



CITY OF TITUSVILLE

BOARD OF ADJUSTMENT AND APPEALS

AGENDA

Regular Meeting

June 24, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

Notice

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

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. Minutes May 27, 2026

Approve Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

A. Verify all persons wishing to speak before the committee has signed an Oath Card.

B. Chairman confirms that all agenda items have been properly advertised.

C. Member's statements if they have visited any of the sites or spoken to any members of the public regarding an item to be reviewed today.

6. CONSENT AGENDA

7. OLD BUSINESS

8. NEW BUSINESS

A. Variance (VAR) No. 11-2026, 109 Fisher Ave

Consider the requested variance to allow less than the required 10-foot interior side yard setback for a primary structure, for property located at 109 Fisher Ave, Titusville, FL 32796.

B. Variance (VAR) No. 13-2026, 533 Hillcrest Ave

Consider the requested variance to allow less than the required 25-foot rear yard setback for a primary structure, for a property located at 533 Hillcrest Ave, Titusville, FL 32796

C. Variance (VAR) No. 15-2026, 701 Booker St

Consider the requested variance to allow the side corner setback to be less than the required 20-feet for a primary structure, for a property located at 701 Booker St, Titusville, FL 32780.

D. Variance (VAR) No. 16-2026, 2374 Landing Dr

Consider the requested variance to allow less than the required 5-foot interior side yard setback for a primary structure, for a property located at 2374 Landing Dr.

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

11. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Minutes May 27, 2026**
Department/Office: Development Services

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes May 27, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. BAA 5-27-26 Draft

DRAFT

**Board of Adjustments and Appeals
Regular Meeting
May 27, 2026**

The Board of Adjustments and Appeals (BAA) of the City of Titusville, Florida, met in regular session in Council Chambers, on Wednesday, May 27, 2026.

XXX

Chairman Thomas Taylor called the meeting to order at 6:00 p.m. and asked the assembly to recite the Pledge of Allegiance to the Flag.

XXX

Present were Chairman Thomas Taylor, Vice-Chairwoman Margaret Van Deven, Member John Greene and Member Richard Wheelus. Absent were Member Gina Beckles and Alternate Member Carshonda Wright. Also, in attendance were Principal Planner Eddy Galindo, Sr. Administrative Assistant Kim Amick and Assistant City Attorney David Melito. It was determined that a quorum was present.

XXX

Chairman Taylor stated that since there were only four members present, it would take a majority vote of four to approve an item. He stated the applicants would have the option to continue their item to the June meeting.

XXX

Vice-Chairman Van Deven made a motion to approve the April 29, 2026 minutes. Member Greene seconded. There was a unanimous voice vote.

XXX

Chairman Thomas Taylor confirmed the quasi-judicial procedures verifying that all persons wishing to speak before the board has signed an oath card.

XXX

Eddy Galindo confirmed that all agenda items had been properly advertised.

XXX

Chairman Thomas Taylor called for members' statements if they had visited any of the sites.

DRAFT

Member Greene stated he drives by the sites on a daily basis.

Mr. Galindo asked Member Greene if he had formed any opinions on the items.

Member Greene stated no.

XXX

Consent Agenda Items

None.

XXX

Old Business

None.

XXX

New Business

Eddy Galindo read into the record the Powers of the BAA.

Variance 12-2026 – 1915 Cheney Highway

Eddy Galindo reviewed the staff report and explained what the applicant was requesting.

Discussion followed.

Member Greene made a motion to approve Variance 12-2026 for one additional wall sign for property at 1915 Cheney Highway.

Member Wheelus seconded.

Roll call was as follows:

Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes
Member Greene	Yes
Member Wheelus	Yes

Motion passed.

XXX

Variance 14-2026 – Parcel ID # 23-35-01-25-A

Eddy Galindo reviewed the staff report and explained what the applicant was requesting.

DRAFT

Kelly Delmonico, 355 Spoonbill Lane, Melbourne, Florida, spoke in favor of this item. Ms. Delmonico provided a handout and gave a presentation.

Jack Sweany, 6296 Riverfront Center Boulevard, Titusville, Florida, spoke in favor of this item.

Erin Trauger, 2202 Front Street, Melbourne, Florida, spoke in favor of this item.

Vice-Chairwoman Van Deven made a motion to approve Variance 14-2026, Parcel ID # 23-35-01-25-A.

Member Greene seconded.

Roll call was as follows:

Member Greene	Yes
Member Wheelus	Yes
Chairman Taylor	Yes
Vice-Chairwoman Van Deven	Yes

XXX

Petitions and Requests from the Public Present

None.

XXX

Reports

None.

XXX

Chairman – None.

Staff – Eddy stated there are applications for the June 24 meeting.

Attorney – None.

Members – Member Greene stated there is an opening for an alternate member.

Adjournment was at 6:57 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance (VAR) No. 11-2026, 109 Fisher Ave**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow less than the required 10-foot interior side yard setback for a primary structure, for property located at 109 Fisher Ave, Titusville, FL 32796.

Summary Explanation & Background:

The applicant is requesting a variance to the Land Development Regulations, Chapter 28, Section 28-317. Light Industrial Services and Warehousing (M-1), subsection 28-317(c), to allow less than the required 10-foot interior side yard setback for a primary structure, for property located in the Light Industrial Services and Warehousing (M-1) zoning district, at 109 Fisher Ave, Titusville, FL 32796, as submitted by David Ruppe, authorized agent for Dave's Auto & Mobile Repair LLC, owner.

Alternatives:

1. Approve the Variance

Motion to approve VAR No.11-2026, to allow a 0-foot interior side yard setback, for a property located at 109 Fisher Ave, Titusville, FL.

2. Deny the Variance

Motion to deny VAR No.11-2026, to allow a 0-foot interior side yard setback, for a property located at 109 Fisher Ave, Titusville, FL. (State criteria for denial)

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 11-2026 Staff Report
2. Application
3. Survey
4. Plot Plan
5. Design Information
6. Pictures
7. Letters from neighbors
8. Code
9. Zoning Map
10. FLU Map



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

2 **Variance (VAR) No. 11-2026, 109 Fisher Ave**

3 **Meeting Date:** June 24, 2026

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

5 **Applicant:** David Ruppe, authorized agent for Dave's Auto & Mobile Repair LLC, owner.

6 Background

7 (a) Variance request: The applicant is requesting a variance to the Land Development
8 Regulations, Chapter 28, Section 28-317 Light Industrial Services and
9 Warehousing (M-1), subsection 28-317(c) to allow less than the required 10-foot
10 interior side yard setback for a primary structure, for property located in the Light
11 Industrial Services and Warehousing (M-1) zoning district, at 109 Fisher Ave,
12 Titusville, FL 32796, as submitted by David Ruppe, authorized agent for Dave's
13 Auto & Mobile Repair LLC, owner.

14 (b) Location: 109 Fisher Ave, Titusville, FL. Tax No. 2200636. Parcel I.D. 22-35-03-
15 30-B-5

16 (c) Land Description: FISHERS ADDN TO TITUSVILLE LOTS 5,7 BLK B EXC
17 ORB 5597 PG 7219

18 (d) Future Land Use: Industrial

19 (e) Zoning: Light Industrial Services and Warehousing (M-1)

20 (f) Surrounding Zoning Districts.

21 1. North: Light Industrial Services and Warehousing (M-1)

22 2. South: Light Industrial Services and Warehousing (M-1)

23 3. East: Light Industrial Services and Warehousing (M-1)

24 4. West: Light Industrial Services and Warehousing (M-1)

Board of Adjustments and Appeals: Variance No. 11-2026

(g) Lot Characteristics: The subject property is a irregular shaped parcel measuring approximately .08 acres (3,484 square feet) with 85 feet of frontage along Fisher Avenue. The dimensions do not meet the minimum 5,000 sq. ft. lot area requirements of the M-1 zoning district.

(h) Uses: Automotive Repair Shop.

Powers of the BAA

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

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

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

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

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

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

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

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

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

Analysis

The applicant is requesting a variance to Land Development Regulations (LDR) Section 28-317(c) to allow a 0-foot interior side yard setback for a primary structure in lieu of the required 10-foot interior side yard setback.

Board of Adjustments and Appeals: Variance No. 11-2026

1 According to the Brevard County Property Appraiser's Office (BCPAO), the subject
2 property is approximately 0.08 acres in size and contains a 1,520-square-foot building
3 constructed in 1947. BCPAO records indicate that the property was previously under
4 common ownership with the adjacent parcel located at 613 Orange Street. The lot
5 appears to have been subdivided in 2023. While a lot split (creating two parcels from
6 one parent parcel) does not require review by city staff or approval by the City Council,
7 no city records indicate the division was reviewed by staff to ensure the newly created
8 lots met minimum zoning district standards, including minimum building setbacks.

9 Following the separation of the parcels, a 350-square-foot addition was constructed
10 without a permit along the interior side property line with a 0-foot setback. Permit No.
11 PBP26-0614 is currently under review for the addition. As proposed, the addition does
12 not comply with the 10-foot interior side yard setback required by LDR Section 28-
13 317(c).

14 Based on the information provided, the request does not appear to satisfy the variance
15 criteria set forth in LDR Section 34-226. The hardship appears to be self-created,
16 resulting from the subdivision of the property and the subsequent construction of the
17 addition without the required approvals or permits.

18 Recommendation

19 The staff recommends **denial** of the variance allowing an interior yard setback of 0-
20 feet for primary structure. The special conditions and circumstances are self-created.
21 Approval of the variance may grant the applicant rights not commonly enjoyed by other
22 properties in the same zoning district under the terms of the ordinance.



To be Completed by Staff

Application No. _____

Date Received: _____

Received by: _____

APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description <i>109 Fisher Ave</i>																		
2. Applicant/ Owner	Name of Applicant/Contact <i>David A. Ruppe</i>		Name of Owner <i>Davis Auto & Mobile Repair Inc.</i>																
	Street Address <i>3827 Huntington Ave</i>		Street Address <i>109 Fisher Ave</i>																
	City <i>Mims</i>	State <i>FL</i>	Zip <i>32754</i>																
	Telephone # <i>321-960-8099</i>		Telephone # <i>321-960-9206</i>																
	Fax #		Fax #																
	E-Mail Address <i>negotiator@ave@gmail.com</i>		E-Mail Address <i>davisautoandmobilerepair@gmail.com</i>																
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other																		
4. Parcel ID	<i>22 3503-30-B-5</i>	Tax Acct.	<i>2200636</i>																
5. Site Size	Acres: <i>.08 Acres</i>	Square Feet: <i>1520</i>																	
6. Property Information	Current Zoning <i>4800 Warehousing</i>		Current Use of Property <i>Automotive General Repair</i>																
	7. Variance(s) Requested	<table border="1"> <thead> <tr> <th>Section Number</th> <th>LDR Requirement</th> <th>Variance Requested</th> </tr> </thead> <tbody> <tr> <td>1) <i>28-317.</i></td> <td>1) <i>10ft</i></td> <td>1) <i>0ft.</i></td> </tr> <tr> <td>2)</td> <td>2)</td> <td>2)</td> </tr> <tr> <td>3)</td> <td>3)</td> <td>3)</td> </tr> <tr> <td>4)</td> <td>4)</td> <td>4)</td> </tr> <tr> <td>5)</td> <td>5)</td> <td>5)</td> </tr> </tbody> </table>	Section Number	LDR Requirement	Variance Requested	1) <i>28-317.</i>	1) <i>10ft</i>	1) <i>0ft.</i>	2)	2)	2)	3)	3)	3)	4)	4)	4)	5)	5)
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2)	2)	2)																	
3)	3)	3)																	
4)	4)	4)																	
5)	5)	5)																	
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) <i>Aluminum Covered Tire Rack/Used Oil Storage Shed</i> <i>I need a variance/hardship as there is not enough</i> <i>Property to stay within zoning requirements.</i>																		

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

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

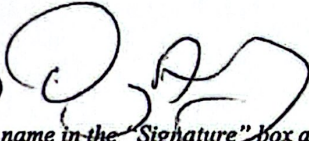
ACKNOWLEDGEMENT

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

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

/s/

(Signature*)



(Date) 6-8-25

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

FOR OFFICE USE ONLY

Date Received: _____
Accepted By: _____
Hearing Date: _____
Case Number: _____

Variance Justification

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

1. Why are you unable to comply with the requirements? What hardship or injustice are you claiming?
The property lines as purchase have limited setbacks. The front is less than 20'. The back is 5' the side yard to the South is 10'. The north is 2'. The parking lot accompanies the front variance/setback and is extended north of the building.
2. What is special about your property that would justify treating it differently than most other properties? (Examples of important special conditions include: narrow or odd shaped lot; excessive slope of land; soil or drainage limitations; unusual location of existing buildings on the lot; etc.) If the special conditions involve an existing building or structure, when was it built and are you the original owner?
This property is narrow and very odd shaped. There is less than normal variances on ~~the~~ 2 sides of the building.
3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request would not be the minimum since a single car garage 11 feet wide would be adequate and would only require a 1 foot variance.)
Since the Covered Tire rack was built and installed in December of 2011, if it is not ~~approved~~ approved, it will have to be reconfigured, I would have to reevaluate and seek a 6' variance on the South side.
4. Explain why approval of your variance request would not likely result in harm to your neighbor's properties or to the general public.
The variance requested actually improves many aspects for my neighbor to the south. They have prepared a letter in approval of the change requested. The neighbor to the east and the west is in a legal dispute (Small Claims Court) with me related their failure to return my \$6000.00 "earnest Money" after financing options failed.



SUBMITTAL CHECKLIST

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

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

Applicant Signature**

/s/

Date

6-11-25

**** 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.**

LEGAL DESCRIPTION: (AS FURNISHED) ORB 8249, PAGE 2510

LOTS 5 AND 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS THE PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 5597, PAGE 7219, AS DESCRIBED AS FOLLOWS:

A PART OF LOTS 5, 6 AND 7, BLOCK B, AND PART OF A VACATED MAIDEN LAND LYING EAST OF SAID LOTS 5, 6 AND 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE, THENCE EAST ALONG THE NORTH LINE OF LOTS 6 AND 7, BLOCK B, AND THE NORTH LINE OF VACATED MAIDEN LAND LYING EAST OF SAID LOTS 5, 6 AND 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE A DISTANCE OF 143.32 FEET, TO A POINT LYING 3.22 FEET WEST OF THE WEST LINE OF LOTS 5, 6 AND 7, BLOCK A; THENCE SOUTH 02°28'39" EAST, PARALLEL WITH THE WEST LINE OF LOTS 5 AND 7, BLOCK A, A DISTANCE OF 132.00 FEET TO A POINT LYING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK B, SAID FISHER'S ADDITION TO TITUSVILLE, THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK B, AND THE SOUTH LINE OF LOT 5, BLOCK B, A DISTANCE OF 88.32 FEET; THENCE NORTH 01°43'67" WEST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 88°13'43" WEST, A DISTANCE OF 37.06 FEET; THENCE NORTH 01°46'17" WEST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 88°13'43" WEST, A DISTANCE OF 19.00 FEET, TO A POINT LYING ON THE WEST LOT OF LOT 7, BLOCK B, FISHER'S ADDITION TO TITUSVILLE, THENCE NORTH 02°28'39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 2 SHEETS
SKETCH ON SHEET 2

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY IN ACCORDANCE WITH THE FURNISHED LEGAL DESCRIPTION AND SHOW THE ABOVE GROUND IMPROVEMENTS TO ENABLE THE BUYERS OF THIS PROPERTY TO OBTAIN TITLE INSURANCE AND FINANCING.

LEGEND: A/C = AIR CONDITIONER A.K.A. = ALSO KNOWN AS ALUM = ALUMINUM AVE = AVENUE BLK = BLOCK BLVD = BOULEVARD BM = BENCHMARK (CALC) = CALCULATED CB = CHORD BEARING C.B.S. = CONCRETE BLOCK STRUCTURE CD = CHORD DISTANCE CL = CHAIN LINK FENCE C = CENTER LINE CM = CONCRETE MONUMENT CONC. = CONCRETE CT = COURT (D) = DEED DR = DRIVE DB = DEED BOOK D/W = DRIVEWAY 50000 = PROPOSED ELEVATION 50000 = ELEVATION SHOT — = DRAINAGE FLOW ESMT = EASEMENT ELEV = ELEVATION FF = FINISH FLOOR FD = FOUND FH = FIRE HYDRANT IP = IRON PIPE I.R. = IRON ROD LB = LICENSED BUSINESS (M) = MEASURED N/O = NAIL & DISK N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM ORB = OFFICIAL RECORDS BOOK OHW = OVERHEAD WIRE (P) = PLAT (P.R.) = PRO-RATED P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT	 = WETLAND FLAGS U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT P.U.E. = PUBLIC UTILITY EASEMENT P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT PC = POINT OF CURVATURE PVC = POINT OF REVERSE CURVATURE P.T. = POINT OF TANGENCY P.I. = POINT OF INTERSECTION PCP = PERMANENT CONTROL POINT PLS = PROFESSIONAL LAND SURVEYOR PG = PAGE PB = PLAT BOOK R/W = RIGHT-OF-WAY R.P. = RADIUS POINT S.P. = SCREEN PORCH ST = STREET S/W = SIDEWALK W.F. = WOOD FENCE WM = WATER METER WV = WATER VALVE	SURVEY SYMBOLS + = MORE OR LESS O = POWER POLE — = GUY WIRE L = ARC LENGTH R = RADIUS Δ = DELTA  = COVERED AREA  = CENTER LINE —X— = FENCE — = EASEMENT ● = FOUND AS NOTED ▲ = FOUND NAIL & DISK ■ = FOUND CONCRETE MONUMENT ○ = SET 5/8" IRON ROD "COOPER LB 6544" △ = SET NAIL & DISK "COOPER LB 6544" □ = SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"
--	---	--

DRAWN BY: JAB CHECKED BY: J.W.C.

SCALE: 1" = 20'

SECTION 3, TOWNSHIP 22 S., RANGE 35 E.

LEGAL DESCRIPTION:
SEE ABOVE

CERTIFIED TO:

DAVE'S AUTO AND M. BILE REPAIR LLC,
A FLORIDA LIMITED LIABILITY COMPANY
JPMORGAN CHASE
FIRST INTERNATIONAL TITLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY

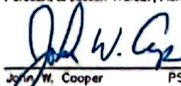
PROJECT No.	DATE	REVISION
SURVEY DATE: 8/1/23	PROJECT # 23-07-25	

SURVEYOR'S NOTES:

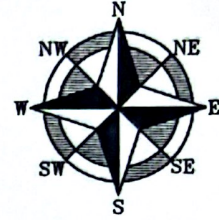
- Unless otherwise noted, only plotted easements are shown hereon.
- No underground utilities or improvements were located unless otherwise shown.
- The surveyor no longer certifies the FEMA Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in FEMA Zone X per Community Panel No. 1251520205H, dated 1/29/21.
- Unless otherwise noted, any elevations shown are based on an assumed datum.
- Bearing shown hereon are based on the LINE AS SHOWN ON SKETCH OF SURVEY as being N 43°11'18" E, according to the Plat of FISHER'S ADDITION TO TITUSVILLE as recorded in plat book 1, at page 14 of the Public Records of Brevard County, Florida.
- This survey is prepared and certified for the exclusive use of the client named hereon.
- Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
- Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
- Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

John W. Cooper
LAND SURVEYING, INC.
2326 S. HOPKINS AVENUE
Titusville, Florida 32780
LB 6544
(321) 268-5646
FAX (321) 268-5688

I hereby certify that this survey meets the Standards of Practice as set forth by the Florida Department of Agriculture and Consumer Services in Chapter 5J-15.051 Florida Administrative Code, Pursuant to section 472.027, Florida Statutes.

 8/1/23
John W. Cooper PSM 5093 Date Signed

BOUNDARY SURVEY



ORANGE STREET

50' R/W

EDGE OF ASPHALT PAVEMENT

2' CONC. CURB-

2' CONC. CURB-

LOT 7
BLOCK B

LOT 6
BLOCK B

ORB 5597, PAGE 7219

BASIS OF BEARING
 N 43°41'18" E
 182.37'(P)
 182.39'(M)

MYACATED MAIDEN LANE

LOT 7
BLOCK A

LOT 5
BLOCK A

1 STORY C.B.S.
BUILDING
09 FISHER AVENUE

LOT 5
BLOCK B

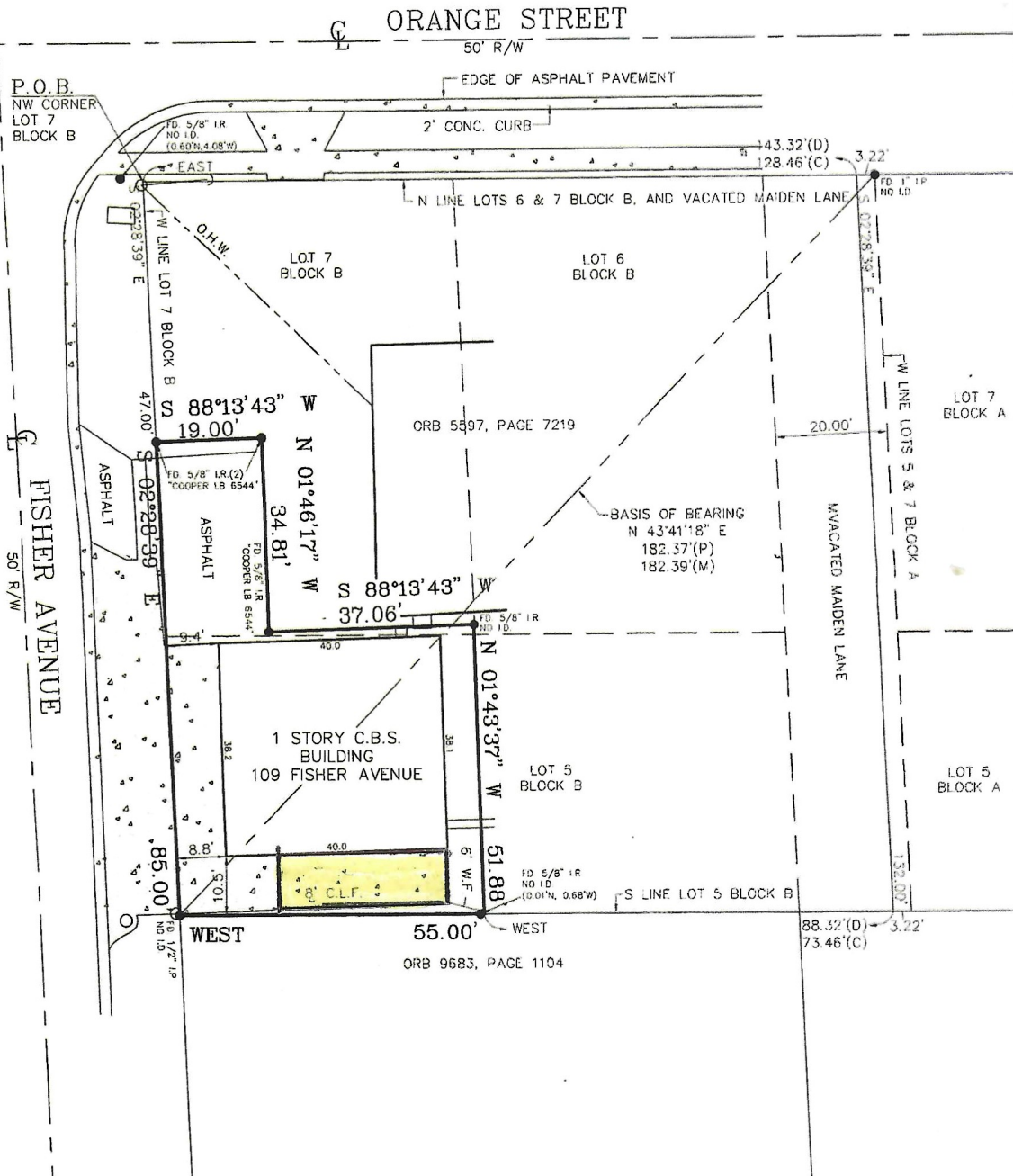
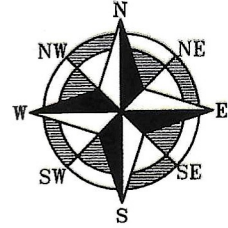
FS LINE LOT 5 BLOCK B

ORB 9683, PAGE 1104

SHEET 2 OF 2 SHEETS
LEGAL ON SHEET 1
PROJECT# 23-07-25

SKETCH OF SURVEY

BOUNDARY SURVEY



SHEET 2 OF 2 SHEETS
LEGAL ON SHEET 1
PROJECT# 23-07-25

DESIGN INFORMATION

WIND VELOCITY 150 MPH ult
EXPOSURE C
IMPORTANCE FACTOR 1.0
BASIC WIND PRESSURE 32 PSF
ROOF LOADS 47 PSF

ROOF TYPE
FLAT
FRAMING MATERIAL: TOWN & COUNTY 6005 T5

ENGINEERING NOTES

GENERAL

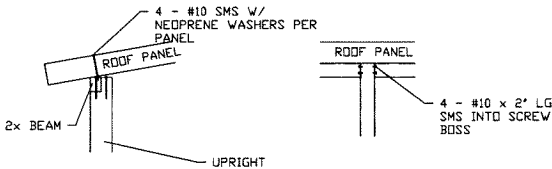
THE DESIGN, FABRICATION, AND ASSEMBLY OF STRUCTURAL FOR BUILDINGS OR STRUCTURE ALUMINUM SHALL CONFORM TO AA ASM 35 AND SPECIFICATIONS FOR ALUMINUM STRUCTURES, PART 1-A AND 1-B, OF THE ALUMINUM ASSOCIATION.

