CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

July 8, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

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

   A. **Minutes June 17, 2026**
   Approve minutes

6. **QUASI-JUDICIAL CONFIRMATION PROCEDURES**
7. **PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**
8. **OLD BUSINESS**

9. NEW BUSINESS

A. **Small Scale Amendment (SSA) No. 1-2026 - Canaveral Ave**

Conduct the public hearing and make recommendation on Small Scale Comprehensive Plan Amendment (SSA) 1-2026.

B. **Ordinance Cell Towers in Community Commercial (CC) Zoning District**

Conduct the public hearing and consider the Ordinance to amend the Land Development Regulations by amending Section 28-220, "Transmission tower" and Section 28-54 “Use table" to permit transmission towers in the Community Commercial (CC) zoning district; providing severability, repeal of conflicting ordinances, incorporation into the code and an effective date.

This is a legislative item.

The City Council will hold the public hearing on August 11, 2026.

C. **Planning & Zoning Commission Semi-Annual Report**

Review the Semi-Annual Report. Approve or Approve with changes. Decide to submit it as a written report or have a member present in person.

D. **Comprehensive Plan Amendments CPA No. 1-2026 (Map) and CPA No. 2-2026 (Text) – Space Coast Innovation Park Phase 3 Transmittal Hearing**

Conduct the public transmittal hearing for the Map (CPA 1-2026) and Text (CPA 2-2026) Amendments and provide a recommendation to City Council.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. **City Staff**

B. **City Attorney**

C. **Chairman**

D. **Members**

12. ADJOURNMENT

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

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

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission

From:

Subject: **Minutes June 17, 2026**

Department/Office: Planning

Recommended Action:
Approve minutes

Summary Explanation & Background:
Minutes June 17, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:
1. 06.17.26 Minutes Draft P&Z

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday June 17, 2026 at 6:00 p.m.

XXX

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

XXX

Secretary Fayson made a motion to approve the minutes of the June 3, 2026 meeting as presented. Member Troutman seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

Stan Johnston of Titusville, Florida came to speak. Mr. Johnston provided a handout of Plate 5-1B 1966 SMP. Mr. Johnston referred to an email he said he sent regarding stormwater and unmaintained ditches.

Member Seidler asked if the ditches have been maintained. Mr. Johnston stated that he doesn't believe they have been since 1971.

Member Graham suggested Mr. Johnston reach out to Brevard County and DOT with his concerns.

XXX

Old Business

Conditional Use Permit CUP#9-2025, Parcel ID# 21-35-28-00-279
Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission members had discussion with Mr. Galindo regarding access points.

Kyle Shasteen with Bowman Engineering, Melbourne, Florida came to speak in favor of this item.

Kim Rezanka, attorney representative, Melbourne, Florida came to speak in favor of this item.

Member Seidler requests that the applicant provide a cross-access easement. Ms. Rezanka said they would agree to this request.

Member Seidler asked what kind of safety precautions will be used for the trail users in this area. Ms. Rezanka and Mr. Shasteen stated that they will be meeting all required safety standards with signage etc.

The Planning and Zoning Commission members had discussion regarding increased traffic and the desire to have a traffic study provided.

XXX

Member Graham made a motion to recommend approval of Conditional Use Permit CUP#9-2025 - Parcel ID#21-35-28-00-279. Secretary Fayson seconded.

Member Seidler asked for a friendly amendment to add the following three conditions:

1. A traffic study be provided
2. Recorded cross-access easement
3. A trail-crossing safety plan be provided

Member Graham and Secretary Fayson accepted the friendly amendment.

Roll call was as follows:

Vice Chairman Scully	Yes
Member Seidler	Yes
Member Graham	Yes
Member Troutman	Yes
Secretary Fayson	Yes

Motion passed.

XXX

New Business

Small Scale Amendment SSA#1-2026 – Canaveral Avenue

Principal Planner Eddy Galindo stated that there was an error in the advertisement of this item and staff is withdrawing the item to readvertise correctly. This item will be readvertised and presented at the July 8, 2026 Planning and Zoning Commission meeting.

XXX

Comprehensive Plan Evaluation and Appraisal Report (EAR)
Principal Planner Eddy Galindo gave an overview of this item.

XXX

Member Troutman made a motion to recommend approval to City Council of the transmittal of the Comprehensive Plan Evaluation and Appraisal Report to the state. Secretary Fayson seconded.

Roll call was as follows:

Member Graham	Yes
Member Troutman	Yes
Secretary Fayson	Yes
Vice Chairman Scully	Yes
Member Seidler	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present
None

XXX

Reports
None

XXX

Adjournment 6:58pm

DRAFT

City of Titusville

"Gateway to Nature and Space"

REPORT

To:	Members of the Planning and Zoning Commission
From:	Bradley Parrish, Community Development Director
Subject:	**Small Scale Amendment (SSA) No. 1-2026 - Canaveral Ave**
Department/Office:	Community Development

Recommended Action:
Conduct the public hearing and make recommendation on Small Scale Comprehensive Plan Amendment (SSA) 1-2026.

Summary Explanation & Background:
The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning on approximately 6,970+/- square feet of land located on Canaveral Avenue, north of Palmetto Street and south of Pine Street for the construction of a duplex building. The request intends to change the current future land use designation from Medium Density Residential to High Density Residential and rezone the property from Single-Family High Density (R-1C) to Multifamily High Density Residential (R-3) to support the intended multifamily use. The property is part of the Titusville plat (Plat Book 1, Page 8) and is currently vacant. Brevard County Property Appraiser Tax Account No. 2200505 and Parcel ID No. 22-35-03-03-26-7.

This item is scheduled to be heard by the City Council at the August 11, 2026 meeting.

Alternatives:

1. Recommend approval of the proposed amendment and rezoning.
2. Recommend approval of the proposed amendment and rezoning with changes.
3. Do not recommend approval of the amendment and rezoning.

Item Budgeted:
N/A

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

Strategic Plan:
Goal 2: Efficient & Effective Services
Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:
1. Staff Report SSA #1-2026 Canaveral Avenue 5-4-26
2. Application SSA
3. Application REZ
4. Application Amend to HDR and R-3
5. Boundary Survey
6. Canaveral Ave - Community Meeting Notice Letter & Final Report
7. Ordinance - FLU 6-15-26
8. Ordinance - REZ 6-15-26
9. MAPS

City of Titusville

Planning Department Staff Report

Small Scale Comprehensive Plan Map Amendment with Rezoning
SSA No. 1-2026 – Canaveral Avenue Parcel ID:22-35-03-03-26-7

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	July 8, 2026
City Council First Ordinance Reading	July 28, 2026
City Council Public Hearing	August 11, 2026

Prepared By: Eddy Galindo, AICP – Principal Planner

Applicant(s): Jeremiah Ofori, representing the owner, Gold Coast Developers of Florida, LLC.

Applicant's Request: **SSA:** Amend the Comprehensive Plan Future Land Use Map by replacing the Medium Density Residential future land use designation with the High Density Residential future land use designation on approximately 6,970+/- square feet of property to permit the construction of a duplex.

REZ: Amend the zoning map by replacing the Single-Family High Density (R-1C) zoning district to the Multifamily High Density Residential (R-3) zoning district on approximately 6,970+/- square feet of property to permit the construction of a duplex.

Staff Recommendation: **SSA:** Consider changing the future land use designation from Medium Density Residential to High Density Residential.

REZ: Consider changing the zoning from the Single-Family High Density (R-1C) to the Multifamily High Density Residential (R-3) zoning district consistent with the Small Scale Amendment.

BACKGROUND INFORMATION

The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning on approximately 6,970+/- square feet of land located on Canaveral Avenue, north of Palmetto Street and south of Pine Street for the construction of a duplex building. The request intends to change the current future land use designation from Medium Density Residential to High Density Residential and rezone the property from Single-Family High Density (R-1C) to Multifamily High Density Residential (R-3) to support the intended multifamily use. The property is part of the Titusville plat (Plat Book 1, Page 8) and is currently vacant. Brevard County Property Appraiser Tax Account No. 2200505 and Parcel ID No. 22-35-03-03-26-7.

AERIAL MAP



PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant	Medium Density Residential [10 du/ac]	Single-Family High Density (R-1C) [6.7 du/ac]

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning
Multifamily Residential (Duplex)	High Density Residential [15 du/ac]	Multi-Family High Density Residential (R-3) [15 du/ac]

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Single-Family Residence	Medium Density Residential	Single-Family High Density (R-1C)
South	Single-Family Residence	Medium Density Residential	Single-Family High Density (R-1C)
East	Canaveral Avenue Right of Way	N/A	N/A
	Vacant	Medium Density Residential	Single-Family High Density (R-1C)
West	Single-Family Residence	Medium Density Residential	Single-Family High Density (R-1C)

STAFF ANALYSIS

General Information:

The purpose of the land use amendment and rezoning is to construct a duplex on an existing, vacant lot. The subject property is in the Canaveral Heights neighborhood, west of downtown, in a primarily residential area. The surrounding properties are designated with the Single Family High Density (R-1C) zoning district and Medium Density Residential future land use; however, the zoning in the larger area (generally bounded by Pine Street to the north, Palmetto Street to the south, S. Grannis Avenue to the west, and the Florida East Coast Railroad to the east) can be described as a mix of R-1C and Multi-Family High Density
(R-3) zoning and a mix of Medium Density Residential and High Density Residential Future Land Use designations.

The property is approximately 6,970 square feet or 0.16 acres in size. The current R-1C zoning district permits single-family dwellings at a density of 6.7 dwelling units per acre, which yields one (1) residential dwelling on the property; The requested Multi-Family High Density (R-3) zoning district and High Density Residential future land use designation permit a maximum density of 15 dwelling units per acre, which yields two (2) residential dwellings on the property. The current R-1C zoning district is consistent with the current Medium Density Residential future land use designation. The proposed R-3 zoning district is consistent with the proposed High Density Residential future land use designation.

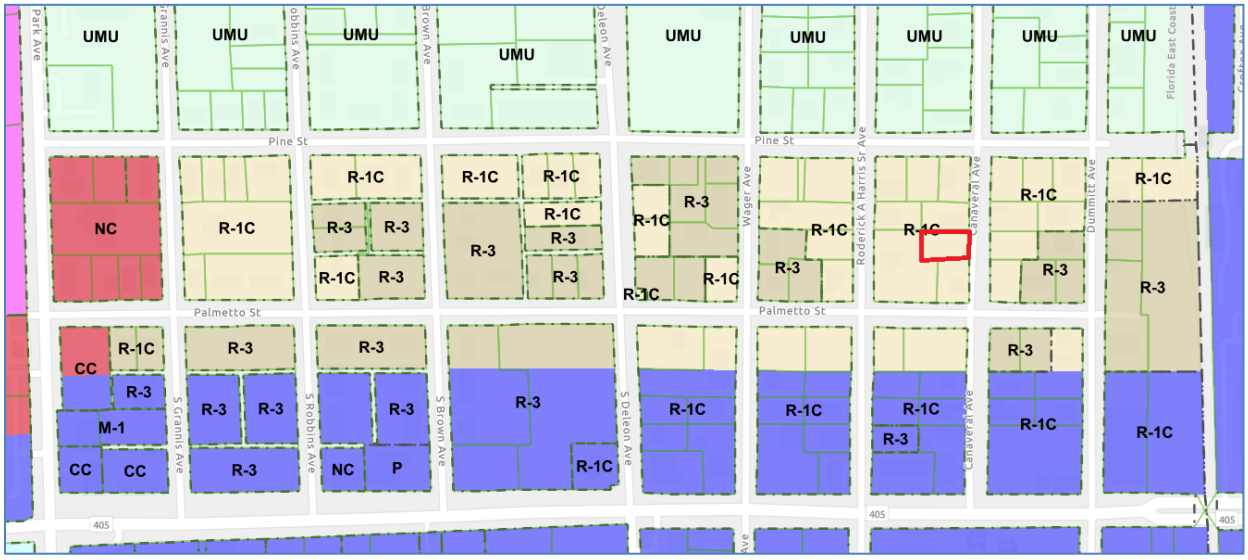


Figure 1. Surrounding Zoning and Future Land Use Designations

Area of Critical Concern:

The property is **not** located within the Area of Critical Concern.

COMPREHENSIVE PLAN AMENDMENT (CPA) REVIEW

Future Land Use Map Amendment Sprawl Criteria

The following list is the review criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to urban sprawl [Section 34-23 of the LDR].

1. The extent to which the proposed amendment is contiguous to an existing development area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment.

Staff Comment: The property is part of the original Town of Titusville plat of 1880. The property is bounded by existing residential development and one vacant residential land to the east. The area includes established blocks in a gridded urban street pattern of development.

2. The extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development.

Staff Comment: The city has experienced a population growth rate of approximately 1% to 1.2% per year. The land use amendment and rezoning could accommodate an additional 3 residents above what is currently vested on the property.

3. The extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted capital improvement schedule, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law.

Staff Comment: The property is located within the urban service area and adequate water, and sewer services are available to serve the maximum buildout potential of two residential dwellings. Existing infrastructure near the site includes an eight (8) inch sewer gravity main and a six (6) inch water main located within the Canaveral Avenue right of way. A six (6) inch pressurized reclaimed water main runs along Palmetto Street, south of the subject property; however, the property is not within the Area of Critical Concern (ACC) and reclaimed water service is typically prioritized for properties within the ACC.

4. The extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it.

Staff Comment: The subject property is located adjacent to existing facilities. The amendment is not anticipated to require new publicly funded infrastructure to serve the site.

5. The extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and

Staff Comment: The subject property is largely surrounded by existing development and adequate utilities are available to serve the development. The amendment is unlikely to result in urban sprawl as defined in Chapter 163, which is characterized by a low density, automobile-dependent development pattern requiring the inefficient extension of public facilities.

6. The extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated, demonstrates an efficient use of land, ensures compatible development adjacent to agriculture lands, protects environmental qualities and characteristics, provides interconnectivity of roadways, supports the use of non-automobile modes of transportation, and appropriately addresses the infrastructure needs of the community.

Staff Comment: The subject property is located within the City's Urban Service Area and is within an area that is predominantly residential in nature. Sewer and water facilities are available to service the property.

On April 27, 2022, the Council directed the staff to propose a strategy whereby certain portions of the Draft 2040 TitusvilleTomorrow Comprehensive Plan may be incorporated into the adopted comprehensive plan. The City's consultant, Kimley-Horn (formerly Canin

Associates of Orlando), held a public engagement meeting on February 4, 2023, and presented draft Goals, Objectives and Policies (GOPs) to the Future Land Use,



Transportation and Housing Elements of the Comprehensive Plan. The amendments included an expansion of the Urban Mixed Use land use category into the subject neighborhood. In various subsequent community and City Council meetings between 2023-2025, the consultant identified missing middle type housing as appropriate in the area. Missing middle housing are small developments such as duplexes and quadraplex buildings that fit into walkable neighborhoods. The subject neighborhood is walkable due to the existing street grid pattern and proximity to essential services. In addition, the compact development pattern of the neighborhood demonstrates an efficient use of land. These characteristics allow for an increase in density and overall intensity of the area.

7. The extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

Staff Comment:

The area is predominantly residential in character, with detached single-family homes representing the most common housing type. However, it also includes a mix of multifamily options such as duplexes, triplexes, and quadplexes. These multifamily developments provide a necessary and more affordable alternative to single-family housing.

With the city experiencing steady population growth of approximately 1% to 1.2% annually, expanding the overall housing supply remains a priority in addressing the broader statewide housing affordability challenges. "Missing middle" housing types—such as duplexes and quadplexes—are well-suited to the existing neighborhood context. They offer a compatible scale while creating opportunities for property owners to generate additional income through leasing.

The consultant noted that the area benefits from strong connectivity to downtown and nearby trail systems. It maintains a desirable balance between residential and non-residential uses, with convenient access to downtown amenities. However, the consultant also identified regulatory barriers to the development of missing middle housing, including minimum living area requirements, lot size standards, and setback regulations.

Overall, these characteristics position the area as economically promising, while also highlighting opportunities for targeted policy adjustments to better support diverse and attainable housing options.

Consistency with the Comprehensive Plan

The following is an analysis of the consistency of the request with the City's Comprehensive Plan. The request for a Comprehensive Plan Amendment and rezoning is consistent with the Comprehensive Plan and more specifically with the following objectives and policies of the Comprehensive Plan.

Future Land Use Element [FLUE] Policy 1.14.1: Sites for residential development shall be located throughout the City in a variety of residential zoning classifications, which provide for a variety of lot sizes, floor areas, setbacks, and residential densities.

Staff Comment: The proposed high Density Multifamily Residential land use and Multifamily High Density (R-3) zoning are within proximity to a variety of residential and mixed-use zoning classifications which include Single-Family High Density (R-1C), Multi-Family High Density Residential (R-3), and Urban Mixed Use (UMU). There is a need throughout the city for additional housing options beyond single-family residences. The addition of a multifamily residential use would further add to the variety of residential developments and densities permitted throughout the city.

[FLUE] Policy 1.14.6: High density residential uses (maximum fifteen (15) units per acre) or mobile homes shall consider existing and proposed land uses to ensure compatibility. Further, such densities shall be located adjacent to at least a collector or arterial street unless the property is located along the following local road, which already has a multi-family development pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).

Staff Comment: The proposed High Density Residential future land use is in proximity to a variety of residential land use designations which include: Medium Density Residential (10 du/ac), High Density Residential (15 du/ac), and Urban Mixed Use (15 du/ac). The proposed High Density Residential future land use designation, with a maximum of fifteen (15) units per acre, would permit a maximum of two (2) residential units on the property (15 units per acre X 0.16 acres = 2.4 units). The construction of two residential units is compatible and consistent with the surrounding area. The property is located along a local roadway, Canaveral Avenue, which has direct access to South Street (State Road 405), an arterial roadway, located approximately 540± feet south of the property.

[FLUE] Policy 1.14.5: Medium density residential uses (maximum ten (10) units per acre) shall consider existing and proposed land uses to ensure compatibility. Further, such densities shall be located adjacent to at least a collector street, unless the property is located along the following local road, which already has a multi-family development pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).

Staff Comment: The current Medium Density Residential future land use designation has a maximum density of ten (10) units per acre, which permits a maximum of one (1) residential unit on the property (10 units per acre X 0.16 acres = 1.6 units). The Medium Density Residential future land use designation is compatible and consistent with the surrounding area. The property is located along a local roadway, Canaveral Avenue, which has direct access to South Street (State Road 405), which is an arterial roadway located approximately 540± feet south of the property. The abutting properties are designated as Medium Density Residential (10 du/ac) on the City's Future Land Use Map.

[FLUE] Policy 1.14.8: Negative impacts of residential land uses on environmentally sensitive areas shall be minimized. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of residential land uses designation and the specific intensity of use authorized by land development regulations.

Staff Comment: The subject property is vacant residential land and is primarily wooded. According to the National Wetlands Inventory Map, no wetlands are shown on the site. No areas of the site are designated as Conservation on the City's Future Land Use Map, which would typically indicate the presence of potential wetlands.

[FLUE] Policy 1.17.1: The following items shall be addressed in the analysis of the land use changes: Surrounding uses; Surrounding zoning; Acreage; Description of site; Soils and topography; Flood zone; Recharge potential; Traffic counts on adjacent streets; and Impact on adopted levels of service; Water supply availability.

Staff Comment: The character of the area is a mixture of single-family homes, multifamily homes, and vacant residential lots. The addition of a residential use, a duplex, will not change the nature of the surrounding area and is not expected to generate any detriment to the public safety and welfare of the general public.

The property is within the City's urban service area. Existing infrastructure near the site includes a six (6) inch water main and an eight (8) inch gravity sewer main along Canaveral Avenue. The property is located outside of the Area of Critical Concern (ACC) and reclaimed water service is not available to the property. The nearest reclaimed water main is located approximately one hundred and fifty (150) feet south of the property, at the intersection of Canaveral Avenue and Palmetto Street. A circular, reinforced concrete stormwater pipe is also located along Canaveral Avenue. There is adequate water and sewer service to serve a build-out scenario of two (2) residential units.

The Space Coast Area Transit Bus Routes #1, #2, #5, and #10 provide service within approximately a quarter of a mile of the subject property with stops along South Street (SR405). The property is located within Flood Zone X (area of minimal flood hazard). Maps depicting soils, flood hazard areas, location, etc., are provided within the agenda package. The property is not located within the Area of Critical Concern.

REZONING REVIEW

Zoning Review Criteria

Section 34-40 of the LDR lists the review criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to zoning.

The following are staff's findings:

1. Comprehensive Plan Consistency Statement.

Staff Comment: According to the Land Use/Zoning Matrix described in Chapter 27 of the Land Development Regulations, the R-3 zoning district is consistent with the proposed High Density Residential future land use category. [FLUE] Policy 1.14.6 states that "high density residential uses (maximum fifteen (15) units per acre) or mobile homes shall consider existing and proposed land uses to ensure compatibility and such densities shall be located adjacent to at least a collector or arterial street unless the property is located along the following local road, which already has a multi-family development

pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).” A duplex, or two residential units, is not typically generally considered a high-density residential use.

The property is located on Canaveral Avenue, between Pine Street to the north and Palmetto Street to the south. Canaveral Avenue provides direct access to South Street (State Road 405), located approximately 540± feet south of the property. South Street is an arterial roadway as identified in Sec. 9.3 of the Transportation Technical Manual. Canaveral Avenue is a local roadway as identified in Sec. 9.3 of the Transportation Technical Manual. The blocks to the east and west of the property exhibit a Future Land Use pattern which can be described as a mix of Medium Density Residential and High Density Residential. The request is consistent with the Future Land Use pattern in the surrounding area.

The current Medium Density Residential land use with R-1C zoning is also consistent with the Land Use/Zoning Matrix and would provide maximum of nine (9) units per acre. [FLUE] Policy 1.14.5 states that “Medium density residential uses (maximum ten (10) units per acre) shall consider existing and proposed land uses to ensure compatibility. Further, such densities shall be located adjacent to at least a collector street, unless the property is located along the following local road, which already has a multi-family development pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).” The property and all other properties within the same block, bounded by Roderick A Harris Sr. Ave, Pine St., Canaveral Ave, and Palmetto Street, are currently designated as Medium Density Residential (10 du/ac) on the City’s future land use map. Retaining the current Medium Density Residential future land use designation could be considered; however, this would not provide enough density to permit the construction of a duplex as proposed by the applicant.

1.1. Public facilities are available and concurrent with the land use change per the Comprehensive Plan and Concurrency provisions of the Land Development Regulations.

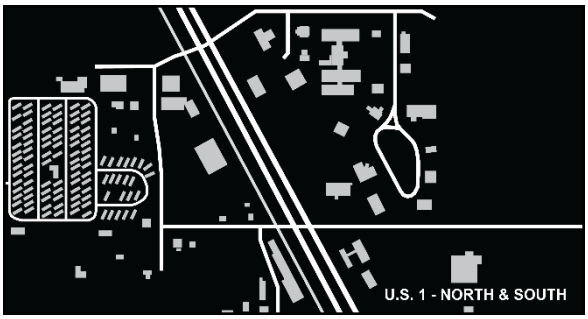
Staff Comment: The property is within the City’s urban service area. Existing infrastructure near the site includes a six (6) inch water main and an eight (8) inch gravity sewer main along Canaveral Avenue. The property is located outside of the Area of Critical Concern (ACC) and reclaimed water service is not available to the property. The nearest reclaimed water main is located approximately one hundred and fifty (150) feet south of the property, at the intersection of Canaveral Avenue and Palmetto Street. A circular, reinforced concrete stormwater pipe is also located along Canaveral Avenue.

Transportation Impact.

Staff Comment: The subject property is located on Canaveral Avenue, between Pine Street and Palmetto Street, in the Canaveral Heights neighborhood, located west of downtown. The transportation network in the general area can be described as a traditional gridded urban street pattern, which is able to distribute traffic to a greater degree than the conventional transportation pattern of typical suburban-style development. The development pattern of the area is gridded blocks and intersecting local streets. This is an ideal development pattern that disperses traffic in a more even manner than the typical suburban structure where dead-end local roads empty onto collector or arterial roads.



Urban



Suburban

The Space Coast Area Transit Bus Routes #1, #2, #5, and #10 provide service within approximately a quarter of a mile of the property with stops along South Street (SR405). The addition of two residential units is not anticipated to cause a concurrency related level of service issue on the surrounding roadways. Specific impacts will be evaluated with the submittal of a building permit.

Solid Waste.

Staff Comment: Solid waste services are available to serve this property.

1.2. Public streets are adequate to access the property.

Staff Comment: The subject property has frontage along Canaveral Avenue.

1.3. The land will support the proposed development.

Staff Comment: The subject property is located within Flood Zone X (area of minimal flood hazard). A soils map is included for this request.

1.4. Environmental impact.

Staff Comment: According to the National Wetlands Inventory Map, no wetlands are shown on the site. No areas of the site are designated as Conservation on the City's Future Land Use Map, which could be indicative of the presence of potential wetlands.

2. The existing zoning, if deemed consistent with the Comprehensive Plan, shall be presumed correct unless substantial change in the area has occurred since the original zoning.

Staff Comment: The property, all abutting properties, and the surrounding properties currently designated with R-3 zoning and High Density Residential future land use were assigned to their current designations in 1993 as part of the implementation of the 1988 Comprehensive Plan adoption and have remained unchanged. No substantial changes in the area have occurred since the original zoning; The requested R-3 zoning districts is consistent with the surrounding zoning. However, in various community and City Council meetings between 2023-2025, the consultant identified missing middle type housing as appropriate in the area. Missing middle housing are small developments such as duplexes and quadraplex buildings that fit into walkable neighborhoods.

The City Council directed the staff to identify opportunities to remove barriers to development and redevelopment especially related to small lots and the need for housing that is more affordable [City Council minutes May 26, 2020, March 13, 2024, January 14, 2025]. The rezoning request in the subject neighborhood meets the City Council's directives.

3. The density or intensity of the proposed rezoning and use shall be consistent with:

3.1. The development in the area.

Staff Comment: The predominant land use in the area is residential. The general area consists primarily of single-family residences, multifamily dwellings (duplexes, triplexes, and quadplex), and vacant residential land. Nonresidential type uses within the area include utility facilities, warehousing, churches, and a mini-warehouse use.

The surrounding zoning classifications include Single-Family High Density (R-1C), Multifamily High Density (R-3), and Urban Mixed Use (UMU). A duplex is compatible with the surrounding mixture of residential uses in the area. If approved, the rezoning request would allow a maximum buildout of two (2) dwelling units for the development of a duplex. The maximum density of the current R-1C zoning allows for a maximum of one (1) dwelling unit to be constructed on the property. The amendment would allow a duplex to be constructed in an area which consists primarily of single-family residences, yet includes a mix of housing typologies, such as other duplexes, triplexes, and quadplexes.

In various community and City Council meetings between 2023-2025, the consultant identified missing middle type housing as appropriate in the area. Missing middle housing are small developments such as duplexes and quadraplex buildings that fit into walkable neighborhoods.

3.2. Not likely to cause a depreciation of property values in the area.

Staff Comment: An additional duplex in the area is not likely to cause a depreciation of property values in the area. The Florida Housing Coalition published "Home Matters Report 2022", which identified an ongoing housing affordability crisis statewide. There is a need for additional housing units to increase the supply of housing and to reduce overall housing costs.

The increased housing typology and nearby community assets should help increase property values in the area.

4. The application is consistent with zoning in the area.

Staff Comment: The property is in an area with a variety of zoning districts which include Single-Family High Density (R-1C) (10 du/ac), Multifamily High Density Residential (R-3) (15 du/ac), and Urban Mixed Use (UMU) (15 du/ac). The blocks to the east and west of the property exhibit a Future Land Use pattern that can be described as a mix of Medium Density Residential and High Density Residential. The proposed R-3 zoning is consistent within the surrounding zoning in the area. The current R-1C zoning district, with a maximum density of 6.7 dwelling units per acre, is also consistent with the surrounding zoning and yields sufficient density for one (1) residential unit. The existing

zoning within the surrounding area has remained unchanged since the 1993 citywide rezoning ordinance.

The purpose statement provided within LDR Sec.28-307(a) describes the proposed Multifamily High Density Residential (R-3) district as "intended to allow the development of a variety of housing types at a maximum density of fifteen (15) units per acre. This district is further intended to satisfy the need for a high concentration of population, is located adjacent to arterial or collector streets and is well served by public services and facilities." The purpose statement further states, "When adjacent to R-1 zoning districts, the development within the district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening, and parking."

