.10.1	NEW POLICY	No	The City of Titusville shall adopt and maintain access management ordinances and supporting design standards to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect service volume, safety, and operating characteristics of transportation facilities that it impacts, considering impacts to all modes and users.	Improved access management standards can help relieve traffic congestions and improve safety.	

Policy 1.10.2	NEW POLICY	No	Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. Private access points to such developments shall be the minimum necessary to provide reasonable access, rather than the maximum available for that property frontage.	Reduce driveways that impact roadway function while increasing roadway connectivity at reasonable intervals.	
Policy 1.10.3	NEW POLICY	No	The creation of new streets, or private drives which are functionally equivalent to streets, that increase multi-modal connectivity consistent with intersection spacing criteria shall be preferred over the creation of driveways serving a single property or development.	Ensure connectivity. Ensure policy 1.9.2 doesn't discourage creation of new streets.	
Policy 1.10.4	NEW POLICY	No	In order to reduce access points on the street system, driveways shall be eliminated when the area served can be connected within the site.	Reducing access points improves traffic and pedestrian safety.	
Policy 1.10.5	NEW POLICY	No	A driveway over a regional trail may only be considered after all other alternatives are exhausted.	Driveways crossing regional trails should be minimized to ensure the safety of trail users.	

Housing					
2018 GOP Number	**2018 GOP Language**	**Statutory Change / Is this GOP statutorily REQUIRED?**	**Recommended Language**	**Comments/Rationale**	**City Comments**
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 1	**The City of Titusville shall, through its comprehensive plan, make provision for adequate and affordable housing that meet the physical and social needs of all segments of the current and future population of the City.**				
Objective 1.1	**The City shall provide an adequate environment for a variety of housing types and price levels for all residents living in or migrating to the area.**				
Policy 1.1.4	NEW	No	The City shall enact programs and regulations to encourage the development of Accessory Dwelling Units (ADUs).	This is an added strategy to support accessory dwelling units as a method of housing	

Infrastructure					
2018 GOP Number	**2018 GOP Language**	**Statutory Change / Is this GOP statutorily REQUIRED?**	**Recommended Changes**	**Comments/Rationale**	**City Comments**
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 2	**The City of Titusville shall provide sanitary sewer, solid waste, drainage and potable water facilities and services to meet existing and projected demands identified in this plan.**				
Objective 2.5	**To ensure public utilities are available at the established level of service standards, the following projects will be undertaken:**				
Policy 2.5.3	NEW		The City shall require that all properties with a density of more than one septic system per acre connect to the centralized sanitary sewer system when capacity becomes available for the respective area, in compliance with the Florida Department of Environmental Protection guidelines. On lots of 1 acre or less, if a centralized sewer system is not available, only wastewater treatment systems, including enhanced nutrient-reducing onsite sewage treatment and disposal systems, that achieve at least 65 percent nitrogen reduction are authorized, per Section 373.811(2), Florida Statutes.	Adding a requirement for centralized sewer for new developments complies with FDEP and is standard for comprehensive plans in other municipalities	

Coastal Management

2018 GOP Number	2018 GOP Language	Statutory Change / Is this GOP statutorily REQUIRED?	Recommended Changes	Comments/Rationale	City Comments
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 2	**To provide for public safety in the coastal high-hazard area and to limit public expenditure in areas subject to destruction by natural disasters, while providing for the long-term accessibility, economic viability, neighborhood stability, and environmental integrity of these unique resources**				
Objective 2.1	**The coastal storm area shall include the following areas:** **1. The Coastal High Hazard Area (CHHA), defined as the area projected by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model to be inundated from a category one hurricane, as reflected in the most recent Storm Surge Zone Atlases of the Florida Department of Emergency Management.** **2. Areas of the City projected to be inundated by sea-level rise as early as the year 2040 and through 2100 based on maps developed by the City using the University of Florida GeoPlan Center Sea Level Scenario Sketch Planning Tool.**	No	The coastal storm area shall include the following areas: 1. The Coastal High Hazard Area (CHHA), defined as the area projected by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model to be inundated from a category one hurricane, as indicated ~~reflected~~ in the most recent ~~Storm Surge Zone Atlases of the Florida Department of Emergency Management.~~ Statewide Regional Evacuation Study. 2. Areas of the City projected to be inundated by sea-level rise as provided in the East Central Florida Regional Resilience Action Plan (Coastal). ~~early as the year 2040 and through 2100 based on maps developed by the City using the University of Florida GeoPlan Center Sea Level Scenario Sketch Planning Tool.~~	Based on recommendations from ECFRPC provided in 2021.	
Goal 5	**The City shall accomplish post-disaster redevelopment in a manner that shall minimize public and private vulnerabilities to future disasters.**				
Objective 5.1	**Post-disaster redevelopment shall be governed by all applicable codes and standards as well as complying with applicable state and county construction regulations.**				
Policy 5.1.2	Temporary-building moratoriums may be declared in the coastal storm area when 50% or more of the homes have been destroyed in order to assess impacts and feasibility of redevelopment.	Yes	~~Temporary building moratoriums may be declared in the coastal storm area when 50% or more of the homes have been destroyed in order to assess impacts and feasibility of redevelopment.~~	Removal in accordance with SB 180 which prohibits building moratoriums after storms	