SOIL

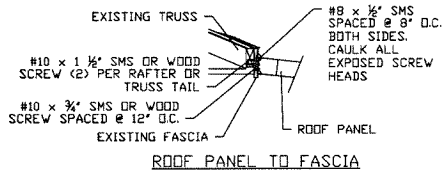
1. SOIL CLASSIFIED AS SILTY SAND WITH A DESIGN LOAD-BEARING CAPACITY (ALLOWABLE FOUNDATION PRESSURE) OF 2,000 PSF.
2. SOIL BELOW NEW FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DENSITY PER ASTM D-1557.

CONCRETE & MASONRY

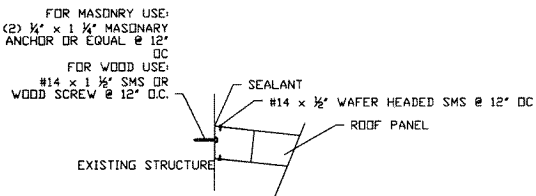
1. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. REINFORCEMENT STEEL SHALL BE NO. 5 BARS CONFORMING TO ASTM A615, GR. 40. CONCRETE COVER FOR REINFORCEMENT SHALL BE A MINIMUM OF 3" IN FOOTINGS AND 1-1/2" IN BEAMS & COLUMNS.
3. REINFORCEMENT SHALL BE BENT COLD. THE MINIMUM DIAMETER OF THE BEND FOR NO. 5 REBAR MEASURED ON THE INSIDE OF THE BAR SHALL BE 3-3/4". SPLICES SHALL BE LAP SPLICES WITH A MINIMUM OVERLAP OF 25" FOR NO. 5 REBAR.



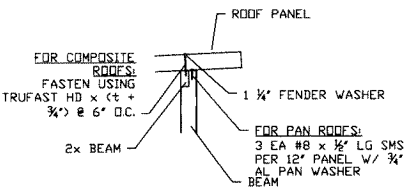
CONNECTION @ CORNER



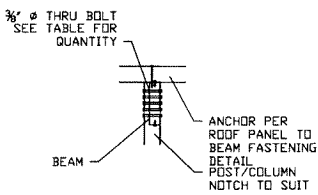
ROOF PANEL TO FASCIA



ROOF PANEL TO WALL

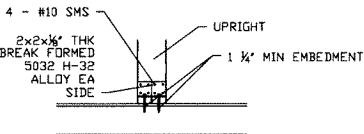


ROOF PANEL TO BEAM FASTENING DETAIL



BEAM # THRU	MIN POST SIZE	MAX. BOLTS @
2x4	3x3	2
2x5	3x3	3
2x6	3x3	3
2x7	3x3	4
2x8	3x3	5
2x9	4x4	6
2x10	4x4	7

SIDE NOTCH POST TO BEAM CONNECTION

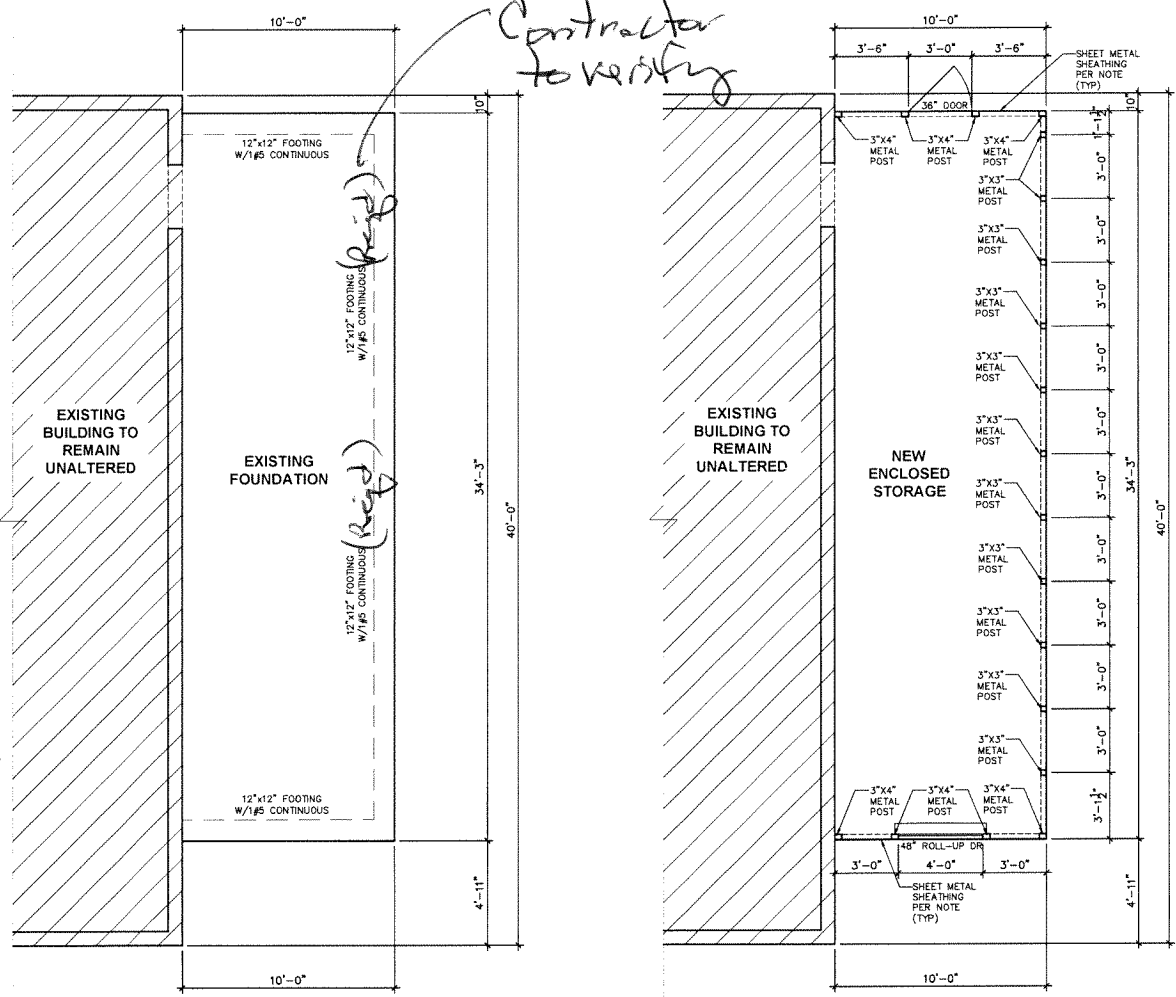


SIDE VIEW

POST TO DECK CONN. DETAIL

APPLICABLE CODES:

FLORIDA BUILDING CODE, 8TH EDITION 2023
FLORIDA PLUMBING CODE, 8TH EDITION 2023
FLORIDA MECHANICAL CODE, 8TH EDITION 2023
FLORIDA FIRE PREVENTION CODE, 8TH EDITION & CURRENT ADOPTED CODES
FLORIDA ACCESSIBILITY CODE, 8TH EDITION 2023
LIFE SAFETY CODE NFPA 101, 2021
NEC, 2020
FLORIDA ENERGY CODE 8TH EDITION 2023



EXISTING FOUNDATION

1/4" = 1'-0"

IMPROVEMENT FLOOR PLAN

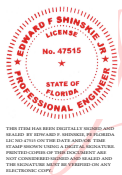
1/4" = 1'-0"

WALL SHEATHING - SHEET METAL:

PROVIDE 25-GA. METAL WALL SHEATHING INSTALLED VERTICALLY AND FASTENED TO 3" X 3" ALUMINUM TUBE FRAMING. ATTACH SHEATHING USING CORROSION-RESISTANT SELF-DRILLING SHEET-METAL SCREWS, COMPATIBLE WITH ALUMINUM FRAMING, WITH MINIMUM THREE (3) FULL THREADS OF ENGAGEMENT INTO THE ALUMINUM TUBE.

FASTENERS SHALL BE INSTALLED AT 12 INCHES ON CENTER MAXIMUM AT PANEL EDGES AND INTERMEDIATE SUPPORTS, UNLESS A TIGHTER SPACING IS REQUIRED TO RESIST DESIGN COMPONENT-AND-CLADDING WIND PRESSURES. INSTALLATION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, APPLICABLE WIND LOAD REQUIREMENTS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS OR ENGINEERED FASTENING SCHEDULE.

PROVIDE ISOLATION MATERIAL AS REQUIRED TO PREVENT GALVANIC CORROSION BETWEEN DISSIMILAR METALS.



Digitally signed by Edward F Shinskie
Date: 2026.02.13 12:25:39 -05'00'

JBJ DESIGN
1075 Solamere Dr.
Titusville FL, 32780
TEL: (321) 302-8006
EMAIL: jason@jbjdesigns.com

Contractor must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

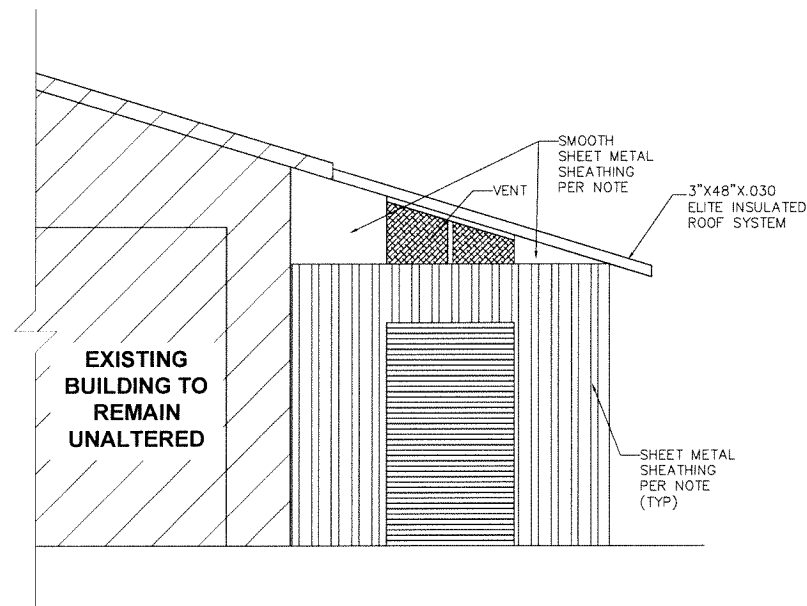
COPYRIGHT © 2026 JBJ DESIGN. ALL RIGHTS RESERVED.

Dave's Auto & Mobile Repair
Improvement Plans
109 Fisher Ave.
Titusville, FL 32796

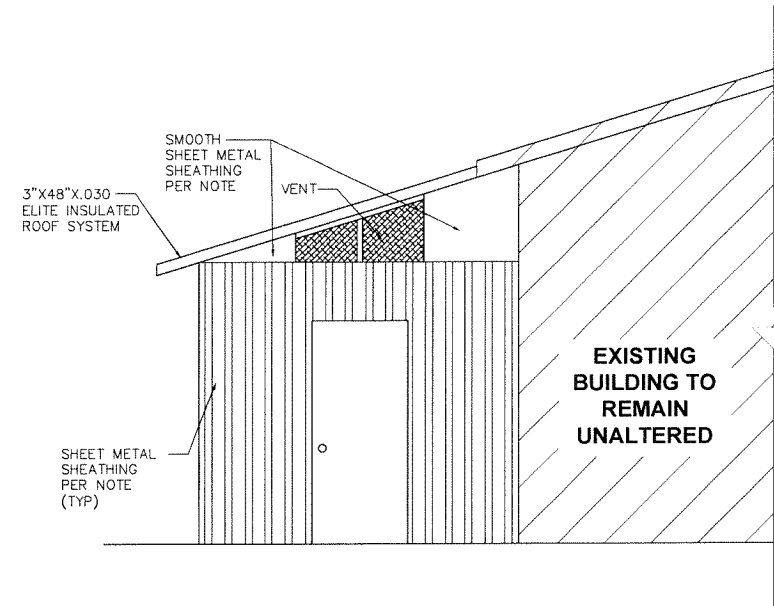
Client	Project Name	Project Address
By	Drawn By: J. Johns	Checked By: AM
Date	JAN 25 2026	
Revision	1 Construction Documents	
No	1	

Engineer:
Ed Shinskie
4707 Wild Turkey Rd.
Mims, FL 32754
PE 47515
(321)863-3223

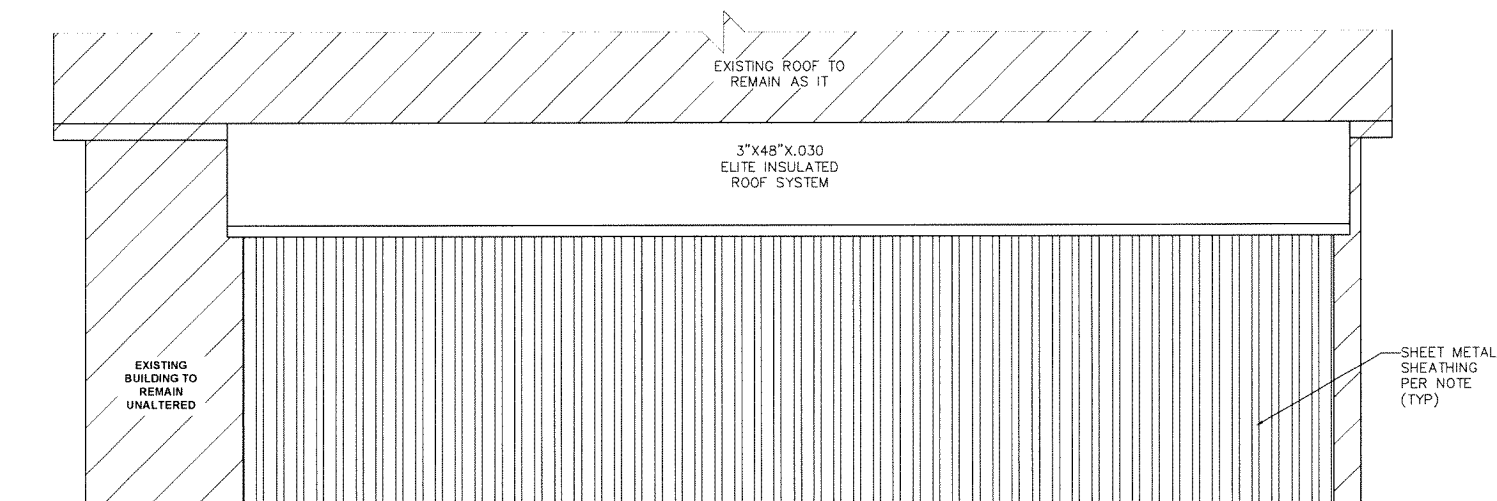
Sheet Title:
IMPROVEMENT PLANS
Elevation: Custom
Project No: JBJ-102225
Sheet No: A1.0



PARTIAL FRONT ELEVATION
SCALE: 3/8"=1'=0"



PARTIAL REAR ELEVATION
SCALE: 3/8"=1'=0"



PARTIAL SIDE ELEVATION
SCALE: 3/8"=1'=0"

JBJ DESIGN
1075 Solamere Dr.
Titusville FL, 32780
TEL: (321) 302-8006
EMAIL: Jason@JBdesigns.com

Contractor must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

COPYRIGHT © 2025
JB DESIGN. ALL RIGHTS RESERVED.

Dave's Auto & Mobile Repair
Improvement Plans
109 Fisher Ave.
Titusville, FL 32796

Client	
Project Name	J. Johns
Project Address	
Drawn By	J. Johns
Checked By	AM
Date	JAN 25 2026
By	
Date	xxxx
Revision	Construction Documents
No.	1

Engineer:
Ed Shinskie
4707 Wild Turkey Rd.
Mims, FL 32754
PE 47515
(321)863-3223

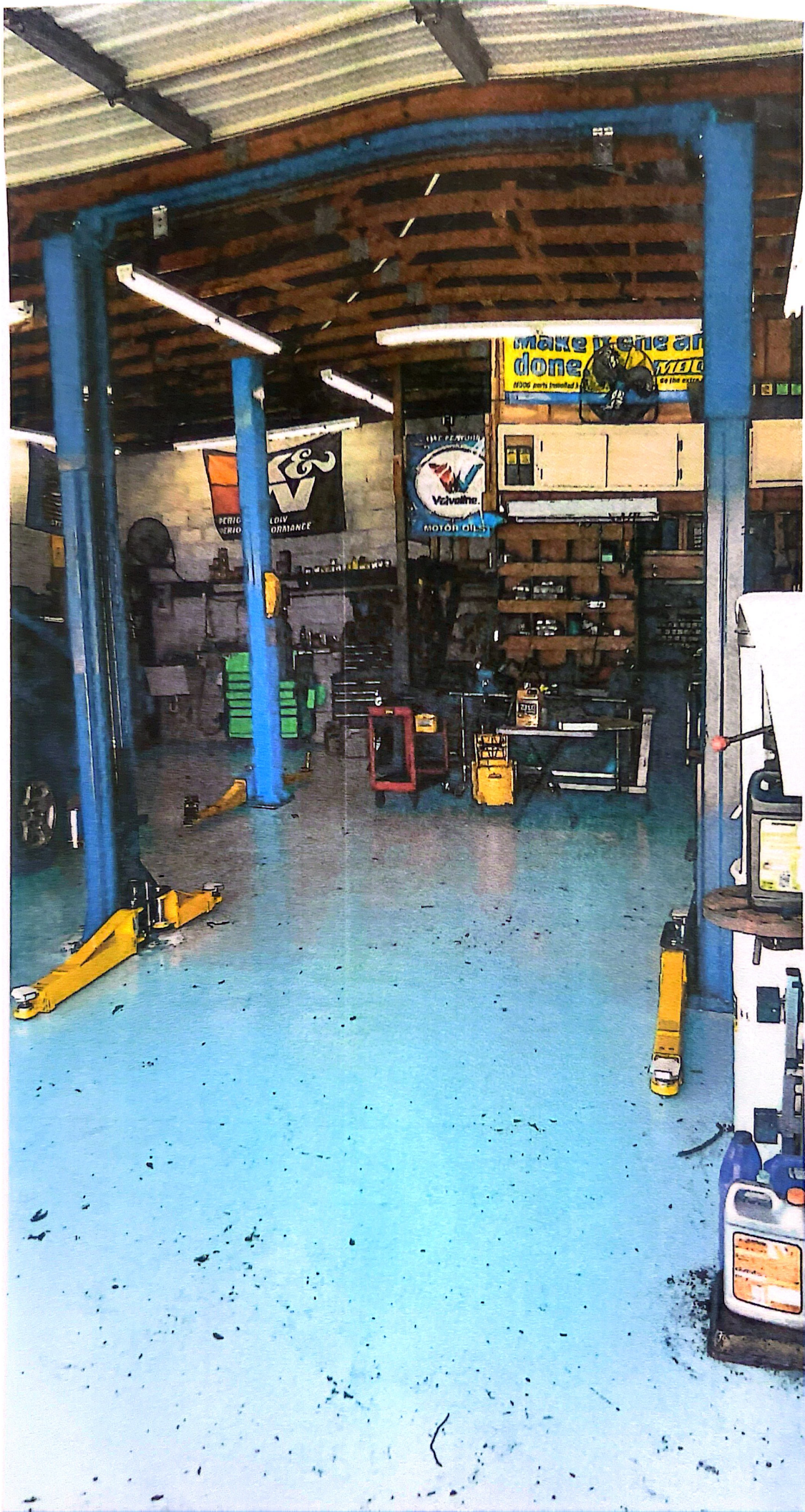
Sheet Title:
ELEVATION PLANS
Elevation:
Custom
Project No.: JBJ- 102225
Sheet No.: A2.0











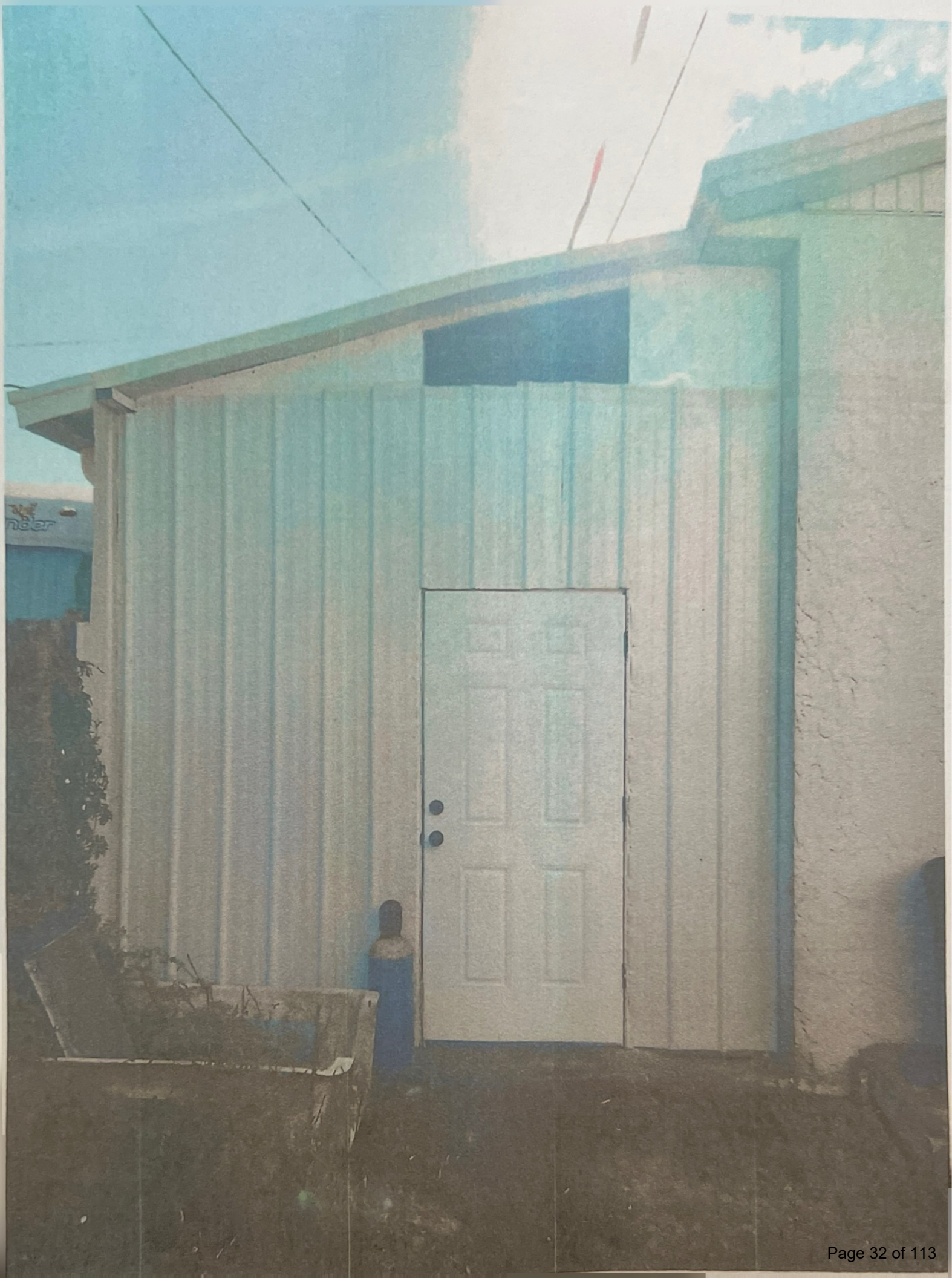












6/19/2025

To whom it may concern,

Watkins Oil Co is the owner of 175 Fisher Ave and 179 Fisher Ave in Titusville.

It has come to our attention that a permanent structure has been built on the south side of the building at 109 Fisher Ave for additional enclosed storage space, and that this add-on is in violation of city building code due to its proximity to the property boundary.

This does not present an issue for us and we do not object to this structure. It is attractive, and it will do a better job of protecting the enclosed items during a hurricane than the previous rack that was against the building.

Thank you,



Joey Watkins
President
Watkins Oil Company Inc
Titusville, FL

To whom it may concern, I the property owner of 108 fisher ave, do not have any issue with the additional outbuilding on 109 fisher ave.

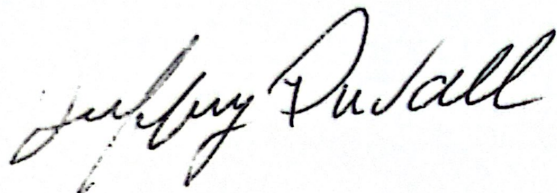
John Chough

06/03/2025

I, Jeffrey Duvall the owner of 165 Fisher Ave., Titusville, Florida 32796 I am happy to help Daves Auto and Dave Ruppe with this letter. I have no problem with the storage building next to our property. It has reduced the noises that come with his shop. I discussed the idea a little with him before he was building it and I like the way the gutter and drain spouts help water my small lawns. It also is much more attractive, and I do not have to see the oil barrels, tires, & used auto parts that used to be visible through the chain link fence that used to be there. Dave has been a kind neighbor and helpful with my car problems as well.