The purpose statement contained within LDR Sec. 28-305(a) for the current Single-Family High Density (R-1C) zoning district is as follows, "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"

In various community and City Council meetings between 2023-2025, the consultant identified missing middle type housing as appropriate in the area. Missing middle housing are small developments such as duplexes and quadraplex buildings that fit into walkable neighborhoods.

5. The application will protect the public health, safety, morals or welfare of the general public.

Staff Comment: The character of the area is a mixture of single-family residential, multifamily residential, and vacant residential lots. The addition of a duplex, a residential use, will not change the residential nature of the surrounding area and is not expected to generate any detriment to the public safety and welfare of the general public.

6. Whether the applicant has sufficiently protected adjacent land uses and zoning districts by adequate buffering and screening.

Staff Comment: The adjacent land uses and zoning districts are generally residential and are not anticipated to be negatively impacted by the proposed duplex, an additional residential use. Minimum buffer requirements are outlined in Section 30-332. – Required landscape yards of the Land Development Regulations.

7. Substantial reasons why the property cannot be used in the existing zoning district.

Staff Comment: The existing zoning on the property would allow a maximum of one (1) single-family residence. The property is currently vacant. There are no substantial reasons why the property cannot be used within the existing zoning.

COMMUNITY ENGAGEMENT MEETING - LDR Section 34-14

<u>Staff Comment:</u> While the application is exempt, a community engagement meeting was held by the applicant on February 10, 2026.

RECOMMENDATION:

Comprehensive Plan Amendment Recommendation: Consider the findings based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes in the request to change the future land use designation on the property from Medium Density Residential to High Density Residential.

Rezoning Recommendation: Consider the findings based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes in the request to change the zoning district on the property from Single-Family High Density (R-1C) to Multifamily High Density Residential (R-3).

Gateway to Nature & Space

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

1. Annexation	Does the request include an annexation?	☐ Yes ☑ No
2. Regular or Small Scale Amendment	Regular Amendment (CPA) Property **50 acres or greater** ☐	Small Scale Amendment (SSA) Property **less than 50 acres** ✔
3. Project Information	Project Name Canaveral Ave	Property Address/Location Description PID 22-35-03-03-26-7
4. Applicant / Owner	Name of Applicant/Contact Jeremiah Ofori	Name of Owner Gold Coast Developers of Florida LL
	Street Address 121 Drennen Rd	Street Address 121 Drennen Rd.
	City Orlando State FL Zip 32806	City Orlando State FL Zip 32806
	Telephone # 407.710.8787 Fax #	Telephone # 407.710.8787 Fax #
	E-Mail Address Jeremiah@GoldcoastDOF.com	E-Mail Address Joshua@GoldcoastDOF.com
5. Applicant Status	☑ Owner ☐ Tenant ☐ Agent ☐ Other	
6. Parcel ID	PID 22-35-03-03-26-7	**Tax Acct.** 2200505
7. Site Size (Attach Legal Description)	Acres: .16	Square Feet: 6969.6
8. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.: **SUBJECT SITE:** MDR **NORTH:** UMU **SOUTH:** MDR, HDR **EAST:** MDR, HDR **WEST:** MDR	

9. Current Designation	Future Land Use: MDR		Zoning: R-1C	
10. Proposed Designations	Future Land Use: UMU		Zoning: UMU	
11. Subject Property	Current Use: Vacant Land		Proposed Use: UMU	
12. Note any previous amendments on the site	N/A			
13. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☑
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/ Plat ☐	Other:
14. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary) We would like to rezone the property to UMU given the adjacent parcel t			

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

ACKNOWLEDGEMENT

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

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/_____ 12/12/2025

(Signature*) (Date)

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

Date Received:_____

Accepted by:_____

Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 4)

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

1.	Complete Application and Fees	☐
2.	Warranty Deed	☐
3.	Notarized Owner Authorization Form (If applicable)	☐
4.	Legal Description (from a certified survey in Microsoft Word format)	☐
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	☐
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. *Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is $35.00.*	☐
7.	Additional site-specific data as necessary to describe any impacts to conservation / wetland areas, and other environmentally sensitive resources, including any mitigation efforts to be proposed or required by these regulations.	☐
8.	Traffic counts and Level of Service (LOS) on streets providing access to subject property may be required by the City. A determination of the needed information will be provided by the City prior to submittal of the request.	☐
9.	Pre-Application Meeting Held – Date: Staff in Attendance:	☐
10.	Preliminary School Concurrency Determination Submitted. Contact Brevard County Public Schools, David Lindemann to receive this application for completion. Lindemann.David@BrevardSchools.org	☐
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	☐
12.	Completed Concurrency Application	☐

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 4)

In order to illustrate the proposed use of the property to be rezoned, the applicant is encouraged to submit a conceptual site plan in support of the proposal. If a conceptual site plan or developer's agreement is not provided with the application, the City shall review the application based on the most intensive land use and the maximum intensity and/or density within the zoning district requested within the application. If a conceptual site plan is submitted, the following information shall be provided:

1.	A vicinity map indicating the general location of the abutting streets and utilities.	☐
2.	General information regarding the existing site conditions and physical characteristics, adjacent community facilities and public utilities, and surrounding property conditions.	☐
3.	General description of the proposed development including the total acreage, the proposed number of buildings, or the number of units.	☐
4.	The location of existing buildings and structures including the dimensions.	☐
5.	The means of ingress and egress to the project.	☐
6.	General location and dimension of all existing and proposed parking and/or loading areas.	☐
7.	Information showing approximate location of all structures and major features, setbacks, distance between structures and property lines, floor areas, width of driveways, parking spaces, property or lot lines, percent of property or lot lines, percent of property coverage.	☐

CONCURRENCY

City of Titusville
Preliminary Concurrency Assessment

Project Name: Canaveral Ave
Project Location: Canaveral Ave
Submitted By: Joshua Wilson Date: 12/12/2025
Company Name: Gold Coast Developers of Florida LL Email: Joshua@GoldcoastDC

Concurrency Assessment Requirements

1. Project Developer/Engineer: Gold Cost Developers of Florida LLC
   Address: 121 Drennen Rd. Orlando FL, 32806
   City: Orlando State: FL Zip: 32806
   Email: Jeremiah@GoldcoastDOI Phone: 407.710.8787 Fax:
2. Property Owner:
   Address:
   City: Orlando State: FL Zip:
   Email: Phone: Fax:
3. Size of proposed development (acres):
4. Parcel ID Number: PID 22-35-03-03-26-7
5. Tax Account Number: 2200505
6. Name of Primary Access Point(s): Pine St. & Palmetto St.
7. Name of Secondary Access Point(s):
8. Are there any existing structures or improvements on the site. Yes: ☐ No: ☑
   If yes please describe:
   N/A
9. Proposed Use(s):
   Residential Uses
   ☐ Single Family Number of Lots: 1
   ☑ Multi-family Number of Units: 2
   No. of Buildings: 1 Bldg. Height: (ft)

   Non-Residentail Use
   Use: Area: (ft^2)
   Use: Area: (ft^2)
   Use: Area: (ft^2)
   Use: Area: (ft^2)

(For non-residential uses include type from list below with square footage of each type proposed.)

Medical Office	Retail Under 50,000GSF	Auto Repair	General Reacreation	College
Hospital	Retail 50,00 to 99,999 GSF	Car Wash	Day Care Center	Office Park
Veterinary Clinic	Retail 100,000 to 299,999 GSF	Convenience Market (24hr)	Church	Office under 10,000 GSF
Service Stations	Retail 300,000 to 499,999 GSF	Conenience Market w/gas & fast food	Movie Theater	Office over 10,000 GSF
New & Used Auto Sales	Retail over 500,000 GSF	Golf Course	School (Elementary)	Furniture Store
Manufactureing	Quality Restaurant	Racquet Club/Health Spa	School (Middle/Jr.)	Supermarket
Warehouse	Restaurant	Tennis Court	School (High)	Bank
Mini-Warehouse	Fast Food Restaurant w/Drive thru	Marina	Junior College	Bank w/Drive-In
General Industrial				

For uses not listed contact the Planning Department at (321) 567-3782.
Email completed application form to the City of Titusville Planning Department for evaluation/assessment.

Gateway to Nature & Space

APPLICATION FOR REZONING (REZ) / PLANNED DEVELOPMENT (PD) / MASTER PLAN (MP)

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

1. Project Information	Project Name: Canaveral Ave	Property Address/Location Description: PID 22-35-03-03-26-7
2. Type of Request	Rezoning (REZ): ☑ Planned Development (PD): ☐ Master Plan (MP): ☐	
2. Applicant/ Owner	Name of Applicant/Contact: Jeremiah Ofori	Name of Owner: Gold Coast Developers of Florida LL
	Street Address: 121 Drennen Rd	Street Address: 121 Drennen Rd
	City: **Orlando** State: FL Zip: 32806	City: **Orlando** State: **FL** Zip: **32806**
	Telephone #: 4077108787 Fax #	Telephone #: 4077108787 Fax #
	E-Mail Address: Jeremiah@GoldCoastDOF.com	E-Mail Address: Joshua@GoldCoastDOF.com
3. Applicant Status	☑ Owner ☐ Tenant ☐ Agent ☐ Other	
4. Parcel ID	**PID 22-35-03-03-26-7**	**Tax Acct.** **2200505**
5. Site Size	Acres: .16	Square Feet: 6969.6
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:	
	SUBJECT SITE:	**MDR**
	NORTH:	UMU - Urban Mixed Use
	SOUTH:	**MDR, HDR**
	EAST:	**MDR, HDR**
	WEST:	**MDR**

7. Current Future Land Use Designation	Future Land Use: Industrial			
8. Existing Zoning District	R-1C			
9. Proposed Zoning District	UMU			
10. Building Status	Existing Building(s) on the site? No		New Buildings Proposed? Multi-Family	
11. Note any previous rezonings on the site	N/a			
12. Check other applications submitted	☐ Conditional Use	☐ Vacation of Easement	☐ Master Plan Approval	☐ Rezoning
	☐ Vacation of Right of Way	☐ Site Plan	☐ Subdivision/ Plat	Other:
13. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) We would like to rezone the parcel to UMU given the existence of the F			

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

ACKNOWLEDGEMENT

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

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/_____ **06/24/2025**

(Signature*) (Date)

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

Date received: _____

Accepted by:_____

Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)

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

1.	Complete Application and Fees	☐
2.	Warranty Deed	☐
3.	Notarized Owner Authorization Form (If applicable)	☐
4.	Legal Description (from a certified survey in Microsoft Word format)	☐
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format	☐
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. *Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is $35.00.*	☐
7.	For **Planned Development and Master Plan** applications, a conceptual site plan (minimum 24" x 36") in electronic PDF format. See table below for requirements.	☐
8.	For **Planned Development and Master Plan** applications, a Planned Development Ordinance establishing the development standards for the Planned Development.	☐
9.	For **Master Plan** applications, a Unified Control Agreement pursuant to Sec. 34-54 of the Land Development Regulations.	☐
10.	Pre-Application Meeting Date: Staff in Attendance:	☐
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date _____	☐
12.	Completed Concurrency Application	☐

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 5 and 6)

THE CONCEPTUAL SITE PLAN SHALL INCLUDE THE FOLLOWING:

1.	All information required for a sketch plat. (if applicable)	☐
2.	Development plan identifying the location and acreage of each component and district of the project, including the location and placement of proposed land uses by type and density, density, layout of lots, open space designation, location of landscape buffer areas required by these regulations, recreational facilities, commercial uses, other permitted uses, off-street parking and loading locations and refuse collection locations.	☐
3.	Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.	☐
4.	Tabulations of acreage devoted to each use and total gross acreage of the project. These tabulations shall include acreage totals for each use, open space designations, recreation facilities, streets, parks, schools and other uses. Within these tabulations, information relative to the total number and type of residential units, the residential density for each type of unit, and the overall residential density of the project shall be provided.	☐
5.	An environmental component, including maps and analyses, which determine the effect of the proposed development upon the conservation/preservation of native habitat, wildlife, floodplains, recreation advantages wetlands and other natural resources.	☐
6.	Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other public facilities and services. (Preliminary Concurrency Analysis)	☐
7.	A stormwater management plan with sufficient detail included to demonstrate that the proposed development can comply with the requirements of the Land Development Regulations.	☐
8.	The location of existing buildings and structures including the dimensions.	☐

CONCURRENCY

City of Titusville
Preliminary Concurrency Assessment

Project Name: Canaveral Ave
Project Location: Canaveral Ave
Submitted By: Joshua Wilson Date: 12/12/2025
Company Name: Gold Coast Developers of Florida LL Email: Joshua@GoldcoastDC

Concurrency Assessment Requirements

1. Project Developer/Engineer: Gold Coast Developers of Florida LLC
   Address: 121 Drennen Rd.
   City: Orlando State: FL Zip: 32806
   Email: Joshua@GoldcoastDOF.com Phone: (407) 305-4139 Fax:
2. Property Owner:
   Address:
   City: State: FL Zip:
   Email: Phone: Fax:
3. Size of proposed development (acres): Joshua@GoldcoastDOF.com
4. Parcel ID Number: PID 22-35-03-03-26-7
5. Tax Account Number: 2200505
6. Name of Primary Access Point(s): Palmetto St & Pine St
7. Name of Secondary Access Point(s):
8. Are there any existing structures or improvements on the site. Yes: ☐ No: ☑
   If yes please describe:
   N/a
9. Proposed Use(s):
   Residential Uses
   ☐ Single Family Number of Lots: 1
   ☑ Multi-family Number of Units: 2
   No. of Buildings: 1 Bldg. Height: (ft)

   Non-Residentail Use
   Use: Area: (ft^2)
   Use: Area: (ft^2)
   Use: Area: (ft^2)
   Use: Area: (ft^2)

(For non-residential uses include type from list below with square footage of each type proposed.)

Medical Office	Retail Under 50,000GSF	Auto Repair	General Reacreation	College
Hospital	Retail 50,00 to 99,999 GSF	Car Wash	Day Care Center	Office Park
Veterinary Clinic	Retail 100,000 to 299,999 GSF	Convenience Market (24hr)	Church	Office under 10,000 GSF
Service Stations	Retail 300,000 to 499,999 GSF	Conenience Market w/gas & fast food	Movie Theater	Office over 10,000 GSF
New & Used Auto Sales	Retail over 500,000 GSF	Golf Course	School (Elementary)	Furniture Store
Manufactureing	Quality Restaurant	Racquet Club/Health Spa	School (Middle/Jr.)	Supermarket
Warehouse	Restaurant	Tennis Court	School (High)	Bank
Mini-Warehouse	Fast Food Restaurant w/Drive thru	Marina	Junior College	Bank w/Drive-In
General Industrial				

For uses not listed contact the Planning Department at (321) 567-3782.
Email completed application form to the City of Titusville Planning Department for evaluation/assessment.

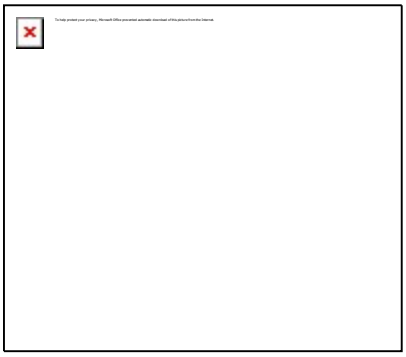
Galindo, Eddy

From: Joshua Wilson <joshua@goldcoastdof.com>
Sent: Thursday, February 5, 2026 3:41 PM
To: Galindo, Eddy
Cc: jeremiah@goldcoastDOF.com
Subject: Re: SSA #1-2026 Canaveral Ave - Incomplete Application Letter

Hey Eddy,

We will proceed with the R-3 and HDR as recommended.

Thanks,



Joshua Wilson

Project Manager

121 Drennen Rd.
Orlando, FL 32806

+1.407.710.8787 (Office)

+1.724.635.5652 (Cell)

Joshua@GoldCoastDOF.com

On Tue, Feb 3, 2026 at 4:11 PM Galindo, Eddy <eddy.galindo@titusville.com> wrote:

> Good afternoon Jeremiah,
>
> Please see the incomplete application letter attached. Application fees can be paid through our BS&A online portal.
>
> Thanks and have a great day,
>
> Eddy Galindo, AICP

Principal Planner

City of Titusville, Florida

555 S. Washington Avenue

Titusville, FL 32781-2806

(321) 567-3976

eddy.galindo@titusville.com

For GIS Zoning & Future Land Use Interactive Map please visit:
http://titusville.maps.arcgis.com/home/index.html

Please provide feedback on our service. The Community Development customer service survey is available at https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55.

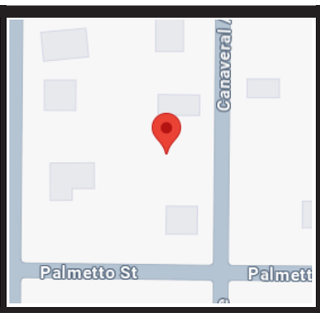


Please note: Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Robinson Surveying

LB# 8260

140 E. Panama Road
Winter Springs, Florida 32708
407.637.5961





PROPERTY ADDRESS: CANAVERAL AVENUE, TITUSVILLE, FLORIDA 32796

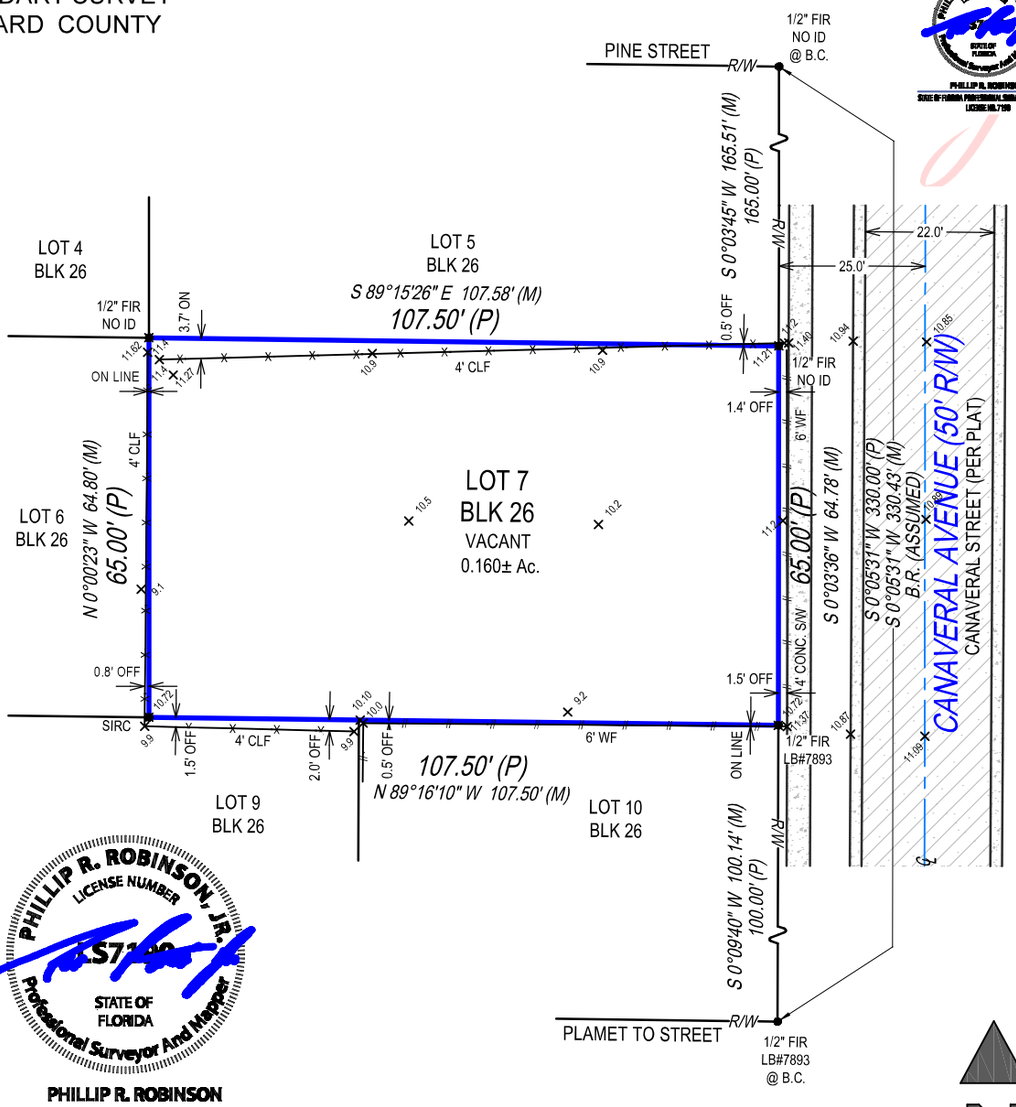
JOB NUMBER: 2505.0011

FIELD WORK DATE: 5/15/2025

REVISION HISTORY: (REV.1 5/20/2025)

2505.0011
BOUNDARY SURVEY
BREVARD COUNTY

Digitally signed by Phillip Robinson Jr
Date: 2025.05.20 17:39:46 -04'00'



PHILLIP R. ROBINSON
STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 7190

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

N

30 0 15 30

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF TITUSVILLE, COMMUNITY NUMBER 125152, DATED 01/29/2021.

CLIENT NUMBER:

DATE: 05/20/25

BUYER: ISH REAL ESTATE LLC

SELLER:

CERTIFIED TO:
ISH REAL ESTATE LLC

POINTS OF INTEREST:
ALL ELEVATIONS ARE BASED ON BREVARD COUNTY BENCHMARK DESIGNATION C5A08 WITH AN ELEVATION OF 20.26' (NAVD 88 DATUM).

PAGE 1 OF 2.
DOCUMENT IS NOT VALID WITHOUT ALL PAGES.

LEGAL DESCRIPTION:

LOT 7, BLOCK 26, PLAT OF TITUSVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 8, THROUGH 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

JOB SPECIFIC NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 0 DEGREES 05 MINUTES 31 SECONDS WEST IS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF CANAERAL AVENUE, LOCATED WITHIN PLAT OF TITUSVILLE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 8, THROUGH 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Robinson Surveying by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a ½"diameter, 18" iron rebar with a cap stamped LB#8260.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signatures are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Robinson Surveying. Additional logo or references to third parties are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT
CONCRETE
WATER
BRICK or TILE
COVERED AREA
WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND OR SET MONUMENT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

(C)	CALCULATED
(D)	DEED
(F)	FIELD
(M)	MEASURED
(P)	PLAT
(R)	RECORD
(S)	SURVEY
A.S.B.L.	ACCESSORY SETBACK LINE
A/C	AIR CONDITIONING
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
B.R.	BEARING REFERENCE
B.R.L.	BUILDING RESTRICTION LINE
B/W	BAY/BOX WINDOW
BLDG.	BUILDING
BLK.	BLOCK
BM	BENCHMARK
BSMT.	BASEMENT
C	CURVE
C.B.	CONCRETE BLOCK
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
CATV	CABLE TV RISER
CH	CHORD BEARING
CHIM.	CHIMNEY
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
ELEV.	ELEVATION
EM	ELECTRIC METER
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EUB	ELECTRIC UTILITY BOX
F.F.	FINISHED FLOOR
F.O.P.	EDGE OF PAVEMENT
F/DH	FOUND DRILL HOLE
FCM	FND. CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISC
FRRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
MES	MITERED END SECTION
MH	MANHOLE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND
P.C.P.	CURVATURE PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P/E	POOL EQUIPMENT
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS or RADIAL
R.P.	RADIUS POINT
R/W	RIGHT OF WAY
RES.	RESIDENCE
RGE.	RANGE
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
S.T.L.	SURVEY TIE LINE
S.W.	SEAWALL
S/GD	SET GLUE DISC
S/W	SIDEWALK
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
SV	SEWER VALVE
T.O.B.	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
UG	UNDERGROUND
UR	UTILITY RISER
V.F.	VINYL FENCE
W.F.	WOODEN FENCE
W/C	WITNESS CORNER
W/F	WATER FILTER
WM	WATER METER/VALVE BOX
WV	WATER VALVE
A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

Robinson Surveying 140 E. Panama Road Winter Springs, FL 32708| 407.637.5961

GOLDCOAST
DEVELOPERS OF FLORIDA

To Whom It May Concern:

Gold Coast Developers of Florida, LLC, invites interested community members to a courtesy meeting regarding our proposed real estate development located at Canaveral Avenue, Titusville, Florida, Parcel ID: 22-35-03-03-26-7. We intend to file the following applications with the City Building Department under SSA#1-2026 & REZ#2-2026. Also known as PZ26-0016 and PZ26-0002:

- Small Scale Amendment - SSA#1-2026
- Rezoning - REZ#2-2026

Meeting Details:
Date: Tuesday, February 10th, 2026
Time: 9:00 AM
Location: North Brevard Senior Center, 909 Lane Avenue, Titusville, FL 32870

Purpose: To provide an overview of the proposal and receive community feedback before formal submission. We intend to change the future land use of the property to UMU, as well as rezone it to UMU, with the intention of developing a small multifamily property in keeping with the existing surrounding property.

Sincerely,

Joshua Wilson
Project Manager
Gold Coast Developers of Florida LLC

GOLDCOAST
DEVELOPERS OF FLORIDA

Community Meeting Report:

The meeting began at 9:02am. Two members of the community were present and voiced their curiosity and concerns with the project. Beverly Brown, owner of 510 Canaveral Ave, and Toni Shifalo, owner of 715 Tropic Street. Toni mentioned her participation in the Historic Preservation and Concerned Citizens Councils and voiced concerns about building compatibility with the neighborhood, honoring its “rhythm” as she put it. She wanted to make sure that we aren't putting mega mansions or high rises next to single family residential.

We informed them that our goal was simply to get out in front of the City’s UMU — Urban Mixed Use, comprehensive plan and rezoning changes that were proposed by the Titusville Tomorrow Project. We wanted to offer a product that participated in the city’s planned direction for the community. However, we since learned that like many other local initiatives statewide, adoption was blocked by the state labeling these efforts as “restrictive zoning.” We shared with both individuals that in working with the building department we decided to abandon the pursuit of the UMU designation and proceed with the building departments recommendation of R-3 Rezoning while changing the lots FLU to HDR.

We showed them how the lot dimensions paired with the zoning regulations of R-3 prohibited us from building “mega mansions” or apartment structures on the parcel, and how we would be limited to two dwelling units and able to build a duplex. We reviewed the plan that we are building at 470 & 480 Robbins Ave, in Titusville and this was sufficient and agreeable. To the concern of safety, we shared our commitment to investing in the community throughout the years where others have not. We see value in servicing it’s current and future residents, and new construction provides beautification to an otherwise blighted area, increases the tax base which is able to fund initiatives like repairing and replacing street lights, safety patrols and more.

Lastly, with respect to the final concern of absentee owners, we shared our active management of a portfolio of properties in the area as rentals. We spoke to our continued investment in the area through various new construction projects and our team members being available to respond to the needs of our renters and community members, to ensure proper maintenance and upkeep and maintain stabilization of the assets we produce in the communities we invest in.

We had a productive dialogue resulting in a shared understanding of our development goals and the site’s limitations, and the support for the project by the members in attendance. The meeting concluded at 11am.

Sincerely,

Joshua Wilson
Project Manager
Gold Coast Developers of Florida LLC

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING ORDINANCE NO. 60-1988, WHICH ADOPTED THE COMPREHENSIVE PLAN OF THE CITY OF TITUSVILLE, BY AMENDING THE FUTURE LAND USE DESIGNATION ON PROPERTY LOCATED ALONG CANAVERAL AVENUE, LOCATED SOUTH OF PINE STREET AND NORTH OF PALMETTO STREET, FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL ON 0.16+/- ACRES OF PROPERTY HAVING PARCEL ID NO. 22-35-03-03-26-7; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville, pursuant to Chapter 163, Florida Statutes, desires to amend its Comprehensive Plan adopted by Ordinance No. 60-1988; and

WHEREAS, a first and second public hearing has been held on the Comprehensive Plan amendments before the Local Planning Agency and the local governing body; and

WHEREAS, the City of Titusville finds that said Comprehensive Plan Amendment has been processed in accordance with the applicable law and desires to amend the Comprehensive Plan.

BE IT ENACTED BY THE CITY OF TITUSVILLE, FLORIDA:

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

SECTION 2. The City of Titusville's Comprehensive Plan is hereby amended by adopting Small Scale Comprehensive Plan Amendment No. 1-2026 which amends the City of Titusville's Future Land Use Map by changing the land use designation on property located along Canaveral Avenue, located south of Pine Street and north of Palmetto Street, from Medium Density Residential to High Density Residential on 0.16+/- acres of property having Parcel ID No. 22-35-03-03-26-7; as described in Exhibit A.