Conservation					
2018 GOP Number	**2018 GOP Language**	**Statutory Change / Is this GOP statutorily REQUIRED?**	**Recommended Changes**	**Comments/Rationale**	**City Comments**
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 1	**To preserve and enhance the quality of the natural environment through preservation, conservation, and appropriate management of the vital natural resources, including air, water (both potable and surface), biotic and factors that affect energy conservation.**				
Objective 1.2	**The City shall preserve and protect trees and native vegetation.**				
Policy 1.2.1	Assure the maintenance and conservation of trees and native vegetation within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.				
Strategy 1.2.1.2	Landscape plans and plant materials required of new development shall promote the use of native plant species and avoid the planting of exotic plants known to create nuisances.	No	~~Landscape plans and plant materials required of new development~~ The City shall promote the use of native plant species in new landscape installation and prohibit the planting of invasive exotic plants. ~~avoid the planting of exotic plants known to create nuisances.~~	Strengthen and clarify language.	
Policy 1.2.6	NEW POLICY	No	The City shall develop and maintain an Urban Forest Management Plan to support the expansion of the City's urban tree canopy.	Based on recommendations from the 2024 Natural Resources Public engagement.	
Strategy 1.2.6.1	NEW STRATEGY	No	The City shall continue to pursue the Tree City USA "Growth Award" annually through enhanced tree preservation and planting.	Based on recommendations from the 2024 Natural Resources Public engagement.	
Objective 1.6	**To encourage the preservation/protection of wetlands according to their function by implementing programs both locally and in conjunction with other governmental entities, toward this effort:**				
Policy 1.6.8	NEW POLICY	No	The City shall consider a study to research and incorporate best practices to conserve wetlands based on quality and importance within the wetland system.	Based on recommendations from the 2024 Natural Resources Public engagement and ECFRPC provided in 2021.	

Intergovernmental Coordination

2018 GOP Number	2018 GOP Language	Statutory Change / Is this GOP statutorily REQUIRED?	Recommended Language	Comments/Rationale	City Comments
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 1 (Intergovernmental Coordination)	**The City shall ensure, through intergovernmentally coordinated policies, procedures, ordinances and legal agreements that all responsibilities and duties with which it is charged are equitable, efficiently and expeditiously carried out.**				
Objective 1.2	**To ensure that the various elements of the City's Comprehensive Plan and the implementation of said plan are consistent and coordinated with those of Brevard County and other regulatory agencies.**				
Policy 1.2.14	The City shall cooperate with Brevard County and the Florida Department of Health such that issuance of permits for all new on-site wastewater disposal is regulated and further that expansion and/or replacement of such systems will ensure compliance with appropriate regulatory requirements and water quality standards.	Yes	The City shall cooperate with Brevard County and the Florida Department of ~~Health~~ Environmental Protection such that issuance of permits for all new on-site wastewater disposal is regulated and further that expansion and/or replacement of such systems will ensure compliance with appropriate regulatory requirements and water quality standards.	Need to change language in Policy 1.2.14 from Department of Health to DEP.	