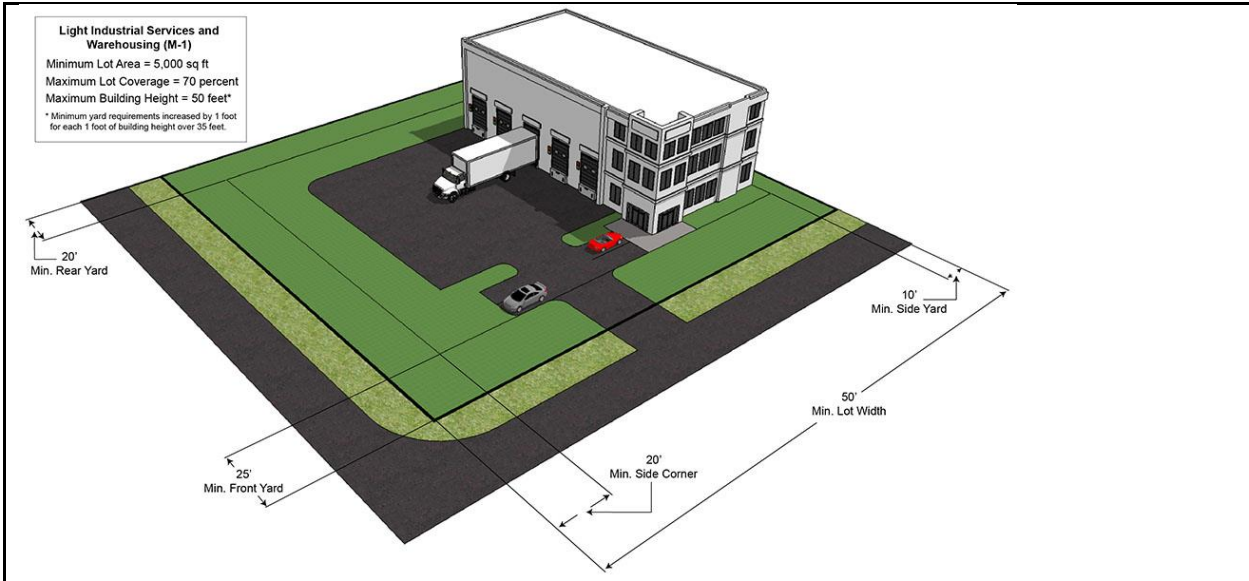
Thank You

Jeffrey Duvall

A handwritten signature in black ink that reads "Jeffrey Duvall". The signature is written in a cursive, flowing style with a large initial 'J'.

Sec. 28-317. Light Industrial Services and Warehousing (M-1).

Light Industrial Services and Warehousing (M-1)	
(a) Purpose	
The Light Industrial Services and Warehousing (M-1) District is intended to provide areas for service and repair establishments, personal storage facilities and warehousing, light manufacturing processing and distribution. It is further intended that new development within this district will accommodate limited industrial and support facilities. These regulations are designed for the general public and are intended to prevent or reduce friction between uses in the district and to protect nearby residential and commercial districts. This district is only appropriate in areas convenient to collector or higher classification roadways and served by public service and facilities.	
(b) Use Standards	Typical Lot Pattern
See Chapter 28 Article IV and Article V	
(c) Intensity and Dimensional Standards	
Lot area, minimum (sq. ft.)	
Lot width, minimum (ft.)	
Density, maximum (du/ac)	
Floor area per dwelling unit, minimum (sq. ft.)	
Building coverage, maximum (% of lot area)	
Lot coverage, maximum (% of lot area)	
Height, maximum (ft.)	
Front yard setback, minimum (ft.)	
Side corner yard setback, minimum (ft.)	
Interior side yard setback, minimum (ft.)	
Rear yard setback, minimum (ft.)	
Accessory Use Development Standards	See Chapter 28 Article VII
NOTES: ¹ Plus one (1) foot for each foot of building height over thirty-five (35) feet.	
<i>Typical Development Configuration (For illustrative purposes only)</i>	





ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

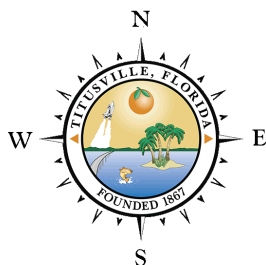
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRC-N-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRC-N-C	INDIAN RIVER CITY NEIGHBORHOOD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

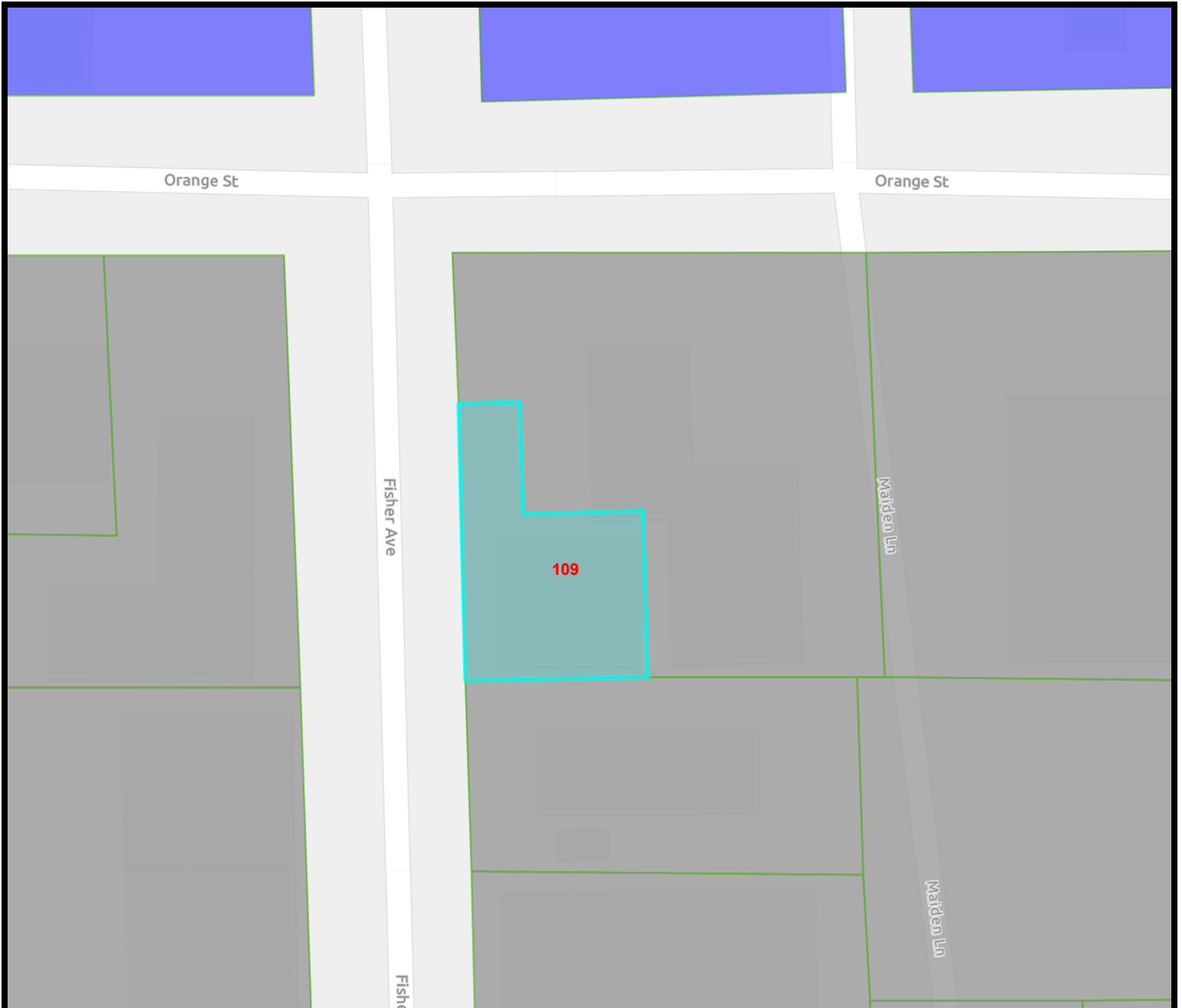
INDUSTRIAL DISTRICTS

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

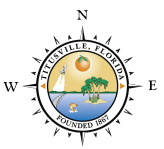
OVERLAY DISTRICTS

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





FUTURE LAND USE MAP

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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Eddy Galindo, Principal Planner
Subject: **Variance (VAR) No. 13-2026, 533 Hillcrest Ave**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow less than the required 25-foot rear yard setback for a primary structure, for a property located at 533 Hillcrest Ave, Titusville, FL 32796

Summary Explanation & Background:

The applicant is requesting a Variance to the Land Development Regulations, Chapter 28, Section 28-304, Single Family Medium Density (R-1B), subsection 28-304(c) to allow less than the required 25-foot rear yard setback for a primary structure, for a property located in the Single Family Medium Density (R-1B) zoning district, at 533 Hillcrest Ave, Titusville, FL 32796, as submitted by Daniel Persons, authorized applicant for Richard Sauer and Jill Sauer, Owners.

Alternatives:

1. Approve the Variance

Motion to approve VAR No. 13-2026, to allow a rear yard setback of 3.1 feet, for a property located at 533 Hillcrest Ave, Titusville, FL.

2. Deny the Variance

Motion to deny VAR No. 13-2026, to allow a rear yard setback of 3.1 feet, for a property located at 533 Hillcrest Ave, Titusville, FL. (State criteria for denial)

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Application
3. Survey
4. Plot Plan
5. Code
6. Zoning Map
7. FLU Map



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

2 Variance (VAR) No. 13-2026, 533 Hillcrest Ave

3 Meeting Date: June 24, 2026

4 Prepared By: Tabitha Armstrong, AICP - Planner

5 Applicant: David Persons, authorized applicant for Richard Sauer and Jill Sauer, Owners

6 Background

7 (a) Variance request: Land Development Regulations, Chapter 28, Section 28-304,
8 Single Family Medium Density (R01B), subsection 28-304(c) to allow less than the
9 required 25-foot rear yard setback for a primary structure, for a property located in
10 the Single Family Medium Density (R-1B) zoning district, at 533 Hillcrest Ave,
11 Titusville, FL 32796, as submitted by Daniel Persons, authorized applicant for
12 Richard Sauer and Jill Sauer, Owners.

13 (b) Location: 533 Hillcrest Ave, Titusville, FL; Tax No. 2222251; Parcel I.D. 22-35-
14 05-06-9

15 (c) Land Description: SURVEY BOOK 9 PGS 64 & 65 TRACT 9

16 (d) Future Land Use: Low Density Residential & Recreation

17 (e) Zoning: Single-Family Medium Density (R-1B) & Open Space & Recreation (OR)

18 (f) Surrounding Zoning Districts.

19 1. North: Single-Family Medium Density (R-1B)

20 2. South: General Use (GU) & Open Space & Recreation (OR)

21 3. East: Open Space & Recreation (OR)

22 4. West: Single-Family Medium Density (R-1B)

23 (g) Lot Characteristics: The subject property is a rectangular shaped lot approximately
24 .318 acres (13,862 sq. ft) with 105.05 feet of frontage along Hillcrest Drive. These

Board of Adjustments and Appeals: Variance No. 13-2026

1 dimensions meet the minimum 7,500 lot area and 75-foot lot width required under
2 the Single-Family Medium Density (R-1B) zoning district standards.

3 (h) Uses: Vacant lot

4 Powers of the BAA

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

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

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

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

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

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

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

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

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

28 Analysis

29 The applicant is requesting a variance to the Land Development Regulations (LDR),
30 Chapter 28, Section 28-304(c), to allow less than the required 25-foot rear yard setback
31 for a primary structure, for a property located in the Single-Family Medium Density
32 (R-1B) zoning district for the construction of a single-family dwelling. Specifically, the
33 request seeks to permit a rear yard setback of 3.1 feet where 25 feet is required.

Board of Adjustments and Appeals: Variance No. 13-2026

1 The subject property is a vacant residential parcel located along Hillcrest Avenue,
2 approximately 0.32 acres in size. The parcel contains two zoning designations—Single
3 Family Medium Density (R-1B) and Open Space and Recreation (OR)—with the OR
4 portion of the property generally encompassing an area of suspected wetlands. The
5 zoning on the property remains unchanged since the establishment of the parcel. The
6 minimum rear building setback of the R-1B zoning district is measured from the zoning
7 district boundary, rather than the rear property line.

8 The applicant proposes to construct a single-family residence on the upland portion of
9 the site, outside of the OR area. Given the parcel's limited size and configuration, there
10 is no feasible way to develop the property in compliance with the dimensional standards
11 of the R-1B district without a variance. The proposed rear setback would allow for the
12 construction of a single-family residence in a location similar to other surrounding
13 residences on their respective lots, while maintaining a scale and character consistent
14 with surrounding single-family properties.

15 Recommendation

16 Staff recommend **approval** of the variance request to allow a single-family residence
17 to be constructed with a rear yard setback of 3.1 feet where 25 feet is required.
18

19 In granting the variance, special conditions and circumstances do not result from the
20 actions of the applicant. The limited lot size and configuration within the Single Family
21 Medium Density (R-1B) zoning district create a hardship, as there is no feasible way
22 to develop the property for a single-family residence in compliance with current
23 dimensional standards. Approval of the requested variances would not confer any
24 special privilege upon the applicant that is denied to other lands, buildings, or structures
25 within the same zoning district.



To be Completed by Staff

Application No. _____

Date Received: _____

Received by: _____

APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description 533 HILLCREST AVE TITUSVILLE FL 32796		
2. Applicant/ Owner	Name of Applicant/Contact David Persons		Name of Owner SAUER, RICHARD; SAUER, JILL
	Street Address 7960 Northlake parkway		Street Address 4916 NW 67TH AVENUE
	City Orlando, FL 32827	State FL	Zip 32827
	Telephone # (561) 574-2893		Telephone # (954) 658-5830
	Fax #		Fax #
	E-Mail Address David@buildingz.io		E-Mail Address info@rjpropertiesunlimited.com
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
4. Parcel ID	22-35-05-06-9		Tax Acct. 2222251
5. Site Size	Acres: 0.32		Square Feet: 13,939
6. Property Information	Current Zoning R-1B Single-Family Medium Density OR Open Space & Recreation		Current Use of Property 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
7. Variance(s) Requested	Section Number	LDR Requirement	Variance Requested
	1) LDR Sec 28-304(c)	1) 25 rear yard setback	1) Reduced setback to 3.1 feet from the OR Zoning
	2)	2)	2)
	3)	3)	3)
	4)	4)	4)
	5)	5)	5)
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) The subject parcel is a platted residential lot totaling approximately 13,862 square feet (0.32 acres). It carries dual zoning as follows: R-1B (Single-Family, Medium Density): 7,538sq. ft. (0.17 acres) OR (Open Space and Recreation): 6,324 sq. ft. (0.15 acres) The development standards that cannot be met and we request a Reduced setback of 3.1 feet from the OR Zoning		

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

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

ACKNOWLEDGEMENT

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

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

/s/

(Signature*)

David M. Persons

(Date)04/17/26

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

FOR OFFICE USE ONLY

Date Received: _____

Accepted By: _____

Hearing Date: _____

Case Number: _____

Grounds For Granting A Variance

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

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

Variance Justification

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

(Please attach a separate sheet if necessary)

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

The parcel is legally platted residential land, yet the split zoning (a condition created by the presence of wetlands on a portion of the original platted lot) renders the property technically nonconforming for residential construction under the cited sections of the LDR. Without the requested variance, the owners would be deprived of any reasonable residential use of their property despite the fact that the buildable R-1B area is fully compliant with minimum lot size and that the proposed home stays entirely within the allowable zoning district. This constitutes a unique hardship not of the owners' making.

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

The property's special condition is the split zoning created by the environmental designation (OR / wetland limits) that affects only a portion of an otherwise standard platted residential lot. This configuration is peculiar to this specific parcel and is not the result of any action by the current owners. The R-1B portion is self-contained, exceeds minimum area requirements, and is immediately surrounded by other R-1B single-family homes. The proposed home will preserve the OR/wetland area in perpetuity as open space.

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

Yes. The variance is the absolute minimum necessary because no portion of the home is proposed in the OR zone. We are not asking for any reduction in setbacks, lot coverage, or building height—only recognition that a single-family dwelling may be constructed on the R-1B portion of this legally platted lot. The house has been designed and located to meet or exceed every dimensional standard that applies within the R-1B district.

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

Approval will have no adverse impact. The home will be entirely within the R-1B zone, will meet all applicable setbacks and building standards, and will be consistent with the established single-family character of Hillcrest Avenue. The OR/wetland portion of the site will remain undisturbed and protected. There will be no increase in density, no change in use, and no effect on drainage, traffic, or public safety. The project fully complies with the spirit and intent of the City's zoning and environmental regulations.



SUBMITTAL CHECKLIST

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

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

Applicant Signature**

/s/ David M. Persons

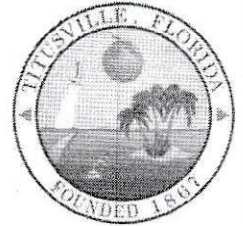
Date

04/17/2026

** 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.



Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

Date: April 13, 2026

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

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)

PROJECT DESCRIPTION: Approval to build a single family dwelling

PROJECT ADDRESS: 533 HILLCREST AVE TITUSVILLE FL 32796

PARCEL ID# OR TAX ACCT #: Parcel ID 22-35-05-06-9 | Tax Acct. 2222251

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

Richard Sauer

Property Owner Name (Please Print)

4916 NW 67TH AVENUE

Street Address

LAUDERHILL FL 33319

City, State, Zip code

[Signature]

Property Owner Signature

(954) 658-5830

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

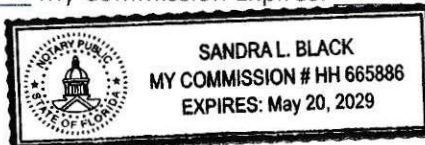
State of Florida

County of Broward

Subscribed and sworn to before me by means of ☒ physical presence or ☐ online notarization, this
13 day of April, 2026, by Richard Sauer
who is personally known to me or produced _____ as
identification.

[Signature]
Notary Public Signature
Sandra C. Black

My Commission Expires: April 13, 2026



Date



FEE SCHEDULE

(Updated December 10, 2024)

Ordinance No. 45-2024

APPEALS

Appeals from decision of administrative official - \$650.00

VARIANCES

Single-family and multi-family zoning districts - \$440.00

All other zoning districts - \$700.00

Subsequent items processed at the same time as the first item \$100 per additional request

Public Purpose Variances - \$700.00

VACATIONS

Vacating rights-of-way, streets and alleys - \$1,410.00

Vacating and Abandoning of Plats - \$1,475.00

Vacating easement - \$1,410.00

Street Renaming - \$630.00

ANNEXATIONS, CPA's & SSA's

Comprehensive Plan Amendment (CPA) \$3,025.00 plus \$8 per acre plus

Comprehensive Plan (Map) Amendment (CPA)
Annexation and/or Land Use Change - \$4,475.00 plus \$8 per acre plus

Small Scale Comprehensive Plan Amendment ¹ (SSA)
Annexation ¹ and/or Land Use Change - \$1,950.00 plus \$8 per acre plus

Comprehensive Plan (Text) Amendment - \$2,185.00

Land Development Regulations Amendment - \$2,575.00

ZONING/REZONINGS

Zoning/Rezoning (when not accompanied by a CPA/SSA) - \$1,875 plus \$8 per acre plus

CONDITIONAL USE PERMITS

Conditional Use Permit (CUP)- \$1,775 plus \$8 per acre plus

MASTER PLANS

Planned Industrial Park, Planned Unit Development, Urban Village Zoning and other Master Plan approval or amendment. \$1,825.00

Plus \$8.00 per acre and \$8.00 per lot/dwelling unit (The \$8.00 per acre fee for a Master Plan will not be collected when the Master Plan is accompanied by a CPA or REZ)

Development Review Committee

Development Review Committee \$250.00

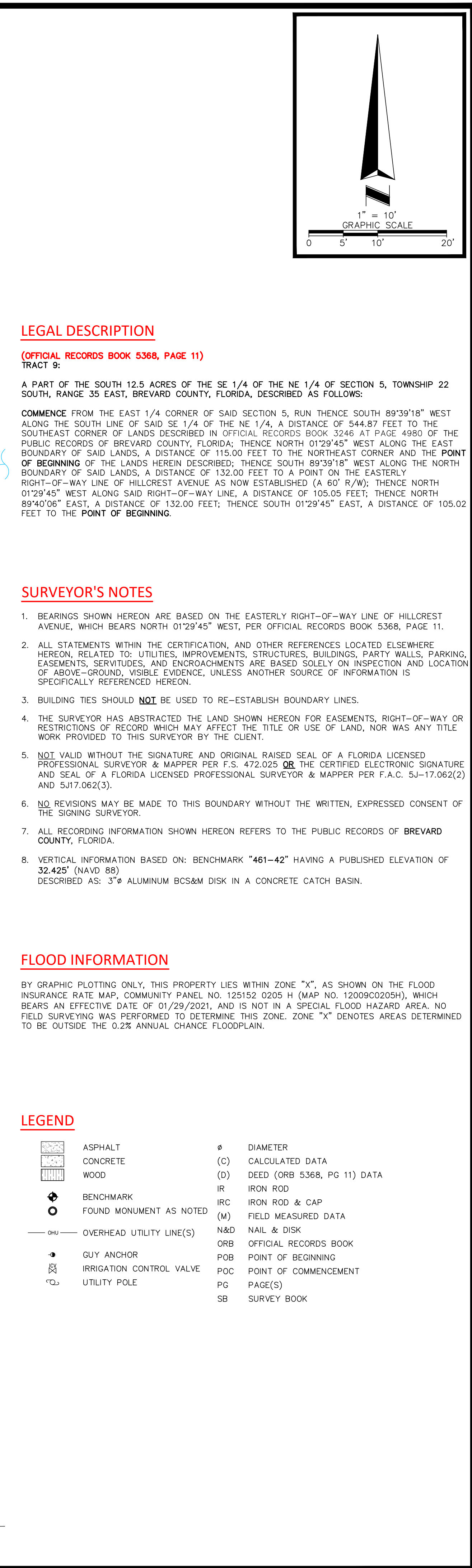
Note #1: In the event that more than one amendment to the City's Comprehensive Plan is considered in a given submittal, the City reserves the right to adjust the advertising costs to reflect any economy realized by advertising more than one request in a single ad. Such adjustments will be at the discretion of the City Manager and will be accomplished in the form of a refund to the applicant after the advertising costs have been incurred. For those properties currently located outside the city limits lying south of Parrish Road, north of Kings Highway/Ranch Road, west of the Indian River, and east of the St. Johns River, the collection of annexation fee, comprehensive plan amendment fee as related to annexation petitions, and associated legal advertising fees shall be waived for all annexations under ten (10) acres or annexations defined as an improved enclave until September 30, 2014 and automatically reinstated on October 1, 2014. The said waiver of fees shall not apply to fees charges to the City by other agencies of Brevard County of annexation related services.

**Board of Adjustments & Appeals
2026 Application Deadline and Meeting Schedule**

Application Deadline	BAA Meeting
Fri. – December 26, 2025	Wed. – January 28, 2026
Fri. – January 23, 2026	Wed. – February 25, 2026
Fri. – February 20, 2026	Wed. – March 25, 2026
Fri. – March 20, 2026	Wed. – April 29, 2026
Fri. – April 24, 2026	Wed. – May 27, 2026
Fri. – May 22, 2026	Wed. – June 24, 2026
Fri. – June 19, 2026	Wed. – July 29, 2026
Fri. – July 24, 2026	Wed. – August 26, 2026
Fri. – August 21, 2026	Wed. – September 23, 2026
Fri. – September 25, 2026	Wed. – October 28, 2026
Fri. – October 23, 2026	Wed. – November 25, 2026

Filing Instructions

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

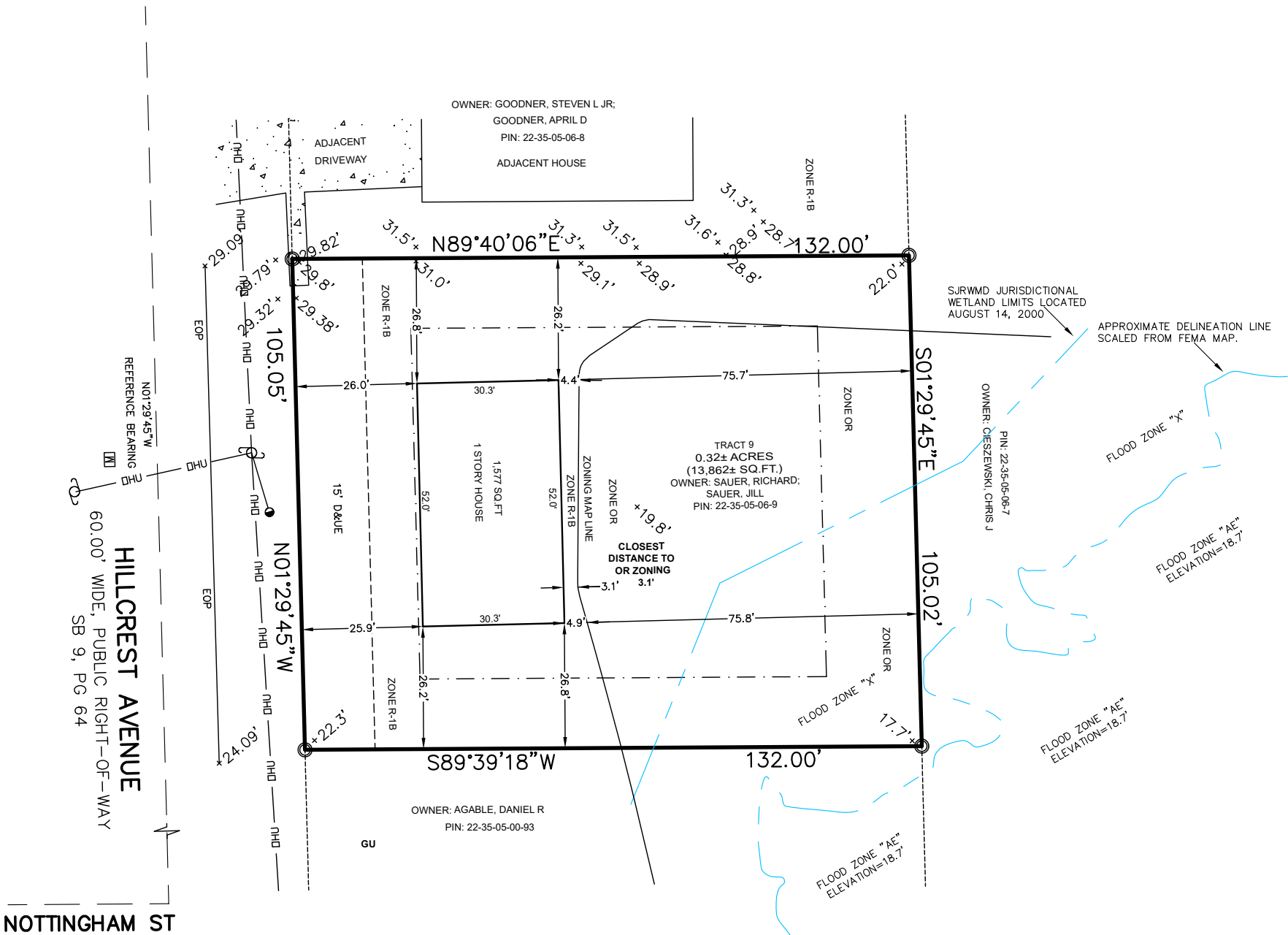
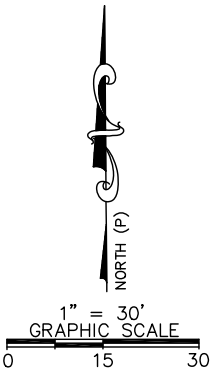


PLOT PLAN

DESCRIPTION:(AS FURNISHED)

TRACT 9 A PORTION OF SECTION 5, TOWN SHIP 22 SOUTH ,RANGE EAST
AS RECORDED IN SURVEY BOOK 9, PAGE(S) 64-65, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ZONING	SQUARE FEET	ACRES
OR - OPEN SPACE AND RECREATION	6324	0.15
R-1B - SINGLE FAMILY, MEDIUM DENSITY	7538	0.17



ADDRESS:

533 HILLCREST AVE
TITUSVILLE, FLORIDA 32796

LEGEND:

PREPARED FOR:



BUILDING SETBACKS

FRONT: 25'
REAR: 20'
SIDE: 15'

- ELEVATIONS SHOWN ARE PER LOT GRADING PLANS PROVIDED BY THE CLIENT.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- ELEVATION SHOWN HEREON ARE BASED ON BENCHMARK "461-42" HAVING A PUBLISHED ELEVATION OF 32.425 (NAVD88).