SECTION 3. SEVERABILITY. If any provisions of this Ordinance are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect 31 days after adoption pursuant to Section 163.3187(5)(c), Florida Statutes.

PASSED AND ADOPTED this ___ day of _____ 2026.

_____

Andrew Connors, Mayor

ATTEST:

_____

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

Lot 7, Block 26, Plat of Titusville, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 8 through 10, inclusive, of the Public Records of Brevard County, Florida

ORDINANCE NO. XX-2026

AN ORDINANCE AMENDING ORDINANCE NO. 5-1993 OF THE CITY OF TITUSVILLE, FLORIDA, BY AMENDING THE ZONING MAP MADE A PART OF SAID ORDINANCE BY REFERENCE BY CHANGING THE ZONING CLASSIFICATION ON PROPERTY LOCATED ALONG CANAVERAL AVENUE, LOCATED SOUTH OF PINE STREET AND NORTH OF PALMETTO STREET, FROM THE SINGLE-FAMILY HIGH DENSITY (R-1C) TO THE MULTIFAMILY HIGH DENSITY RESIDENTIAL (R-3) ZONING DISTRICT ON 0.16+/- ACRES OF PROPERTY HAVING PARCEL ID NO. 22-35-03-03-26-7; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Titusville received an application for a rezoning from certain property owners; and

WHEREAS, a first and second public hearing has been held on the rezoning before the Local Planning Agency and the local governing body and after considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, the City Council of the City of Titusville hereby finds the requested change consistent with the Comprehensive Plan and that sufficient competent and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City of Titusville finds that said rezoning has been processed in accordance with the applicable law and desires to amend its Zoning Map to change the zoning designation on said property; and

WHEREAS, the City Council of the City of Titusville desires to amend its Zoning Map.

BE IT ENACTED BY THE CITY OF TITUSVILLE, FLORIDA:

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

SECTION 2. Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, made a part of said Ordinance by reference, by designating the following property described in Exhibit A presently zoned Single-Family High Density (R-1C) to Multifamily High Density Residential (R-3), as approved by City Council.

SECTION 3. This ordinance shall take effect simultaneously with the effective date of Small-Scale Amendment (SSA) No. 1-2026 contained in Ordinance XX-2026.

SECTION 4. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall

be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. INCORPORATION INTO CODE. This Ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the Code may be made.

PASSED AND ADOPTED this _____ day of _____ 2026.

_____

Andrew Connors, Mayor

ATTEST:

_____

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

Lot 7, Block 26, Plat of Titusville, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 8 through 10, inclusive, of the Public Records of Brevard County, Florida



Aerial 2025

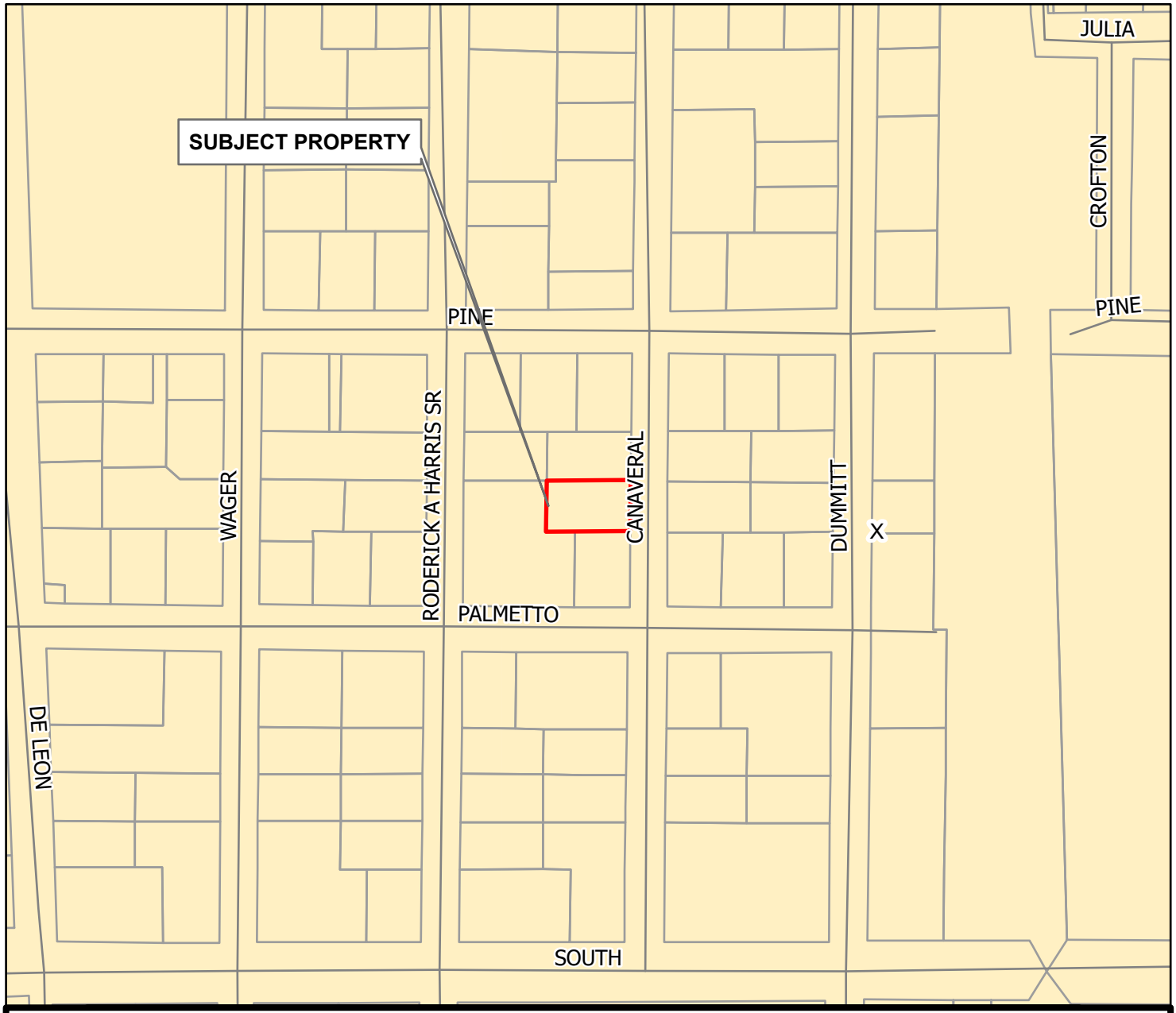
SSA #1-2026

0 120 240 480 Feet

Community Development Department

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

5/22/2026



FEMA FLOOD HAZARD AREAS

SSA #1-2026

Special Flood Hazard Area Zones

- A
- A0
- AE
- AO
- VE

Moderate Flood Hazard Area Zone

- X5

Minimal Flood Hazard Zones

- C
- X
- X .2 PCT

Other Flood Zone Areas

- D
- FW

N W E S

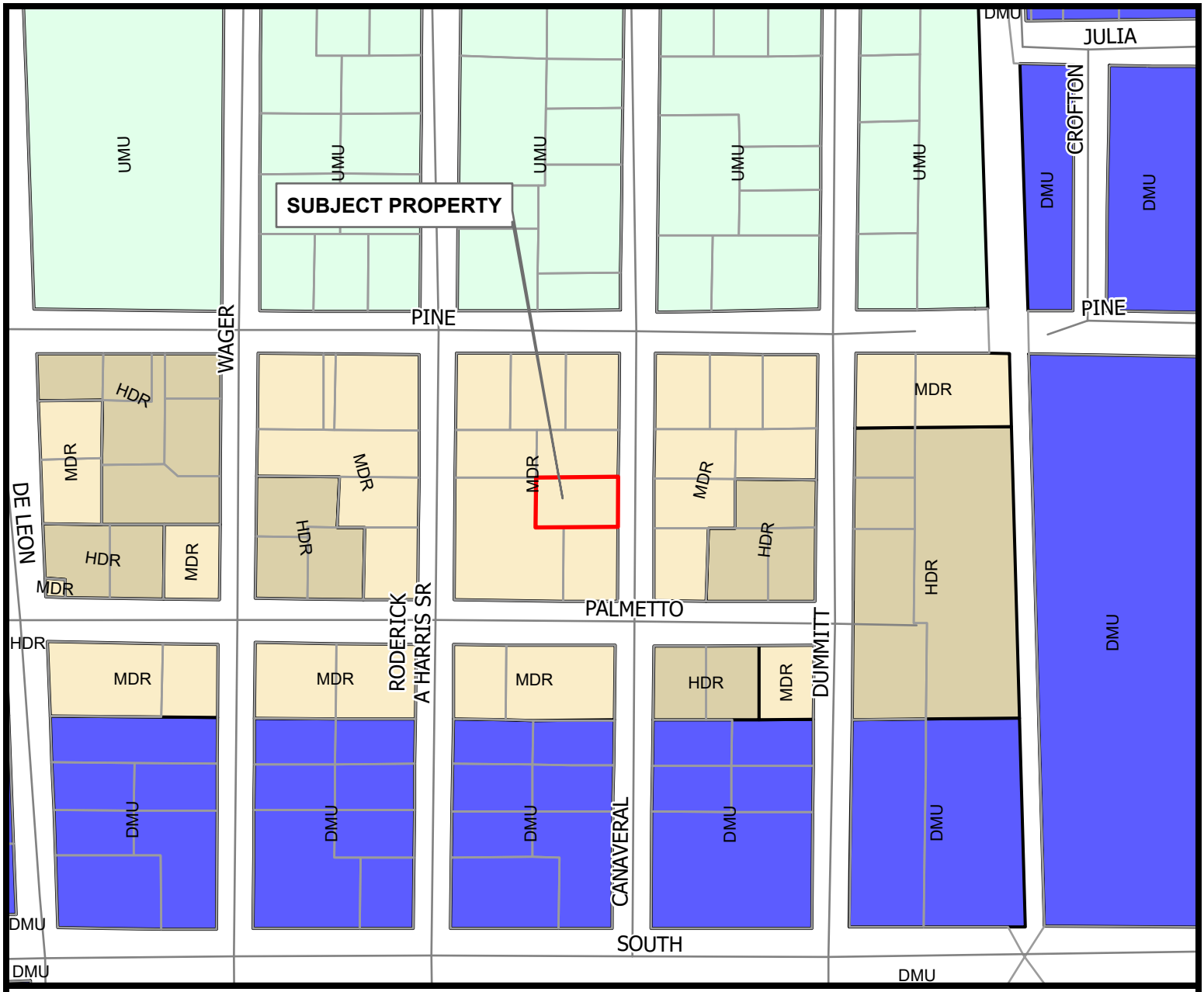
0 100 200 400 Feet

Community Development Department

Source: FEMA FHA Update, 01/29/2021

5/22/2026

G:\GIS_Share\Planning Templates\ArcPro\PlanningMaps\PlanningMaps.aprx



LOCATION OF PROPERTY & 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

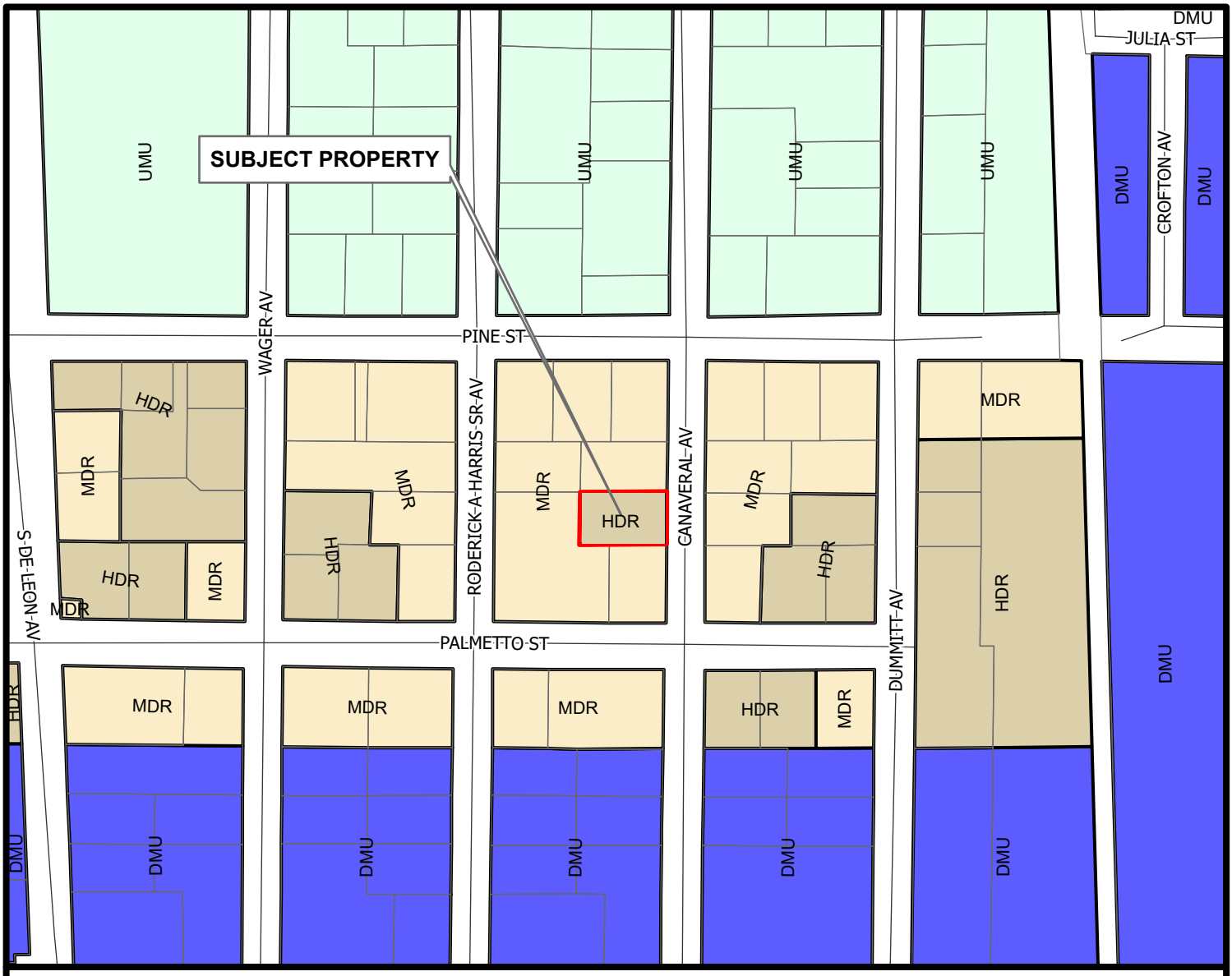
0 95 190 380 Feet

street

Subject

Community Development Department

5/22/2026



PROPOSED FUTURE LAND USE MAP

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

Subject

Local Roads

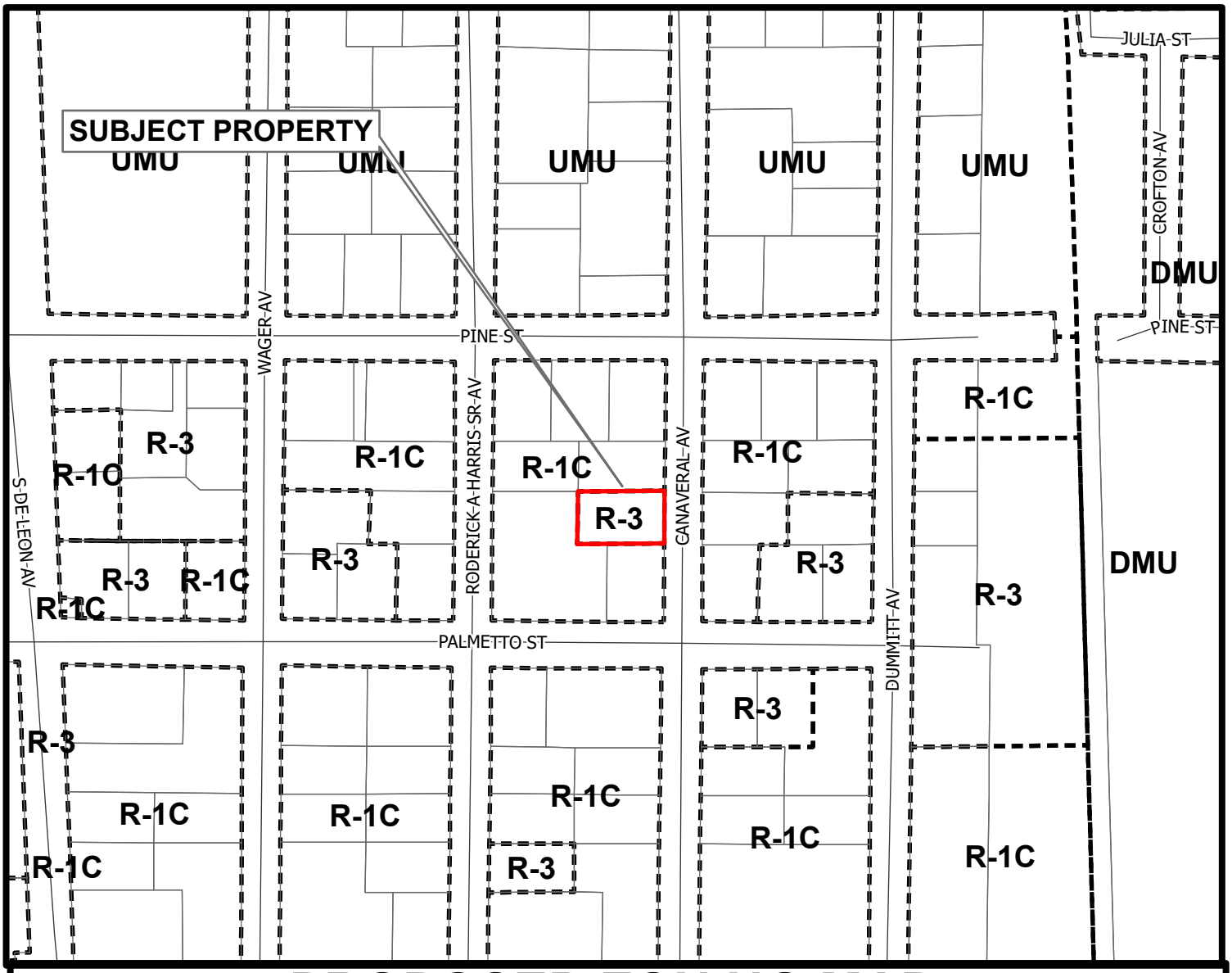
N W E S

TITUSVILLE, FLORIDA FOUNDED 1867

0 100 200 400 Feet

Community Development Department

5/22/2026



PROPOSED ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

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

Parcels

Local Roads

Subject

Zoning

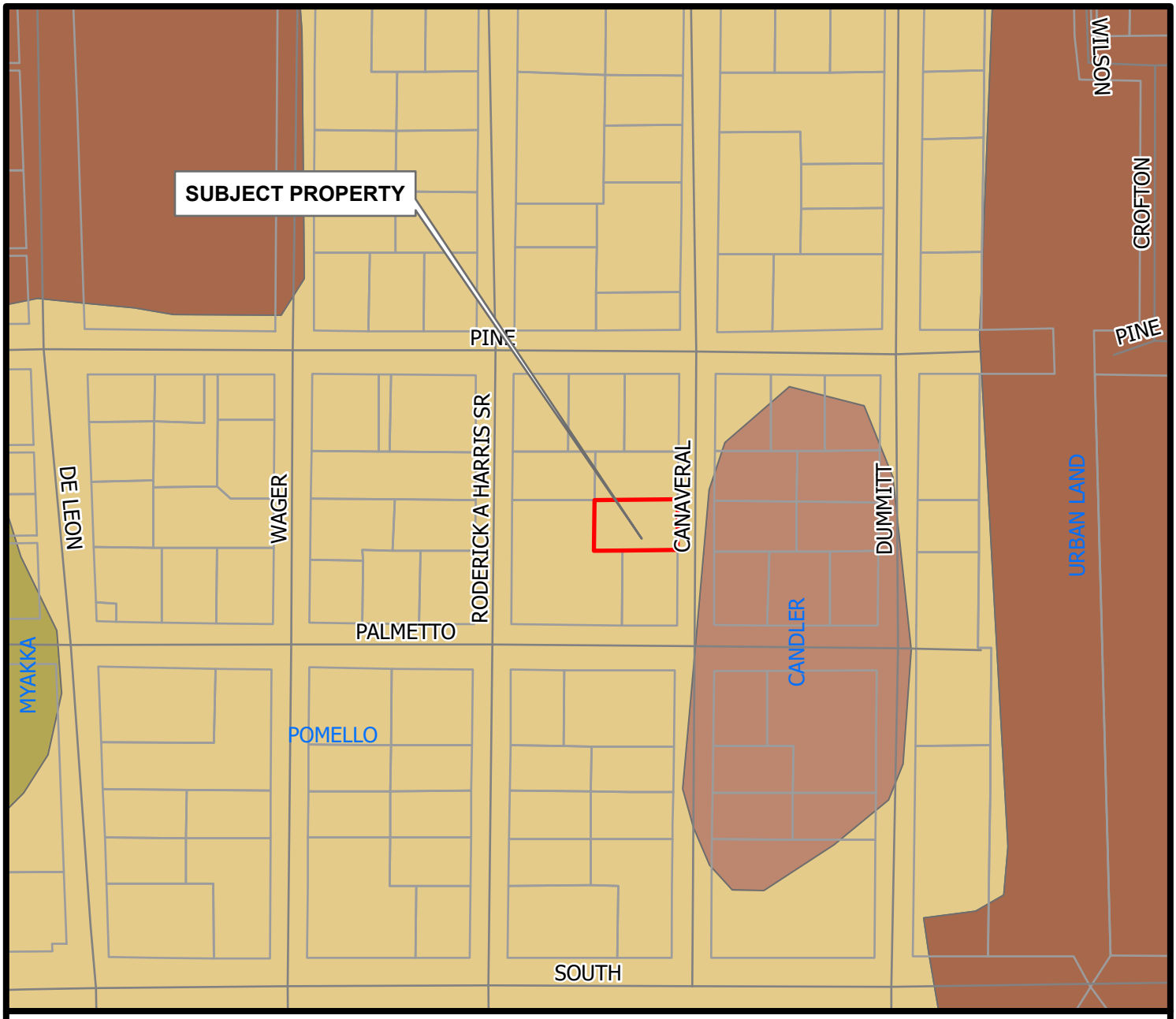
N W E S

TITUSVILLE, FLORIDA FOUNDED 1867

0 150 300 600 Feet

Community Development Department

5/22/2026



SOILS IN THE VICINITY OF SUBJECT PROPERTY
SSA #1-2026

- CANDLER
- MYAKKA
- POMELLO
- URBAN LAND

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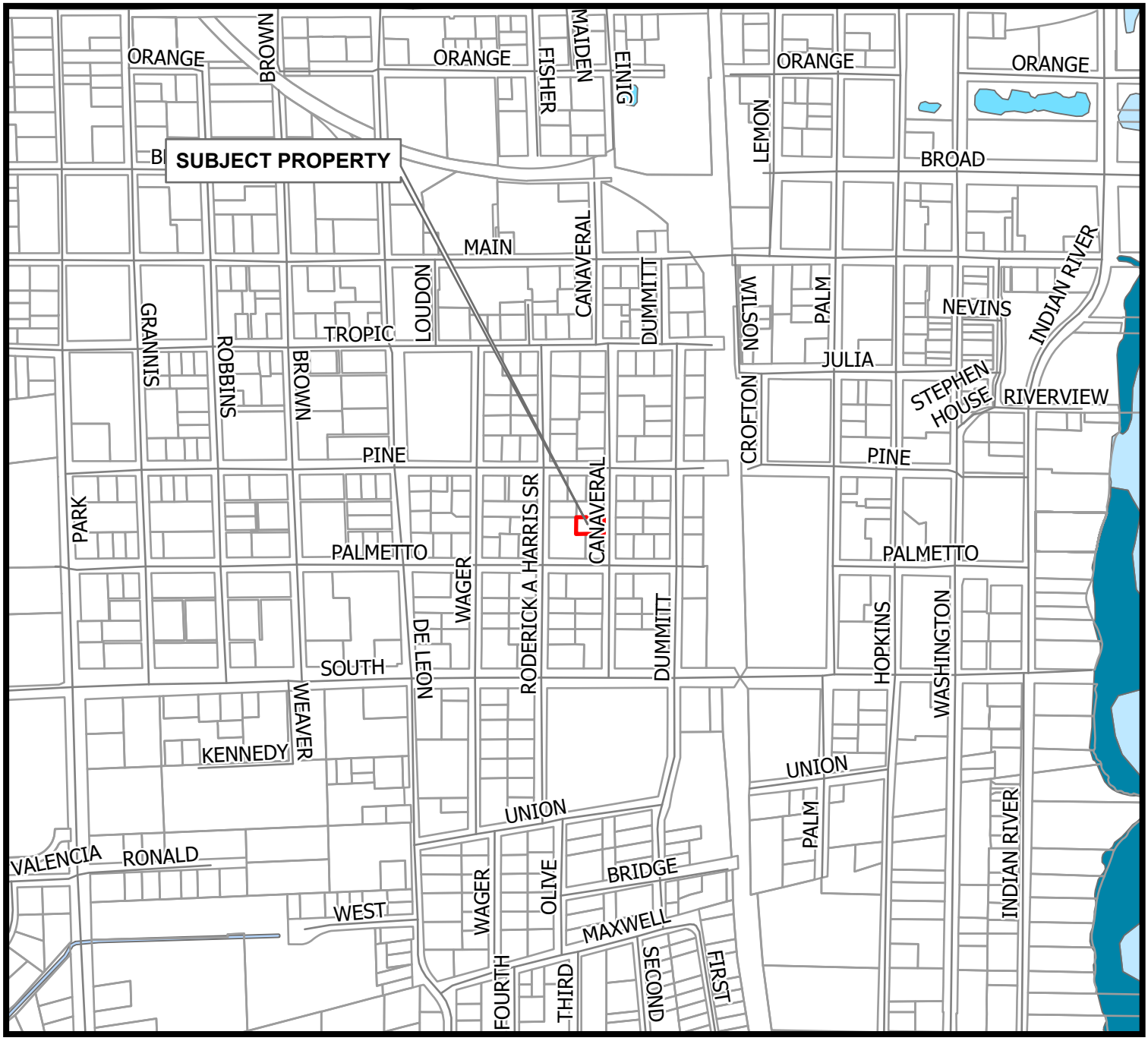
0 100 200 400 Feet

Community Development Department

5/22/2026

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

Document Path: G:\GIS_Share\Planning Templates\ArcPro\PlanningMaps\PlanningMaps.aprx



WETLANDS IN VICINITY OF PROPERTY

SSA #1-2026

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TITUSVILLE, FLORIDA
FOUNDED 1867

WETLAND_TY

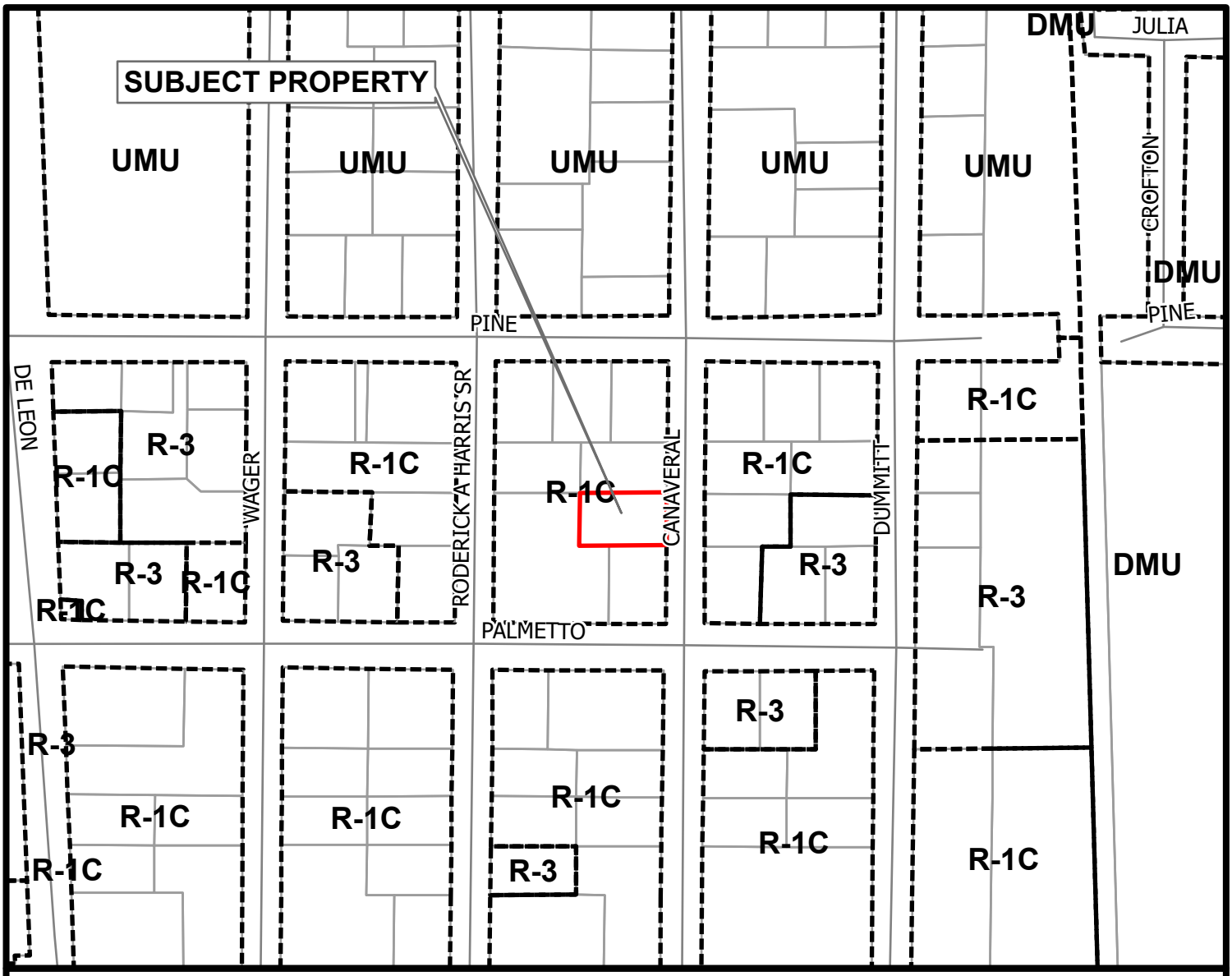
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

5/22/2026

Scale:1:7,000

Community Development Department
Source: USFWS NWI (2025)

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



ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

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

SPECIAL DISTRICTS

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

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TITUSVILLE, FLORIDA
FOUNDED 1867

Base Map

City Limits

Zoning

Subject

SSA #1-2026

0 100 200 400 Feet

Community Development Department

5/22/2026

City of Titusville

"Gateway to Nature and Space"

REPORT

To:	Members of the Planning and Zoning Commission
From:	Bradley Parrish, Community Development Director
Subject:	**Ordinance Cell Towers in Community Commercial (CC) Zoning District**
Department/Office:	Planning

Recommended Action:

Conduct the public hearing and consider the Ordinance to amend the Land Development Regulations by amending Section 28-220, "Transmission tower" and Section 28-54 “Use table" to permit transmission towers in the Community Commercial (CC) zoning district; providing severability, repeal of conflicting ordinances, incorporation into the code and an effective date.