Capital Improvements

2018 GOP Number	2018 GOP Language	Statutory Change / Is this GOP statutorily REQUIRED?	Recommended Language	Comments/Rationale	City Comments
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 1	**The City shall provide for needed public facilities for its existing and future residents through the use of sound fiscal policies by protecting investments in existing facilities, maximizing the use of existing facilities and promoting orderly compact urban growth.**				
Objective 1.3	**Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted level of service (LOS) standards**				
Policy 1.3.1	New development is required, as of June 1987, by the adoption of the City's Impact Fee Ordinance, to increase its proportional contribution of the cost for new facility improvements to maintain the level of service standards by paying impact fees. These fees are coordinated with the Brevard County Impact Fees and adopted by ordinance. These fees may be amended by ordinance from time to time.	No	New development is required, as of June 1987, by the adoption of the City's Impact Fee Ordinance, to increase its proportional contribution of the cost for new facility improvements to maintain the level of service standards by paying impact fees. These fees are coordinated with the Brevard County Impact Fees and adopted by ordinance. These fees may be amended by ordinance from time to time consistent with F.S. 163.31801	The statue places limits on the time and the amount that fees may be amended. (Not more than 25% of current rate in 2 annual increments, or up to 50% in 4 annual installments.) Adding a reference to statute is intended to help planners understand how impact fees can be updated.	
Policy 1.3.3	NEW Policy	No	The City may establish standards in the land development code to reduce or waive impact fees for projects that provide affordable housing consistent with the policies of the Housing Element.	This language enables the City to provide an exception or waiver for an impact fee for the development or construction of affordable housing.	
Policy 1.3.4	NEW Policy	No	Impact fees may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such impact fee per F.S. 163.3180(6)(h)2.b.	Ensures that impact fees may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such impact fee.	

Policy 1.3.5	NEW Policy	No	The City shall submit a financial report to the State of all impact fees charged and credited within each year, per F.S. 163.31801	Consider adding a policy to Objective 1.3 addressing the need to add an annual financial report to the State, as the annual report is required.	
Policy 1.3.6	NEW Policy	No	The City shall consider adopting a mobility plan and fee to fund multi-modal transportation projects.	F.S. 163.31801 authorizes local governments to adopt an alternative mobility plan and mobility fees.	

Recreation and Open Space

2018 GOP Number	2018 GOP Language	Statutory Change / Is this GOP statutorily REQUIRED?	Recommended Language	Comments/Rationale	City Comments
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 1	**To provide open space and recreation as an essential element needed for the betterment of the City's character and quality of urban life. The City shall plan for public use development projects when applicable (i.e., small parks, nature walks, passive recreation, etc.) and explore the funding alternatives to acquire such tracts for open space through practical means.**				
Objective 1.1	**The City shall ensure that the public has reasonable access to water bodies, trail systems (bicycle, pedestrian, aquatic, and equestrian trails) and all recreational opportunities and facilities**				
Policy 1.1.5	NEW POLICY	No	The City should consider establishing and maintaining an inventory of green spaces and identify strategic opportunities to expand recreation access.	Based on recommendations from the 2024 Natural Resources Public engagement.	
Policy 1.1.6	NEW POLICY	No	Future planning, design, and acquisition of open space shall aim to maximize the diverse functions of open space, including its role in providing recreational opportunities, protecting natural resources, enhancing community character, supporting public health, preserving scenic views, managing stormwater, and contributing to climate resilience.	Based on recommendations from ECFRPC provided in 2021.	

Public School Facilities

2018 GOP Number	2018 GOP Language	Statutory Change / Is this GOP statutorily REQUIRED?	Recommended Changes	Comments/Rationale	City Comments
OVERALL GOP COMMENTS/RECOMMENDATIONS					
Goal 1	**To provide a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand THROUGH the IMPLEMENTATION OF THE INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY.**				
Objective 1.2	**All new public schools built within the City will be coordinated with the School District to be consistent with the City's Future Land Element and Future Land Use Map designation to ensure facilities are proximate to appropriate existing and future land uses, serve as community focal points, are co-located with other appropriate public facilities, discourage urban sprawl, and will have needed supporting infrastructure.**				
Policy 1.2.6	NEW Policy	No	If land is dedicated to the City for the purposes of use as a public or charter school, the City shall provide credit towards any impact fees for public education facilities associated with the development, per F.S. 163.3180	Aligns with requirements related to proprtionate-share mitigation.	