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED HOUSE. REFER TO HOUSE PLAN AND OPTION LIST FOR CONSTRUCTION. ALL BUILDING SET BACK LINES SHOWN HEREON IS PER DATA FURNISHED BY CLIENT AND IS FOR INFORMATIONAL PURPOSES ONLY.

THIS IS NOT A SURVEY
THIS IS A PLOT PLAN ONLY

FLOOD NOTE:
I HAVE EXAMINED THE F.I.R.M. MAP NO. 12009C0205H, DATED 1/29/21, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:
BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT-OF-WAY LINE OF HILLCREST AVENUE BEING N01°29'45"W, PER PLAT.

(FIELD DATE:)	REVISED:
SCALE: 1" = 30 FEET	
APPROVED BY: EGT	
JOB NO. 260441 TRACT 9	
DRAWN BY: GO	
	PLOT PLAN 05/08/26 GO

ON LOT CALCULATIONS			
LOT	=	13,862	SQ. FT.
LIVING AREA	=	1,577	SQ. FT.
GARAGE	=		SQ. FT.
ENTRY	=		SQ. FT.
LANAI	=		SQ. FT.
PATIO	=		SQ. FT.
DRIVEWAY	=		SQ. FT.
A/C PAD	=		SQ. FT.
WALKWAY	=		SQ. FT.
IMPERVIOUS	=	0.11	
SOD	=	1577	SQ. FT.
	=	12285	SQ. FT.
OFF LOT CALCULATIONS			
RIGHT OF WAY	=	1941	SQ. FT.
DRIVE APRON	=		SQ. FT.
PUBLIC S/W	=		SQ. FT.
SOD	=	1941	SQ. FT.
TOTALS			
AREA	=	15803	SQ. FT.
DRIVEWAY	=	####	SQ. FT.
SIDEWALK	=	####	SQ. FT.
SOD	=	14226	SQ. FT.

AMERICAN SURVEYING & MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES

A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751
407-426-7979
americansurveyingandmapping.com

PU,M&DE	PUBLIC UTILITY, MAINTENANCE & DRAINAGE EASEMENT
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
RP	RADIUS POINT
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
TYP	TYPICAL
CS	CONCRETE SLAB
(P)	PER PLAT
(C)	CALCULATED
(R)	RECORD DATA
(M)	MEASURED DATA
SQ. FT.	SQUARE FEET
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
NAVD	NORTH AMERICAN VERTICAL DATUM
D&UE	DRAINAGE & UTILITY EASEMENT
MEG	MATCH EXISTING GRADE
EL	ELEVATION
EG	EXISTING GRADE
ECMP	ELLIPTICAL CORRIGATED METAL PIPE
CHW	CONCRETE HEAD WALL
EP	EDGE OF PAVEMENT
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION
INV	INVERT
IR	IRON ROD
LB	LICENSED BUSINESS
PC	POINT OF CURVATURE
+	SITE BENCHMARK
●	SET 1/2" IRON ROD & CAP
●	LB 6393
FH	FIRE HYDRANT
⊙	SANITARY MANHOLE
SL	SEPTIC LID
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
R-1B	SINGLE FAMILY, MEDIUM DENSITY

SURVEYOR NOTES:

- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

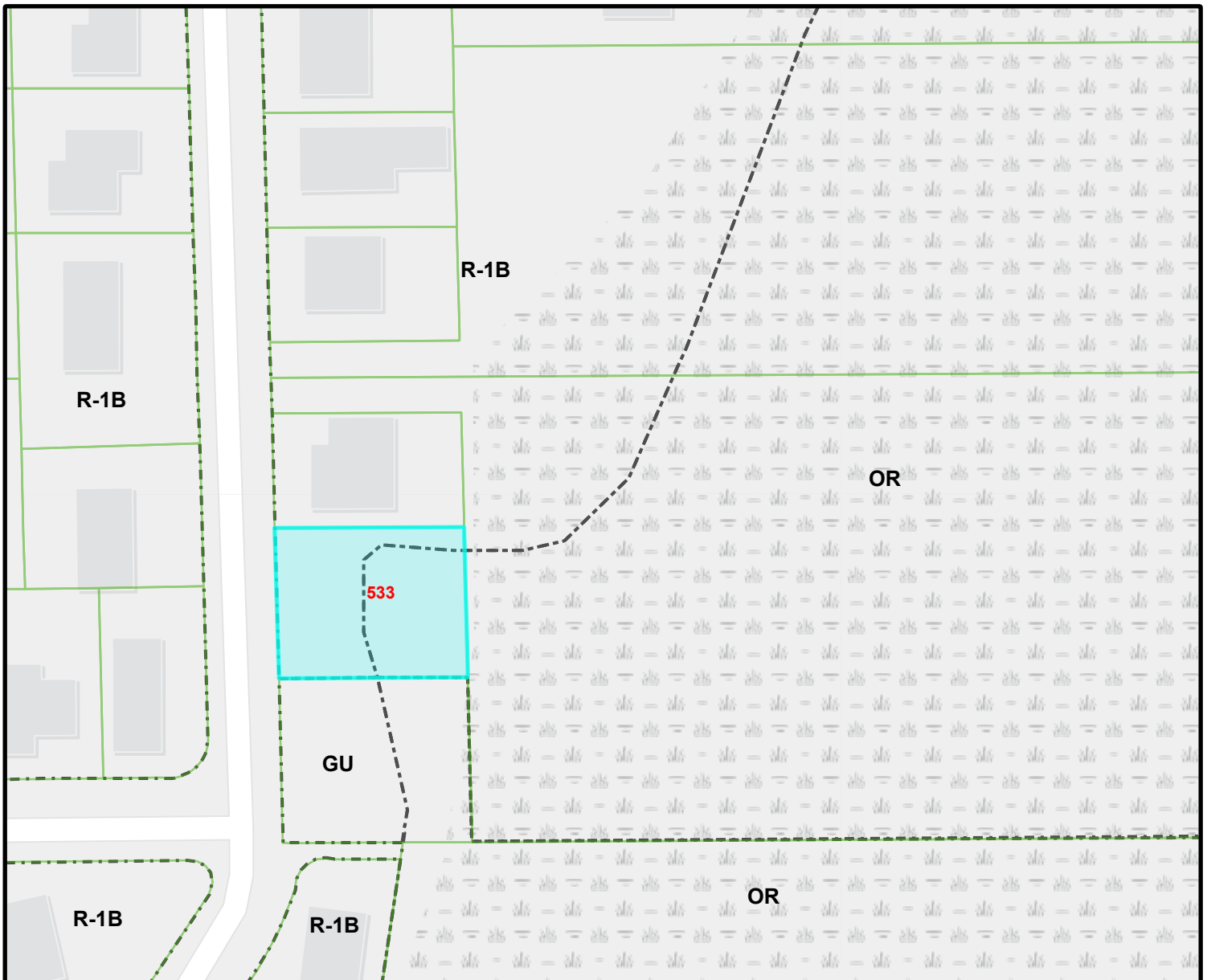
Digitally signed
by E Glenn
Turner
Date: 2026.05.11
09:52:59 -04'00'
FOR THE FIRM
E. GLENN TURNER PSM # 5643

DATE

Sec. 28-304. Single-Family Medium Density (R-1B).

Single-Family Medium Density (R-1B)	
(a) Purpose	
The Single-Family Medium Density (R-1B) district is designed as a district for the principal use of medium-density single-family dwellings. The purpose of the district is to promote orderly and proper development of single-family residential units together with certain structures and uses that are compatible with property in the district. It is further intended that governmental, religious, recreation and other immediate needs of this district are served while a quality environment is provided for the residents of this designation and City.	
(b) Use Standards	Typical Lot Pattern
See Chapter 28 Article IV and Article V	7,500 SF Min. Lot Size 25' Min. Rear Yard BUILDABLE AREA 25' Min. Front Yard ROADWAY 10' Min. Side Yard 75' Min. Lot Width 10' Min. Side Yard
(c) Intensity and Dimensional Standards	
Lot area, minimum (sq. ft.)	
Lot width, minimum (ft.)	
Density, maximum (du/ac)	
Floor area per dwelling unit, minimum (sq. ft.)	
Building coverage, maximum (% of lot area)	
Lot coverage, maximum (% of lot area)	
Height, maximum (ft.)	
Front yard setback, minimum (ft.)	
Side corner yard setback, minimum (ft.)	
Interior side yard setback, minimum (ft.)	
Rear yard setback, minimum (ft.)	
Accessory Use Development Standards	See Chapter 28 Article VII
NOTES:	
Typical Development Configuration (For illustrative purposes only)	





ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

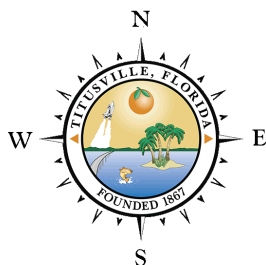
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD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

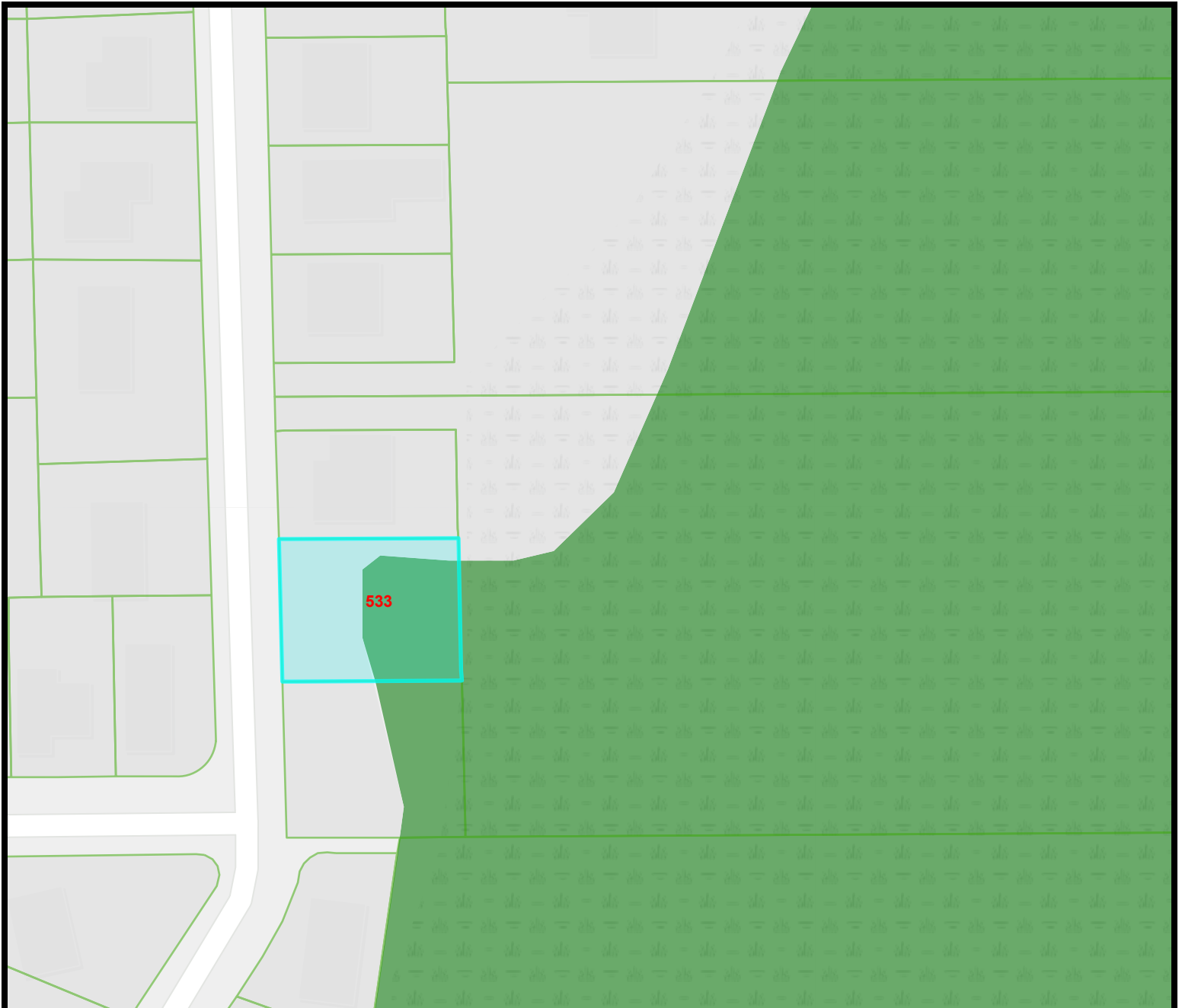
INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

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





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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance (VAR) No. 15-2026, 701 Booker St**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow the side corner setback to be less than the required 20-feet for a primary structure, for a property located at 701 Booker St, Titusville, FL 32780.

Summary Explanation & Background:

The applicant is requesting a variance to Land Development Regulations (LDR), Chapter 28, Section 28-305, Single Family High Density (R-1C), subsection 28-305(c) to allow the side corner setback to be less than the required 20-feet for a primary structure, for a property located in the Single Family High Density (R-1C) zoning district, at 701 Booker St, Titusville, FL 32780, as submitted by Bianca S. Burse, Owner.

Alternatives:

1. Approve the Variance

Motion to approve VAR No. 15-2026, to allow a side corner setback of 10-feet for a primary structure, for a property located at 701 Booker St, Titusville, FL.

2. Deny the Variance

Motion to deny VAR No. 15-2026, to allow a side corner setback of 10-feet for a primary structure, for a property located at 701 Booker St, Titusville, FL. (State criteria for denial)

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Application
3. Variance Justification
4. Survey
5. Plot Plan
6. Code
7. Zoning Map
8. FLU Map



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

2 Variance (VAR) No. 15-2026, 701 Booker St

3 Meeting Date: June 24, 2026

4 Prepared By: Tabitha Armstrong, AICP - Planner

5 Applicant: Bianca Burse, owner

6 Background

7 (a) Variance request: Land Development Regulations (LDR), Chapter 28, Section 28-
8 305, Single Family High Density (R-1C), subsection 28-305(c) to allow the side
9 corner setback to be less than the required 20-feet for a primary structure, for a
10 property located in the Single Family High Density (R-1C) zoning district, at 701
11 Booker St, Titusville, FL 32780, as submitted by Bianca S. Burse, Owner.

12 (b) Location: 701 Booker St, Titusville, FL. Tax No. 3023185. Parcel I.D. 22-35-03-
13 54-4-19

14 (c) Land Description: READ & ALLENS SUBD LOT 19 BLK 4

15 (d) Future Land Use: Medium Density Residential

16 (e) Zoning: Single-Family High Density (R-1C)

17 (f) Surrounding Zoning Districts.

18 1. North: Multi-Family High Density (R-3)

19 2. South: Single-Family High Density (R-1C)

20 3. East: Single-Family High Density (R-1C)

21 4. West: Single-Family High Density (R-1C)

22 (g) Lot Characteristics: The subject property was platted in 1913 and is approximately
23 0.11 acres (4,791 sq. ft). It is a corner lot with 49.9 feet of frontage along Booker
24 Street and 99.94 feet of frontage along Second Avenue. These dimensions do not

Board of Adjustments and Appeals: Variance No. 15-2026

1 meet the minimum 6,500 sq. ft lot area and 65-foot lot width outlined in Single-
2 Family High Density (R-1C) zoning district standards.

3 (h) Uses: Vacant residential lot

4 Powers of the BAA

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

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

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

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

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

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

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

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

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

28 Analysis

29 The applicant is requesting a variance to the Land Development Regulations (LDR)
30 Chapter 28, Section 28-305(c) to allow the construction of a single-family residence
31 with a side corner yard setback of 10 feet instead of the required minimum of 20 feet.
32 The subject property is a nonconforming corner lot under 5,000 sq. ft with 49.90 feet
33 of frontage along Booker Street and 99.94 feet of frontage along Second Avenue. These
34 dimensions do not meet the minimum 6,500 sq. ft lot area and 65-foot lot width outlined
35 in Single-Family High Density (R-1C) zoning district standards. The surrounding area

Board of Adjustments and Appeals: Variance No. 15-2026

1 is primarily composed of single-family homes and vacant residential parcels, many of
2 which share similar dimensions and configurations with the subject property. The lot
3 was originally platted as part of the Read & Allen Subdivision in 1913, well before the
4 administrative rezoning in 1993 that established the current dimensional requirements
5 for development on the site. The applicant has indicated that the narrow width of the
6 corner lot creates a constraint in meeting the required 20-foot side corner yard setback.

7 A proposed plot plan has been submitted depicting the requested 10-foot side corner
8 setback; however, the plan also shows an interior side yard setback of 9.81 feet where
9 a minimum of 10 feet is required and a rear yard setback of 22.20 feet where a minimum
10 of 25 feet is required. As submitted, the proposed development would require
11 additional variances beyond the requested side corner setback, as the current
12 application does not request relief from these additional setback requirements. Unless
13 the plot plan is revised to demonstrate compliance with all other applicable dimensional
14 standards of the R-1C zoning district, the applicant will need to submit a separate
15 variance application to request the additional setback reductions.

16 Given the nonconforming width of the lot and its corner location, these conditions may
17 constitute a hardship that supports the request for a reduced side corner setback. If the
18 requested side corner setback variance is approved, the applicant will still be required
19 to demonstrate compliance with all remaining applicable dimensional standards of the
20 R-1C zoning district or obtain approval for any additional variances prior to
21 development.

22 Recommendation

23 The staff recommends **approval** of the variance request to allow a single-family
24 residence to be constructed with a side corner yard setback of 10 feet instead of the
25 required minimum of 20 feet.

26
27 In granting the variance, special conditions and circumstances do not result from the
28 actions of the applicant. The reduced lot width presents a hardship to the applicant.
29 Granting the requested variance will not confer upon the applicant any special privilege
30 that is denied by the ordinance to other lands, buildings or structures in the same zoning
31 district.



Gateway to Nature & Space



APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description 701 Booker St. Titusville, FL 3278		
2. Applicant/ Owner	Name of Applicant/Contact Bianca S. Burse		Name of Owner Bianca S. Burse
	Street Address 3690 Buttonwood Dr.		Street Address Titusville FL 32796
	City State Zip Titusville FL 32780		City State Zip
	Telephone # 321-271-9703		Telephone #
	Fax #		Fax #
E-Mail Address beyburse@yahoo.com		E-Mail Address	
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other		
4. Parcel ID	22-35-03-54-4-19	Tax Acct.	3023185
5. Site Size	Acres: 0.11	Square Feet:	
6. Property Information	Current Zoning R1-C	Current Use of Property Vacant residential land	
7. Variance(s) Requested	Section Number	LDR Requirement	Variance Requested
	1) SEC. 28-305	1) Side corner setback	1) 10 feet
	2)	2) minimum 20 ft	2)
	3)	3)	3)
	4)	4)	4)
5)	5)	5)	
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) I am requesting a 10ft. Variance on the right side of the lot, adjacent to second ave. to build a single family home.		

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

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates.

Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.

Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

ACKNOWLEDGEMENT

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

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

/s/

(Signature*)



(Date)

3/6/26

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

FOR OFFICE USE ONLY

Date Received: _____
Accepted By: _____
Hearing Date: _____
Case Number: _____

Variance Justification

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

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

The lot is slightly smaller and is 10 feet short of the required 20 feet setback.

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

The new construction behind the proposed build has the same dimensions measured from the side of the road.

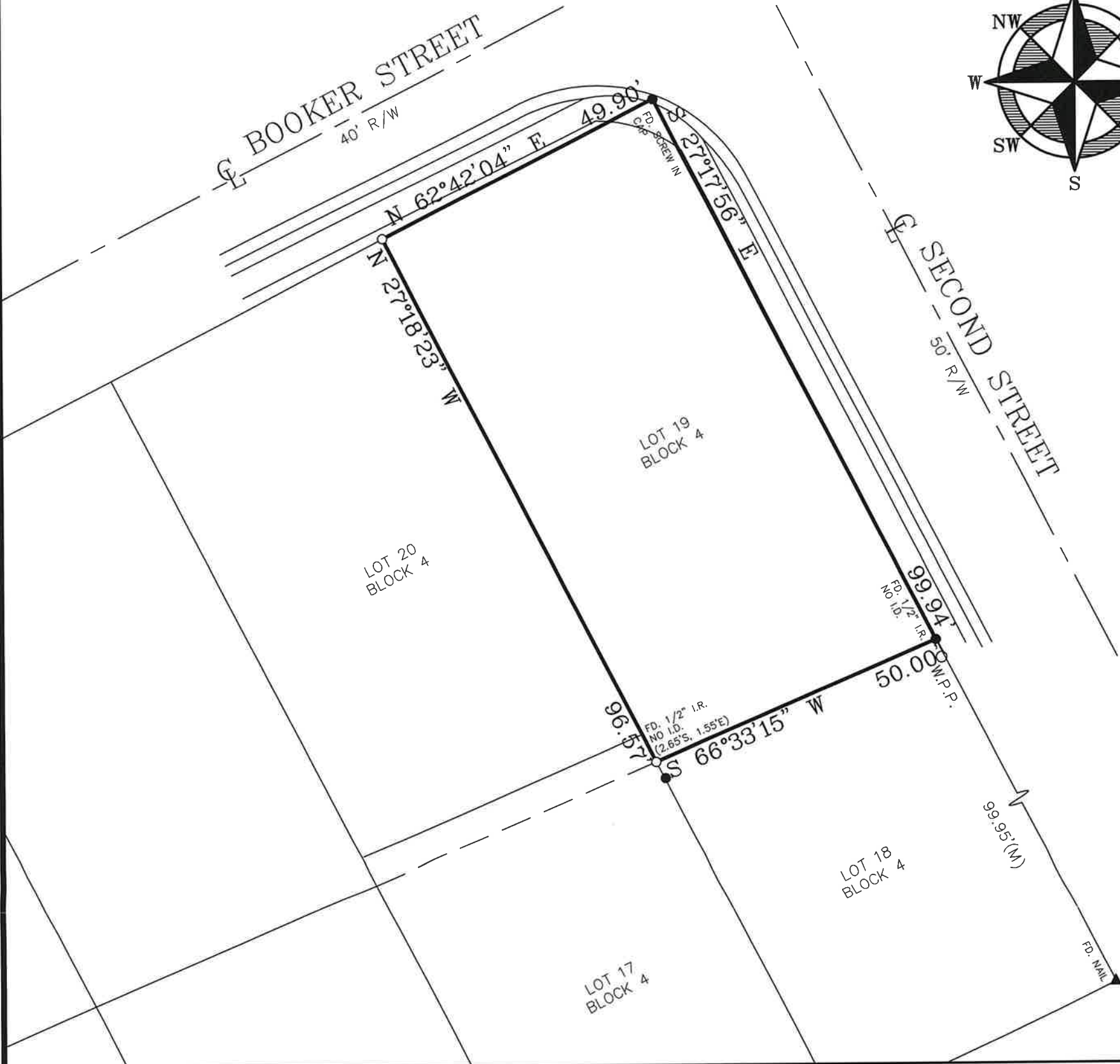
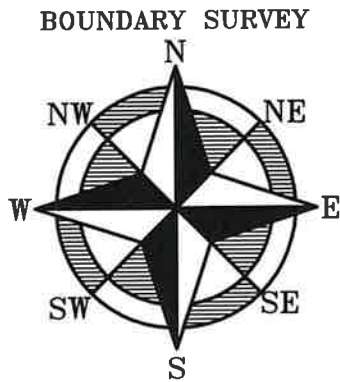
3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request would not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

I am requesting a 10-foot variance on the right side of the lot, adjacent to second ave.