This is a legislative item.

The City Council will hold the public hearing on August 11, 2026.

Summary Explanation & Background:

Section 34-37 of the Code allows the City Council or a property owner (or their authorized agent) to request changes to the Land Development Regulations. These changes may include additions, deletions, or revisions and must follow the same review process as a rezoning application. If a proposed change affects the Comprehensive Plan, it must also be processed as a Comprehensive Plan amendment.

The City received an application to amend the Land Development Regulations (LDRs) to allow transmission towers in the CC zoning district through a Conditional Use Permit (CUP). Currently, transmission towers are only permitted with a CUP in industrial zoning districts (M-1, M-2, M-3, and PID).

The applicant has identified a wireless coverage gap in an area of the City where no industrially zoned properties are available. Pursuant to Florida Statutes Section 365.172(13)(b)(3), the applicant has contacted the City to discuss potential solutions to address the coverage deficiency and the limitations of the current regulations.

Attached is the applicant's proposed ordinance.

If City Council is inclined to approve the ordinance then the staff will recommend certain

performance conditions be added, including distances and screening.

Alternatives:

- Recommend approval of the ordinance
- Recommend approval of the ordinance with changes
- Do not recommend approval of the ordinance as presented

Item Budgeted:
N/A

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

Strategic Plan:
Goal 1: Quality of Life
Goal 4: Economic Development
Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:
1. Ordinance Draft
2. Application
3. Justification Statement
4. Omnicom Technical Review Report
5. RF Justification Package La Cita Hilltop Verizon Wireless
6. Staff Cell Tower Research Summary

ORDINANCE NO. X-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW TRANSMISSION TOWERS AS A CONDITIONAL USE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT BY AMENDING SECTIONS 28-54, "USE TABLE", AND 28-220, "TRANSMISSION TOWER"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, the City of Titusville received an application from Vertex Development, LLC, to consider an amendment to the City's Land Development Regulations to permit transmission towers in the Community Commercial (CC) zoning district with a conditional use permit; and

WHEREAS, the City's Land Development Regulations currently only permit transmission towers in the Light Industrial and Warehousing (M-1), Industrial (M-2), Highway Industrial Infill (M-3), and Planned Industrial Development (PID) zoning districts with a conditional use permit; and

WHEREAS, the City's current permitted areas allowing transmission towers only in industrial zoned areas may be deemed too restrictive to promote the intent of Florida Statute, Section 365.172; and

WHEREAS, the applicant has provided technical data identifying an existing telecommunications network coverage deficiency within the city limits of the City of Titusville; and

WHEREAS, the applicant's data demonstrates that there are no properties zoned M-1, M-2, M-3, or PID within a 1-mile radius of the proposed location for a transmission tower intended to resolve the telecommunications network coverage deficiency; and

WHEREAS, the City Council desires to expand the potential locations for transmission towers to minimize coverage deficiencies in telecommunications network coverage by permitting transmission tower uses within the Community Commercial (CC) zoning district with a conditional use permit.

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

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

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

Sec. 28-54. Use Table.

Click here to view the Use Table as a PDF.

	Agriculture and Public			Residential Districts										Commercial Districts						Industrial Districts				Mixed-Use																Standards
Permitted Principal Use	GU	OR	P	RE	RR	R1A	R1B	R1C	R-2	R-3	RMH-1	RMH-2	RHP	HM	T	NC	CC	RC	OP	M-1	M-2	M-3	PID	DMU				UMU	SMU	RMU					UV	IRCN			See Noted Section for Use Specific Standards
	Key: P = Permitted; L = Permitted subject to limitations; C = Condition; Blank Cell = Use Prohibited																							Downtown	Uptown	Midtown	Civic Waterfront			100	200	300	400	500		C	R	
Industrial																																							
Bakeries and confectioneries																				P	P	P						L						P				28-201
Bottling plants																				P	P	P	P					L						P				28-202
Building trades services																	L			P	P	P	L					L						P				28-203
Craft brewery/craft distillery															L		L	P		P	P	P		L	L	L	L	C	L					L	P	L		28-204
Dry-cleaning plants																				P	P	P				P		L						P				28-205
Freight distribution																				P	P	P	P					L						P				28-206
Heavy industrial use																					C																		28-207
Heavy manufacturing																					P	P																	28-208
Laboratory (research and testing)														L						L	P	P	P																28-209
Light manufacturing																				L	P	P	P	C	C	L	L	L						P				28-210
Machine shop																				P	P		L					L						P				28-211
Mechanical service and repair																				P	P	P	L					L						P				28-212
Mini-warehouse																		L		C	C	L				L								L				28-214
Plant nursery																	L			P						P		L						P				28-215
Production print shops, printing, engraving																					P	P	P																28-216
Recycling and mulching/composting																					C																		28-217
Retail or wholesale sale of products manufactured on site																				L	L	L	L					L						P				28-218
Transportation facilities																					P	P																	28-219
Transmission tower																	C			C	C	C	C																	28-220
Vehicle-for-hire establishments																				P						C		L						P				28-221
Warehousing/wholesale																				L	P	L	P			P		L						L				28-222
Welding, metal working, fabrication																				P	P					P		L						P				28-223

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SECTION 3: That Chapter 28, "Zoning", Article V, "Use Standards", Division 4, "Industrial", Section 28-54, "Use Table", of the Code of Ordinances, City of Titusville is hereby amended to read as follows: Sec. 28-220. Transmission tower.

Sec. 28-220. Transmission tower.

(a) *Districts where permitted.*

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

(b) *Reserved.*

(c) *Standards.*

(1) Regulations for nonconforming transmission towers are established in Section 34-349.

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

(1) In the Community Commercial (CC), Light Industrial Services and Warehousing (M-1), Industrial (M-2), Highway Industrial Infill (M-3), and Planned Industrial Development (PID) zoning districts, transmission towers:

a. Shall be located on the site so as to provide a minimum distance equal to the height of the tower from all property lines unless the applicant is able to produce a certified fall zone letter by the tower manufacturer. This letter shall define the exact breakpoint, which shall be equal to the setback distance from the closest property line. Stand-alone towers (monopoles) should be encouraged wherever possible to ensure an aesthetic appeal to the community.

b. Shall be reviewed to determine the aesthetic effects of the proposed tower on surrounding areas as well as mitigating factors concerning aesthetics.

c. The Council may disapprove an application on the grounds that the proposed tower's aesthetic effects are incompatible, or may condition approval on changes in tower height, design, style, buffers, or other features of the wireless communications facility or its surrounding area. Such changes in non-broadcast installations need not result in performance identical to that of the original application.

DRAFT

d. Factors relevant to aesthetic effects include: the protection of the view in sensitive or scenic areas and areas specially designated in adopted plans such as unique natural features, scenic roadways, and historic sites; the concentration of towers in the proposed area; and whether the height, design, placement, or other characteristics of the proposed tower could be modified to have a less intrusive visual impact.

e. If Council determines that the proposed additional service of non-broadcast facilities, coverage, or capacity to be achieved by the location of the proposed facility can be achieved by use of one (1) or more alternative existing wireless communications facilities it may deny the proposed antenna support facility application.

f. Prior to effecting the removal of any tower, the City shall provide notice and an opportunity to be heard to both the landowner and the CUP holder who shall show cause why the tower should not be removed in accordance with the provisions and requirements of the ordinance. A notice describing the reason for removal and the date of a hearing before the City Council shall be served by certified mail, fax, actual delivery, or U.S. mail (if otherwise undeliverable) at least twenty-one (21) days prior to the hearing. The time for effecting removal shall be tolled.

g. Transmission towers in the Community Commercial (CC) zoning district shall be located a minimum one mile from the nearest transmission tower and must be located a minimum of 400-feet from a residential building. The enclosure shall be screened with an opaque solid fence and evergreen vegetation. Vegetation shall reach a minimum 8 feet in height within one year of planting.

SECTION 4. SEVERABILITY. If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances, and all resolutions and parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. INCORPORATION INTO THE CODE. This Ordinance shall be incorporated into the City of Titusville Code of Ordinances and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing: Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the Code may be made.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become in full force and effect upon adoption by the City Council in accordance with the Charter of the City of Titusville, Florida.

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

_____

Andrew Connors, Mayor

ATTEST:

_____

Wanda F. Wells, City Clerk

DRAFT

Titusville
Gateway to Nature & Space

APPLICATION FOR REZONING (REZ) / PLANNED DEVELOPMENT (PD) / MASTER PLAN (MP)

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

1. Project Information	Project Name: Vertex Development Proposed LDR Text Amendment	Property Address/Location Description: S of Knox McCrae Drive, E of Barna
2. Type of Request	☐ Rezoning (REZ) ☐ Planned Development (PD) ☐ Master Plan (MP)	
2. Applicant/ Owner	Name of Applicant/Contact: KEARLY D SOLIK, ESQ. DOTY SOLIK LAW	Name of Owner: HELOW PROPERTIES, LTD
	Street Address: 121 S. ORANGE AVE STE 1500	Street Address: 7545 Centurion Pkwy STE 102
	City: ORLANDO State: FL Zip: 32801	City: Jacksonville State: FL Zip: 32256
	Telephone #: 407 367 7868 Fax #:	Telephone #: Fax #:
	E-Mail Address: msolike dotysolik law.com	E-Mail Address:
3. Applicant Status	☐ Owner ☒ Tenant ☐ Agent ☐ Other	
4. Parcel ID	22-35.21-00-5	**Tax Acct.** 2210560
5. Site Size	Acres: 5.94	Square Feet:
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:	
	SUBJECT SITE: Vacant	
	NORTH: 7-11 Gas & Convenience Store	
	SOUTH: Andrew Jackson Middle School	
	EAST: Andrew Jackson Middle School	
	WEST: Commercial / Retail	

7. Current Future Land Use Designation	Future Land Use: COM			
8. Existing Zoning District	CC			
9. Proposed Zoning District	N/A			
10. Building Status	Existing Building(s) on the site? NO		New Buildings Proposed?	
11. Note any previous rezonings on the site				
12. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☐
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/ Plat ☐	Other: X LDR Text Amendment
13. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) See Justification Statement Submitted herewith.			

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

ACKNOWLEDGEMENT

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

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/ Wendy Sola _____ 4/15/26

(Signature*) (Date)

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

Date received: _____

Accepted by: _____

JUSTIFICATION STATEMENT

On behalf of Vertex Development, LLC, I am submitting this proposed amendment to the City of Titusville's Land Development Regulations ("LDR"). The justification for this request is as follows:

Vertex Development, LLC is a cell tower developer looking to build a new tower in Titusville to support the needs of its customer, Verizon Wireless. The City of Titusville LDRs currently restrict cell tower locations only to properties with industrial or PID zoning designations. Verizon has a coverage deficiency in an area of the City where no industrially zoned properties exist. Vertex has identified a parcel currently zoned CC located within the Verizon search area and has secured a lease. This property is surrounded mostly by residentially zoned and developed properties. We have previously reached out to the City pursuant to Florida Statutes Section 365.172(13)(b)(3) to initiate discussions with the City for a solution to this prohibition of coverage due to the City's limiting regulations. After independent review of the factual and technical support provided by Vertex and Verizon, City Staff proposed a developer initiated land development regulation amendment. Vertex now proposes a LDR amendment that would expand the list of zoning categories where cell towers are allowed as conditional uses to include the CC zoning category. No other changes to the City's current cell tower regulations are propsosed.

February 26, 2026

OMNICOM CONSULTING GROUP, INC.

TECHNICAL REVIEW REPORT

La Cita Helow FL-5188 Zoning Case

for

City of Titusville

This report is in response to the City of Titusville (City) request to perform Consulting Services related to the potential need for a new wireless communications tower within a zoning district that currently is not allowed. Specifically, OCG was tasked with addressing the following excerpt from the City's LDC:

> *A local government may exclude the placement of wireless communications facilities in a residential area or residential zoning district but only in a manner that does not constitute an actual or effective prohibition of the provider's service in that residential area or zoning district.* ***If a wireless provider demonstrates to the satisfaction of the local government that the provider cannot reasonably provide its service to the residential area or zone from outside the residential area or zone, the municipality or county and provider shall cooperate*** *to determine an appropriate location for a wireless communications facility of an appropriate design within the residential area or zone. The local government may require that the wireless provider reimburse the reasonable costs incurred by the local government for this cooperative determination. An application for such cooperative determination shall not be considered an application under paragraph (d)."*

OCG has reviewed and analyzed all the data provided from the City which included but not limited to current zoning maps, current communication tower locations and Verizon Wireless provide coverage prediction maps in the area of concern. Based on this review there is a need for a communications tower in and around the proposed tower location.

The optimal solution would be for the installation of a "typical" monopole style communications tower that would support multiple tenants. Given that there is a large area of relatively dense population in the area of concern it is likely that the other major commercial carriers would eventually co-locate on a tower structure in this area. A less optimal solution which does not serve all potential commercial carriers in the area of concern would be the deployment of small cell "light pole" sites through out the area of coverage deficiency.

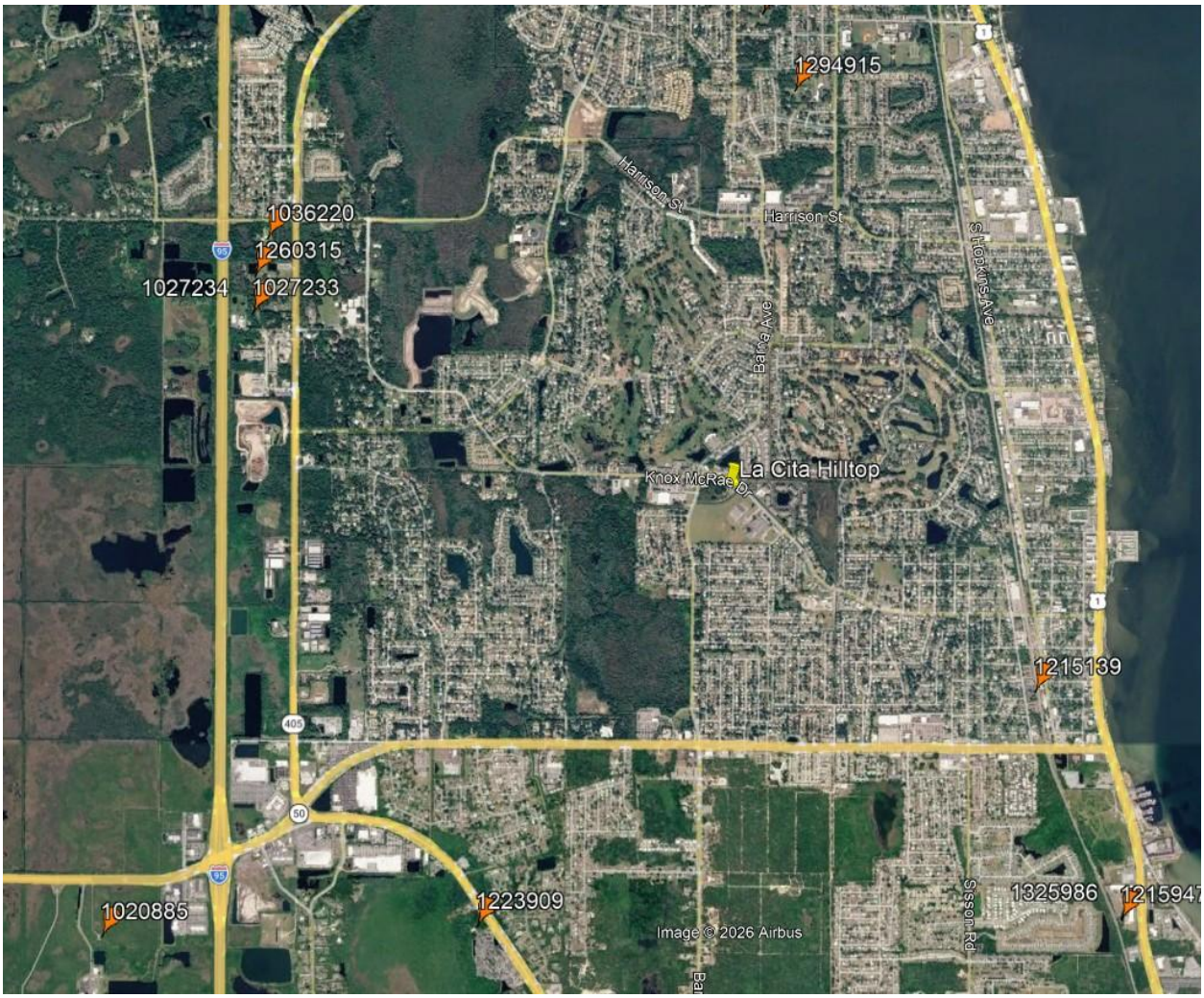
Based on OCG's analysis the best and most optimal solution to mitigate commercial carrier coverage deficiencies in the area of concern would be to construct a monopole tower of at least 150' in height somewhere in close proximity to the current proposed tower location.

Submitted by:



Christopher J. Monzingo, P.E., PMP

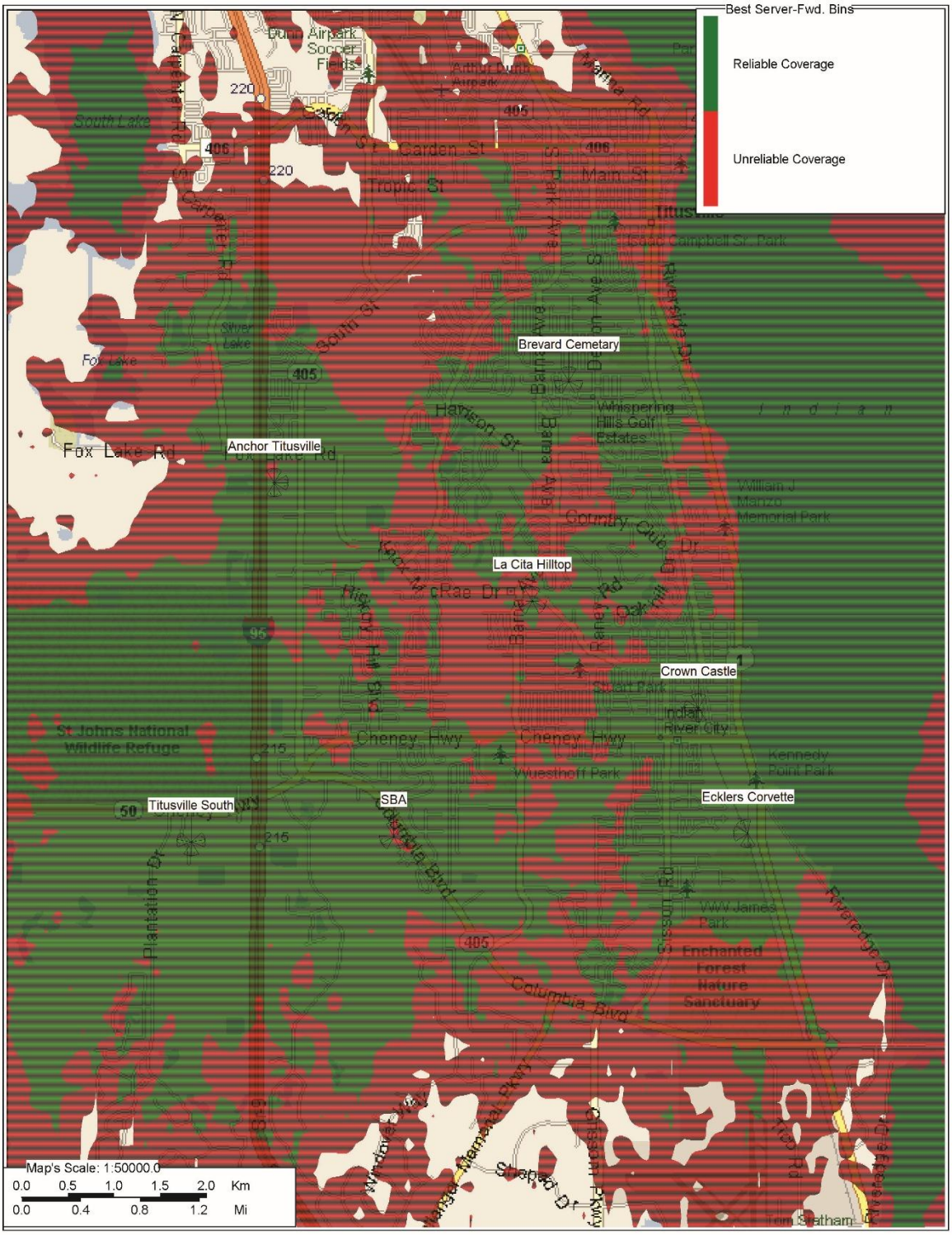
Vice-President



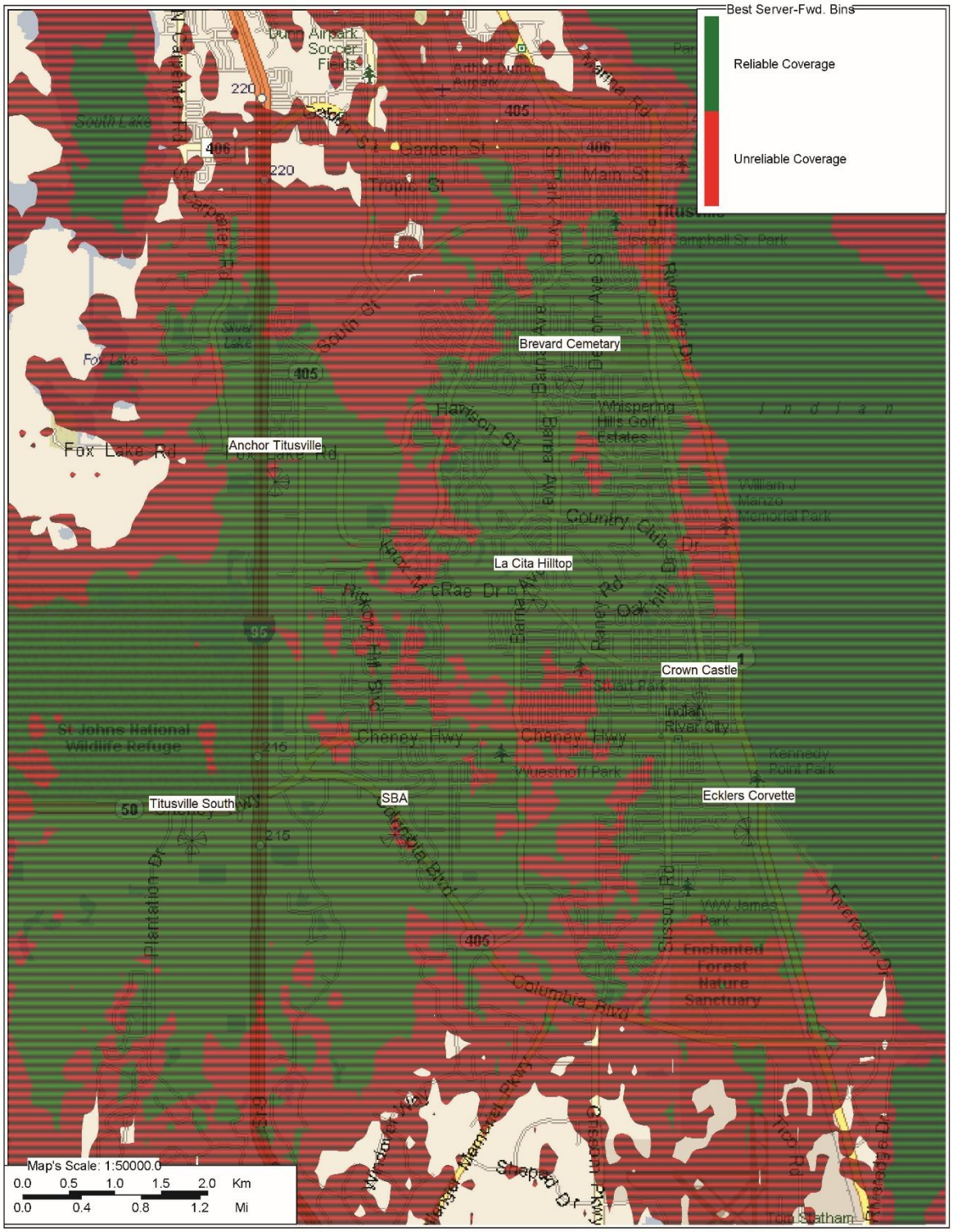
Existing Tower Search Ring



Verizon Coverage Without Proposed Sites



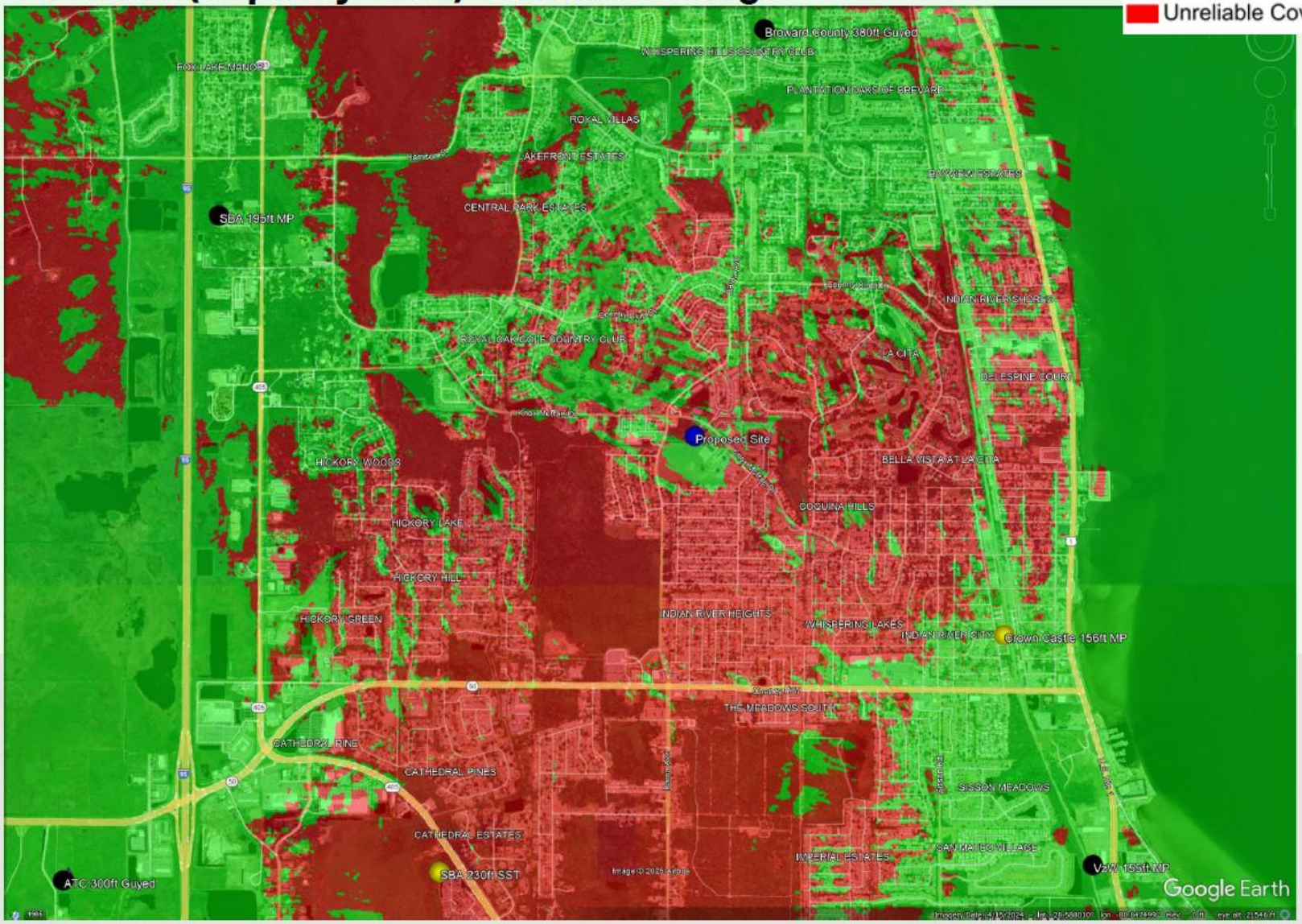
Verizon Coverage With Planned Sites



Verizon Coverage With Planned Sites and Proposed Tower

OCG omnicom consulting group

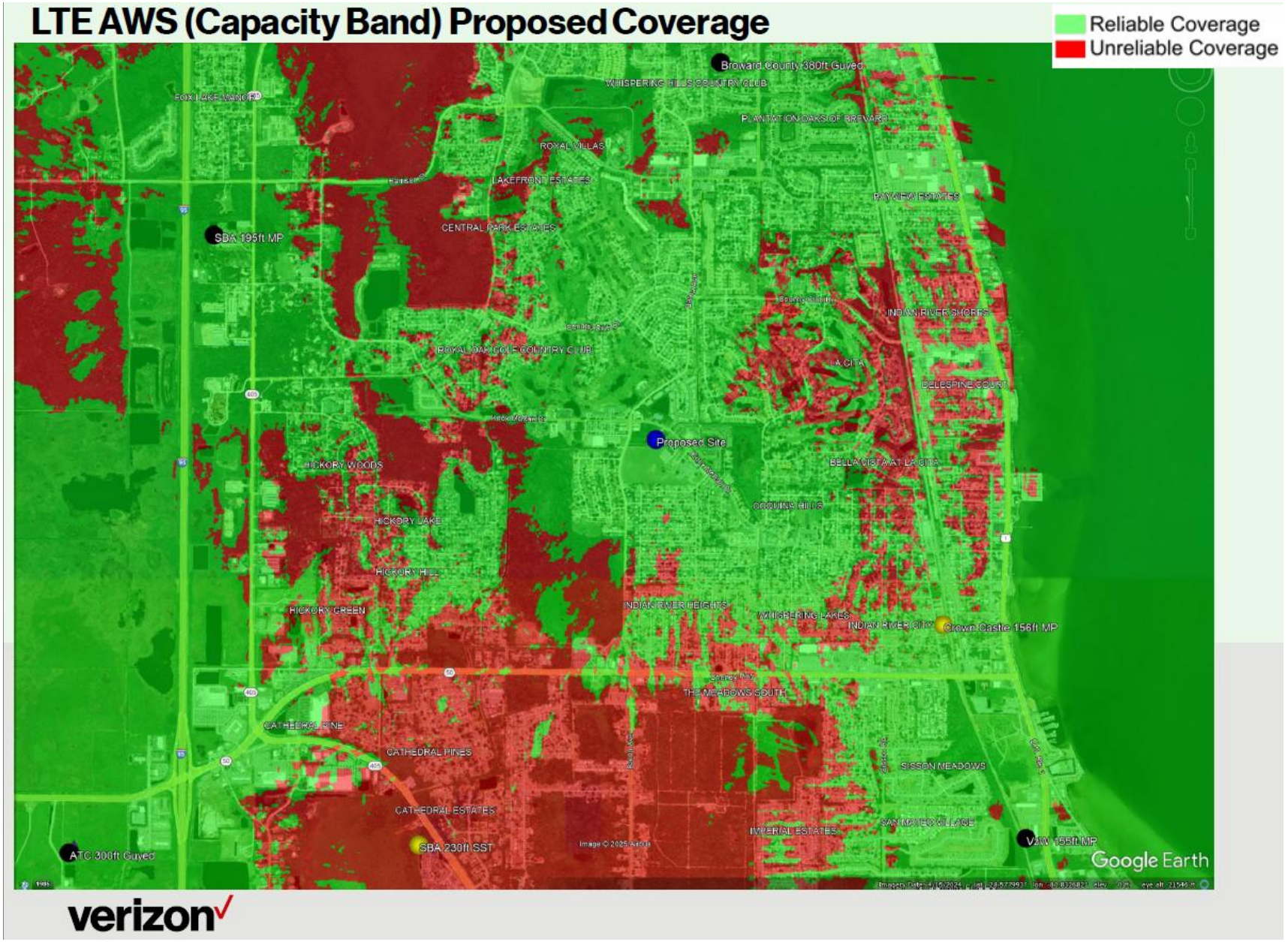
LTE AWS (Capacity Band) Current Coverage



verizon

OCG omnicom consulting group

LTE AWS (Capacity Band) Proposed Coverage



verizon

OCG omnicom consulting group

City of Titusville Provided Information

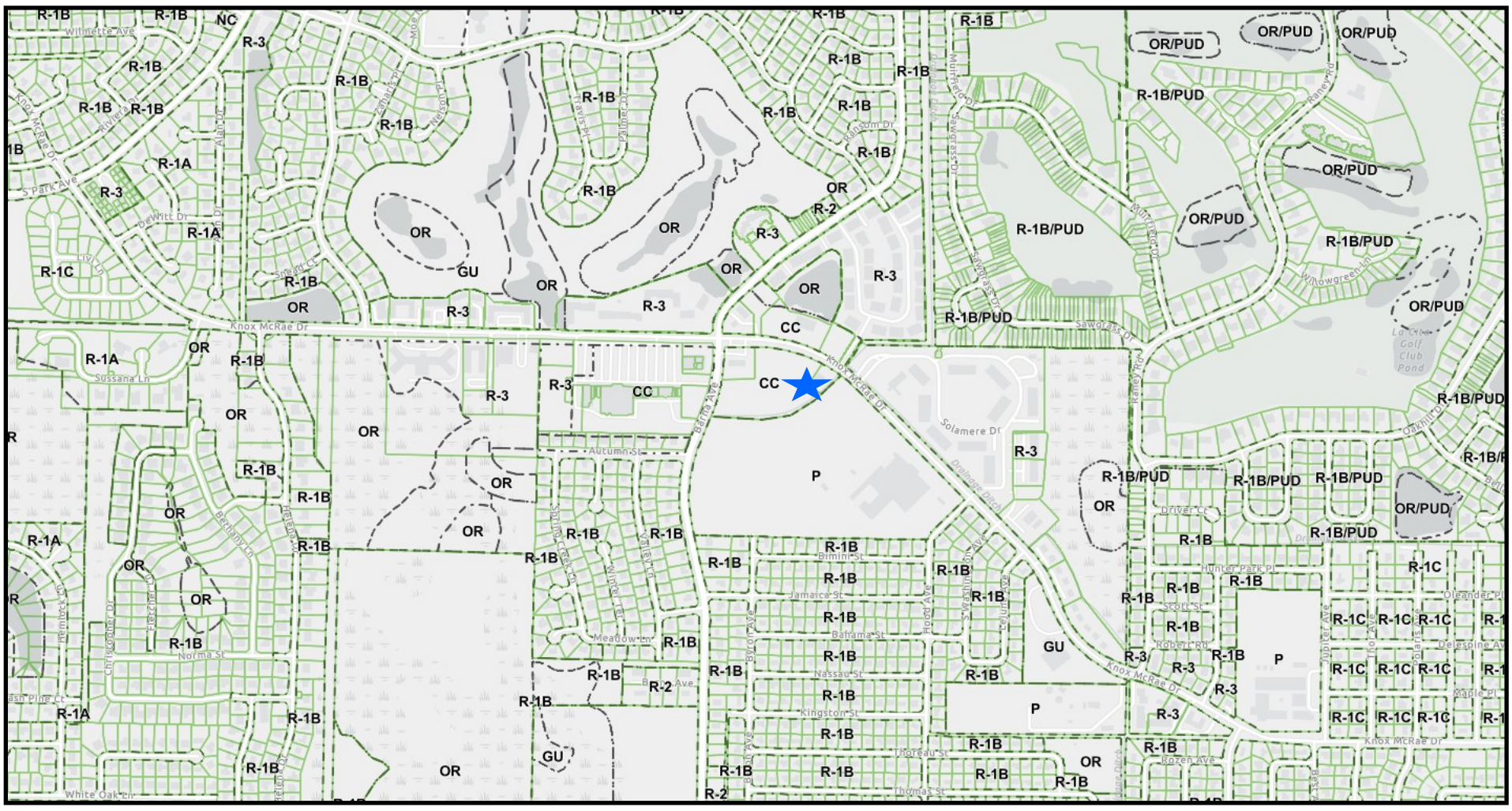
La Cita Helow FL-5188

Coordinates: 28.571048, -80.820931

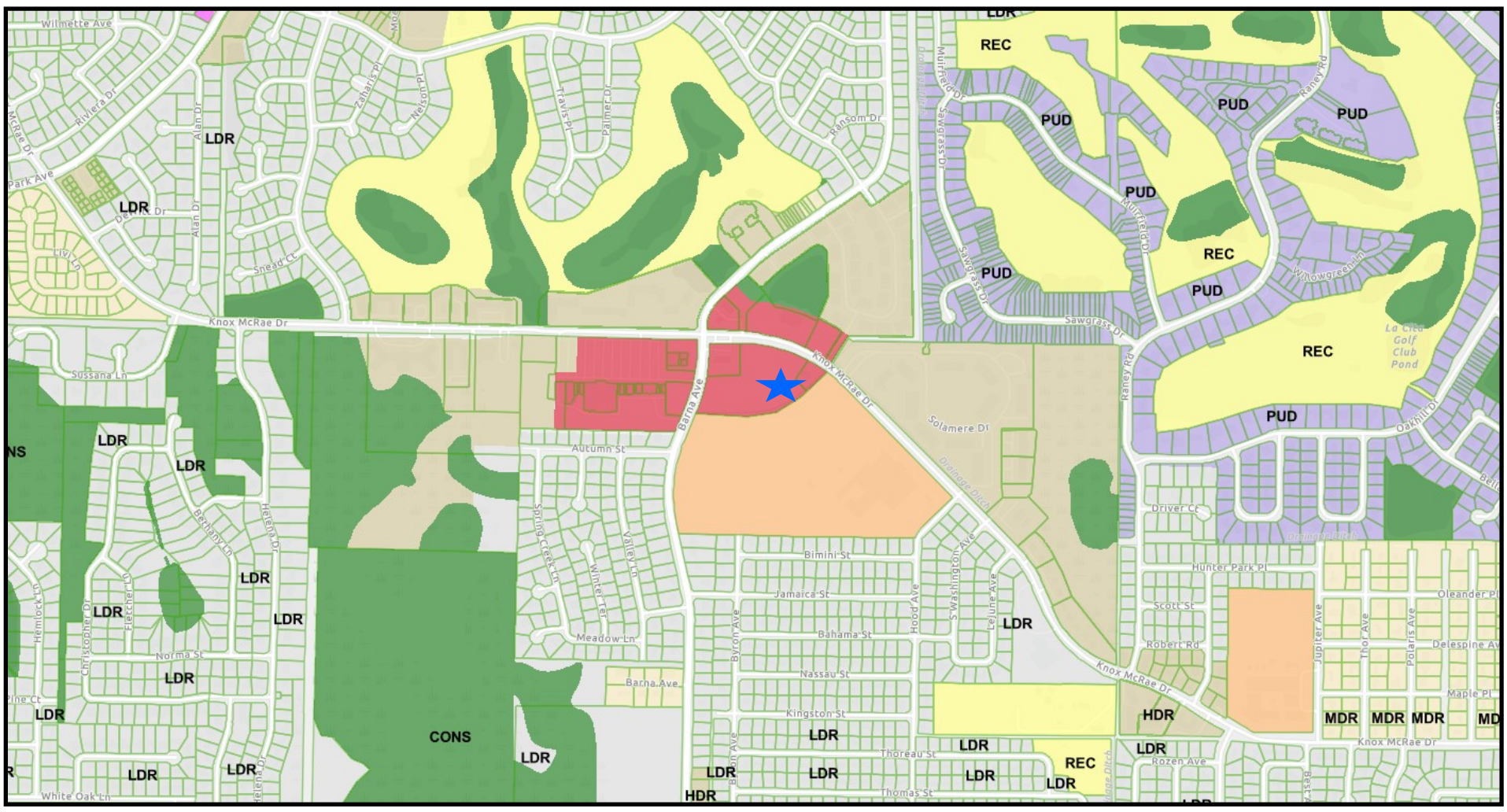
Brevard PID: 22-32-21-00-5

Address: Knox McRae Drive, Titusville, FL

Titusville Zoning Map



Titusville Future Land Use Map

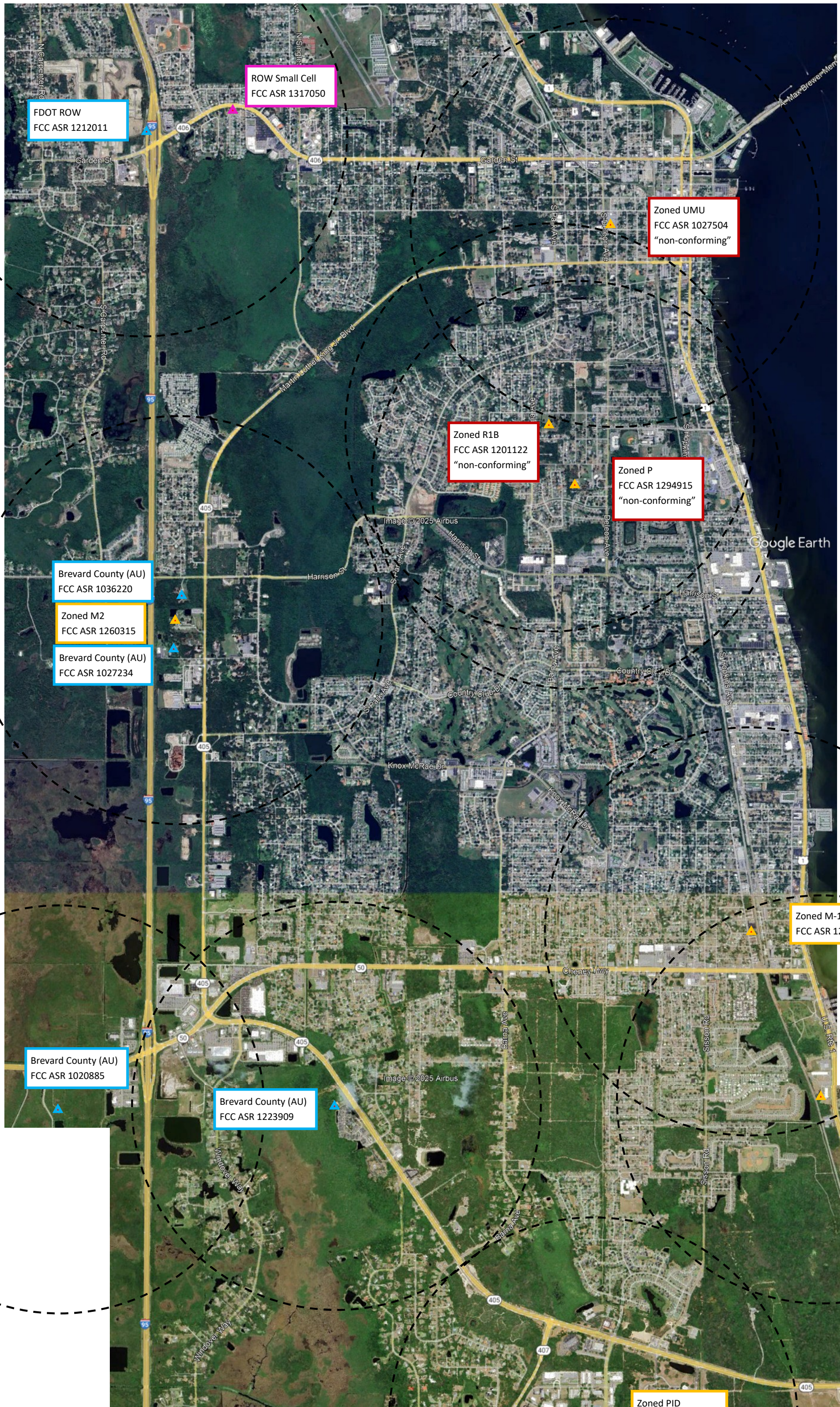


LDC Section 28-54 Use Table

	Agriculture and Public			Residential Districts										Commercial Districts						Industrial Districts				Mixed-Use															Standa
Permitted Principal Use	GU	OR	P	RE	RR	R1A	R1B	R1C	R-2	R-3	RMH-1	RMH-2	RHP	HM	T	NC	CC	RC	OP	M-1	M-2	M-3	PID	DMU				UMU	SMU	RMU						UV	IRCN		See Noted Section for Use Specific Standa
	Key: P = Permitted; L = Permitted subject to limitations; C = Condition; Blank Cell = Use Prohibited																							Downtown	Uptown	Midtown	Civic Waterfront			100	200	300	400	500		C	R	
Transmission tower																				C	C	C	C															28-220

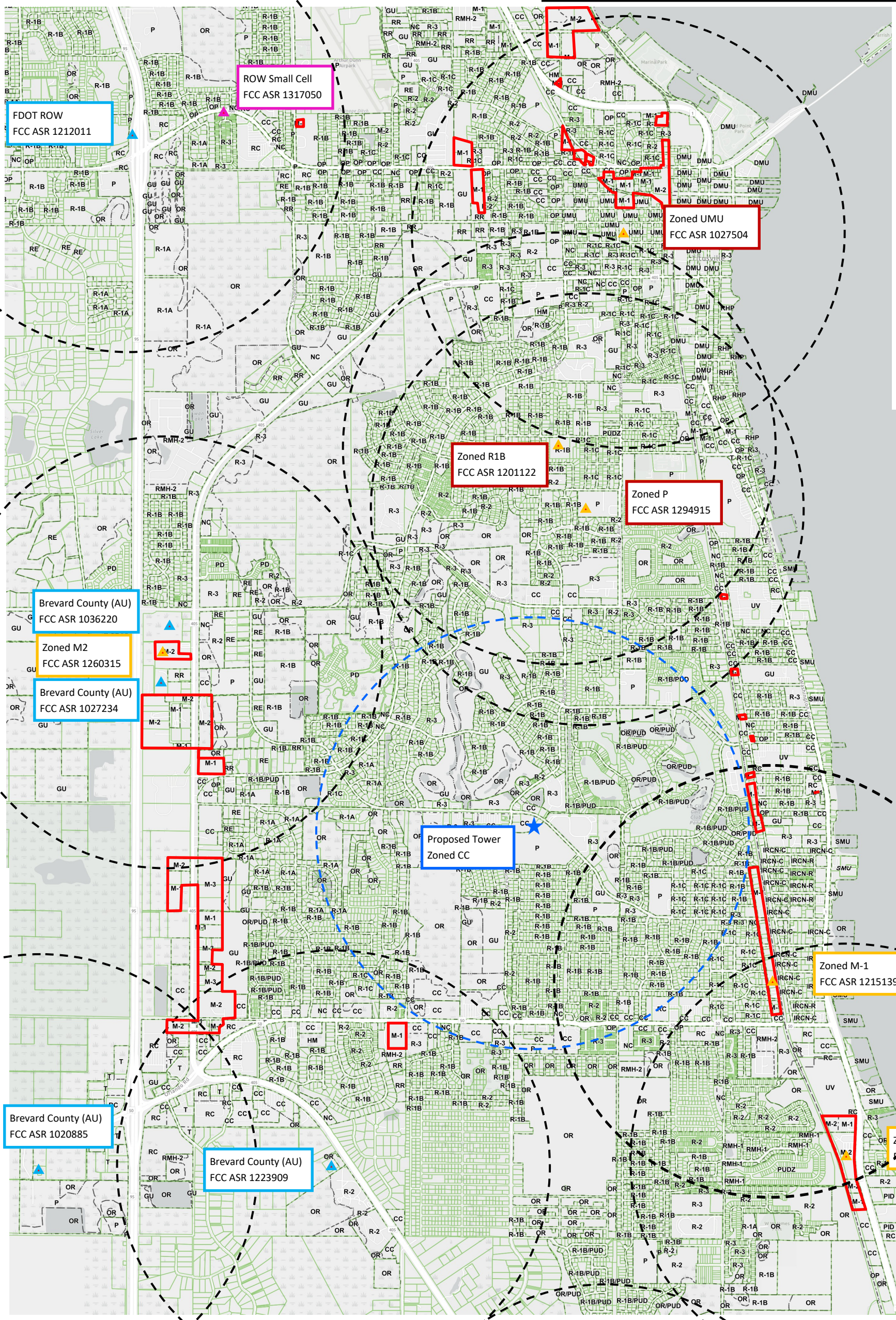
LEGEND

- Tower within Titusville City Limits
- Tower outside Titusville City Limits
- One-Mile Radius Existing Tower



LEGEND

- Tower within Titusville City Limits
- Tower outside Titusville City Limits
- One-Mile Radius Existing Tower
- Zoning Districts—Allow Towers



LEGEND

- Tower within Titusville City Limits
- Tower outside Titusville City Limits
- One-Mile Radius Existing Tower
- Zoning Districts—Allow Towers

FDOT ROW
FCC ASR 1212011

ROW Small Cell
FCC ASR 1317050

Zoned UMU
FCC ASR 1027504

Zoned R1B
FCC ASR 1201122

Zoned P
FCC ASR 1294915

Brevard County (AU)
FCC ASR 1036220

Zoned M2
FCC ASR 1260315

Brevard County (AU)
FCC ASR 1027234

Proposed Tower
Zoned CC

Zoned M-1
FCC ASR 1215139

Brevard County (AU)
FCC ASR 1020885

Brevard County (AU)
FCC ASR 1223909

Zoned M-2
FCC ASR 1325986

Zoned PID
FCC ASR 1292587

RF Justification Package

LA CITA HILLTOP 17281033

Prepared by Verizon Wireless RF Engineering

October, 2025

verizon

Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

verizon

Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing network hits capacity limits.

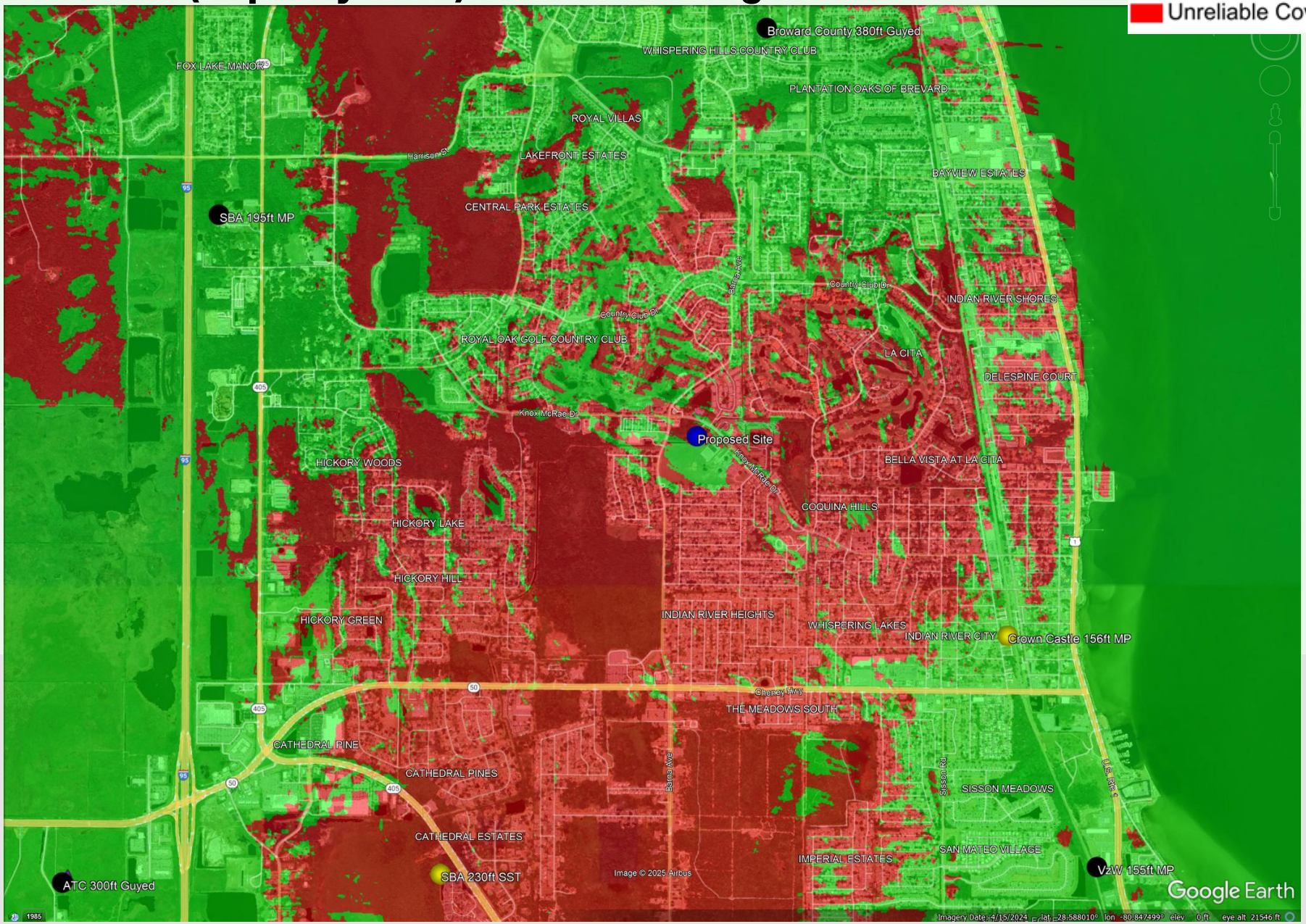
Location, Location, Location. A capacity cell site needs to be as close as possible to the center of the user population and network demand as that ensures a more even traffic distribution around the cell and higher throughput speeds. A typical cell site is configured in a circular pie shape, with each slice (aka. sector) providing a specific percentage of the total cell site resources. Optimal performance is achieved when traffic is evenly distributed across all of the sectors. A new site placed too close to an existing cell site generates unwanted interference to existing customers and does not offload far away traffic and is therefore an ineffective capacity offload solution.

Need Case for: LA CITA HILLTOP

The existing VzW network in eastern Brevard County/The City of Titusville near the intersection of Knox McRae Drive and Barna Ave currently has coverage and resulting capacity issues. The proposed site is surrounded by existing single family residential buildout along with a line of commercial buildout to the west and Andrew Jackson Middle School and multifamily housing like Solamere Grand to the east. This area of eastern Brevard County already generates significant numbers of customer complaints due to existing coverage and capacity issues. The proposed site will significantly enhance the coverage and capacity resources available to the public in the general area and will bring significant network performance improvements to the existing and future residents of this area. There are no existing structures in the area that could support the installation of the Verizon Wireless equipment needed to serve the current and future traffic demands in this immediate area.

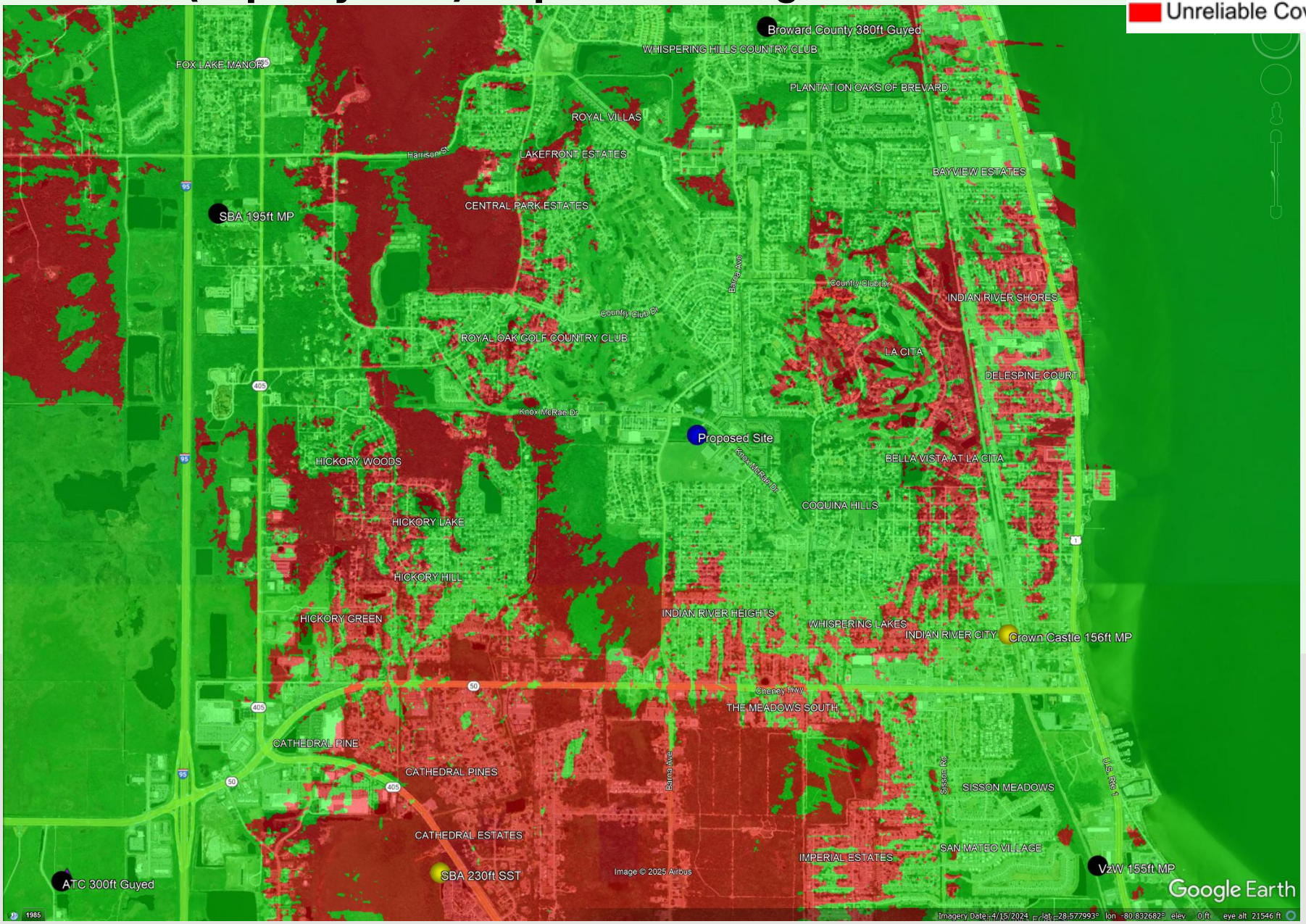
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LTE AWS (Capacity Band) Current Coverage



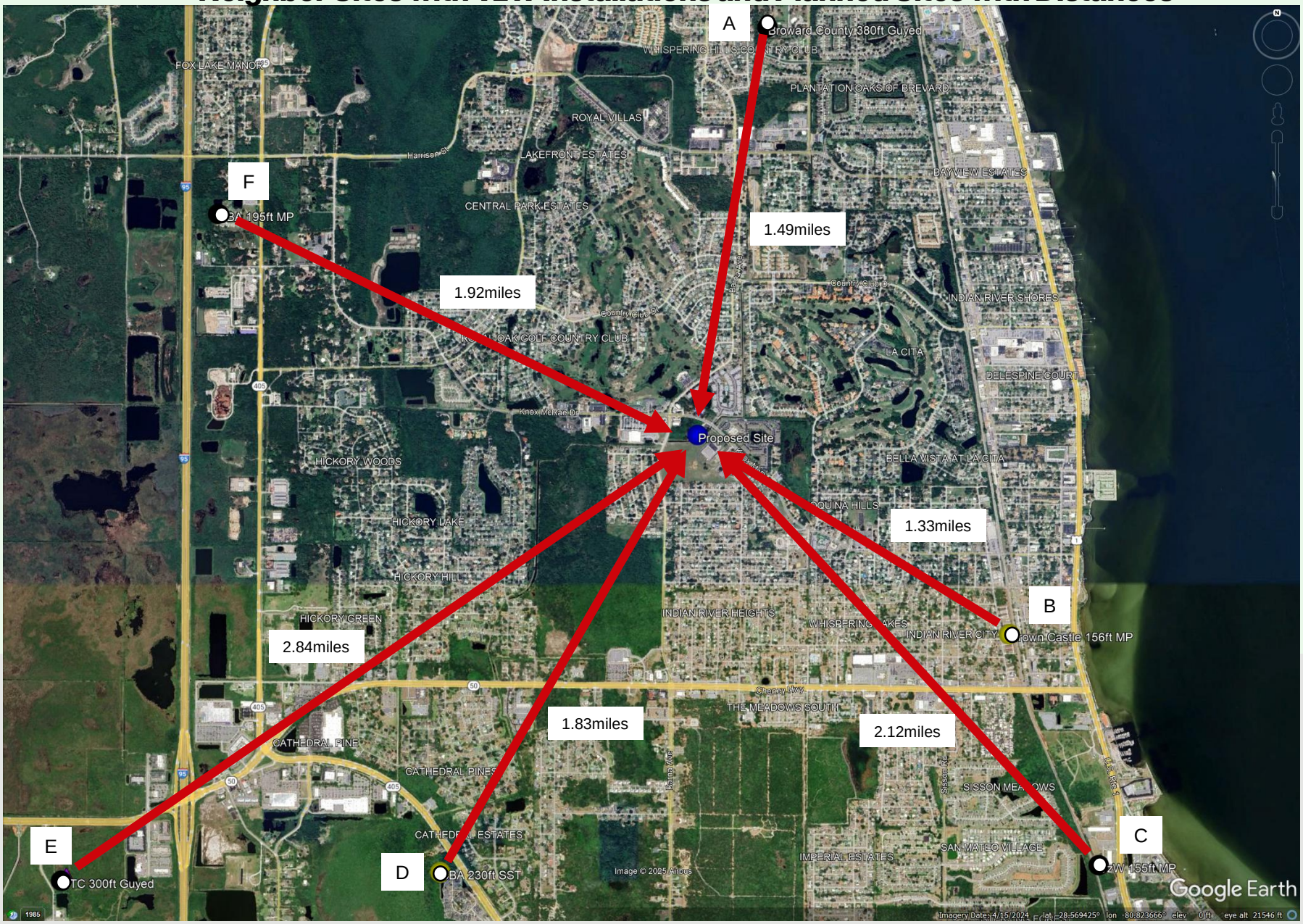
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LTE AWS (Capacity Band) Proposed Coverage



verizon

Neighbor Sites with VzW Installations and Planned Sites with Distances



verizon

First Tier Neighbors and Subject Site Information

Map Label	Latitude	Longitude	FCC ASR	FCC Structure Owner	Structure Max Height (ft)	Structure Type	VzW Centerline (ft)	VzW Site Name
A	28.592348°	-80.816831°	1294915	County of Brevard	380	Guyed	150	Brevard Cemetary
B	28.560467°	-80.802442°	1215139	Crown Castle	160	Monopole	100*	N/A
C	28.548350°	-80.797094°	1325986	Verizon Wireless	150	Monopole	150	Ecklers Corvette
D	28.547976°	-80.836333°	1223909	SBA Towers	230	SST	170*	N/A
E	28.547518°	-80.858880°	1020885	American Towers	300	Guyed	217	Titusville South
F	28.582549°	-80.849561°	1260315	SBA Towers	198	Monopole	185	Anchor Titusville
Subject Site								
	28.571028°	-80.820992°	TBD	TBD	TBD	Monopole*	145	La Cita Hilltop

verizon

Cell Tower Regulation Research

Brevard County

Sec. 62-1953. Wireless telecommunication facilities and broadcast towers.

Wireless telecommunication facilities and broadcast towers may be permitted as a conditional use subject to the applicable requirements of article VI, division 7, section 62-1901(c) and this section.

In addition to the general review criteria in section 62-1901(c), the board shall consider the following:

Minimum setbacks.

a. Setbacks from residential, child care facility, public and nonpublic school structures. All WTCFs shall have a minimum setback of a distance equal to twice the height of the proposed tower except if no tower is being utilized then the setback shall be a minimum of 100 feet from a residential, child care facility, public, or nonpublic school structures, as defined in F.S. ch. 402. The requirements of this section shall not apply to the installation of small wireless facilities and support structures located within county public rights-of-way as governed by the regulations of section 86-73 of the Brevard County Code of Ordinances. Furthermore, the requirements of this section shall apply to new WTCFs only and shall not apply to the installation or modification of antennas or equipment on existing WTCFs.

b. For all other WTCF's:

1. If the WTCF is constructed using breakpoint design technology, the minimum setback distance shall be equal to 110 percent of the distance from the top of the structure to the breakpoint level of the structure, or the minimum side and rear yard requirements, whichever is greater. Certification by a registered professional engineer licensed by the state of the breakpoint design and the design's fall radius must be provided together with the other information required from an applicant. (For example, on a 100-foot tall monopole with a breakpoint at 80 feet, the minimum setback distance would be 22 feet (110 percent of 20 feet, the distance from the top of the monopole to the breakpoint) if the minimum side or rear yard setback requirements for that zoning classification is less than 22 feet.)
2. If the WTCF is not constructed using breakpoint design technology, the minimum setback distance from the property line shall be equal to 110 percent of the height of the proposed tower.

Height. In general, the maximum heights are: 80 feet in coastal areas, 120 feet in urban areas, and 199 feet in rural areas.

Co-location. All towers taller than 60 feet in height shall be engineered and constructed to accommodate no less than three antenna arrays.

Equipment cabinets. Cabinets shall not be visible from pedestrian views.

Equipment compound. The fenced in compounds shall not be used for the storage of any excess equipment or hazardous materials.

No outdoor storage yards shall be allowed in a tower equipment compound.

City of Melbourne

Permitted uses:

A tower shall be a permitted use in the following zoning districts:

M-1 (Light Industrial)

M-2 (Industrial)

A monopole shall be a permitted use in the following zoning districts:

M-1 (Light Industrial)

M-2 (Industrial)

I-1 (Institutional)

A monopole of 75 feet or less shall be permitted in the following zoning districts:

C-P (Commercial Parkway)

C-2 (General Commercial)

C-1 (Low Intensity Commercial)

I-1 (Institutional)

Stealth telecommunications facilities shall be permitted in the following districts:

M-2 (General Industrial)

M-1 (Light Industrial)

C-P (Commercial Parkway)

C-1 (Low Intensity Commercial)

C-2 (General Commercial)

C-3 (Central Business)

C-1A (Professional Offices and Service)

I-1 (Institutional)

R-P (Residential-Professional)

Conditional Use

A tower and monopole shall be a conditional use in the following zoning districts:

I-1 (Institutional)

A monopole of more than 75 feet shall be a conditional use in the following zoning districts:

C-P (Commercial Parkway)

C-1 (Low Intensity Commercial)

C-2 (General Commercial)

A monopole of 75 feet or less shall be a conditional use in the following zoning districts:

C-1A (Professional)

R-P (Residential Professional)

A stealth communication facility shall be a conditional use in any residential district:

R-A (Residential Holding)

AEU (Agricultural Estate, Single-Family Residential)

REU (Rural Estate, Single-Family Residential)

EU (Estate, Single-Family Residential)

R-1AAA (Single-Family Residential)

R-1AA (Single-Family Residential)

R-1A (Single-Family Residential)

R-1B (Single-Family Residential)

R-2 (One-, Two- and Multiple-Family Dwelling)

R-3 (Multiple-Family Dwelling)

R-4 (Two-Family Dwelling) PUD (Planned Unit Development)

PUD (Planned Unit Development)

R-2T (Planned Residential Development for Mobile Home Parks)

Setback requirements for towers shall be measured from the base of the tower to the property line of the parcel on which it is located. All structures included with the tower shall be included in the setback.

Sec. 9.89. Separation or buffer requirements.

Towers shall be separated from all residentially zoned lands by a minimum of 200 feet.

The minimum tower separation distance shall be calculated and applied irrespective of city and county jurisdictional boundaries.

Proposed towers must meet the following minimum separation requirements from existing towers or towers previously approved but not yet constructed at the time a development permit is granted pursuant to this article:

SEPARATION REQUIREMENTS

		Existing or Approved Tower Types						
Proposed Tower Types		Lattice		Guyed	Monopole 75 Ft. in Height or Greater	Monopole Less Than 75 Ft. in Height	Stealth Facilities	
Lattice	Over 150 ft.	3,000 ft.	3,000 ft.	3,000 ft.	3,000 ft.	2,000 ft.	2,000 ft.	-0-

	150 ft. or less	3,000 ft.	2,500 ft.	3,000 ft.	2,500 ft.			
Guyed	Over 150 ft.	3,000 ft.	3,000 ft.	3,000 ft.	3,000 ft.	2,000 ft.	1,500 ft.	-0-
	150 ft. or less	3,000 ft.	2,500 ft.	3,000 ft.	2,500 ft.			
Monopole	75 ft. in height or greater	2,000 ft.	2,000 ft.	2,000 ft.	1,500 ft.	-0-		
Monopole	Less than 75 ft. in height	1,500 ft.	1,500 ft.	1,500 ft.	1,500 ft.	-0-		
Stealth Facilities		-0-	-0-	-0-	-0-	-0-		

Towers shall not be artificially lighted except as required by the Federal Aviation Administration (FAA). At the time of construction of a tower, in cases where there are residential uses located within a distance that is 300 percent of the height of the tower, dual mode lighting shall be requested from the FAA.

City of Orlando

Separation from Off-Site Uses. Communications Towers shall be located so as to comply with the following standards for the minimum separation distance from the closest required building setback line for any off-site principal use structure:

Off-Site Uses/Zoning	Minimum Separation from required building setback
Any residential zoning district R-3A or less, any similar residential zoning districts in Orange County, any O-1 office and residential district, and any residential component in a PD	200 feet or 300% height of tower, whichever is greater
Any multi-family zoning district R-3B and above, mixed use district (MXD, MU), activity center district (AC), office and residential district (O-2 and O-3), any public use district (P), and similar uses in Orange County.	100 feet or 100% height of tower, whichever is greater
All other zoning districts	None

(b) *Separation Between Communication Towers.* Communication towers shall be located so as to comply with the following standards for the minimum separation distance from existing communication towers and/or communication towers that have received a valid Conditional Use permit or building permit:

	Minimum Separation Between Towers (by Tower Type)			
Proposed Tower Types	Self Supporting	Guyed	Monopole—75 Feet in Height or Greater	Monopole—Less than 75 Feet in Height
Self Supporting	5,000 ft.	5,000 ft.	1,500 ft.	750 ft.
Guyed	5,000 ft.	5,000 ft.	1,500 ft.	750 ft.
Monopole—75 ft. in height or greater	1,500 ft.	1,500 ft.	1,500 ft.	750 ft.
Monopole—Less than 75 feet in height	750 ft.	750 ft.	750 ft.	750 ft.

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission

From: Bradley Parrish, Community Development Director

Subject: **Planning & Zoning Commission Semi-Annual Report**

Department/Office: Planning

Recommended Action:
Review the Semi-Annual Report. Approve or Approve with changes. Decide to submit it as a written report or have a member present in person.

Summary Explanation & Background:
The Planning and Zoning Commission Semi-Annual Report - January - June 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:
1. January - June 2026 SemiAnnual Update

City of Titusville

Planning Department

To: City Manager, Tom Abbate

FROM: BRAD PARRISH, COMMUNITY DEVELOPMENT DIRECTOR

Date: 07/21/2026

RE: Planning and Zoning Commission Semi-Annual Report January – June 2026

Within the last six months the Planning and Zoning Commission has reviewed the following items:

1. Ordinances and Technical Manuals

1. Ordinance Annual Update of the 5-Year Capital Improvements Schedule (2026-2030) relating to the Capital Improvement Element of the Comprehensive Plan. P&Z made a motion to recommend approval of the 5-Year Plan. Approve unanimously 6-0. January 21, 2026

2. Live Local Ordinance – P&Z made a motion to recommend approval as written. Approved unanimously. March 18, 2026

3. Certified Recovery Residences Ordinance – P&Z made a motion to recommend approval of the Certified Recovery Residence Ordinance with the following recommended conditions: 1. Include an application fee in the ordinance 2. Include graduated distance based on the number of occupants 3. Address required inspections by both Building Department and Fire Department 4. Include in the application the same required documentation as page 21 of the agenda packet with the exception of fee schedule and refund policy. 5. Identify which is the certifying entity – FARR, FCB or DCF. 6. Identify the certified accreditation level, is it 1, 2, 3, or 4? 7. Identify types of services offered 8. Determine if it is a 24-hour facility or operating in just the day or night 9. Identify staffing levels and security 10. Clarification of the appeal process 11. Automatic revocation of the license if closed, abandoned, or if the facility loses their certification. Approved 6 yes, 1 no vote. April 8, 2026

4. Trucks on Local Roads Ordinance – P&Z made a motion to recommend approval of the Trucks on Local Roads Ordinance as written with a friendly amendment: Strike all technical manual references in this ordinance and add into the ordinance that during construction activity, the City reserves the right to restrict access if deemed to be necessary to reduce impacts on local streets. Approved unanimously. April 8, 2026

5. Aerospace and Light Manufacturing Ordinance – P&Z made a motion to recommend approval of the Aerospace and Light Manufacturing Ordinance with the following

recommended changes to Section 28-110 Childcare facility (c) (1) (a) A conditional use permit is not required when a childcare facility is approved as part of an approved ***or existing PID or master plan when it is an accessory use to the principal use.*** Also recommend the following change to Section 25-154 Parking Structures (2) In the Planned Development (PID) zoning district, parking structures may be approved as a part of an approved ***or existing PID or master plan when it is an accessory use to the principal use.*** The motion also approves the use of the definitions provided by Member Troutman to be included in the ordinance. Approved unanimously. June 3, 2026

2. Small Scale Amendments (SSA)

1. SSA# 7-2025 – 1400 Elizabeth Avenue – P&Z made a motion to recommend approval for Small Scale Amendment SSA#7-2025 – 1400 Elizabeth Avenue of the rezoning from the Single-Family Medium Density (R-1B) to the Multifamily Medium Density (R-2) zoning district consistent with the Small-Scale Amendment. Approved unanimously. January 7, 2026

   P&Z made a motion to recommend approval for Small Scale Amendment SSA#7-2025 – 1400 Elizabeth Avenue of the amendment to the Comprehensive Plan Future Land Use Map by changing the future land use designation from Low Density Residential to Medium Density Residential. Approved unanimously. January 7, 2026

3. Conditional Use Permits (CUP)

1. CUP# 9-2025 – Parcel ID#21-35-28-00-279 – P&Z made a motion to deny the Conditional Use Permit because it is a critical driveway both from the commerce side of the element but also from the concern the impact it adversely has on pedestrians and bicyclists. Motion to deny was approved with a 6-0 vote. January 21, 2026

2. CUP#9-2024 – Titusville Storage – P&Z made a motion to recommend approval as submitted. Approved with a 5 yes, 1 no vote. March 4, 2026

3. CUP#6-2025 – River Palms II – P&Z made a motion to recommend denial of Conditional Use Permit CUP#6-2025 – River Palms II. Member Fayson seconded. The reasons for the denial as follows: 1. Shoreline Mixed Use Strategy 1.12.3.3 support moderate scale mixed use development on US Highway 1 that benefits from proximity to the waterfront is not in compliance. 2. Natural Resources Policy 1.17.3 Submerged Lands within the Indian River Lagoon shall only be utilized for water related development and specifically states marinas, docks, boats, and ramps which signify the intent of the code 3. Questions that it meets the Coastal Management Element based on the evidence provided. 4. As result of the applicants' actions, the land to the north becomes non-conforming, which is unacceptable. Approved the denial unanimously. May 20, 2026

4. CUP#9-2025 – Parcel ID#21-35-28-00-279 – P&Z made a motion to table Conditional Use Permit CUP#9-2025, Parcel ID# 21-35-28-00-279 until the June 17, 2026 Planning and Zoning Commission meeting. Approved unanimously. June 3, 2026

5. CUP#9-2025 – Parcel ID#21-35-28-00-279 – P&Z made a motion to approve with the following three (3) conditions 1. Traffic study provided 2. Recorded cross-access easement 3. Trail-crossing safety plan be provided. Approved unanimously. June 17, 2026

4. Comprehensive Plan Amendment (CPA)

1. CPA#2-2025 – Gemini Lakes (Royal Oak) – P&Z made a motion to not approve the transmittal and direct staff to conduct a small area study to guide redevelopment of the area. Approved Unanimously. January 21, 2026

5. Rezoning (REZ)

1. REZ# 8-2025 – 317 Oleander Place – P&Z made a motion to recommend approval as submitted. Approved unanimously. March 4, 2026

   P&Z made a motion to recommend that City Council advise staff to investigate the issue of density as it relates to Section 34-347. – Nonconforming lots. Specifically, to ensure that if a lot is made non-conforming due to a density standard of a zoning district that the lot be eligible for the remedies of this section without the need for a variance. Approved unanimously. March 4, 2026

6. Right-of-Way (ROW)

1. ROW#4-2025 – Ziruth Avenue and Yale Street – P&Z made a motion to recommend approval of Right-Of Way ROW#4-2025 – Ziruth Avenue & Yale Street as presented with the staff recommended condition. Approved unanimously. February 4, 2026

2. ROW#1-2026 – Avenida Real – P&Z made a motion to recommend approval of Right-of-Way Vacation ROW#1-2026 – Avenida Real based on the following Findings of Facts; 1. The request is consistent with the comprehensive plan. 2. The request meets the review criteria established in Ordinance No. 49-2014. 3. None of the utility providers objected to the request. 4. Zoning goes to the center of the street, therefore not creating anymore M-1. Approved unanimously. May 6, 2026

7. Preliminary Plat

1. Christian Court Townhomes – Preliminary Plat – P&Z made a motion to recommend approval of the Christian Court Townhomes - Preliminary Plat as presented. A request was made to the applicant to explore and consider putting in a hammerhead turnaround on the

dead-end street that abuts tracts K and L or lots 43 and 42 on the provided preliminary plat. Approved unanimously. January 7, 2026

8. Development Agreement

1. DA#1-2025 Tranquility Development Agreement Fifth Amendment – P&Z made a motion to recommend denial. Approved unanimously. February 18, 2026

9. Comprehensive Plan Evaluation and Appraisal Report (EAR) – P&Z made a motion to recommend approval to City Council of the transmittal of the Comprehensive Plan Evaluation and Appraisal Report to the state. Approved unanimously. June 17, 2026

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission

From: Bradley Parrish, Community Development Director

Subject: **Comprehensive Plan Amendments CPA No. 1-2026 (Map) and CPA No. 2-2026 (Text) – Space Coast Innovation Park Phase 3 Transmittal Hearing**

Department/Office: Planning

Recommended Action:

Conduct the public transmittal hearing for the Map (CPA 1-2026) and Text (CPA 2-2026) Amendments and provide a recommendation to City Council.

Summary Explanation & Background:

Satya Madivala on behalf of the Titusville-Cocoa Airport Authority, Owner is requesting Comprehensive Plan Amendments (CPA) for property located South of Shepard Drive, East of S.R. 407 and West of Grissom Parkway (Parcel ID No. 23-35-04-00-7 and 23-35-03-BB-*-225) to change the future land use designations from Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned Industrial Park to Planned Industrial Park and change the zoning districts from Industrial (M-2), Single-Family Medium Density (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Planned Industrial Development (PID) to Planned Industrial Development (PID) with a Master Plan.

This request proposes the development of a ±353.55-acre Planned Industrial Park, including approximately 205.53 acres of industrial development with a total gross floor area of 3,542,146 square feet. The requested maximum intensity threshold of 0.23 FAR will be used to determine concurrency and impact of the project. The Master Plan designates approximately 97.62 acres (27.6%) as open space, consisting of greenbelts, landscape buffers, and wetlands. In addition, the Master Plan includes a proposed 148.06-acre conservation easement preserving approximately 120.78 acres of wetlands.

The applicant is requesting a Comprehensive Plan Map Amendment and corresponding Text Amendment. The amendments must be transmitted to the State's Land Planning Agency (LPA) for review. The City Council is to consider the amendments for transmittal only. Adoption hearings for the comprehensive plan amendments and rezoning with

master plan may be scheduled after receipt of comments from the State. Analysis of the Planned Industrial Development (PID) rezoning with master plan will be conducted after the State completes its review.

Alternatives:

- Transmit the map (CPA 1-2026) and text (CPA 2-2026) amendments to the State Land Planning Agency for review.
- Do not transmit the amendments.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Comprehensive Plan Amendment Application
3. Rezoning Application
4. Amended Application - Email
5. Owner Authorization
6. Warranty Deed
7. Legal Description
8. Certified Survey
9. Future Land Use and Rezoning Exhibit
10. Master Plan
11. Open Space Exhibit
12. Phasing Plan
13. Stormwater Management Plan
14. Wetland Map
15. Wetland Impacts Exhibit
16. Wetland Mitigation Strategy
17. SCIP - Phase 3 Water Sewer Demand Calcs
18. Traffic Memo
19. City Traffic Count Assessment - Map
20. Space Coast Innovation Park Phase 3 - Subphase 1 Preliminary Concurrency Assessment

21. Maps

City of Titusville

Planning Department Staff Report

Transmittal Hearings

Comprehensive Plan Text Amendment and

Comprehensive Plan Map Amendment and

Planned Industrial Development (PID) Rezoning with Master Plan

CPA No. 1-2026 (Map) and CPA No. 2-2026 (Text) – Space Coast Innovation Park Phase 3

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	July 8, 2026
City Council Transmittal Public Hearing	July 14, 2026

Prepared By: Christie Anderson, AICP – Senior Planner

Applicant(s): Satya Madivala on behalf of the Titusville-Cocoa Airport Authority, Owner

Applicant's Request: **CPA:** To amend the Comprehensive Plan Future Land Use Map by amending the Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned Industrial Park future land use designations to Planned Industrial Park.

REZ: To rezone the property from Industrial (M-2), Single-Family Medium Density (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Planned Industrial Development (PID) to Planned Industrial Development (PID) with Master Plan.

Staff Recommendation:

Consider one of the following actions:

1. Transmit the map (CPA 1-2026) and text (CPA 2-2026) amendments to the State Land Planning Agency (Florida Department of Commerce) for review.
2. Do not transmit the amendments.