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

Approval of this request would not negatively impact neighboring properties or the general public, as all setbacks would align with those of the surrounding neighbors.

SKETCH OF SURVEY



THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY IN ACCORDANCE WITH THE FURNISHED LEGAL DESCRIPTION AND SHOW THE ABOVE GROUND IMPROVEMENTS TO ENABLE THE OWNERS OF THIS PROPERTY TO OBTAIN PERMITS/INSPECTIONS.

LEGEND:

A/C = AIR CONDITIONER
A.K.A. = ALSO KNOWN AS
ALUM = ALUMINUM
AVE = AVENUE
BLK = BLOCK
BLVD = BOULEVARD
BM = BENCHMARK
(CALC) = CALCULATED
CB = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
CD = CHORD DISTANCE
C.L. = CHAIN LINK FENCE
CL = CENTER LINE
CM = CONCRETE MONUMENT
CONC. = CONCRETE
CT = COURT
(D) = DEED
DR = DRIVE
DB = DEED BOOK
D/W = DRIVEWAY

50x00 = PROPOSED ELEVATION
50x00 = ELEVATION SHOT
DRAINAGE FLOW
ESMT = EASEMENT
ELEV = ELEVATION
FF = FINISH FLOOR
FD = FOUND
FH = FIRE HYDRANT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
N/D = NAIL & DISK
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
ORB = OFFICIAL RECORDS BOOK
OHW = OVERHEAD WIRE
(P) = PLAT
(P.R.) = PRO-RATED
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

WETLAND FLAGS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
PCP = PERMANENT CONTROL POINT
PLS = PROFESSIONAL LAND SURVEYOR
PG = PAGE
PB = PLAT BOOK
R/W = RIGHT-OF-WAY
R.P. = RADIUS POINT
S.P. = SCREEN PORCH
ST = STREET
S/W = SIDEWALK
W.F. = WOOD FENCE
WM = WATER METER
WV = WATER VALVE

SURVEY SYMBOLS

± = MORE OR LESS
O = POWER POLE
→ = GUY WIRE
L = ARC LENGTH
R = RADIUS
Δ = DELTA
COVERED AREA
CONC.
CENTER LINE
FENCE
EASEMENT
FOUND AS NOTED
FOUND NAIL & DISK
FOUND CONCRETE MONUMENT
SET 5/8" IRON ROD "COOPER LB 6544"
SET NAIL & DISK "COOPER LB 6544"
SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"

DRAWN BY: JAB

CHECKED BY: J.W.C.

SCALE: 1" = 20'

SECTION 3 , TOWNSHIP 22 S., RANGE 35 E.

LEGAL DESCRIPTION:

LOT 19, BLOCK 4, READ & ALLENS
SUBDIVISION OF TITUSVILLE
according to the plat thereof as recorded in
Plat Book 2 at Page(s) 20 of the Public
Records of Brevard County, Florida.

CERTIFIED TO:

BIANCA S BURSE

SURVEYOR'S NOTES:

- Unless otherwise noted, only platted easements are shown hereon.
- No underground utilities or improvements were located unless otherwise shown.
- The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in F.I.R.M. Zone X per Community Panel No. 125152C0210H, dated 1/29/21.
- Unless otherwise noted, any elevations shown are based on assumed datum.
- Bearing shown hereon are based on the WEST R/W LINE OF SECOND STREET as being S 27°17'56" E, according to the Plat of READ & ALLENS SUBDIVISION OF TITUSVILLE as recorded in plat book 2, at page 20 of the Public Records of Brevard County, Florida.
- This survey is prepared and certified for the exclusive use of the client named hereon.
- Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
- Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
- Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

John W. Cooper
LAND SURVEYING INC.
2326 S. HOPKINS AVENUE
Titusville, Florida 32780
LB 6544
(321) 268-5646

This is to certify that this survey was made under my supervision and that the sketch hereon is a true and accurate representation thereof and that said survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Section 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

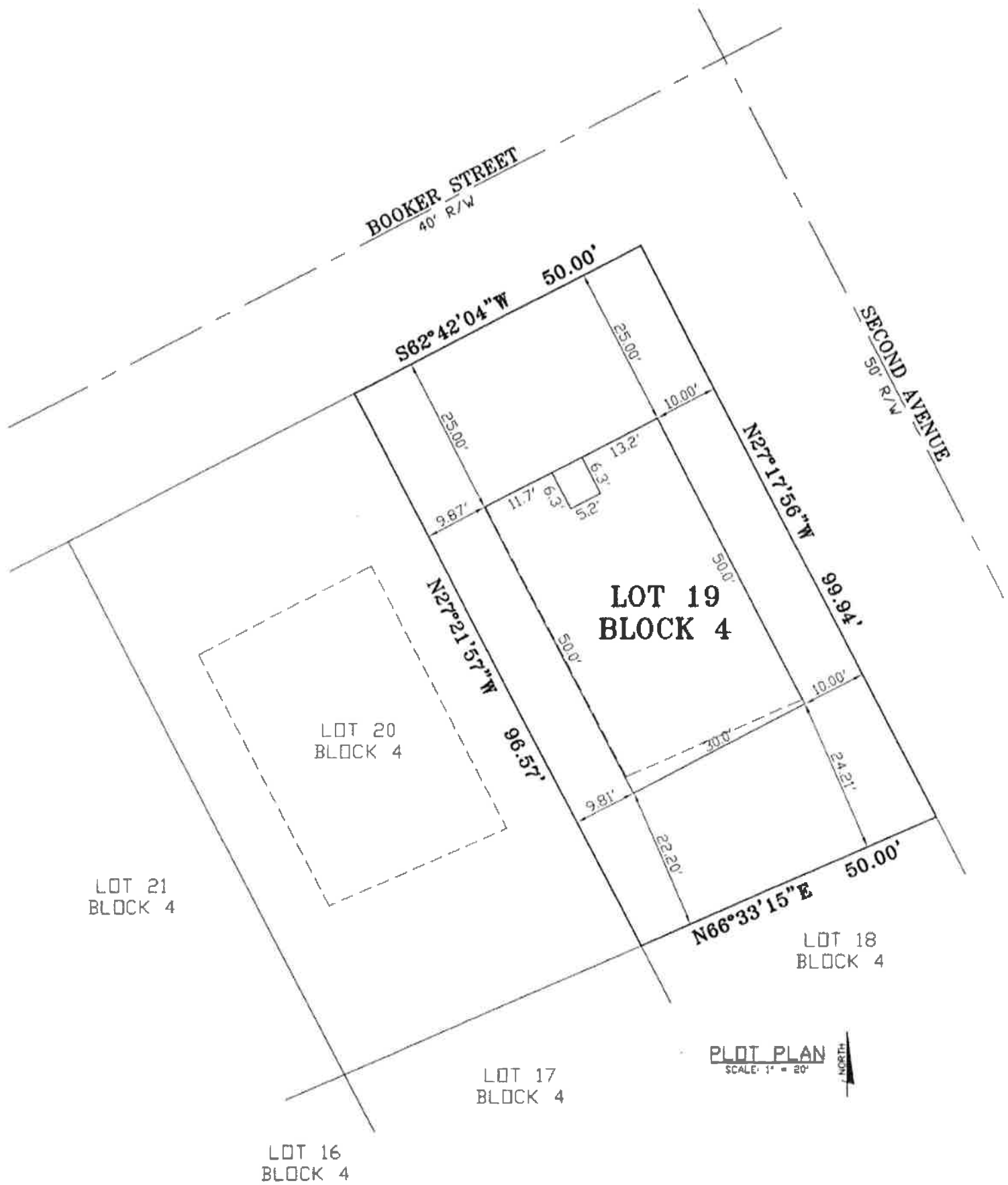
John W. Cooper

PSM 5093

Date Signed

5/1/26

PROJECT No.	DATE	REVISION
SURVEY DATE: 4/15/26	PROJECT # 26-04-19	



Sec. 28-305. Single-Family High Density (R-1C).

Single-Family High Density (R-1C)	
(a) Purpose	
The Single-Family High Density (R-1C) district is established as a designation for the principal use of high-density single-family dwellings. The purpose of this district is to promote stable quality residential development at slightly increased densities together with certain structures and uses that are compatible with property in the district. It is further intended that governmental, religious, recreational and other immediate needs of this district are served while a quality environment is provided for the residents of the designation and City. This district provides the transition between single-family densities and higher density development.	
(b) Use Standards	Typical Lot Pattern
See Chapter 28 Article IV and Article V	
(c) Intensity and Dimensional Standards	
Lot area, minimum (sq. ft.)	6,500
Lot width, minimum (ft.)	65
Density, maximum (du/ac)	6.7
Floor area per dwelling unit, minimum (sq. ft.)	900
Building coverage, maximum (% of lot area)	35
Lot coverage, maximum (% of lot area)	NA
Height, maximum (ft.)	35
Front yard setback, minimum (ft.)	25 ¹
Side corner yard setback, minimum (ft.)	20
Interior side yard setback, minimum (ft.)	10
Rear yard setback, minimum (ft.)	25
Accessory Use Development Standards	See Chapter 28 Article VII
NOTES: ¹ Front setback with rear garage reduced to 20 feet.	
Typical Development Configuration (For illustrative purposes only)	





ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

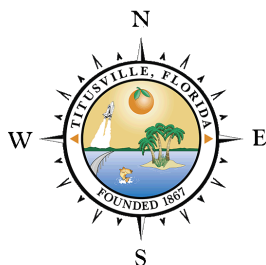
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRC-N	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRC-N-C	INDIAN RIVER CITY NEIGHBORHOOD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

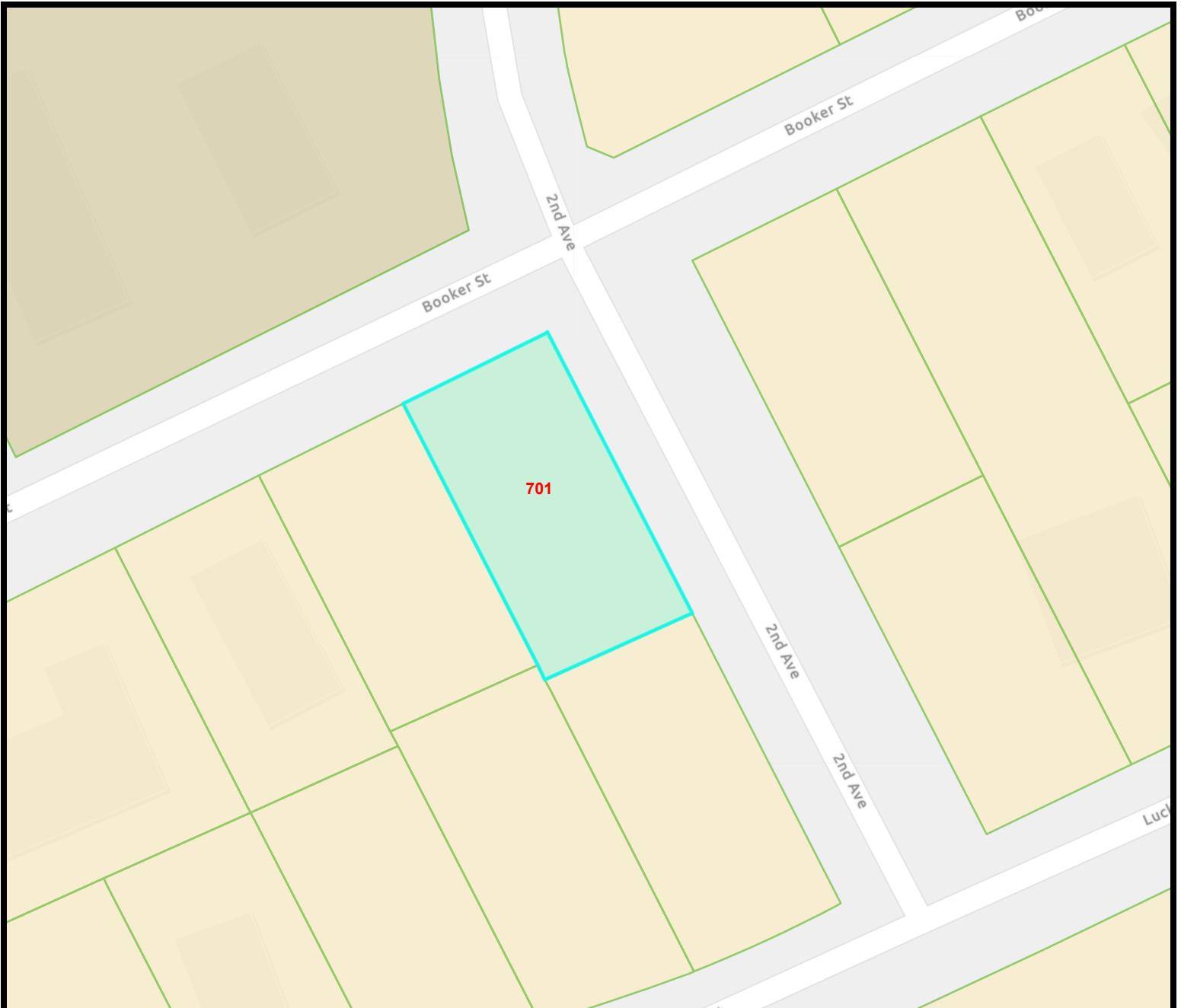
INDUSTRIAL DISTRICTS

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

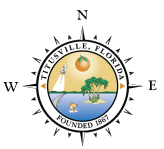
OVERLAY DISTRICTS

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





FUTURE LAND USE MAP

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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance (VAR) No. 16-2026, 2374 Landing Dr**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow less than the required 5-foot interior side yard setback for a primary structure, for a property located at 2374 Landing Dr.

Summary Explanation & Background:

The applicant is requesting a variance to Ordinance No. 24-2019 to allow less than the required 5-foot interior side yard setback for a primary structure, for a property located in the Planned Development (PD) zoning district, at 2374 Landing Dr, as submitted by Megan Willbur, authorized applicant for Brooks Landing Project I LLC, Owner.

Alternatives:

1. Approve the Variance

Motion to approve VAR No. 16-2026, to allow an interior side yard setback of 3.97 feet, for a property located at 2374 Landing Dr, Titusville, FL.

2. Deny the Variance

Motion to deny VAR No. 16-2026, to allow an interior side yard setback of 3.97 feet, for a property located at 2374 Landing Dr., Titusville, FL. (State criteria for denial)

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Application
3. Plot plan
4. Partial Release of Private Drainage Easement
5. Ordinance 24-2019
6. Zoning Map
7. FLU Map



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

2 Variance (VAR) No. 16-2026, 2374 Landing Dr

3 Meeting Date: June 24, 2026

4 Prepared By: Tabitha Armstrong, AICP - Planner

5 Applicant: Megan Willbur, authorized applicant for Brooks Landing Project, I LLC,
6 owner.

7 Background

8 (a) Variance request: Ordinance No. 24-2019 to allow less than the required 5-foot
9 interior side yard setback for a primary structure, for a property located in the
10 Planned Development (PD) zoning district, at 2374 Landing Dr, as submitted by
11 Megan Willbur, authorized applicant for Brooks Landing Project I LLC, Owner.

12 (b) Location: 2374 Landing Dr, Titusville, FL. Tax No. 3037295. Parcel I.D. 21-35-
13 21-ZA-*-51

14 (c) Land Description: BROOKS LANDING PHASE 2 LOT 51

15 (d) Future Land Use: Residential Two

16 (e) Zoning: Planned Development (PD)

17 (f) Surrounding Zoning Districts.

18 1. North: Planned Development (PD)

19 2. South: Planned Development (PD)

20 3. East: Planned Development (PD)

21 4. West: Planned Development (PD)

22 (g) Lot Characteristics: The subject property is a rectangular shaped lot approximately
23 .14 acres (5,893 sq. ft) and with frontage along Landing Drive. These dimensions do

Board of Adjustments and Appeals: Variance No. 16-2026

1 not meet the minimum 6,000 sq. ft lot area and do not meet the 50-foot lot width established
2 by Ordinance 24-2019.

3 (h) Uses: Vacant Residential Lot

4 **Powers of the BAA**

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

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

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

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

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

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

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

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

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

28 **Analysis**

29 The applicant is requesting a variance to Ordinance No. 24-2019, to allow a reduced
30 interior side yard setback for the construction of a single-family dwelling on property
31 located at 2374 Landing Drive.

32

Board of Adjustments and Appeals: Variance No. 16-2026

1 The subject property is a vacant residential lot located within Brooks Landing Phase 2
2 and is zoned Planned Development (PD). The property is identified as Lot 51 of
3 Brooks Landing Phase 2 and contains approximately 5,893 square feet, which is
4 below the 6,000-square-foot minimum lot size established by the approved Planned
5 Development.

6 The applicant proposes to construct a single-family residence and is requesting a
7 variance to reduce the required 5-foot interior side yard setback along the south
8 property line. Due to the slight curvature of the property line, the proposed setback
9 ranges from 3.97 feet to 4.5 feet, as depicted on the submitted plot plan.

10 As part of the Brooks Landing Phase 2 plat, 5-foot private drainage easements were
11 established along all side and rear property lines. Because the drainage easement
12 along the south property line is privately owned and maintained by the homeowner's
13 association (HOA), the applicant obtained a partial release of the private drainage
14 easement, reducing the easement from 5 feet to 3 feet along the south property line.
15 This item has been recorded with Brevard County Clerk of Courts.

16 The submitted plot plan demonstrates that all other applicable setback requirements
17 and development standards of the Planned Development are satisfied. The requested
18 variance is limited solely to the reduced interior side yard setback along the south
19 property line to accommodate the proposed single-family dwelling.

20 The subject property was created as part of the approved Brooks Landing Phase 2
21 subdivision and does not appear to possess any unique physical characteristics or
22 special conditions that distinguish it from other lots within the Planned Development.

23 Recommendation

24 Staff recommends **denial** of the variance request to allow an interior side yard setback
25 of 3.97 feet in lieu of the required 5-foot minimum. The subject property was created
26 as part of the approved Brooks Landing Phase 2 subdivision and does not appear to
27 possess any unique physical characteristics or special conditions that distinguish it from
28 other lots within the Planned Development.



Gateway to Nature & Space



APPLICATION FOR VARIANCE

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

1. Project Location	Property Address/Location Description 2374 Landing Dr, Titusville FL 32796		
2. Applicant/ Owner	Name of Applicant/Contact Megan Willbur		Name of Owner Brooks Landing Project I, LLC
	Street Address 3601 Rigby Rd #300		Street Address 3601 Rigby Rd #300
	City Miamisburg	State OH	Zip 45342
	Telephone # 407-416-0392		Telephone # 407-416-0392
	Fax #		Fax #
E-Mail Address chrissie.inosencio@ddcmgmt.com		E-Mail Address chrissie.inosencio@ddcmgmt.com	
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
4. Parcel ID	21-35-21-ZA-*-51		Tax Acct.
5. Site Size	Acres:		Square Feet: 5770.524
6. Property Information	Current Zoning PD		Current Use of Property Residential SF Home
7. Variance(s) Requested	Section Number 1) _____ 2) _____ 3) _____ 4) _____ 5) _____	LDR Requirement 1) _____ 2) _____ 3) _____ 4) _____ 5) _____	Variance Requested 1) <u>Reduce Side Setba</u> 2) _____ 3) _____ 4) _____ 5) _____
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) We are requesting a variance to reduce the right side setback to 3.97'. The private DE will be reduced from 5' to 3' via a recorded document. This minor reduction is necessary to accommodate a single family home on while maintaining consistency throughout the neighborhood.		

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

ACKNOWLEDGEMENT

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

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

/s/  _____ April 15, 2026
 (Signature*) Aaron R. Matson, manager (Date)

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

Date received: _____

Accepted by _____

Grounds For Granting A Variance

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

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

Variance Justification

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

(Please attach a separate sheet if necessary)

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

The subject property is constrained by its overall lot dimensions, which create a practical hardship when attempting to comply with the required side setback. Specifically the buildable area remaining after applying the required front, side and rear setbacks is insufficient to reasonably accommodate a typical single family residence.

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

The subject property is unique due to its limited lot width and overall dimensions, which significantly restrict the available buildable area once the required front, side and rear setbacks are applied. Compared to many other residential properties, the narrow configuration of the lot creates a constrained building envelope that does not reasonably accommodate a typical single family home design.

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

We need a 1'.3" reduction of the right side setback.

Side set back requirement is 5', we are at 3.97'

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

Approval would allow construction of a single family home that will remain consistent with the other homes already constructed.

The drainage easement located on the right side of the lot is private, and dedicated to the Homeowners Association. This drainage easement will be reduced from 5' to 3' via a recorded legal document at the owners expense. Reduction of the easement prevents conflicts with the side set back variance approval.



Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

Date: 4/14/26
To: City of Titusville
Attn: Planning Department
555 S. Washington Avenue
Titusville, FL 32796-3584

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)

PROJECT DESCRIPTION: Residential Building Setback (side) Variance

PROJECT ADDRESS: 2374 Landing Dr. Titusville FL 32796

PARCEL ID# OR TAX ACCT #: 21-35-21-ZA-* -51

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

[Signature]
Property Owner Signature
1000 Legion Pl Ste 800
Street Address
Orlando FL 32801
City, State, Zip code

Aaron R. Matsen, Manager
Property Owner Name (Please Print)
Brooks Landing Project 1, LLC
937-657-6846
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 Ohio
County of Montgomery

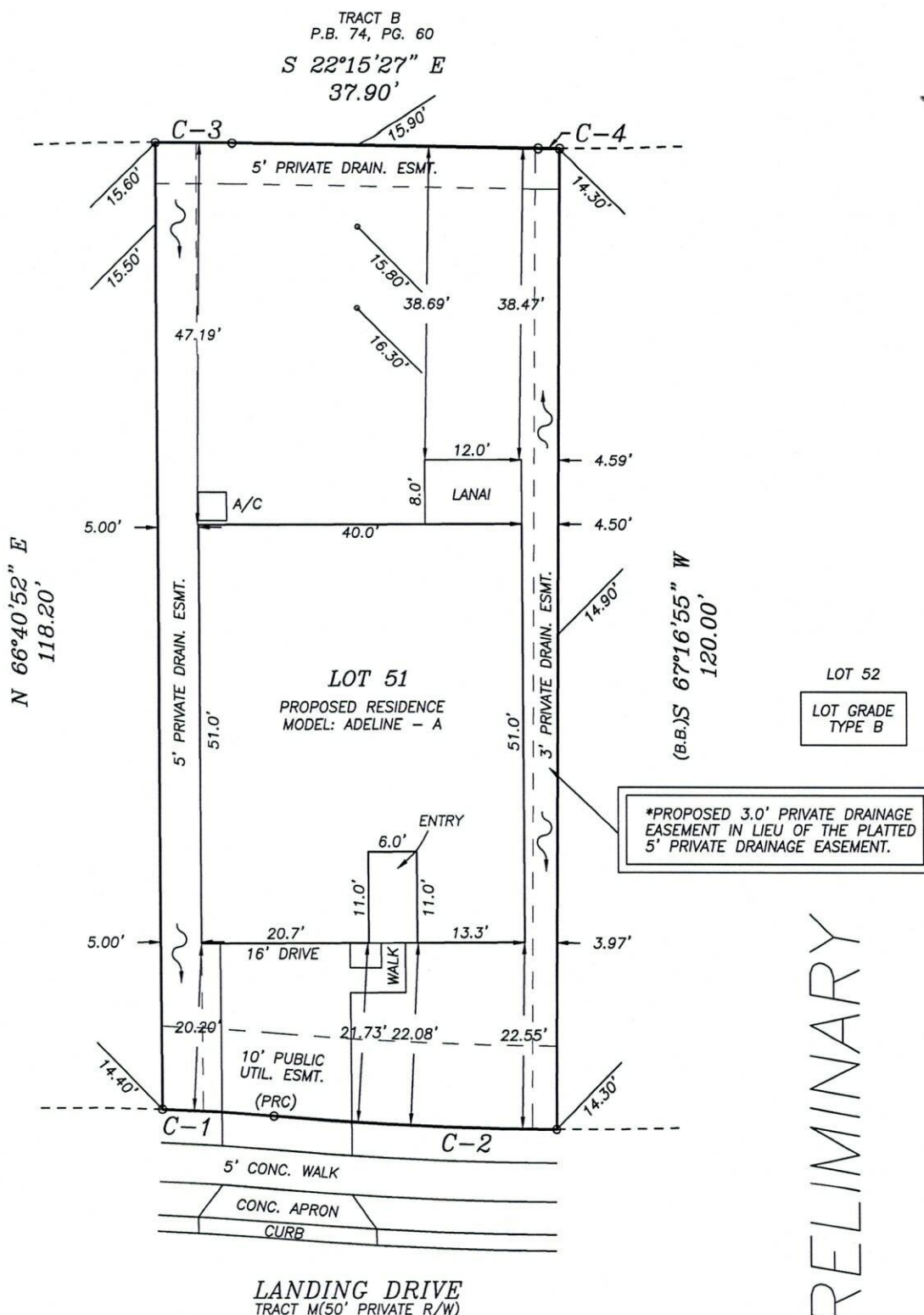
Subscribed and sworn to before me on this 15 day of April, 2026
By Aaron R. Matsen, Manager who is personally known to me or produced
as identification.

[Signature] My Commission Expires: 09-13-2030
Notary Public Signature Date



JAMIE MELSON
Notary Public
State of Ohio
My Comm. Expires
September 13, 2030

PLOT PLAN FOR / CERTIFIED TO: Ryan Homes/NVR Inc.



CURVE DATA
C-1
D=02°42'38"
R=290.00'
L=13.72'
C=13.72'
CB=N19°36'16"W
C-2
D=04°28'08"
R=450.00'
L=35.10'
C=35.09'
CB=S20°29'01"E
C-3
D=01°03'41"
R=510.00'
L=9.45'
C=9.45'
CB=N22°47'17"W
C-4
D=00°27'38"
R=330.00'
L=2.65'
C=2.65'
CB=S22°29'16"E

PRELIMINARY

PLOT PLAN ONLY NOT A SURVEY

PROPOSED = FINISHED SPOT GRADE ELEVATIONS
PER DRAINAGE PLANS

← = PROPOSED DRAINAGE FLOW
LOT GRADING TYPE A

PROPOSED FINISH FLOOR PER PLANS = 16.90'

EXISTING
PROPOSED

PLOT PLAN AREA CALCULATIONS

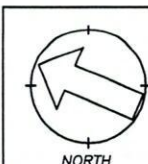
IMPERVIOUS COVERAGE = 0000± SQUARE FEET OR 00%
LOT CONTAINS 0000± SQUARE FEET
WALK ON=0000± SQUARE FEET
WALK OFF=0000± SQUARE FEET
DRIVE ON=0000± SQUARE FEET
DRIVE OFF(APRON)=0000± SQUARE FEET

BUILDING SETBACKS: AS FURNISHED

FRONT YARD = 20'
SIDE YARD = 5'
SIDE CORNER = 10'
REAR YARD = 20'

GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

LEGEND -		LEGEND -	
P	= PLAT	P.O.L.	= POINT ON LINE
F	= FIELD	TYP.	= TYPICAL
I.P.	= IRON PIPE	P.R.C.	= POINT OF REVERSE CURVATURE
I.R.	= IRON ROD	P.C.C.	= POINT OF COMPOUND CURVATURE
C.M.	= CONCRETE MONUMENT	R.A.D.	= RADIAL
SEC. I.R.	= 1/2" I.R. w/ #13 4596	N.R.	= NON-RADIAL
REC.	= RECOVERED	W.P.	= WITNESS POINT
P.O.B.	= POINT OF BEGINNING	C.A.L.C.	= CALCULATED
P.O.C.	= POINT OF COMMENCEMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT
€	= CENTERLINE	F.F.	= FINISHED FLOOR ELEVATION
N&D	= NAIL & DISK	B.S.L.	= BUILDING SETBACK LINE
R/W	= RIGHT-OF-WAY	B.M.	= BENCHMARK
E.S.M.T.	= EASEMENT	B.B.	= BASE BEARING
DRAIN.	= DRAINAGE		
UTIL.	= UTILITY		
C/L.F.C.	= CHAIN LINK FENCE		
W.D.F.C.	= WOOD FENCE		
C/B	= CONCRETE BLOCK		
P.C.	= POINT OF CURVATURE		
P.T.	= POINT OF TANGENCY		
DESC.	= DESCRIPTION		
R	= RADIUS		
L	= ARC LENGTH		
D	= DELTA		
C	= CHORD		
C.B.	= CHORD BEARING		



5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS' CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, SURVEYS, SECTION 472.027, FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL, THIS SURVEY MAP OR COPIES ARE NOT VALID.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. REVISIONS SHOWING THE REVISIONS HERETOFORE COULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4596.

CERTIFIED BY:

TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S. # 4801

SCALE 1" = 20'	DRAWN BY: M	
DATE		ORDER No.
PLOT PLAN 03-05-2025		25-2377
REVISED PLOT PLAN 05-18-2026		25-2377B

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN
THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM"
ZONE "X" MAP #12009C0115H (01-29-2021)

Prepared by and return to:
Brian M. Jones, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1600
Orlando, FL 32801

PARTIAL RELEASE OF PRIVATE DRAINAGE EASEMENT

(Lot 51, Brooks Landing Phase 2)

THIS **PARTIAL RELEASE OF PRIVATE DRAINAGE EASEMENT** (this “**Release**”) is made as of the 4 day of June, 2026 (the “**Effective Date**”), by:

BL HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, whose address is 1323 Brookhaven Drive, Orlando, Florida 32803 (the “**Association**”); joined by

BROOKS LANDING PROJECT I, LLC, a Florida limited liability company, whose address is 3601 Rigby Road, Suite 300, Miamisburg, Ohio 45342 (“**Declarant**”).

RECITALS

- A. Declarant developed the residential community known as Brooks Landing Phase 2 in the City of Titusville, Brevard County, Florida (the “**Community**”), and recorded a plat thereof entitled “**BROOKS LANDING PHASE 2**” in Plat Book 76, Pages 12 and 13, Public Records of Brevard County, Florida (the “**Plat**”).
- B. The Community is subject to that certain Declaration of Covenants, Conditions and Restrictions for Brooks Landing, recorded July 27, 2023, in Official Records Book 9847, Page 2523, Public Records of Brevard County, Florida (as amended and supplemented from time to time, the “**Declaration**”). Capitalized terms used and not otherwise defined herein have the meanings given to them in the Declaration.
- C. Pursuant to Note 6(D) of the Dedication on the Plat, a private drainage easement, 5.00 feet in width, was dedicated and conveyed to the Association for ingress, egress, and the installation, operation, and maintenance of private drainage facilities along certain side lot lines within the Community, including along the south side boundary line of Lot 51, Brooks Landing Phase 2 (“**Lot 51**”). The 5.00-foot strip so dedicated and lying along the south side lot boundary of Lot 51 is referred to herein as the “**Original Easement Area**”, and the easement interest of the Association therein is referred to herein as the “**Easement**”.
- D. NVR, Inc., a Virginia corporation d/b/a Ryan Homes (“**Lot Owner**”), is the present fee simple owner of Lot 51, having acquired title subject to the Easement.
- E. In connection with Lot Owner’s application for a side-yard setback variance from the City of Titusville and Lot Owner’s construction of a single-family residence on Lot 51, the Association has agreed to partially release the Easement so that it encumbers only the southerly 3.00 feet of the Original Easement Area.
- F. The Association is the sole grantee of, and holds the entire right, title, and interest in and to, the Easement. Neither Brevard County nor the City of Titusville holds any right, title, or interest in the Easement. The Association has determined that a 3.00-foot-wide private drainage easement along

the southerly boundary of Lot 51 is sufficient for all drainage purposes intended for Lot 51, and that the partial release contemplated by this Release does not alter the Stormwater Management System beyond maintenance in its original condition within the meaning of Section 9.03 of the Declaration.

- G. Turnover has not occurred. Under Sections 4.13 and 14.01(C) of the Declaration, Declarant has reserved the right, without joinder of any other person or entity, to alienate, release, or otherwise assign easements shown on the Plat or described in the Declaration. Declarant joins in this Release in exercise of those reserved rights.

AGREEMENT

In consideration of the foregoing recitals, which are incorporated herein by reference, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Association, joined by Declarant, agrees and declares as follows:

1. **Partial Release.** The Association, joined by Declarant, hereby releases, terminates, and extinguishes the Easement as it encumbers the northerly 2.00 feet of the Original Easement Area, being more particularly described and depicted on **Exhibit "A"** attached hereto (the "**Released Area**"). From and after the Effective Date, the Released Area is no longer encumbered by the Easement.
2. **Surviving Easement.** From and after the Effective Date, the Easement continues in full force and effect and encumbers only the southerly 3.00 feet of the Original Easement Area, being more particularly described and depicted on **Exhibit "B"** attached hereto (the "**Surviving Easement Area**"). The Surviving Easement Area remains subject to the same terms, conditions, rights, restrictions, and obligations as those applicable to the Easement under Note 6(D) of the Dedication on the Plat and Section 4.10 of the Declaration, including the prohibition against structures, improvements, trees, landscaping, fences, or other materials that may interfere with drainage. Nothing in this Release terminates, extinguishes, or impairs the Easement as to the Surviving Easement Area.
3. **Limited Scope.** This Release affects only the Easement. It is not an amendment of the Plat or the Declaration and does not affect any other easement, dedication, restriction, or covenant of record, all of which remain in full force and effect. All easements burdening Lot 51 other than the Easement, and all other private drainage easements within the Community, continue unaffected.
4. **Reservation of Declarant Rights.** Declarant's execution of this Release does not waive, diminish, or limit any right, power, privilege, easement, or reservation of Declarant under the Declaration or applicable law.
5. **Binding Effect.** This Release runs with the land and binds and benefits the Association, Declarant, Lot 51, and their respective successors and assigns and successors in title to Lot 51.
6. **Miscellaneous.** This Release is governed by Florida law, shall be effective upon recordation in the Public Records of Brevard County, Florida, and may be executed in counterparts, each of which is an original and all of which together constitute one instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Association has executed this Release as of the Effective Date.

WITNESS #1:

By: [Signature]
 Name: Dylan Schindler
 Address: 1000 Legion Pl
Orlando, FL 32801

ASSOCIATION:

BL HOMEOWNERS ASSOCIATION, INC.,
 a Florida corporation not for profit

By: [Signature]
 Name: Megan Willbur
 Title: President

WITNESS #2:

By: [Signature]
 Name: Clayton Sears
 Address: 1000 Legion Pl
Orlando FL 32801

STATE OF Florida
 COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of June, 2026, by Megan Willbur, as President of **BL HOMEOWNERS ASSOCIATION, INC.,** a Florida corporation not for profit, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

[Signature]
 Notary Public, State of Florida
 Print Name: Chrissie Inosencio
 Commission No.: HH 373612
 My Commission Expires: 3/15/27



CHRISSE INOSENCO
 Commission # HH 373612
 Expires March 15, 2027

[SIGNATURE PAGE OF ASSOCIATION]

IN WITNESS WHEREOF, the Declarant has executed this Release as of the Effective Date.

WITNESS #1:

By: Jamie Melson
 Name: Jamie Melson
 Address: 3601 Rigby Rd #300
Miamisburg OH 45342

DECLARANT:

BROOKS LANDING PROJECT I, LLC,
 a Florida limited liability company

By: Aaron Matson
 Name: Aaron Matson
 Title: Manager

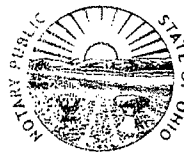
WITNESS #2:

By: Kelle Turpin
 Name: Kelle Turpin
 Address: 3601 Rigby Rd #300
Miamisburg OH 45342

STATE OF Ohio
 COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of June, 2026, by Aaron Matson, as Manager of **BROOKS LANDING PROJECT I, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Jamie Melson
 Notary Public, State of Ohio
 Print Name: Jamie Melson
 Commission No.: N/A
 My Commission Expires: 09-13-2030



JAMIE MELSON
 Notary Public
 State of Ohio
 My Comm. Expires
 September 13, 2030

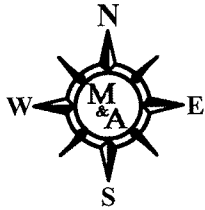
[SIGNATURE PAGE OF DECLARANT]

EXHIBIT "A"
Released Area

(Attached)

PRIVATE DRAINAGE EASEMENT EXHIBIT "A" RELEASED AREA SKETCH OF LEGAL DESCRIPTION

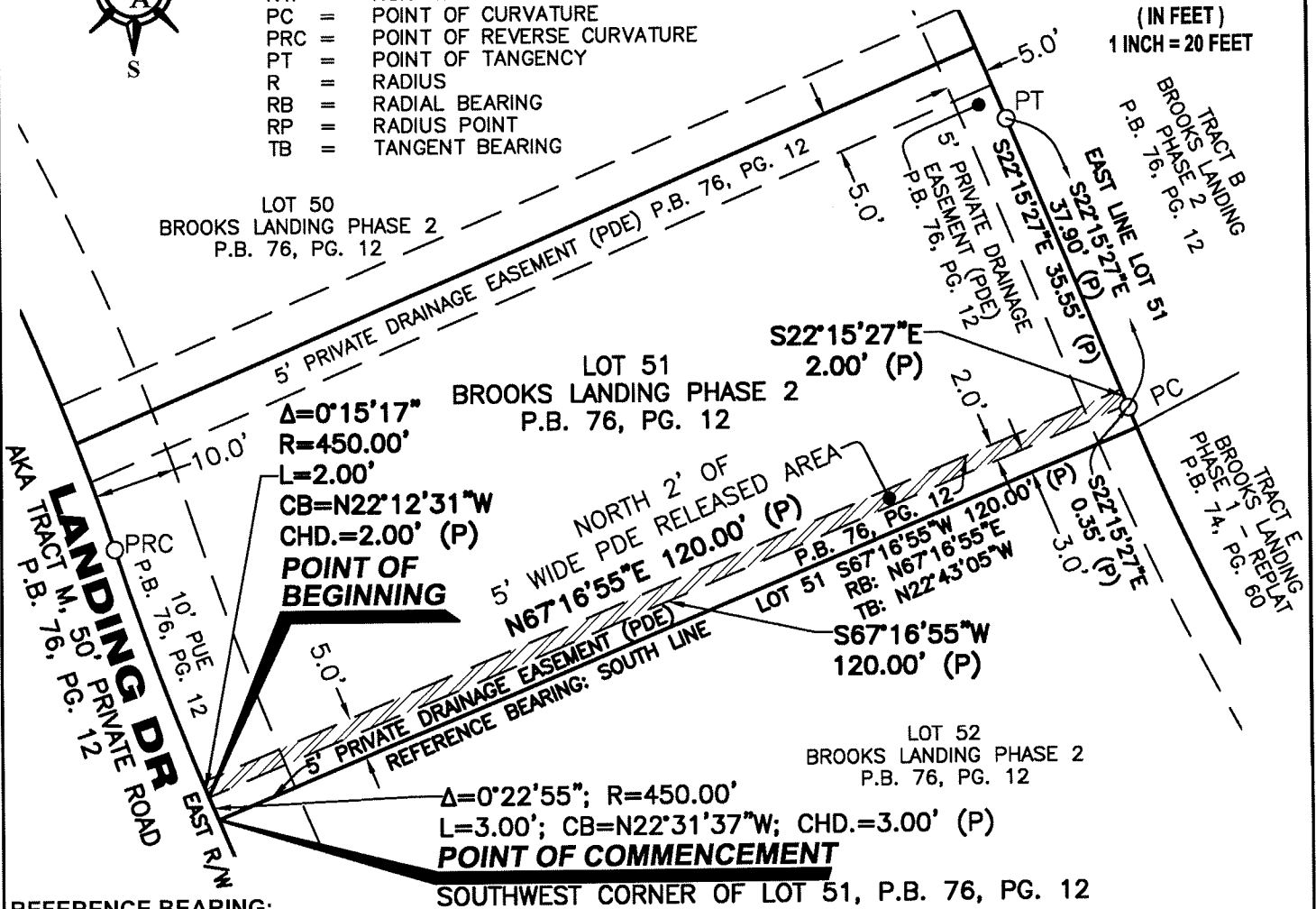
LOT 51, BROOKS LANDING PHASE 2, PLAT BOOK 76, PAGE 12
LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Δ = DELTA OR CENTRAL ANGLE
CB = CHORD BEARING
CHD. = CHORD
L = LENGTH
NTI = NON-TANGENT INTERSECTION
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R = RADIUS
RB = RADIAL BEARING
RP = RADIUS POINT
TB = TANGENT BEARING

EXHIBIT "A"
RELEASED
EASEMENT AREA

GRAPHIC SCALE
0 10 20
(IN FEET)
1 INCH = 20 FEET



REFERENCE BEARING:
BEARINGS SHOWN HEREON ARE REFERENCED TO A VALUE OF S67°16'55"W FOR THE SOUTH LINE OF LOT 51, BROOKS LANDING PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FL.

SHEET 1 OF 2:
SKETCH NOT VALID WITHOUT SHEET 2 OF 2

PDE = PRIVATE DRAINAGE EASEMENT	N. = NORTH, OR NORTHING	P.B. = PLAT BOOK
PUE = PUBLIC UTILITY EASEMENT	S. = SOUTH	R/W = RIGHT-OF-WAY
(P) = P.B. 76, PG. 12	E. = EAST, OR EASTING	SR = STATE ROAD
ESMT = EASEMENT	W. = WEST	TYP. = TYPICAL
	ORB = OFFICIAL RECORDS BOOK	AC. = ACRES
	PG. = PAGE	SF = SQUARE FEET

DRAWN: J. HUSSEY CHD. BY: CSB PROJECT: 2026-062 DWG.: 2026-062.DWG

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SAMUEL C. BOWERS, P.S.M.
FL CERTIFICATE NO. 5990

SIGNING DATE: 6/1/2026

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE ORIGINAL SIGNATURE & SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

BL HOMEOWNERS ASSOCIATION, INC.
BROOKS LANDING PROJECT I, LLC

EXHIBIT "A". SKETCH OF LEGAL DESCRIPTION ONLY.
NOT A BOUNDARY SURVEY.

MORGAN & Associates

Consulting Engineers, Inc.

504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

PRIVATE DRAINAGE EASEMENT EXHIBIT "A" RELEASED AREA SKETCH OF LEGAL DESCRIPTION

LOT 51, BROOKS LANDING PHASE 2, PLAT BOOK 76, PAGE 12
LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE NORTH 2 FEET OF A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH, SAID EASEMENT LYING WITHIN A PORTION OF LOT 51, BROOKS LANDING PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WITHIN A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 51 OF SAID PLAT OF BROOKS LANDING PHASE 2, SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY OF LANDING DRIVE, A PRIVATE ROAD 50 FEET IN WIDTH, SAID ROAD ALSO KNOWN AS TRACT M ACCORDING TO SAID PLAT, SAID POINT ALSO LYING ON THE ARC OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 450.00 FEET, AND A RADIAL BEARING OF: N67°16'55"E; THENCE FROM A TANGENT BEARING OF N22°43'05"W, RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°22'55", AN ARC LENGTH OF 3.00 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N22°31'37"W, AND A CHORD OF 3.00 FEET) TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:

THENCE CONTINUE ALONG SAID CURVE, AND ALONG SAID EAST RIGHT-OF-WAY OF LANDING DRIVE, THROUGH A CENTRAL ANGLE OF 0°15'17", AN ARC LENGTH OF 2.00 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N22°12'31"W, AND A CHORD OF 2.00 FEET) TO A POINT LYING ON THE NORTH LINE OF A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH, ACCORDING TO SAID PLAT; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN N67°16'55"E ALONG THE NORTH LINE OF SAID 5 FEET WIDE PRIVATE DRAINAGE EASEMENT, A DISTANCE OF 120.00 FEET TO THE EAST LINE OF SAID LOT 51; THENCE S22°15'27"E ALONG SAID EAST LINE, A DISTANCE OF 2.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN S67°16'55"W A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 240.01 SQUARE FEET, OR 0.006 ACRES, MORE OR LESS.

SHEET 2 OF 2;

SKETCH NOT VALID WITHOUT SHEET 1 OF 2

PDE = PRIVATE DRAINAGE EASEMENT	N. = NORTH, OR NORTHING	P.B. = PLAT BOOK
PUE = PUBLIC UTILITY EASEMENT	S. = SOUTH	R/W = RIGHT-OF-WAY
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BL HOMEOWNERS ASSOCIATION, INC.
BROOKS LANDING PROJECT I, LLC

EXHIBIT "A". SKETCH OF LEGAL DESCRIPTION ONLY.
NOT A BOUNDARY SURVEY.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SAMUEL C. BOWERS, P.S.M.
FL CERTIFICATE NO. 5890

SIGNING DATE: 6/1/2026

MORGAN & Associates

Consulting Engineers, Inc.

504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

EXHIBIT "B"
Surviving Easement Area

(Attached)

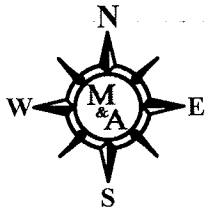
PRIVATE DRAINAGE EASEMENT EXHIBIT "B"

SURVIVING EASEMENT AREA SKETCH OF LEGAL DESCRIPTION

LOT 51, BROOKS LANDING PHASE 2, PLAT BOOK 76, PAGE 12

LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST

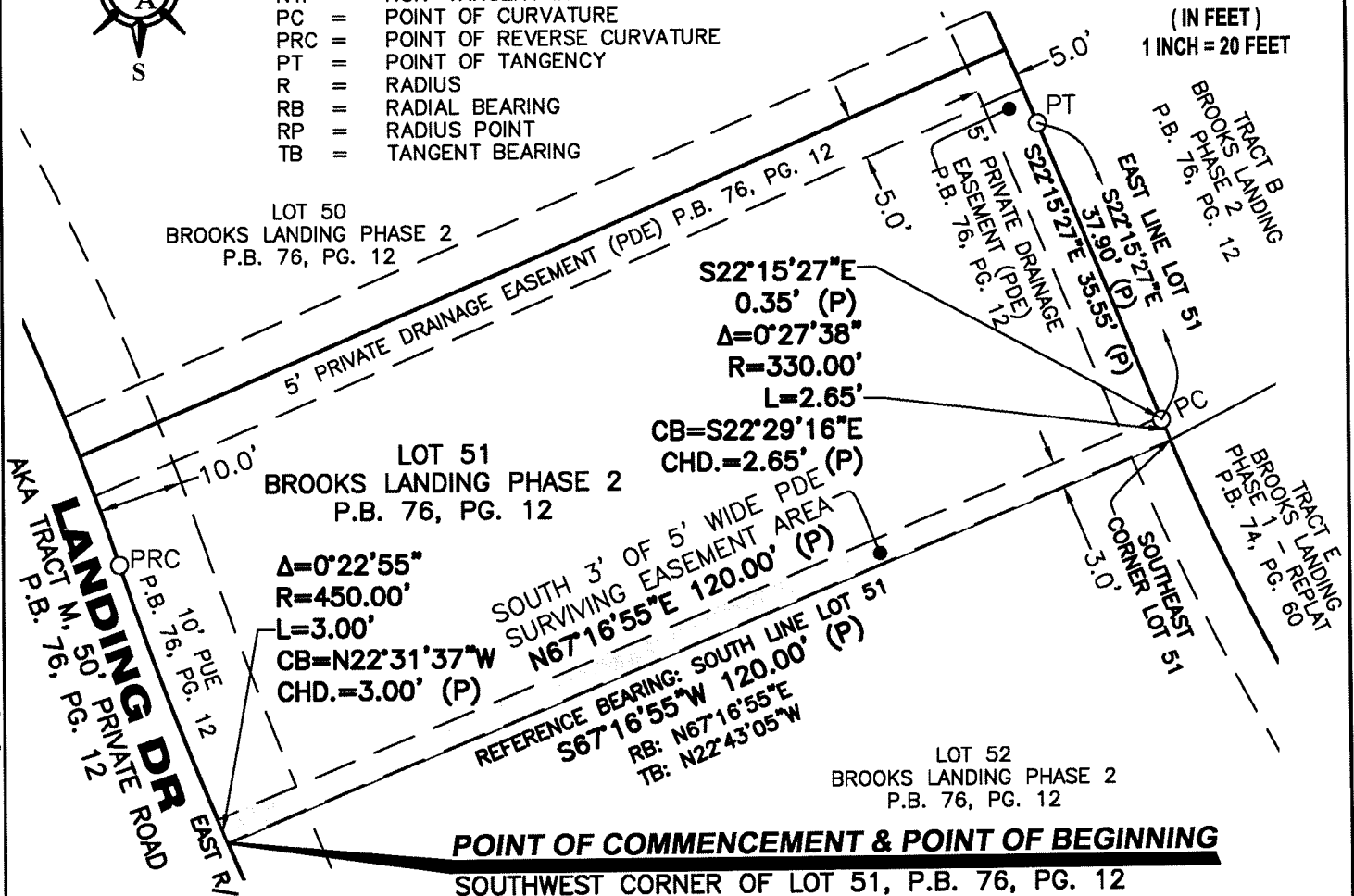
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



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 PC = POINT OF CURVATURE
 PRC = POINT OF REVERSE CURVATURE
 PT = POINT OF TANGENCY
 R = RADIUS
 RB = RADIAL BEARING
 RP = RADIUS POINT
 TB = TANGENT BEARING

[] = EXHIBIT "B"
 SURVIVING
 EASEMENT AREA

GRAPHIC SCALE
 0 10 20
 (IN FEET)
 1 INCH = 20 FEET



REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE REFERENCED TO A VALUE OF S67°16'55"W FOR
 THE SOUTH LINE OF LOT 51, BROOKS LANDING PHASE 2, ACCORDING TO THE
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 12, PUBLIC RECORDS
 OF BREVARD COUNTY, FL.