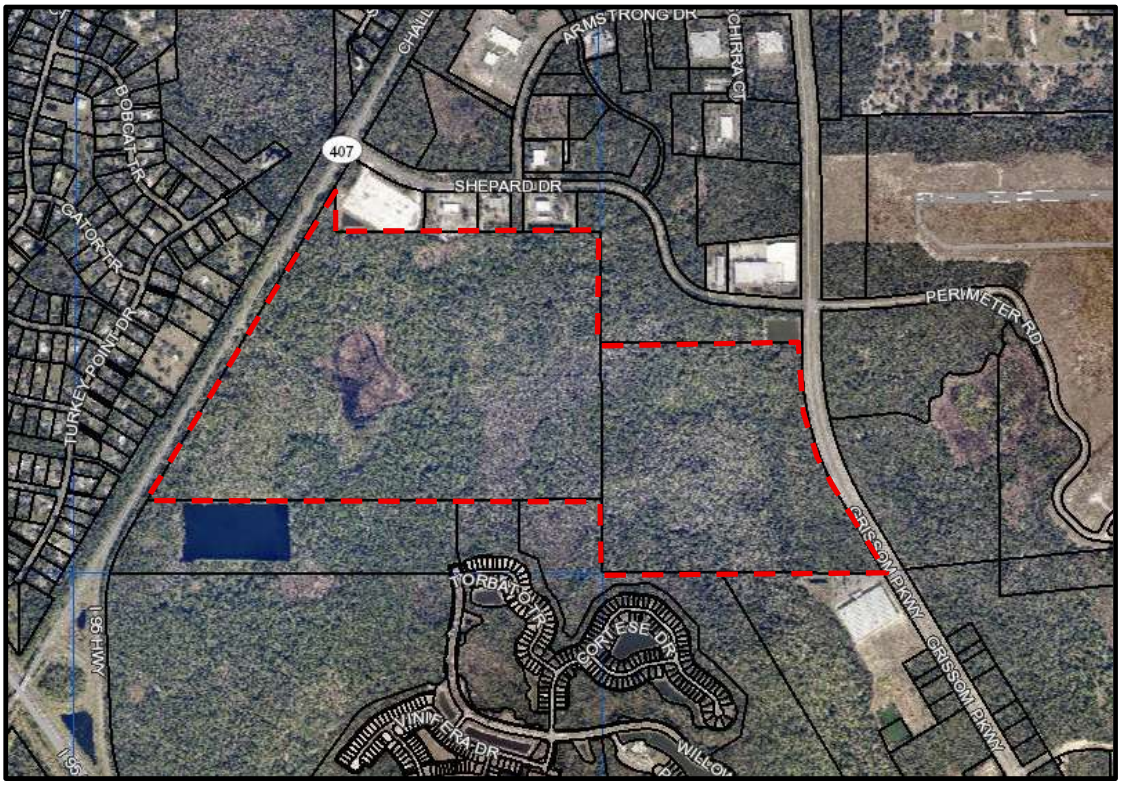
BACKGROUND INFORMATION

Satya Madivala on behalf of the Titusville-Cocoa Airport Authority, Owner is requesting Comprehensive Plan Amendments (CPA) for property located South of Shepard Drive, East of S.R. 407 and West of Grissom Parkway (Parcel ID No. 23-35-04-00-7 and 23-35-03-BB-*-225). The amendment will replace the existing future land use designations from Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned Industrial Park to a new Planned Industrial Park land use designation. The applicant also asked to change the zoning districts from Industrial (M-2), Single-Family Medium Density (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Planned Industrial Development (PID) to the Planned Industrial Development (PID) district. The applicant also submitted a Master Plan.

The request is to establish a +/-353.55-acre Planned Industrial Park, which will include +/-206.11 acres of industrial development with a maximum gross floor area of +/-3,542,146 square feet. The Master Plan designates +/-97.62 acres (27.6%) as open space, consisting of greenbelts, landscape buffers, and wetlands. In addition, the Master Plan proposes 148.06-acres of conservation easement with 120.78 acres of wetlands.

The land use Map Amendment requires a corresponding Text Amendment. The amendments must be transmitted to the State's Land Planning Agency (LPA) for review. The City Council is to consider the amendment for Transmittal only. Adoption hearings for the comprehensive plan amendments and rezoning with master plan may be scheduled after receipt of comments from the State. Analysis of the Planned Industrial Development (PID) rezoning with master plan will be conducted after the State completes its review of the comprehensive plan amendments.

PROPERTY INFORMATION



Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Vacant Land	Planned Industrial Park	Planned Industrial Development (PID)
	Conservation	Open Space and Recreation (OR)
	Low Density Residential	Single-Family Medium Density (R-1B)
	Industrial	Industrial (M-2)
	Commercial-High Intensity	Community Commercial (CC)

Proposed Use, Future Land Use, and Zoning: Amending the boundaries

Proposed Use	Future Land Use	Zoning
Planned Industrial Park	Planned Industrial Park	Planned Industrial Development (PID)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Industrial (Spaceport Commerce Park)	Planned Industrial Park	Planned Industrial Development (PID)
South	Industrial (Willow Creek Commercial Center) Residential Subdivision (Verona)	Commercial-High Intensity Planned Unit Development Conservation	Light Industrial Services & Warehousing(M-1) Planned Development (PD) Open Space and Recreation (OR)
East	Grissom Parkway (200’ right of way) Vacant Industrial (Space Coast Innovation Park Phases 1 & 2)	Industrial	Industrial (M-2)
West	S.R. 407 (300-feet right of way) Residential Subdivision (Windover Farms, Brevard County)	Residential 4 (Brevard County)	Rural Residential (RR-1) (Brevard County)

GENERAL INFORMATION

The property was annexed in 2002 [Ordinance No. 42-2001]. The site was intended to be developed as a mixed-use community project consisting of single family homes, industrial/warehouse activity, and a conservation preservation area. The project was never completed, and the approved land uses and zoning districts remained on the site.

In 2010, the west 73 acres of the property was designated the Planned Industrial Park land use for a project known as 4Frontiers [CPA No. 2010-02D]. The amendment was approved with several conditions: No.1. Impacts to wetlands will require permits from SJRWMD or other agencies with jurisdiction, No.2. Per Section 35-8 of the LDR's a habitat management plan shall be required if any endangered species are located onsite, and No.3. The property shall be limited to a Floor Area Ratio (FAR) of 0.32. The project proposed technology development and public demonstration facility, but it was never developed, and the land has since remained vacant.

Land Use

The site has five separate land use designations. The Industrial, Commercial High Intensity, Low Density Residential, and Conservation designations were established in 2002 under CPA-2001-1B10. In 2010, the Planned Industrial Park land use designation was added under CPA 2010-02D, limiting the maximum intensity on the property to a floor area ratio (FAR) of 0.32. As a result, development on the 73.56-acre portion of the site is capped at a maximum gross floor area of 1,025,367 square feet.

Comprehensive Plan Future Land Use Element Policy 1.21.1 assigned the Planned Industrial Park land use designation with a maximum intensity of 1.5 FAR. The Policy states, "Where a planned/mixed use development is proposed and common amenities (i.e., parking, stormwater retention, open space, etc.) are provided, the FAR will apply to the total planned/mixed use development; however, individual parcels within the planned/mixed use development will be allowed at a high FAR based upon site specific impacts." The project intends to limit the maximum intensity from 1.5 FAR to 0.23 FAR. The maximum intensity threshold of 0.23 FAR will be used to determine concurrency and impacts of the project.

Zoning

The Single family Residential (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Industrial (M-2) zoning districts were placed on the property in 2002 under Ord. 26-2002. The PID zoning was placed on the property in 2010 under Ord. 29-2010, in which a technology development and public demonstration facility was proposed; however, the project was never developed, and the land has since remained vacant.

Master Plan

The City will need to consider issues related to drainage, traffic, access management, open space, and the scale and compatibility with the surrounding built development. The Master Plan proposes the development of a ±353.55-acre Planned Industrial Park, including approximately 206.11 acres of industrial development with a total gross floor area of +/-3,542,146.74 square feet. The Master Plan designates +/-97.62 acres (27.6%)

as open space, consisting of greenbelts, landscape buffers, and wetlands. In addition, the Master Plan includes a proposed 148.06-acre conservation easement preserving approximately 120.78 acres of wetlands.

There are three main vehicular access points proposed with a 50-foot greenbelt provided along S.R. 407 and Grissom Parkway. A 50-foot greenbelt perimeter landscape buffer is also being provided along the south property boundary, and a 35-foot perimeter landscape buffer is being provided along the north property boundary.

COMPREHENSIVE PLAN AMENDMENT REVIEW

Future Land Use Map Amendment Sprawl Criteria

The following list is the review criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to urban sprawl [Section 34-23 of the LDR].

Summary of Staff's Findings

Based on the criteria below, the staff did not find that the proposed future land use amendment will encourage sprawl.

1. The extent to which the proposed amendment is contiguous to an existing development area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

   Staff Comment: Apart from the single-family subdivision to the south, the character of the area is primarily industrial in nature. The area north of the property is an active industrial area consisting of light manufacturing known as Spaceport Commerce Park. Grissom Parkway is an industrial and commercial corridor, and the Space Coast Regional Airport is located to the east.

2. The extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

   Staff Comment: The land use amendment will support non-residential uses. The amendment will not include a residential population.

3. The extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted capital improvement schedule, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

   Staff Comment: Utilities are available to serve the property. No public funds are anticipated for the provision of new infrastructure. There are a 12-inch sewer and a 24-inch water main on Grissom Parkway, and a 6-inch sewer and 10-inch water main on Shepard Drive. The extension of a main into the property may be dedicated to the City for maintenance purposes. The full build out of the proposed land use will require further planning to meet the needs of the master plan. The plan illustrates a phased development. Concurrency will be evaluated with each phase and site plan as they are submitted.

4. The extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;

   Staff Comment: Public construction funds will not be expended to accommodate the amendment. New local roads and utility mains may be dedicated to the city for maintenance purposes.

5. The extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and

   Staff Comment: The amendment will not result in urban sprawl, which is characterized by a low density, automobile-dependent development pattern requiring the inefficient extension of public facilities. The property is in the City's Urban Service Area.

6. The extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated, demonstrates an efficient use of land, ensures compatible development adjacent to agriculture lands, protects environmental qualities and characteristics, provides interconnectivity of roadways, supports the use of non-automobile modes of transportation, and appropriately addresses the infrastructure needs of the community.

   Staff Comment: The amendment proposes to consolidate the existing land uses into one land use category to establish an industrial and manufacturing park. The industrial park will include several local streets with direct access to two arterial roads. The amendment will preserve significant number of environmentally sensitive lands and offset any impacts by conserving wetlands.

   The property is located south of Shepard Drive, east of S.R. 407, and west of Grissom Parkway. Shepard Drive is a local roadway. S.R. 407 and Grissom Parkway are arterial roadways. Water and sanitary sewer facilities are available to serve the site. The subject site has approximately 3,683 feet of frontage along S.R. 407 and approximately 2,481 feet of frontage along Grissom Parkway. These roadways provide direct access to the Space Coast Regional Airport, I-95, and S.R. 405. The Space Coast Area Transit Bus Route #10 also provides service within +/-1.3 miles of the property, with a stop near the intersection of S.R. 405 and Grissom Parkway. The Space Coast Area Transit Bus Route #11 provides service within approximately 1.3 miles of the subject property, with a stop near the intersection of Grissom Parkway and Cinnamon Fern Boulevard.

7. The extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

   Staff Comment: The amendment is consistent with the City's adopted economic development strategy and is expected to result in positive market, economic, and fiscal benefits. The Economic Development Strategic Plan identified a need to increase employment opportunities within Titusville, noting that the City's jobs-to-housing ratio is below recommended targets and that additional local jobs are

needed. The plan also identified Titusville's competitive strength in manufacturing-related sectors, aviation/aerospace, telecommunications, and watercraft, and recommended leveraging strategic locations for light industrial and manufacturing uses.

By consolidating fragmented land use designations into a unified Planned Industrial Development, the amendment could improve site readiness, create a more predictable framework for development, support recruitment of target industry employers, encourage private non-residential investment, and strengthen the City's long-term tax base. Goal PR-1 of the Economic Development Plan specifically recommends strengthening supply chains, attracting suppliers and service providers, and leveraging strategic locations for light industrial/manufacturing.

> *"While residential land uses in the City are important to accommodate for expected population growth, this land use already dominates the City along with Institutional uses. Too much vacant land devoted to residential uses limits the opportunity for commercial growth which is essential to support a growing population. With this being said, it is important to acknowledge the Commercial-High Intensity and Industrial entitlements as they will provide a pivot away from residential land uses and provide much needed economic opportunities for the City. Other land use entitlements of interest are Planned Industrial Park and Commercial-Low Intensity land uses. Together, they encompass over 15 percent of the vacant land entitlements." [Titusville Economic Development Plan, page 24]*

Consistency with the Comprehensive Plan

The following is an analysis of the consistency of the request with the City's Comprehensive Plan. The request for a Comprehensive Plan Amendment and rezoning is consistent with the Comprehensive Plan and more specifically with the following objectives and policies of the Comprehensive Plan.

Future Land Use Element [FLUE] Policy 1.8.1: Sites for industrial development shall be located with convenient access to the major transportation corridors, and should have access to air, water or rail transportation facilities. The major transportation corridors include such roadways as Interstate 95, U.S. Highway #1 and State Roads 405 and 407. Major air facilities are located at the Space Coast Regional Airport.

Staff Comment: The subject property has frontage and access along S.R. 407, a 300-foot arterial roadway and Grissom Parkway, a 200-foot arterial roadway. These roadways provide direct access to the Space Coast Regional Airport, I-95, and S.R. 405.

[FLUE] Policy 1.8.2: Industrial development sites shall be accessible to and/or provide essential public services at levels of service adopted by this Comprehensive Plan, including transportation, potable water, sewer collection/treatment/disposal, solid waste, drainage and recreation and open space.

Staff Comment:

Streets.

The master plan proposes internal streets with direct access to two arterial roads. No additional public funds will be necessary for the provision of new infrastructure. However, new public streets may be transferred to the city for maintenance.

Traffic.

A traffic technical memorandum dated June 5, 2026, was provided by the applicant stating that the proposed land use change would not exceed the level of standard service on the surrounding roadways. The City Engineer evaluated the preliminary concurrency for transportation and provided a traffic assessment based on the first phase of development described in the Master Plan.The City Engineer stated,

> *"State Road 407 capacity based on context classification C3C (Commercial) and LOS C per City of Titusville Comp Plan."*

A traffic study will be required with the submittal of a site plan for any phase to determine safety improvements that may be necessary.

Utilities.

Potable water and sewer infrastructure are available to serve the property. However, new utility mains may be transferred to the city for maintenance. The Public Works Department evaluated the preliminary concurrency for water and sewer and provided the following comment.

> *"The land use amendment demonstrates a reduction in the potential build-out scenarios for water between the existing and proposed land use categories. The full build out of the proposed land use will require further planning to meet the needs of the master plan. The plan illustrates a phased development. Concurrency as attached is evaluated for Phase 1. This is not a reservation. In the site plan review, concurrency will be re-evaluated at that time, and reservations will be through a water allocation permit at that time. The city does have the option to purchase additional water from Cocoa if needed."*

Solid waste.

Solid waste collection needs will be evaluated at the time of a site plan submittal.

Drainage.

A statement addressing stormwater management was submitted by the applicant. According to the applicant, a surface water management system is proposed to be constructed to provide both water quality and quantity consistent with the requirements set forth by the St. John's River Water Management District (SJRWMD) and the City of Titusville. The design will

incorporate the use of wet and dry ponds and will adhere to a maximum of 80% impervious area over the total subject site. The site is planned to have a minimum of 18% stormwater management facilities.

Open space.

The Master Plan designates approximately 97.62 acres (27.6%) as open space, consisting of greenbelts, landscape buffers, and wetlands. In addition, the Master Plan includes a proposed 148.06-acre conservation easement preserving approximately 120.78 acres of wetlands. The minimum open space required is 20% of the total site area, exclusive of rights-of-way.

[FLUE] Policy 1.8.3: Industrial land use designations shall be clustered in limited areas for the purpose of maximizing employment centers and convenient access to labor supply, raw material sources and market areas. Industrial development shall be encouraged to be master planned to share infrastructure.

Staff Comment: The area immediately north is a Planned Industrial Development and includes Enterprise Industrial Park (Spaceport Commerce Park), while the area to the south includes the Willow Creek Commercial Center. Adjacent lands to the east are owned and operated by the Titusville-Cocoa Airport Authority as part of Space Coast Innovation Park Phases 1 and 2. The site's proximity to the Space Coast Regional Airport further enhances its suitability for industrial development. The existing and planned industrial developments in the area create a connected business hub that supports job growth, makes efficient use of infrastructure, and helps strengthen the local economy.

[FLUE] Policy 1.8.4: Negative impacts of industrial land uses on environmentally sensitive areas shall be minimized and/or mitigated. The Conservation Element objectives and policies shall be utilized in determining the appropriateness of industrial land use designations, and the specific intensity of use authorized by the Land Development Regulations.

Staff Comment: The property is located within Flood Zone X (area of minimal flood hazard). A wetland mitigation strategy plan dated May 2026 was submitted by the applicant and has been included with the agenda packet.

The strategy plan used a standard method called the Uniform Mitigation Assessment Method (UMAM), which is the system Florida uses to measure the ecological value of wetlands. Ecological value is determined by analyzing the wildlife habitat, water storage, water filtering, and overall environmental health. To make up for those impacts, the project will permanently protect other wetlands and upland areas (higher, drier land next to wetlands). Protecting these areas helps keep the wetlands healthy by providing wildlife habitat, reducing disturbance, and improving the overall ecosystem.

The wetland mitigation strategy plan states that the project will affect about 29.7 acres of wetlands, causing a loss of some of those environmental benefits. The UMAM analysis concludes that loss as 21.03 functional units. A "functional unit" isn't a physical area; it is simply a way of measuring how much ecological value a

wetland provides. According to the UMAM calculations, these conservation efforts will create 22.36 functional units of environmental benefit. According to the analysis, the net functional surplus is 1.33 units. The applicant's analysis states,

> *"The functional gain exceeds the quantified loss, the project results in a net increase in wetland functional value rather than a simple one-to-one replacement. This fulfills the intent of the "no net loss" policy ensuring that wetland ecological functions are maintained and enhanced over existing conditions."*

Impacts to wetlands require permitting through the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP). Mitigation requirements will be addressed with each phase/site plan of the development.

[FLUE] Policy 1.16.2: As of 2009, the wetlands shown as Conservation Land Use on the Future Land Use Map were established using the National Wetlands Inventory Map of 1988. These wetlands shown on this map have not been ground-truthed. In order to provide more accurate mapping of wetlands, when the City receives a wetland delineation on specific sites, the delineations will be accepted by the City of Titusville and the Future Land Use Map will be amended accordingly. The Conservation Land Use shall be amended to include all wetland areas on the site to be preserved, unless such wetlands are preserved by a conservation easement as part of a Planned Development (PD) or other **master-planned development**, and any other upland areas to be permitted for preservation for state and/or federal listed wildlife species**.**

Staff Comment: The +/-353.55-acre master plan is proposing a 148.06-acre conservation easement preserving approximately 120.78 acres of wetlands and approximately 27.78 acres of adjacent uplands. The proposed conservation easement equals approximately 41% of the total site area.

According to the applicant's wetland mitigation strategy dated May 2026, any impacts to wetlands from the proposed development will be addressed and offset. The assessment was completed using the Uniform Mitigation Assessment Method (UMAM), a standardized tool required by the State of Florida [373.414(18) F.S]. The results showed that the proposed development will not only meet but exceed the state's "no net loss" requirement for wetlands. This means the project is expected to maintain and improve overall wetland functions and environmental benefits compared to existing conditions.

Conservation Element [CE] Strategy 1.6.3.2: At a minimum, wetlands 5 acres or more in size shall be designated as a conservation land use and wetlands less than 5 acres will be subject to review to determine what protection, if any, they should receive from development. Said review shall be based on the functional value criteria specified in Strategy 1.6.4. If based on this determination, protection is warranted, development may be permitted, based upon criteria set forth in the environmental performance standards of the land development regulations.

Staff Comment: The property contains several wetlands, including wetlands less than 5 acres in size and two wetland systems greater than 5 acres. The master plan is proposing a 148.06 acre conservation easement preserving a contiguous 120.78 acre wetland. The second wetland greater than 5 acres is approximately 15.59 acres.

[CE] Policy 1.6.4: Land development impacts on designated wetlands shall be assessed based upon the functional value of wetlands. The functional value assessment criteria for wetlands shall include, at a minimum, consideration of: (1) Size; (2) Capacity for floor storage or flow regulation; (3) Potential as wildlife and/or fisheries habitat; (4) Provision of habitat for state or federally protected species; (5) Rarity as a vegetative community type; (6) Degree of prior adverse impacts which would limit the future viability of wetland (e.g., invasion by upland or exotic species, fire, permanent alteration of drainage patterns); and (7) Potential for recreational use.

Staff Comment: The property contains wetlands. If wetland mitigation is necessary, then a formal assessment of the functional value of the wetlands will be addressed through the St. Johns River Water Management District mitigation process and a site plan consistent with the City's Code will be required. Approval of the amendment, rezoning and master plan will conserve +/-120 acres of wetlands on the property.

According to the applicant's wetland mitigation strategy any impacts to wetlands from the proposed development will be addressed and offset.

The Uniform Mitigation Assessment Method (UMAM) scores for onsite wetlands are provided within Exhibit A of the applicant's wetland mitigation strategy. The following guidance provides a description of the quality of wetlands using the State of Florida's UMAM assessment and scoring method.[1]

Optimal (10)	Moderate (7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

UMAM is used to measure the environmental value of wetlands and determine the amount of mitigation needed when impacts occur. The method evaluates factors such as the health of the wetland, water flow and connections, habitat quality, wildlife use, location, and the expected success of mitigation efforts. According to the Florida Department of Environmental Protection, UMAM provides a consistent way to assess wetland impacts and ensure that wetland resources are protected and enhanced over time.

Based on the applicant's UMAM analysis, the proposed development will not only meet but exceed the state's "no net loss" requirement for wetlands and the project

[1] Florida Administrative Code Chapter 62-345; The Mitigation Banking Group, Inc https://mitigationbankinginc.com/umam-and-wrap-scoring-guidance/;

is expected to maintain and improve overall wetland functions and environmental benefits compared to existing conditions. Where impacts to wetlands are permitted, development will be required to comply with the environmental performance standards of the Land Development Regulations and all applicable state and federal permitting requirements.

[CE] Policy 1.6.6: Mitigation for unavoidable impacts to wetlands, which possess significant functional value, as determined by a functional assessment, will be addressed in the land development regulations.

Staff Comment: Any unavoidable damage or loss of wetlands shall be mitigated pursuant to the City's Stormwater Management Technical Manual, to ensure no loss of functional value. Care must be taken not to harm the functional value of the wetlands and transitional vegetation. Wetlands disturbed by development activities, including stormwater management systems, shall be mitigated. Mitigation shall be consistent with the St. Johns River Water Management District and/or the United State Army Corp of Engineers permit(s). A site plan consistent with the City's Code will be required.

[FLUE] Policy 1.8.5: Industrial land uses designations and accompanying proposals shall consider compatibility between industrial and surrounding land uses, including, but not limited to, intensity of use, hours of operation, heat, glare, smoke, fumes, noise, visual impacts, privacy factors and impacts on the microclimate.

Staff Comment: The proposed Planned Industrial Park land use is compatible with the surrounding area, including the existing Planned Industrial Park to the north and Industrial land uses to the east. The development will include three main access points with landscaped buffer areas to help separate the site from nearby roads and properties. A 50-foot-wide greenbelt will be provided along both S.R. 407(a 300-foot right of way) and Grissom Parkway (a 200-foot right of way). In addition, a 50-foot landscape buffer will be installed along the southern property line, and a 35-foot landscape buffer will be provided along the northern property line.

City regulations require a 50-foot greenbelt when a Planned Industrial Development is located next to a major roadway or land uses that are not industrial in nature. The purpose of a greenbelt is to create open space that can include landscaping, walking or biking paths, passive recreation areas, and the preservation of natural features. The residential subdivision to the south is currently being developed and is required to provide a minimum 20-foot wide landscape yard buffer. This will provide 70 feet of required landscape buffering between the residential and proposed industrial land uses. To further reduce visual impacts, all mechanical, electrical, and utility equipment must be screened from public view using materials that match the building or be located where they cannot be seen from public streets or neighboring properties.

Sound limitations for industrial uses are measured from the property line and are regulated by the Code of Ordinances, Chapter 13, Article IV, Section 13-102.

[FLUE] Policy 1.8.14: All requests for the Planned Industrial Park land use amendment shall include a master development plan. If the project intends to limit the

maximum intensity allowed, then the requested maximum intensity thresholds shall be established and listed in the table below. The maximum intensities listed in the project table below, shall be used to determine concurrency and impacts. The maximum intensities listed below shall be illustrated on the Future Land Use Map.

Name of Development/Project	Allowable Intensity
1. ~~4Frontiers~~ Space Coast Innovation Phase 3 — a ~~73~~ 350 acre property located East of State Road 407 and south of Sheppard Drive	Floor Area Ratio of ~~.32~~ 0.23

Staff Comment: Comprehensive Plan Text Amendment (CPA 2-2026) will amend FLUE Policy 1.8.14 as described above. The text amendment is required in order to approve the Comprehensive Plan Future Land Use Map Amendment (CPA 1-2026).

The Comprehensive Plan Future Land Use Element Policy 1.21.1 has assigned the Planned Industrial Park land use designation with a maximum intensity of 1.5 FAR. The project intends to limit the maximum intensity from 1.5 FAR to 0.23 FAR. The requested maximum intensity threshold of 0.23 FAR will be used to determine concurrency and impacts of the project. The plan illustrates a phased development and the full build out of the proposed land use will require further planning to meet the needs of the master plan. Concurrency will be evaluated with each phase and site plan as they are submitted.

[FLUE] Policy 1.17.1: The following items shall be addressed in the analysis of the land use changes: Surrounding uses; Surrounding zoning; Acreage; Description of site; Soils and topography; Flood zone; Recharge potential; Traffic counts on adjacent streets; and Impact on adopted levels of service; Water supply availability.

Staff Comment: The amendment is consistent with the surrounding industrial land use and zoning. The land use amendment demonstrates a reduction in the potential build-out scenarios for water between the existing and proposed land use categories. The full build out of the proposed land use will require further planning to meet the needs of the master plan. The plan illustrates a phased development. Concurrency will be evaluated with each phase and site plan as they are submitted.

Maps depicting soils, flood hazard areas, location, etc., are provided within the agenda package. Surrounding land uses, description of the site, and concurrency are addressed in other areas of this report. The property is not within the Area of Critical Concern.

COMMUNITY ENGAGEMENT MEETING [LDR Section 34-13.]

Staff Comment: The required community engagement meeting was conducted on June 24, 2026.

RECOMMENDATION:

Consider one of the following actions:

1. Transmit the map (CPA 1-2026) and text (CPA 2-2026) amendments to the State Land Planning Agency (Florida Department of Commerce) for review.

2. Do not transmit the amendments.

Gateway to Nature & Space

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

1. Annexation	Does the request include an annexation?	☐ Yes ☑ No
2. Regular or Small Scale Amendment	Regular Amendment (CPA) Property **50 acres or greater** ☑	Small Scale Amendment (SSA) Property **less than 50 acres** ☐
3. Project Information	Project Name: Space Coast Innovation Park - PH3	Property Address/Location Description: South of Shepard Drive, East of SR 407 and West of Grissom Pkwy
4. Applicant / Owner	Name of Applicant/Contact: Satya Madivala	Name of Owner: Titusville-Cocoa Airport Authority
	Street Address: 383 17th St, Suite 100	Street Address: 1 Bristow Way
	City: Atlanta State: GA Zip: 30363	City: Titusville State: FL Zip: 32780
	Telephone #: 347-753-2048 Fax #:	Telephone #: 321-267-8780 Fax #:
	E-Mail Address: satya.madivala@hines.com	E-Mail Address: kdaugherty@flyspacecoast.org
5. Applicant Status	☐ Owner ☐ Tenant ☑ Agent ☐ Other	
6. Parcel ID	22-35-04-00-7, 23-35-03-BB-*-225	**Tax Acct.** 2318808, 2300409
7. Site Size (Attach Legal Description)	Acres: 402.37 ac (Full Parcels); 281.79 ac (Portion to be rezoned)	Square Feet: 17,527,237.2 sf (Full Parcels); 12,274,772.4 sf
8. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:	
	SUBJECT SITE: 1000-Vacant Commercial Land and Conservation	
	NORTH: Planned Industrial Park	
	SOUTH: Planned Unit Development	
	EAST: N/A (Grissom Rd / Challenger Pkwy)	
	WEST: PID	

9. Current Designation	Future Land Use: PIP, CONS, IND, LDR, CHI		Zoning: PID, OR, M-2, R-1B, CC	
10. Proposed Designations	Future Land Use: PIP, CONS, IND, CHI		Zoning: PID	
11. Subject Property	Current Use: Undeveloped		Proposed Use: PID	
12. Note any previous amendments on the site	N/A			
13. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☑
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/ Plat ☐	Other:
14. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary) Please accept this application package for a comprehensive plan amendment request for the proposed project "Space Coast Innovation Park." The subject property includes two undeveloped parcels, totaling 402.37 AC, within the City of Titusville. It is located South of Shepard Drive, East of SR 407 and West of Grissom Pkwy. The proposed project at full build-out will be a Planned Industrial Development. The parcel has current future land uses of Planned Industrial Park, Conservation, Industrial, Low Density Residential, and Commercial High Intensity. This amendment proposes the removal of certain future Conservation, Industrial, Low Density Residential, and Commercial High Intensity areas in favor of a Planned Industrial Development. However, this package also proposes the addition of several new future Conservation areas to remain within the Planned Industrial Development.			