SHEET 1 OF 2;

SKETCH NOT VALID WITHOUT SHEET 2 OF 2

PDE = PRIVATE DRAINAGE EASEMENT	N. = NORTH, OR NORTHING	P.B. = PLAT BOOK
PUE = PUBLIC UTILITY EASEMENT	S. = SOUTH	R/W = RIGHT-OF-WAY
(P) = P.B. 76, PG. 12	E. = EAST, OR EASTING	SR = STATE ROAD
ESMT = EASEMENT	W. = WEST	TYP. = TYPICAL
	ORB = OFFICIAL RECORDS BOOK	AC. = ACRES
	PG. = PAGE	SF = SQUARE FEET

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 & SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

BL HOMEOWNERS ASSOCIATION, INC.
 BROOKS LANDING PROJECT I, LLC

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND
 MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL
 SURVEYORS AND MAPPERS IN RULE 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT
 TO SECTION 472.027 OF THE FLORIDA STATUTES.

SAMUEL C. BOWERS, P.S.M.

SIGNING DATE: 6/1/2026

FL CERTIFICATE NO. 5990

EXHIBIT "A". SKETCH OF LEGAL DESCRIPTION ONLY.
 NOT A BOUNDARY SURVEY.

MORGAN & Associates
 Consulting Engineers, Inc.

504 N Harbor City Blvd. Melbourne, FL 32935
 Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

PRIVATE DRAINAGE EASEMENT EXHIBIT "B"
SURVIVING EASEMENT AREA SKETCH OF LEGAL DESCRIPTION
LOT 51, BROOKS LANDING PHASE 2, PLAT BOOK 76, PAGE 12
LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE SOUTH 3 FEET OF A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH, SAID EASEMENT LYING WITHIN A PORTION OF LOT 51, BROOKS LANDING PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WITHIN A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT THE SOUTHWEST CORNER OF LOT 51 OF SAID PLAT OF BROOKS LANDING PHASE 2, SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY OF LANDING DRIVE, A PRIVATE ROAD 50 FEET IN WIDTH, SAID ROAD ALSO KNOWN AS TRACT M ACCORDING TO SAID PLAT, SAID POINT ALSO LYING ON THE ARC OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 450.00 FEET, AND A RADIAL BEARING OF: N67°16'55"E; THENCE FROM A TANGENT BEARING OF N22°43'05"W, RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°22'55", AN ARC LENGTH OF 3.00 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N22°31'37"W, AND A CHORD OF 3.00 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN N67°16'55"E A DISTANCE OF 120.00 FEET TO THE EAST LINE OF SAID LOT 51; THENCE S22°15'27"E ALONG SAID EAST LINE, A DISTANCE OF 0.35 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°27'38", AN ARC LENGTH OF 2.65 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF S22°29'16"E AND A CHORD OF 2.65 FEET), TO THE SOUTHEAST CORNER OF SAID LOT 51 OF SAID PLAT; THENCE DEPARTING SAID EAST LINE, RUN S67°16'55"W ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 360.00 SQUARE FEET, OR 0.008 ACRES, MORE OR LESS.

SHEET 2 OF 2:

SKETCH NOT VALID WITHOUT SHEET 1 OF 2

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SIGNING DATE: 6/1/2026

FL. CERTIFICATE NO. 5990

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Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

ID: ORB 10647, Page 2838County: BrevardDate: 6/10/26 Time: 12:01 PM

Prepared by and return to:
Brian M. Jones, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1600
Orlando, FL 32801

PARTIAL RELEASE OF PRIVATE DRAINAGE EASEMENT

(Lot 51, Brooks Landing Phase 2)

THIS PARTIAL RELEASE OF PRIVATE DRAINAGE EASEMENT (this “**Release**”) is made as of the 4 day of June, 2026 (the “**Effective Date**”), by:

BL HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, whose address is 1323 Brookhaven Drive, Orlando, Florida 32803 (the “**Association**”); joined by

BROOKS LANDING PROJECT I, LLC, a Florida limited liability company, whose address is 3601 Rigby Road, Suite 300, Miamisburg, Ohio 45342 (“**Declarant**”).

RECITALS

- A. Declarant developed the residential community known as Brooks Landing Phase 2 in the City of Titusville, Brevard County, Florida (the “**Community**”), and recorded a plat thereof entitled “**BROOKS LANDING PHASE 2**” in Plat Book 76, Pages 12 and 13, Public Records of Brevard County, Florida (the “**Plat**”).
- B. The Community is subject to that certain Declaration of Covenants, Conditions and Restrictions for Brooks Landing, recorded July 27, 2023, in Official Records Book 9847, Page 2523, Public Records of Brevard County, Florida (as amended and supplemented from time to time, the “**Declaration**”). Capitalized terms used and not otherwise defined herein have the meanings given to them in the Declaration.
- C. Pursuant to Note 6(D) of the Dedication on the Plat, a private drainage easement, 5.00 feet in width, was dedicated and conveyed to the Association for ingress, egress, and the installation, operation, and maintenance of private drainage facilities along certain side lot lines within the Community, including along the south side boundary line of Lot 51, Brooks Landing Phase 2 (“**Lot 51**”). The 5.00-foot strip so dedicated and lying along the south side lot boundary of Lot 51 is referred to herein as the “**Original Easement Area**”, and the easement interest of the Association therein is referred to herein as the “**Easement**”.
- D. NVR, Inc., a Virginia corporation d/b/a Ryan Homes (“**Lot Owner**”), is the present fee simple owner of Lot 51, having acquired title subject to the Easement.
- E. In connection with Lot Owner’s application for a side-yard setback variance from the City of Titusville and Lot Owner’s construction of a single-family residence on Lot 51, the Association has agreed to partially release the Easement so that it encumbers only the southerly 3.00 feet of the Original Easement Area.
- F. The Association is the sole grantee of, and holds the entire right, title, and interest in and to, the Easement. Neither Brevard County nor the City of Titusville holds any right, title, or interest in the Easement. The Association has determined that a 3.00-foot-wide private drainage easement along

the southerly boundary of Lot 51 is sufficient for all drainage purposes intended for Lot 51, and that the partial release contemplated by this Release does not alter the Stormwater Management System beyond maintenance in its original condition within the meaning of Section 9.03 of the Declaration.

- G. Turnover has not occurred. Under Sections 4.13 and 14.01(C) of the Declaration, Declarant has reserved the right, without joinder of any other person or entity, to alienate, release, or otherwise assign easements shown on the Plat or described in the Declaration. Declarant joins in this Release in exercise of those reserved rights.

AGREEMENT

In consideration of the foregoing recitals, which are incorporated herein by reference, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Association, joined by Declarant, agrees and declares as follows:

1. **Partial Release.** The Association, joined by Declarant, hereby releases, terminates, and extinguishes the Easement as it encumbers the northerly 2.00 feet of the Original Easement Area, being more particularly described and depicted on **Exhibit "A"** attached hereto (the "**Released Area**"). From and after the Effective Date, the Released Area is no longer encumbered by the Easement.
2. **Surviving Easement.** From and after the Effective Date, the Easement continues in full force and effect and encumbers only the southerly 3.00 feet of the Original Easement Area, being more particularly described and depicted on **Exhibit "B"** attached hereto (the "**Surviving Easement Area**"). The Surviving Easement Area remains subject to the same terms, conditions, rights, restrictions, and obligations as those applicable to the Easement under Note 6(D) of the Dedication on the Plat and Section 4.10 of the Declaration, including the prohibition against structures, improvements, trees, landscaping, fences, or other materials that may interfere with drainage. Nothing in this Release terminates, extinguishes, or impairs the Easement as to the Surviving Easement Area.
3. **Limited Scope.** This Release affects only the Easement. It is not an amendment of the Plat or the Declaration and does not affect any other easement, dedication, restriction, or covenant of record, all of which remain in full force and effect. All easements burdening Lot 51 other than the Easement, and all other private drainage easements within the Community, continue unaffected.
4. **Reservation of Declarant Rights.** Declarant's execution of this Release does not waive, diminish, or limit any right, power, privilege, easement, or reservation of Declarant under the Declaration or applicable law.
5. **Binding Effect.** This Release runs with the land and binds and benefits the Association, Declarant, Lot 51, and their respective successors and assigns and successors in title to Lot 51.
6. **Miscellaneous.** This Release is governed by Florida law, shall be effective upon recordation in the Public Records of Brevard County, Florida, and may be executed in counterparts, each of which is an original and all of which together constitute one instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Association has executed this Release as of the Effective Date.

WITNESS #1:

By: [Signature]
Name: Dylan Schindler
Address: 1000 Legion Pl
Orlando, FL 32801

ASSOCIATION:

BL HOMEOWNERS ASSOCIATION, INC.,
a Florida corporation not for profit

By: [Signature]
Name: Megan Willbur
Title: President

WITNESS #2:

By: [Signature]
Name: Clayton Sears
Address: 1000 Legion Pl
Orlando FL 32801

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of June, 2026, by Megan Willbur, as President of **BL HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Print Name: Chrissie Inosencio
Commission No.: HH 373512
My Commission Expires: 3/15/27



CHRISIE INOSENSIO
Commission # HH 373512
Expires March 15, 2027

[SIGNATURE PAGE OF ASSOCIATION]

IN WITNESS WHEREOF, the Declarant has executed this Release as of the Effective Date.

WITNESS #1:

By: Jamie Melson
Name: Jamie Melson
Address: 3601 Rigby Rd #300
Miamisburg OH 45342

DECLARANT:

BROOKS LANDING PROJECT I, LLC,
a Florida limited liability company

By: Aaron Matson
Name: Aaron Matson
Title: Manager

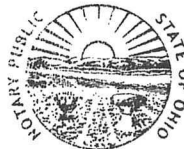
WITNESS #2:

By: Kelle Turpin
Name: Kelle Turpin
Address: 3601 Rigby Rd #300
Miamisburg OH 45342

STATE OF Ohio
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of June, 2026, by Aaron Matson, as Manager of **BROOKS LANDING PROJECT I, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Jamie Melson
Notary Public, State of Ohio
Print Name: Jamie Melson
Commission No.: N/A
My Commission Expires: 09-13-2030



JAMIE MELSON
Notary Public
State of Ohio
My Comm. Expires
September 13, 2030

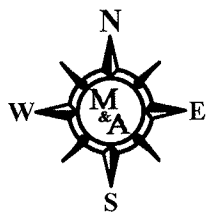
[SIGNATURE PAGE OF DECLARANT]

EXHIBIT “A”
Released Area

(Attached)

PRIVATE DRAINAGE EASEMENT EXHIBIT "A" RELEASED AREA SKETCH OF LEGAL DESCRIPTION

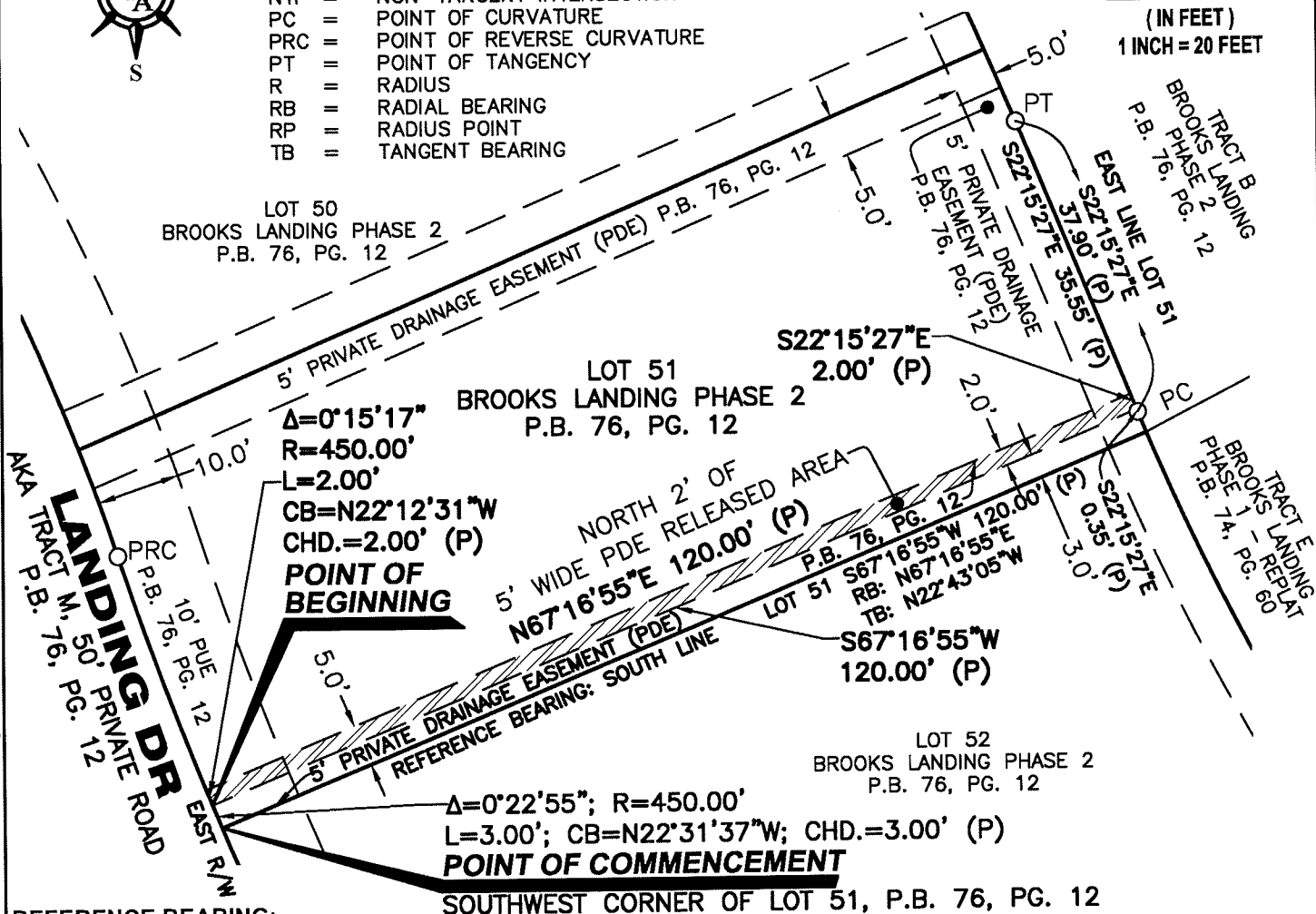
LOT 51, BROOKS LANDING PHASE 2, PLAT BOOK 76, PAGE 12
LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



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= EXHIBIT "A" RELEASED EASEMENT AREA

GRAPHIC SCALE
0 10 20
(IN FEET)
1 INCH = 20 FEET



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SHEET 1 OF 2:

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SAMUEL C. BOWERS, P.S.M.
FL CERTIFICATE NO. 5990

SIGNING DATE: 6/1/2026

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PRIVATE DRAINAGE EASEMENT EXHIBIT "A" RELEASED AREA SKETCH OF LEGAL DESCRIPTION

LOT 51, BROOKS LANDING PHASE 2, PLAT BOOK 76, PAGE 12
LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

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COMMENCE AT THE SOUTHWEST CORNER OF LOT 51 OF SAID PLAT OF BROOKS LANDING PHASE 2, SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY OF LANDING DRIVE, A PRIVATE ROAD 50 FEET IN WIDTH, SAID ROAD ALSO KNOWN AS TRACT M ACCORDING TO SAID PLAT, SAID POINT ALSO LYING ON THE ARC OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 450.00 FEET, AND A RADIAL BEARING OF: N67°16'55"E; THENCE FROM A TANGENT BEARING OF N22°43'05"W, RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°22'55", AN ARC LENGTH OF 3.00 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N22°31'37"W, AND A CHORD OF 3.00 FEET) TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:

THENCE CONTINUE ALONG SAID CURVE, AND ALONG SAID EAST RIGHT-OF-WAY OF LANDING DRIVE, THROUGH A CENTRAL ANGLE OF 0°15'17", AN ARC LENGTH OF 2.00 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N22°12'31"W, AND A CHORD OF 2.00 FEET) TO A POINT LYING ON THE NORTH LINE OF A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH, ACCORDING TO SAID PLAT; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN N67°16'55"E ALONG THE NORTH LINE OF SAID 5 FEET WIDE PRIVATE DRAINAGE EASEMENT, A DISTANCE OF 120.00 FEET TO THE EAST LINE OF SAID LOT 51; THENCE S22°15'27"E ALONG SAID EAST LINE, A DISTANCE OF 2.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN S67°16'55"W A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 240.01 SQUARE FEET, OR 0.006 ACRES, MORE OR LESS.

SHEET 2 OF 2;

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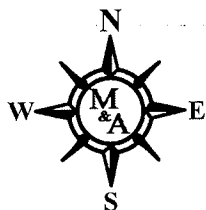
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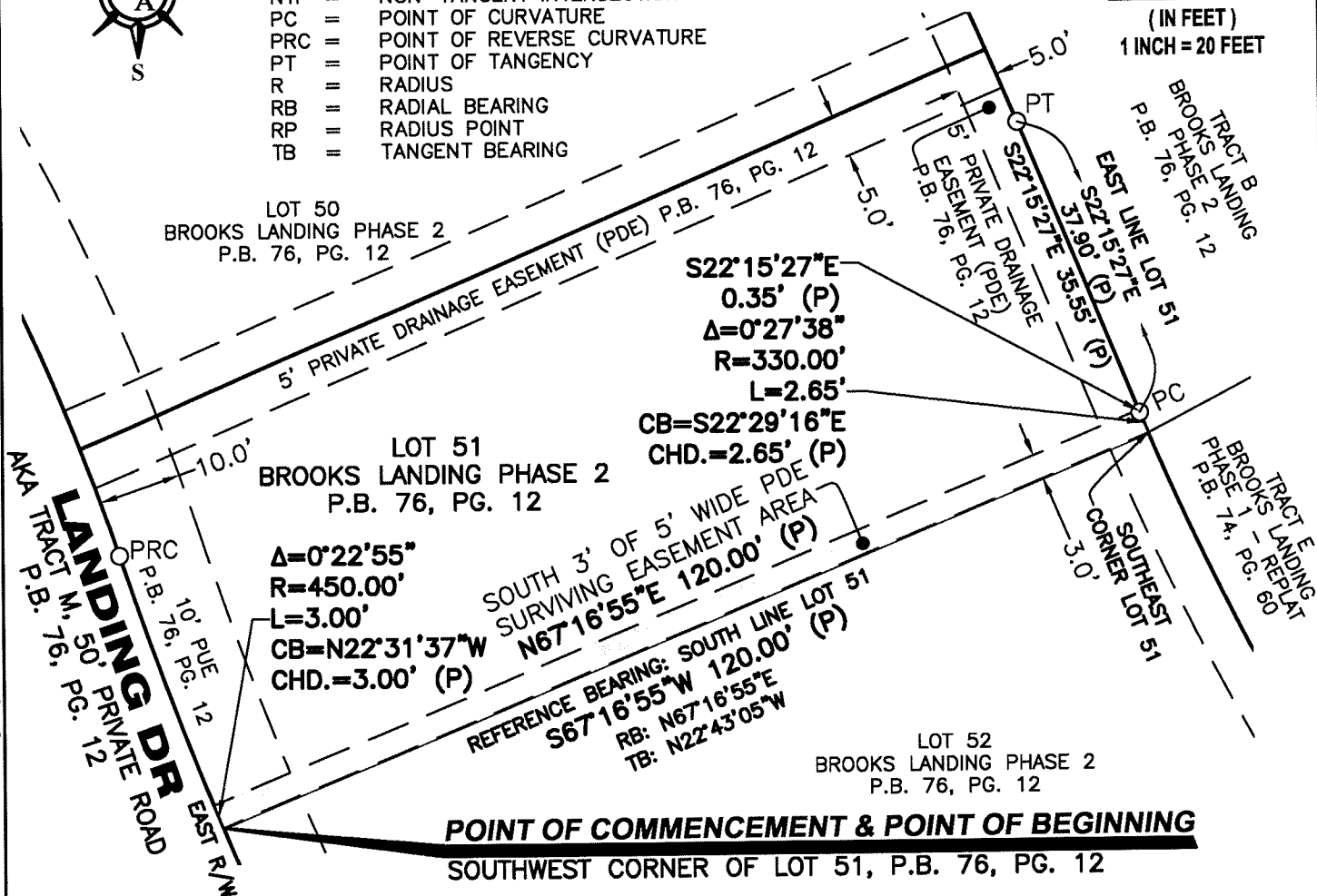
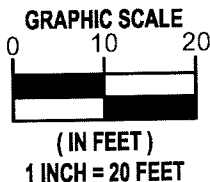
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DRAWN: J. HUSSEY CHD. BY: CSB PROJECT: 2026-062 DWG.: 2026-062.DWG

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LOT 51, BROOKS LANDING PHASE 2, PLAT BOOK 76, PAGE 12 LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE SOUTH 3 FEET OF A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH, SAID EASEMENT LYING WITHIN A PORTION OF LOT 51, BROOKS LANDING PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WITHIN A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT THE SOUTHWEST CORNER OF LOT 51 OF SAID PLAT OF BROOKS LANDING PHASE 2, SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY OF LANDING DRIVE, A PRIVATE ROAD 50 FEET IN WIDTH, SAID ROAD ALSO KNOWN AS TRACT M ACCORDING TO SAID PLAT, SAID POINT ALSO LYING ON THE ARC OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 450.00 FEET, AND A RADIAL BEARING OF: N67°16'55"E; THENCE FROM A TANGENT BEARING OF N22°43'05"W, RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°22'55", AN ARC LENGTH OF 3.00 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF N22°31'37"W, AND A CHORD OF 3.00 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN N67°16'55"E A DISTANCE OF 120.00 FEET TO THE EAST LINE OF SAID LOT 51; THENCE S22°15'27"E ALONG SAID EAST LINE, A DISTANCE OF 0.35 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°27'38", AN ARC LENGTH OF 2.65 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING OF S22°29'16"E AND A CHORD OF 2.65 FEET), TO THE SOUTHEAST CORNER OF SAID LOT 51 OF SAID PLAT; THENCE DEPARTING SAID EAST LINE, RUN S67°16'55"W ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 360.00 SQUARE FEET, OR 0.008 ACRES, MORE OR LESS.

SHEET 2 OF 2;
SKETCH NOT VALID WITHOUT SHEET 1 OF 2

PDE = PRIVATE DRAINAGE EASEMENT	N. = NORTH, OR NORTHING S. = SOUTH E. = EAST, OR EASTING W. = WEST ORB = OFFICIAL RECORDS BOOK PG. = PAGE	P.B. = PLAT BOOK R/W = RIGHT-OF-WAY SR = STATE ROAD TYP. = TYPICAL AC. = ACRES SF = SQUARE FEET
(P) = P.B. 76, PG. 12		
C = CENTERLINE		
ESMT = EASEMENT		

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE ORIGINAL SIGNATURE & SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

**BL HOMEOWNERS ASSOCIATION, INC.
BROOKS LANDING PROJECT I, LLC**

DRAWN: J. HUSSEY | CHD. BY: CSB | PROJECT: 2026-062 | DWG.: 2026-062.DWG

**EXHIBIT "A". SKETCH OF LEGAL DESCRIPTION ONLY.
NOT A BOUNDARY SURVEY.**

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

**SAMUEL C. BOWERS, P.S.M.
FL CERTIFICATE NO. 5990**

SIGNING DATE: 6/1/2026

MORGAN & Associates

Consulting Engineers, Inc.
504 N Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089 - LB 7040

ORDINANCE NO. 24-2019

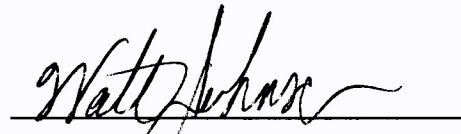
AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING ORDINANCE NO. 5-1993, BY AMENDING THE ZONING MAP MADE A PART OF SAID ORDINANCE BY REFERENCE BY REPLACING THE PRESENT PLANNED UNIT DEVELOPMENT ZONING (PUDZ) AND OPEN SPACE AND RECREATION (OR) ZONING TO PLANNED DEVELOPMENT (PD) ZONING FOR CERTAIN PROPERTY APPROXIMATELY 71.76 ACRES IN SIZE, HAVING TAX ID NUMBERS 2104776, 2104775, 2104780, 2105271, 2105270, LOCATED APPROXIMATELY 1,500 FEET EAST OF U.S. HIGHWAY 1 ON THE NORTH SIDE OF JAY JAY ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, Florida, made a part of said Ordinance by reference, by designating the following property described in Exhibit A with conditions and associated Master Plan in Exhibit B to be rezoned from Planned Unit Development Zoning (PUDZ)) and Open Space and Recreation (OR) to Planned Development (PD) zoning classification.

Section 2. This ordinance shall take effect simultaneously with the effective date of Comprehensive Plan Amendment (CPA) No. 1-2018 contained in Ordinance No. 23-2019.

PASSED AND ADOPTED this 11 day of June, 2019.


Walt Johnson, Mayor

ATTEST:


Assistant City Clerk
~~Wanda P. Wells, City Clerk~~



Exhibit A – Planned Development Ordinance

Brooks Landing Subdivision

1.1 DESCRIPTION:

The Brooks Landing Subdivision has a total project area of approximately 71.76 Acres and consists of single-family homes, common open space, and associated infrastructure.

1.2 LEGAL DESCRIPTION:

Parcels - 2,3,4,5 on map

Commencing at the Southeast corner of Section 20, Township 21, Range 35 East; Thence N. 00°42'27" W. along the East line of said Section 20 a distance of 20 feet to the point of beginning; Thence S. 89°45'46" W. a distance of 653.78 feet to a point; Thence N. 00°42'27" W., A distance of 437.50 feet; Thence S. 89°45'47" W. a distance of 47.32 feet to an intersection with the West line of that certain parcel described in Deed Book 901, page 172, Public Records of Brevard County, FL; Thence N. 00°42'27" W. along said West line, a distance of 472.50 feet to the North line of said certain parcel; Thence N. 89°45'47" E. along said North line, a distance of 236.09 feet; Thence N. 00°42'27" W. a distance of 402.70 feet to the South line of Brady Grove Park Subdivision, first and second addition, as recorded in Plat Book 28, Page 58 Public Records of Brevard County, FL.; Thence N. 89°44'53" E. along said South line, a distance of 465 feet to an intersection with the said East line of section 20; Thence continue along said South line and along the South line of Brady Grove Park Subdivision as recorded in Plat Book 25, page 43 of the Public Records of Brevard County, FL N. 89°57'03" E., a distance of 1,339.88 feet; Thence N. 89°57'24" E. along the North line of the South ½ of the Southwest ¼ of Section 21, Township 21, Range 35 East, a distance of 806.97 feet to the East line of that certain parcel as described in Deed Book 66, page 418 Public Records of Brevard County, FL; Thence S. 00°33'55" E. along said East line, a distance of 525.70 feet to a intersection with the South line of said certain parcel described in Deed Book 66, Page 418; Thence S. 89°56'01" W. along said South line, a distance of 808.81 feet to an intersection with the East line of that certain parcel described in Deed Book 44, page 418 of the public records of Brevard County, FL; Thence S. 00°28'53" E. along said East line a distance of 787.90 feet to a point said point being 20 feet North of as measured perpendicular to the South line of said Section 21; Thence West and parallel with the said South Line of Section 21 a distance of 1,333.68 feet to the point of Beginning. Containing 2,984,515.14 Sq. Ft. or 68.5150 acres More or less.

Parcel – 1 on map

Commencing at the Southwest corner of Section 20, Township 21, Range 35 East; Thence N. 00°42'27" W. along the East line of said Section 20 a distance of 20 feet; Thence S. 89°45'46", a distance of 653.78 feet to a point; Thence N. 00°42'27" W., a distance of 437.50 feet; Thence S. 89°45'47" W. a distance of 47.32 feet to an intersection with the West line of that certain parcel described in Deed Book 90, Page 172, Public Records of Brevard County, FL.; Thence N. 00°42'27" along said West line, a distance of 472.50 feet to the North line of said parcel and the point of beginning; Thence continue N. 00°42'27" W. a distance of 12.70 feet; Thence S. 89°45'47" W. a distance of 144.36 feet to a West line of that certain parcel described in Deed Book UU, Page 193, Paragraph 786, Township 21 South, Range 35 East, Section 20, Brevard County, FL. Thence N. 00°42'27" along said West line a distance of 389.93 feet to an intersection with the South line of Brady Grove Park Subdivision, First and Second addition, as recorded in Plat Book 28, Page 58, Public Records of Brevard County, FL.; Thence N. 89°44'53" E. along said South line a distance of 380.46 feet to an intersection with the West line of that

certain parcel described in Deed Book 90, Page 172, Public Records of Brevard County, FL; Thence South along said West line a distance of 402.70 feet; Thence S. 89°45'47" W. a distance of 236.09 feet to a point of beginning.
Containing 141,570 Sq. Ft. or 3.25 Acres, More or Less

1.3 REFERENCE TO GENERAL DEVELOPMENT PLAN:

The Brooks Landing Subdivision shall be implemented in accordance with the approved Master Plan.

1.4 PERMITTED USES:

Single-Family Detached Dwellings
Parks and common recreational areas

1.4.1 PERMITTED ACCESSORY USES:

Private swimming pools including screen enclosures
Detached accessory structures
Home based businesses as permitted by the City of Titusville

1.4.2 PROHIBITED USES:

Accessory Dwelling Units

1.5 DENSITY/INTENSITY MINIMUMS AND MAXIMUMS:

Maximum of one-hundred forty-three (143) single-family residential units.

1.6 CRITICAL DESIGN FEATURES:

Critical features of this project are the preservation of existing wetlands; preservation of the 100-year floodplain; and the provision of common recreational facilities in the form of ADA accessible, improved walking trails in Tracts B, and G, and a pavilion and fountain in Tract E. Additionally, a playground and/or 30x30 foot pavilion will be included within Tract I across the street from the pavilion in Tract E.

Due to the extended response time for emergency services and narrow side yard setbacks allowed by this PD, a fire suppression system acceptable to the Fire Marshal shall be installed in each home.

LAND USE ALLOCATION TABLE: (Based on associated master plan)

(Values are approximate and may be adjusted to meet engineering requirements through the site plan review process, consistent with Section 1.12 of this Ordinance)

Total project	71.97 AC
Residential	21.18 AC
Open Space	26.09 AC
Stormwater, road and perimeter buffers	24.70 AC

1.7 AREA, HEIGHT, BULK & OPEN SPACE REQUIREMENTS:

Min. Lot Area	6,000 Sq. Ft.
Min. Lot Width	50 Ft. (Lot width shall be defined as the distance between the side lot lines at the front yard setback as shown on the Recorded Plat)
Min. Floor Area	1200 Sq. Ft.
Max. Building Height	35 Ft., Except homes on lots 97-103 as shown on the Master Plan shall be limited to one (1) story

Max. Building Coverage	45% per lot
Maximum Impervious Coverage	65% per lot

Principal Structure Setbacks

Front	20 Ft.
Rear	20 Ft.
Side	5 Ft.
Side Corner	10 Ft. (Lots 107, 131, and 143 as illustrated on the master plan)

Accessory Structure Setbacks

Rear	5 Ft.
Side	5 Ft.
Side corner	20 Ft.

No accessory structure shall be placed in the front yard

1.8 ROADWAY DESIGN / TRAFFIC CIRCULATION

Roadway layout and traffic circulation internal to the site is illustrated on the Master Plan. The project will be provided with public road meeting the minimum standards for a local road right-of-way with pavement, curb, and sidewalks meeting the standards of the City of Titusville as depicted in the Master Plan. The roadway will provide sufficient space for emergency vehicles.

Internal streets shall be built to the standards specified in the City's Transportation Infrastructure Technical Manual, unless a waiver is granted by the Development Review Committee (DRC). The length of the cul-de-sac in the northeast corner of the property shall be reduced from the length depicted on the master plan to be adjacent to lots 107 and 108.

The 10-foot wide right-of-way dedication located on the north side of Jay Jay Road that is illustrated on the master plan may be in the form of an easement to the City.

1.9 UTILITIES:

Potable water and sanitary sewer service to be provided by the City of Titusville. The water main lines shall be extended to create a loop from the terminus of the existing water main on U.S. 1 and extending north to the intersection with Jay Jay Road, and then east of Jay Jay Road connecting to the existing water main that extends through the Chain of Lakes Park.

1.10 NATURAL RESOURCES:

Conservation areas to be owned and maintained by the Homeowners Association with a maintenance plan based on best management practices. Open Space Areas, including buffers and publicly accessible recreation areas, to be owned and maintained by the Homeowners Association in accordance with the requirements of the City of Titusville. The declarations and covenants governing the Homeowners Association shall be in a form and provide detail acceptable to the City.

All wetland areas to be preserved on site, as depicted by the Master Plan and described as wetlands # 1, 2, 3, 4, 5, and 9 on the survey dated 8/1/2018, shall be protected by a conservation easement.

1.11 BUFFERING /SCREENING:

A twenty (20) foot perimeter landscaped buffer will be established consistent with City of Titusville Land Development Regulations as illustrated on the master plan. A minimum seventy (70) foot buffer, which includes the twenty (20) foot required perimeter landscape buffer and the twenty

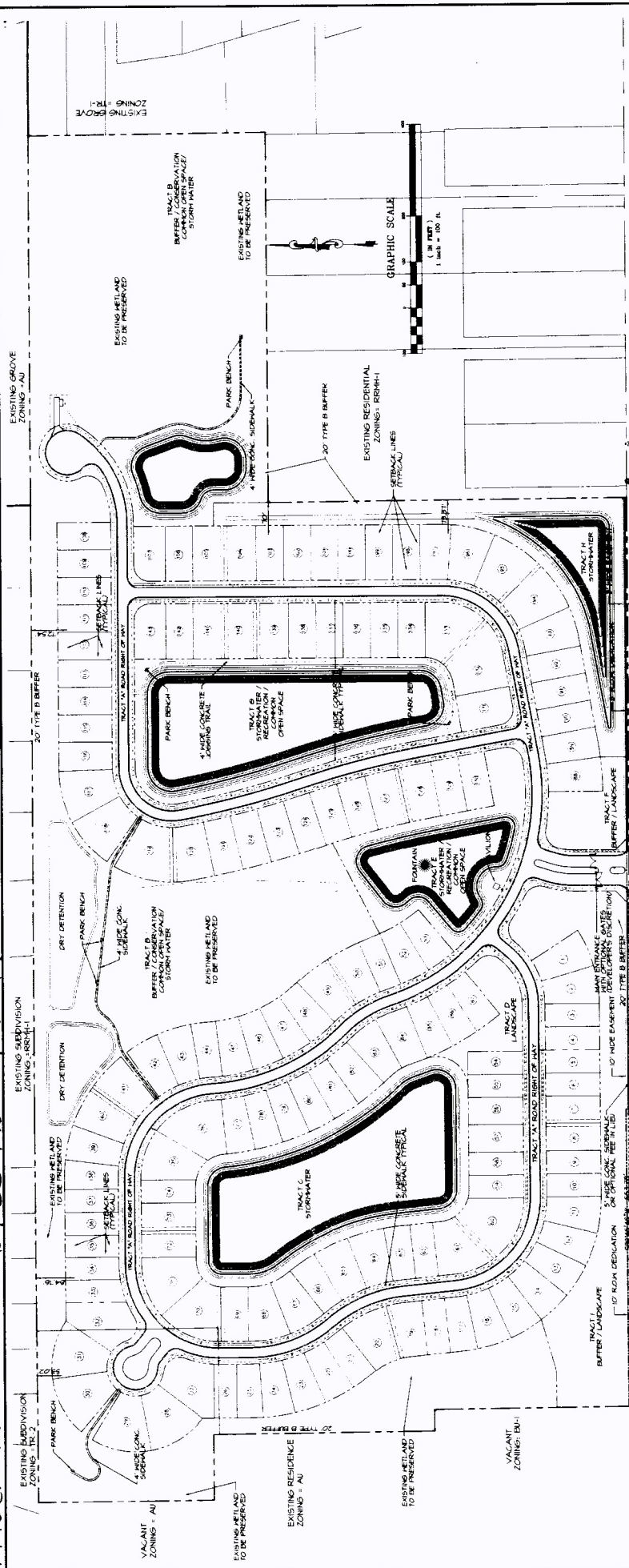
(20) foot rear lot setback, to the property line along the north and east property boundaries, with the exception of lots 30 and 31. Pools and screen enclosures shall be permitted within the rear yard setback provided they meet the accessory structure setbacks setback in Section 1.7, Area, Height, Bulk & Open Space Requirements.

1.12 PROCEDURES:

The sketch plat for this development shall be in conformance with the attached master plan to the greatest extent possible.

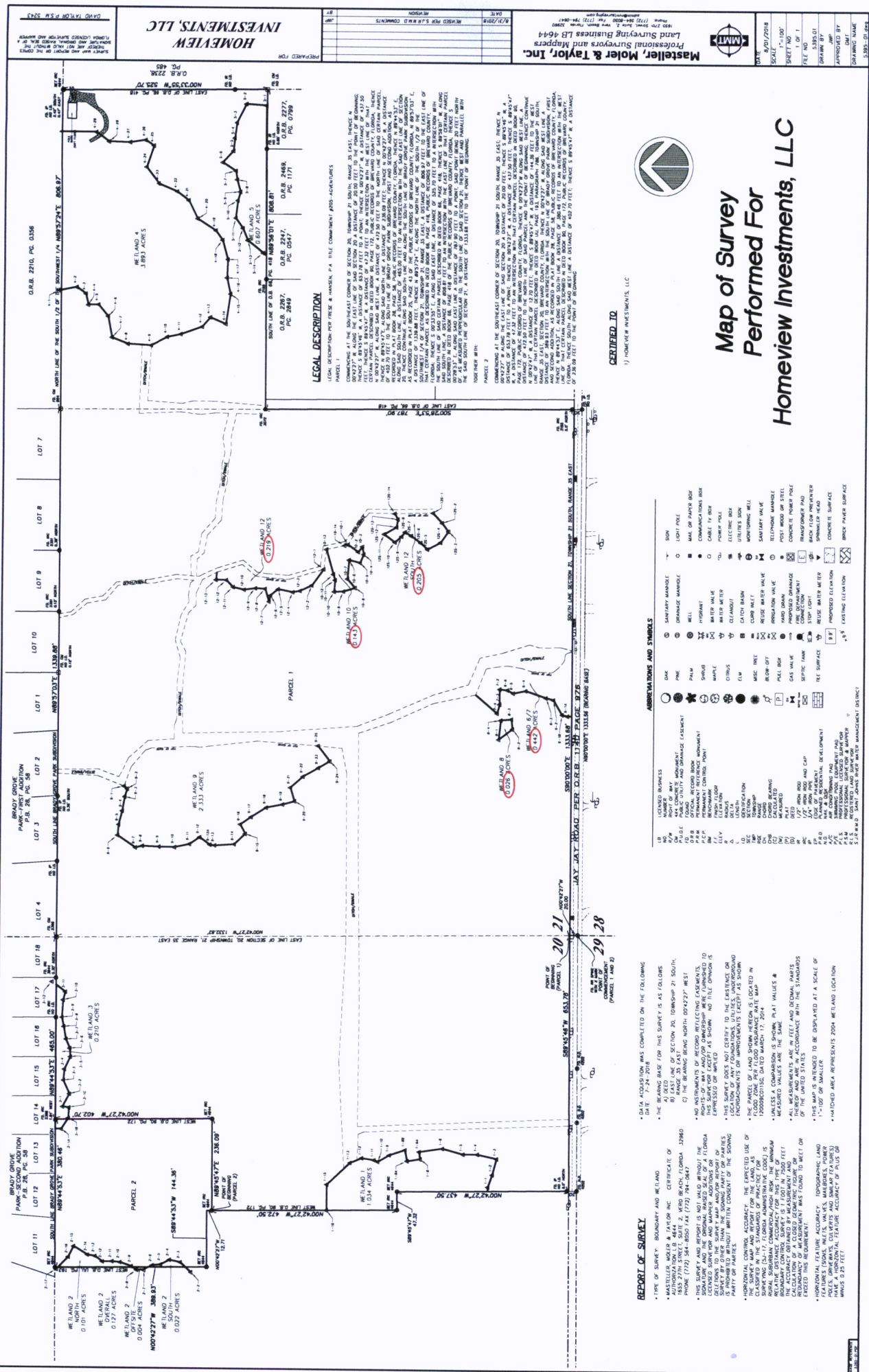
Amendments will follow the procedures set forth in Chapter 34, Article II, Division 3 Master Plans of the Code.

Attachment A Ordinance No. 24-2019



LAND USE ALLOCATION TABLE		
TRACT A: ROAD RIGHT OF WAY =	35,989 ac	(81.3 ac)
TRACT B: BUFFER / CONSERVATION	1,200 ac	(2.7 ac)
TRACT C: STORMWATER MANAGEMENT	= 181,209 ac	(4.16 ac)
TRACT D: COMMON OPEN SPACE =	20,342 ac	(0.47 ac)
TRACT E: STORMWATER MANAGEMENT	COMMON OPEN SPACE /	
TRACT F: COMMON OPEN SPACE =	25,590 ac	(0.59 ac)
TRACT G: BUFFER / COMMON OPEN SPACE =	25,590 ac	(0.59 ac)
TRACT H: STORMWATER MANAGEMENT	COMMON OPEN SPACE /	
TRACT I: RECREATION =	173,929 ac	(3.99 ac)
TRACT J: BUFFER / LANDSCAPE =	122,239 ac	(2.81 ac)
TRACT K: STORMWATER MANAGEMENT	COMMON OPEN SPACE /	
TRACT L: RECREATION, LOTS	1,729,147 ac	(25.93 ac)
TRACT M: BUFFER / LANDSCAPE	122,239 ac	(2.81 ac)
R.O.W. DEDICATION	13,206 ac	(0.30 ac)
PROJECT TOTAL	315,979 ac	(7.19 ac)
COMMON OPEN SPACE		
TRACT B: BUFFER / CONSERVATION	COMMON OPEN SPACE /	
TRACT C: STORMWATER MANAGEMENT	COMMON OPEN SPACE /	
TRACT E: STORMWATER MANAGEMENT	COMMON OPEN SPACE /	
TRACT G: BUFFER / COMMON OPEN SPACE =	25,590 ac	(0.59 ac)
TRACT H: STORMWATER MANAGEMENT	COMMON OPEN SPACE /	
TRACT J: RECREATION =	173,929 ac	(3.99 ac)
TRACT L: RECREATION, LOTS	1,729,147 ac	(25.93 ac)
TRACT M: BUFFER / LANDSCAPE	122,239 ac	(2.81 ac)
TOTAL COMMON OPEN SPACE	= 1,177,029 ac	(27.02 ac) = 37.5%

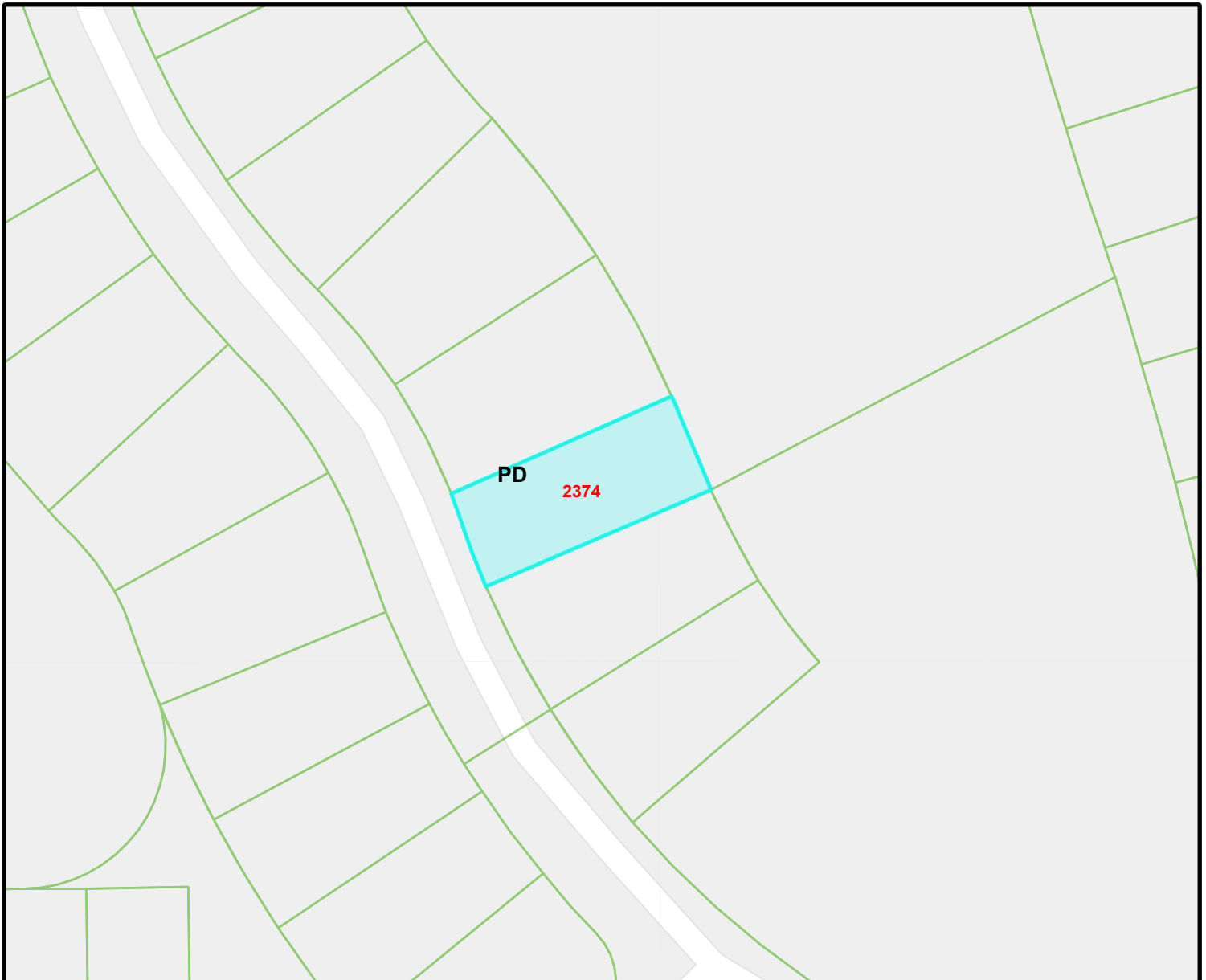
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Ordinance No. 24-2019

CA: Planning Dept. (P. Busacca)

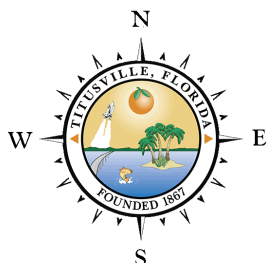
6.25.19 Legal (K. Broom)



ZONING MAP

RESIDENTIAL DISTRICTS

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



COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

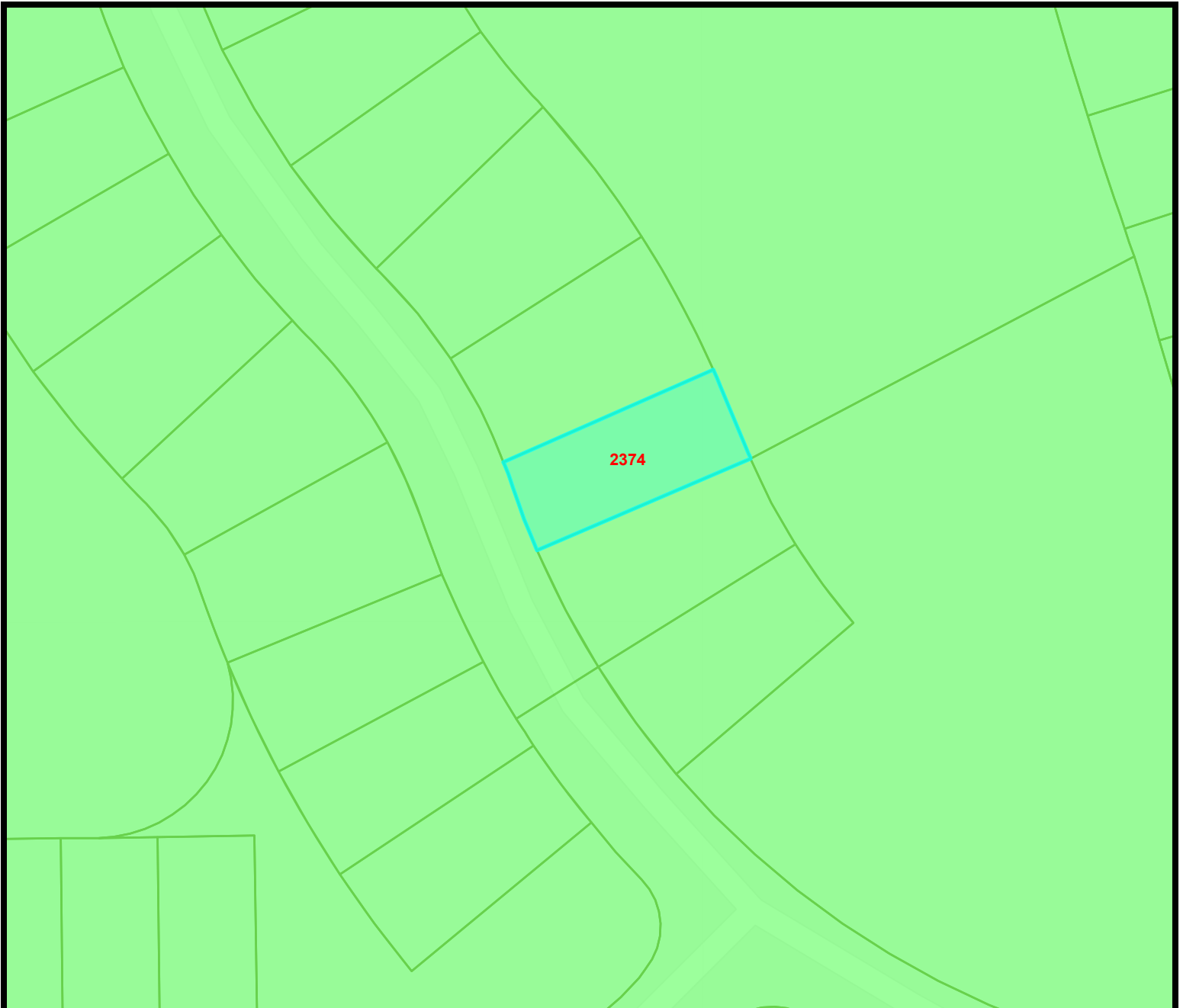
M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

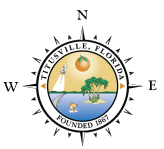
TSA	TITUSVILLE SHORELINE AREA
AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREA
ACC	AREA OF CRITICAL CONCERN
HPA	HISTORIC PRESERVATION AREA

SPECIAL DISTRICTS

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



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