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

ACKNOWLEDGEMENT

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

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/ _____ 5/21/24
(Signature*) (Date)

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

Date Received: _____

Accepted by: _____

Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 4)

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

1.	Complete Application and Fees	☑
2.	Warranty Deed	☑
3.	Notarized Owner Authorization Form (If applicable)	☐
4.	Legal Description (from a certified survey in Microsoft Word format)	☑
5.	Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	☑
6.	Names, addresses and address labels for all property owners within 500 feet of the subject property. *Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is $35.00.*	☑
7.	Additional site-specific data as necessary to describe any impacts to conservation / wetland areas, and other environmentally sensitive resources, including any mitigation efforts to be proposed or required by these regulations.	☑
8.	Traffic counts and Level of Service (LOS) on streets providing access to subject property may be required by the City. A determination of the needed information will be provided by the City prior to submittal of the request.	☑
9.	Pre-Application Meeting Held – YES Date: 6/26/2024 Staff in Attendance: Eddy Galindo, Mandy Lamothe, Mark Jones	☑
10.	Preliminary School Concurrency Determination Submitted. Contact Brevard County Public Schools, David Lindemann to receive this application for completion. Lindemann.David@BrevardSchools.org N/A	☑
11.	Community Meeting per Ordinance 26-2019 – Tentative meeting date . 6/15/2026 .	☑

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 4)

In order to illustrate the proposed use of the property to be rezoned, the applicant is encouraged to submit a conceptual site plan in support of the proposal. If a conceptual site plan or developer's agreement is not provided with the application, the City shall review the application based on the most intensive land use and the maximum intensity and/or density within the zoning district requested within the application. If a conceptual site plan is submitted, the following information shall be provided:

1.	A vicinity map indicating the general location of the abutting streets and utilities.	☑
2.	General information regarding the existing site conditions and physical characteristics, adjacent community facilities and public utilities, and surrounding property conditions.	☑
3.	General description of the proposed development including the total acreage, the proposed number of buildings, or the number of units.	☑
4.	The location of existing buildings and structures including the dimensions.	☐
5.	The means of ingress and egress to the project.	☑
6.	General location and dimension of all existing and proposed parking and/or loading areas.	☐
7.	Information showing approximate location of all structures and major features, setbacks, distance between structures and property lines, floor areas, width of driveways, parking spaces, property or lot lines, percent of property or lot lines, percent of property coverage.	☑

Gateway to Nature & Space

APPLICATION FOR REZONING (REZ) / PLANNED DEVELOPMENT (PD) / MASTER PLAN (MP)

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

1. Project Information	Project Name: Space Coast Innovation Park - PH3	Property Address/Location Description: South of Shepard Drive, East of SR 407 and West of Grissom Pkwy
2. Type of Request	Rezoning (REZ) ☑ Planned Development (PD) ☐ Master Plan (MP) ☐	
2. Applicant/ Owner	Name of Applicant/Contact: Satya Madivala	Name of Owner: Titusville-Cocoa Airport Authority
	Street Address: 383 17th St, Suite 100	Street Address: 1 Bristow Way
	City: Atlanta State: GA Zip: 30363	City: Titusville State: FL Zip: 32780
	Telephone #: 347-753-2048 Fax #:	Telephone #: 321-267-8780 Fax #:
	E-Mail Address: satya.madivala@hines.com	E-Mail Address: kdaugherty@flyspacecoast.org
3. Applicant Status	☐ Owner ☐ Tenant ☑ Agent ☐ Other	
4. Parcel ID	22-35-04-00-7, 23-35-03-BB-*-	**Tax Acct.** 2318808, 2300409
5. Site Size	Acres: 402.37 ac (Full Parcels) 281.79 ac (Portion to be rezoned)	Square Feet: 17,527,237.2 sf (Full Parcels) 12,274,772.4 sf
6. Current Land Uses	Identify the land uses located on-site and adjacent to the subject site (identify "all" uses that touch property on each boundary), such as grocery store, citrus farm, office, single family residential, etc.:	
	SUBJECT SITE: 1000-Vacant Commercial Land and Conservation	
	NORTH: Planned Industrial Park	
	SOUTH: Planned Unit Development	
	EAST: N/A (Grissom Rd / Challenger Pkwy)	
	WEST: PID	

7. Current Future Land Use Designation	Future Land Use: PID, CONS, IND, LDR, CHI			
8. Existing Zoning District	PID, OR, M-2, CC, R-1B			
9. Proposed Zoning District	PID			
10. Building Status	Existing Building(s) on the site? 0	New Buildings Proposed? 11		
11. Note any previous rezonings on the site	N/A			
12. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☐
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/ Plat ☐	Other: Comprehensive Plan Amendment
13. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) Please accept this application package for a comprehensive plan amendment request for the proposed project "Space Coast Innovation Park." The subject property includes two undeveloped parcels, totaling 402.37 AC, within the City of Titusville. It is located South of Shepard Drive, East of SR 407 and West of Grissom Pkwy. The proposed project at full build-out will be a Planned Industrial Development. The parcel has current future land uses of Planned Industrial Park, Conservation, Industrial, Low Density Residential, and Commercial High Intensity. This amendment proposes the removal of certain future Conservation, Industrial, Low Density Residential, and Commercial High Intensity areas in favor of a Planned Industrial Development. However, this package also proposes the addition of several new future Conservation areas to remain within the Planned Industrial Development.			

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

ACKNOWLEDGEMENT

1. I am the owner and/or legal representative of the owner of the property described, which is the subject of this application.
2. All answers to the questions in said application and all surveys and/or site plans and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. By my signature below, I acknowledge that I have complied with all submittal requirements and that this request package is complete. I further understand that an incomplete application submittal may cause my application to be deferred.
3. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs, and successors in title to possession of the subject property.
4. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.
5. I understand that my request if approved does not encumber provision of utility, road or other City infrastructure capacity. The analysis provided by staff of existing levels of service for public facilities and services in the vicinity of the parcel identified in this application is a non-binding analysis, and does not guarantee capacity will be available in the future or encumber/reserve capacity for any period of time.
6. I understand that as the Applicant, I must hold a public meeting prior to the scheduling of any public hearings before the Planning and Zoning Commission or City Council for this item. Notices for this meeting must be sent to all property owners within 500 feet of the subject property.

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/ _____ 5/21/26
(Signature*) (Date)

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

Date received: _____

Accepted by: _____

Gateway to Nature & Space

SUBMITTAL CHECKLIST

(Development Review Procedures Manual Section 5 and 6)

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

1.	Complete Application and Fees	☑
2.	Warranty Deed	☑
3.	Notarized Owner Authorization Form (If applicable) N/A	☐
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.	Names, addresses and address labels for all property owners within 500 feet of the subject property. *Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is $35.00.*	☑
7.	For **Planned Development and Master Plan** applications, a conceptual site plan (minimum 24" x 36") in electronic PDF format. See table below for requirements.	☑
8.	For **Master Plan** applications, a Unified Control Agreement pursuant to Sec. 34-54 of the Land Development Regulations. N/A	☐
9.	Pre-Application Meeting Date: 6/26/2024 Staff in Attendance: Eddy Galindo, Mandy Lamothe, Mark Jones	☑
10.	Community Meeting per Ordinance 26-2019 – Tentative meeting date 6/15/2026	☑

Conceptual Site Plan Checklist

(Development Review Procedures Manual Section 5 and 6)

THE CONCEPTUAL SITE PLAN SHALL INCLUDE THE FOLLOWING:

1.	All information required for a sketch plat. (if applicable)	☑
2.	Development plan identifying the location and acreage of each component and district of the project, including the location and placement of proposed land uses by type and density, density, layout of lots, open space designation, location of landscape buffer areas required by these regulations, recreational facilities, commercial uses, other permitted uses, off-street parking and loading locations and refuse collection locations.	☑
3.	Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.	☑
4.	Tabulations of acreage devoted to each use and total gross acreage of the project. These tabulations shall include acreage totals for each use, open space designations, recreation facilities, streets, parks, schools and other uses. Within these tabulations, information relative to the total number and type of residential units, the residential density for each type of unit, and the overall residential density of the project shall be provided.	☑
5.	An environmental component, including maps and analyses, which determine the effect of the proposed development upon the conservation/preservation of native habitat, wildlife, floodplains, recreation advantages wetlands and other natural resources.	☑
6.	Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other public facilities and services. (Preliminary Concurrency Analysis)	☑
7.	A stormwater management plan with sufficient detail included to demonstrate that the proposed development can comply with the requirements of the Land Development Regulations.	☑
8.	The location of existing buildings and structures including the dimensions.	☑

Anderson, Christie

From: Madivala, Satya <Satya.Madivala@hines.com>
Sent: Thursday, June 25, 2026 12:32 PM
To: Anderson, Christie
Cc: Wood, Ryan; kathleen; sam; Parrish, Bradley; Husainy, Kinan
Subject: RE: CPA 2-2026

Christie,

As authorized agent, we are good to include the comp plan amendment text amendment proposed to include the 73.56 Acres designated as the 4Frontiers Planned Industrial Park in this Comp Plan and Rezoning request. Kimley-Horn will be sending the updated exhibit with the correction you discussed shortly.

Thank you,

Satya B. Madivala
Director – Design & Construction
Hines
383 17th Street | Suite 100 | Atlanta, GA 30363
M 347.753.2048
satya.madivala@hines.com
Intelligent Real Estate Investment, Development and Management

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From: Anderson, Christie <Christie.Anderson@Titusville.com>
Sent: Thursday, June 25, 2026 12:29 PM
To: Madivala, Satya <Satya.Madivala@hines.com>
Cc: Wood, Ryan <Ryan.Wood@hines.com>; kathleen <kathleen@consultkey.com>; sam <sam@consultkey.com>; Parrish, Bradley <Brad.Parrish@titusville.com>; Husainy, Kinan <Kinan.Husainy@kimley-horn.com>
Subject: RE: CPA 2-2026

[From an External Email System]

Good Afternoon Satya,

We are approaching the advertising deadline and need your acknowledgment by 3:00 PM today to keep the meetings on schedule. Please reply to this email to confirm that you are amending your application. Thank you.

Christie Anderson, AICP
Senior Planner | City of Titusville
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3777

Please Note: *Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.*

From: Anderson, Christie
Sent: Thursday, June 25, 2026 9:51 AM
To: Madivala, Satya <satya.madivala@hines.com>
Cc: Wood, Ryan <ryan.wood@hines.com>; kathleen <kathleen@consultkey.com>; sam <sam@consultkey.com>; Parrish, Bradley <Brad.Parrish@titusville.com>; Husainy, Kinan <Kinan.Husainy@kimley-horn.com>
Subject: RE: CPA 2-2026
Importance: High

Good Morning Satya,

The western portion of the site contains approximately 73.56 acres that are currently designated as the *4Frontiers Planned Industrial Park*, a proposed technology development and public demonstration facility. This development was approved in 2010 through *CPA 2010-02D (Ordinance 30-2010),* subject to the following conditions:

1) Any impacts to wetlands must be permitted by the St. Johns River Water Management District (SJRWMD) or other applicable regulatory agencies.
2) A habitat management plan must be prepared in accordance with Section 35-8 of the Land Development Regulations (LDRs) if any endangered species are found on the property.
3) Development on the property is limited to a maximum Floor Area Ratio (FAR) of 0.32.

For reference, I have attached the supporting documentation for the approved 4Frontiers development, including the development order and master development plan.

As part of the 4Frontiers approval, the Comprehensive Plan was amended to establish the allowable development intensity for the site. This amendment created Future Land Use Element (FLUE) Policy 1.8.14, which provides an option for future Planned Industrial Park developments to voluntarily limit development intensity to address concurrency impacts. The existing Planned Industrial Park zoning will need to be rezoned to remove the previously approved 4Frontiers master development plan, and a comprehensive plan text amendment will also be required to modify Policy 1.8.14.

Staff have prepared the attached Comprehensive Plan text amendment draft for your review and comments. In addition, the supporting exhibits will need to be updated to include the rezoning of the existing PID so that the approved 4Frontiers master development plan and rezoning conditions can be formally removed from the property.

Sincerely,

Christie Anderson, AICP
Senior Planner | City of Titusville
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3777

Please Note: *Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.*

From: Parrish, Bradley <Brad.Parrish@titusville.com>
Sent: Thursday, June 25, 2026 9:41 AM
To: Husainy, Kinan <Kinan.Husainy@kimley-horn.com>
Cc: Anderson, Christie <Christie.Anderson@Titusville.com>; Wood, Ryan <ryan.wood@hines.com>; Madivala, Satya <satya.madivala@hines.com>; kathleen <kathleen@consultkey.com>; sam <sam@consultkey.com>
Subject: RE: CPA 2-2026

Understood. The application needs to be amended. Christie will be sending an email soon with an explanation. We'll consider Satya Madivala's acknowledgement to that email as an amendment to the application.

Brad Parrish, AICP
Community Development Director
555 South Washington Avenue
City of Titusville, FL 32796
Direct 321.567.3776
www.titusville.com

Any material concerning the City of Titusville are treated as a public record as defined by the Florida open records laws.

From: Husainy, Kinan <Kinan.Husainy@kimley-horn.com>
Sent: Thursday, June 25, 2026 9:31 AM
To: Parrish, Bradley <Brad.Parrish@titusville.com>
Cc: Anderson, Christie <Christie.Anderson@Titusville.com>; Wood, Ryan <ryan.wood@hines.com>; Madivala, Satya <satya.madivala@hines.com>; kathleen <kathleen@consultkey.com>; sam <sam@consultkey.com>
Subject: FW: CPA 2-2026

Brad, the attached proposed Comp Plan text amendment was forwarded to me. We would need the FAR number to be 0.23 not 0.22 to keep the max building square footage at 3.5 Million SF. See below for our calculations.

350 AC * 43,560 SF/Acre = 15,246,000 SF

3,500,000 SF / 15,246,000 SF = 0.22957 = 0.23

Please let me know if you need anything else.

Kinan Husainy, P.E.
Kimley-Horn | 7341 Office Park Place, Suite 102, Melbourne, FL 32940
Direct: 321 225 0642 | Mobile: 772 473 8575 | Main: 321 430 1138

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.
For more information on how Hines collects, uses, and protects your personal data, please consult our Privacy Policy.

Titusville
Gateway to Nature & Space

OWNER'S AUTHORIZATION FORM

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

Date: 6/12/2026

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

PROJECT DESCRIPTION: 402.37-acres of land, 281.79-acres proposed to be rezoned to a Planned Industrial Development (PID).

PROJECT ADDRESS: South of Shepard Drive, East of SR 407 and West of Grissom Pkwy

PARCEL ID# OR TAX ACCT #: 2318808, 2300409

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

Property Owner Signature

Kevin Daugherty
Property Owner Name (Please Print)

1 Bristow Way
Street Address

Titusville, FL, 32780
City, State, Zip code

(321) 267-8780
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

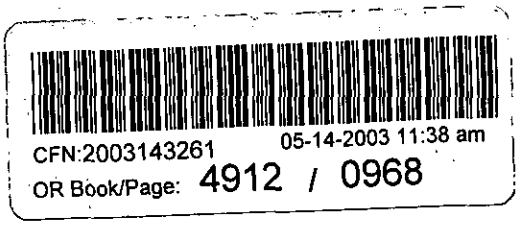
State of Florida
County of Brevard

Subscribed and sworn to before me on this 12th day of June, 2026,
By _____ who is personally known to me or produced
_____ as identification.

Notary Public Signature

My Commission Expires: 03/07/2030
Date

SANDRA WILLIAMS
Notary Public
State of Florida
Comm# HH767513
Expires 3/7/2030



This instrument prepared by & return to:
ROBERT L. BEALS, ESQ.
ALLIANCE TITLE OF BREVARD
730 East Strawbridge Avenue
Melbourne, FL 32901

WARRANTY DEED

THIS INDENTURE, made this 14th day of May, 2003, between WILLOW CREEK DEVELOPMENT, LLC, a Florida limited liability company, ("Grantor"), and TITUSVILLE-COCOA AIRPORT AUTHORITY, a special taxing district authorized and existing under the laws of the State of Florida ("Grantee"), whose address is 355 Golden Knights Boulevard, Titusville, FL 32780;

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee forever, the following described land situate, lying and being in the County of Brevard, State of Florida, to wit:

See Exhibit A attached hereto and made a part hereof for complete legal description of property conveyed hereby.

SUBJECT to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31, 2002.

And the Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year

CFN:2003143261
OR Book/Page: 4912 / 0969

first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Irene Sullivan
Witness Signature

IRENE Sullivan
Print Witness Name

Maria A. Cox
Witness Signature

Maria A. Cox
Print Witness Name

GRANTOR:

WILLOW CREEK DEVELOPMENT, LLC,
a Florida limited liability company

By: B. E. J.
Benjamin E. Jefferies,
Managing Member

Address: 3391 Bayside Lakes Blvd. SE
Palm Bay, FL 32909

STATE OF FLORIDA

COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of May, 2003, by BENJAMIN E. JEFFERIES, as Managing Member of WILLOW CREEK DEVELOPMENT, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me, or who produced _____ as identification, and who did take an oath.

Irene Sullivan
Notary Public Signature

My commission expires:

IRENE Sullivan
Print Notary Public Name

Irene Sullivan
Commission # CC 965550
Expires Sep. 5, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

CFN:2003143261
OR Book/Page: 4912 / 0970

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

GRANTOR:

WILLOW CREEK DEVELOPMENT, LLC,
a Florida limited liability company

By: _____
Duane A. Watson,
Managing Member

Address: 3391 Bayside Lakes Blvd. SE
Palm Bay, FL 32909

STATE OF FLORIDA

COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of May, 2003, by DUANE A. WATSON, as Managing Member of WILLOW CREEK DEVELOPMENT, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me, or who produced _____ as identification, and who did take an oath.

Notary Public Signature

My commission expires:

Print Notary Public Name

LINDA A. WILKINSON
Notary Public - State of Florida
My Commission Expires Mar 2, 2005
Commission # CC996620

C:\Program Files\Corel\WordPerfect Office 2000\WPDOCS\1307-6\willow.creek.tico.deed.frm

EXHIBIT A

CFN:2003143261
OR Book/Page: 4912 / 0971

LEGAL DESCRIPTION:

PARCEL T-1:

A PARCEL OF LAND
A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND BEING THAT PART OF LOTS 227, 230, 234, 235, 238, 239, 242, 243, 246, 247, 250 AND 251 AS SHOWN ON THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 35 EAST, AND THE SOUTHEAST CORNER OF LOT 228 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES, THENCE S.84°24'07"W., ALONG THE SOUTH LINE OF SAID SECTION 3 AND THE SOUTH LINE OF SAID LOT 228, A DISTANCE OF 1336.38 FEET TO THE SOUTHEAST CORNER OF LOT 227 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES AND SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.00°05'57"W., ALONG THE EAST LINE OF LOTS 227, 230, 235, 238, 243, 246, AND 251 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES, A DISTANCE OF 2308.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 251; THENCE S.84°25'03"W., ALONG THE NORTH LINE OF SAID LOT 251, A DISTANCE OF 1340.16 FEET TO THE NORTHWEST CORNER THEREOF AND SAID POINT BEING THE NORTHEAST CORNER OF LOT 250 OF SAID PLAT; THENCE N.89°59'40"W., ALONG THE NORTH LINE OF SAID LOT 250, A DISTANCE OF 446.05 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY, THE FOLLOWING THREE COURSES AND DISTANCES; THENCE S.00°24'17"E., 89.93 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2962.36 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°36'54", 1582.89 FEET TO THE POINT OF TANGENCY; THENCE S.31°01'11"E., 788.92 FEET TO A POINT LYING ON THE SOUTH LINE OF THE AFORESAID LOT 227 AND THE SOUTH LINE OF SAID SECTION 3; THENCE N.84°24'07"E., ALONG SAID LINE, A DISTANCE OF 957.65 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

PARCEL T-2:

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND A PORTION THEREOF BEING THAT PART OF LOTS 225, 226, 227, 231, 232, 233, 234, 239, 240, 241, 242, 247, 248, 249 AND 250 AS SHOWN ON THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND THE SOUTHEAST CORNER OF LOT 228 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES, THENCE S.84°24'07W., ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3 AND THE SOUTH LINE OF SAID LOTS 227 AND 228 A DISTANCE OF 2515.47 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY AND SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.84°24'07"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 3 AND ALONG THE SOUTH LINE OF SAID LOTS 227 AND 226, A DISTANCE OF 164.39 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE N.89°50'05"W., ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3 AND ALONG THE SOUTH LINE OF LOTS 226 AND 225 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES, 2650.95 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHWEST CORNER OF SAID LOT 225; THENCE N.00°24'39"W., ALONG THE WEST LINE OF SAID SECTION 3 AND ALONG THE WEST LINE OF LOTS 225, 232 AND 233 OF SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES, 731.37 FEET; THENCE S.89°52'19"W., 4576.61 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 407; THENCE N.30°59'13"E., ALONG SAID RIGHT OF WAY LINE, 3684.98 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST; THENCE S.00°13'24"E., 464.29 FEET TO THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE S.89°53'23"E., ALONG THE SOUTH LINE OF SAID NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 4, A DISTANCE OF 2658.40 FEET TO THE SOUTHEAST CORNER THEREOF AND SAID POINT LYING ON THE WEST LINE OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND SAID LINE BEING THE WEST LINE OF THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.00°24'39"E., ALONG SAID LINE, 1108.91 FEET TO THE NORTHWEST CORNER OF LOT 249 AS SHOWN ON SAID PLAT; THENCE S.89°59'40"E., ALONG THE NORTH LINE OF LOTS 249 AND 250 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES, 2020.68 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE OF GRISSOM PARKWAY, THE FOLLOWING THREE COURSES AND DISTANCES; THENCE S.00°24'17"E., 208.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2735.22 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°36'54", 1461.52 FEET TO THE POINT OF TANGENCY; THENCE S.31°01'11"E., 810.78 FEET TO THE POINT OF BEGINNING.

BEING A PARCEL OF LAND LYING IN SECTIONS 3 AND 4 OF TOWNSHIP 23, RANGE 35 AND A PORTION THEREOF BEING THAT PART OF LOTS 225, 226, 227, 231, 232, 233, 234, 239, 240, 241, 242, 247, 248, 249, AND 250 AS SHOWN ON THE PLOT OF COCOA-INIDAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF GRISSOM PARKWAY, AS DESCRIBED AS FOLLOWS:

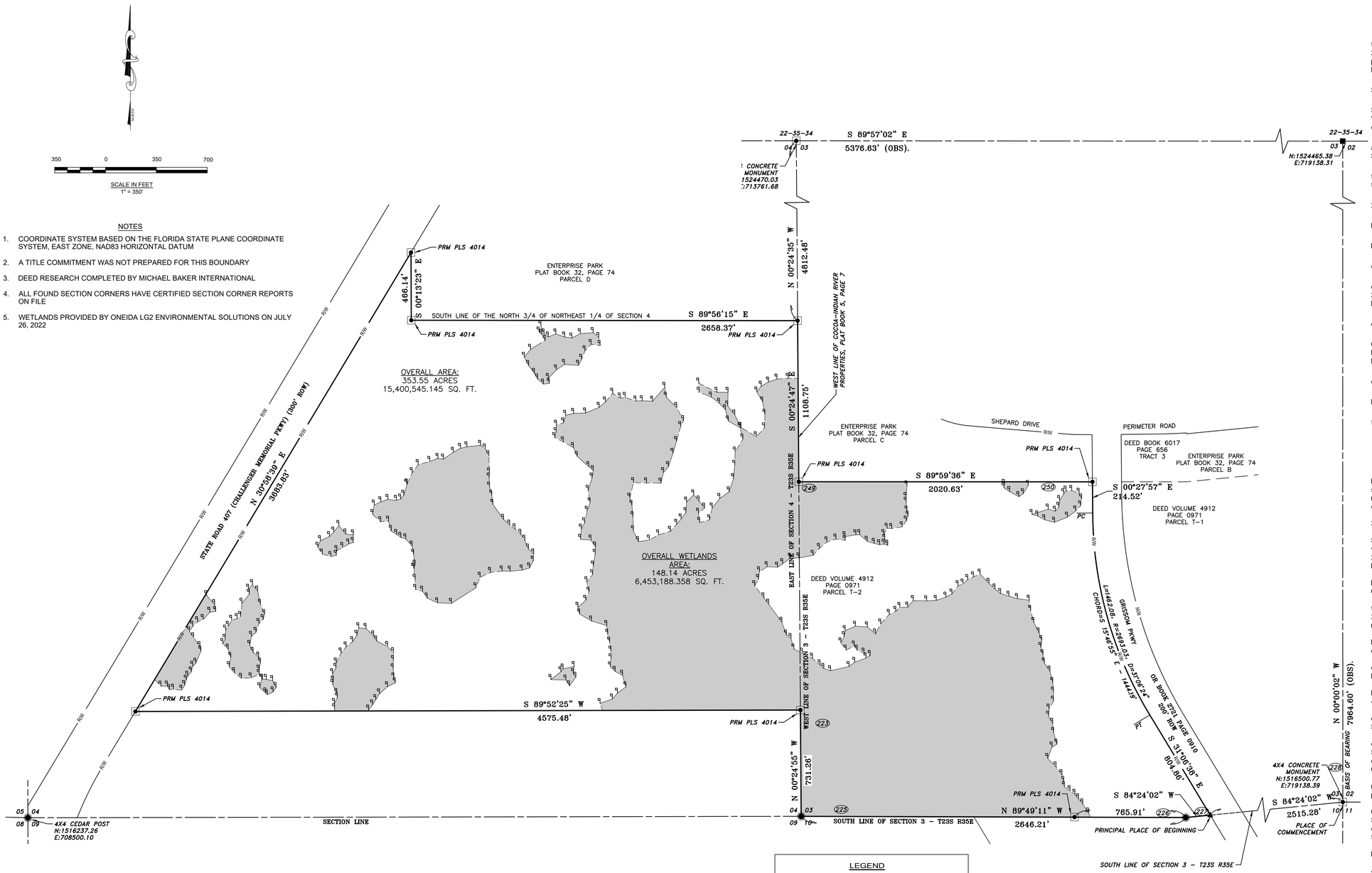
COMMENCE AT A 4X4 CONCRETE MONUMENT FOUND IN THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 23, RANGE 35 AND THE SOUTHEAST CORNER OF LOT 228 AS SHOWN ON SAID PLAT OF COCOA-INIDAN RIVER PROPERTIES;

THENCE SOUTH 84^0 24' 02" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 3 AND THE SOUTH LINE OF SAID LOTS 227 AND 228 A DISTANCE OF 2515.28 FEET TO A 5/8-INCH REBAR WITH CAP SET FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF GRISSOM PARKWAY (200-FOOT R/W) ASDESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING IN THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼ OF SAID SECTION 3 AND THE SOUTH LINE OF SAID LOTS 227 AND 226, SOUTH 86^0 24' 02" WEST, A DISTANCE OF 164.11 FEET TO A REBAR FOUND IN THE SOUTHWEST ¼ CORNER OF SECTION 3; THENCE NORTH 89^0 49' 11" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 3 ALONG THE SOUTH LINE OF LOTS 226 AND 225 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES, A DISTANCE OF 2646.21 FEET TO A REBAR FOUND IN THE SOUTHWEST ¼ CORNER OF SECTION 3, PASSING THROUGH A 3X3 CONCRETE MONUMENT WITH NAIL AND DISK FOUND STAMPED PRM, PLS 4014 AT A DISTANCE OF 765.91 FEET; THENCE NORTH 00^0 24' 55" WEST, ALONG THE WEST LINE OF SAID SECTION 3 AND ALONG THE WEST LINE OF LOTS, 255, 232, AND 233 AS SHOWN IN THE COCOA-INDIAN PROPERTIES, A DISTANCE OF 731.26 FEET TO A 3X3 CONCRETE MONUMENT WITH NAIL AND DISK FOUND STAMPED PRM, PLS 4014; THENCE SOUTH 89^0 52' 25" WEST, A DISTANCE OF 4575.48 FEET TO A 3X3 CONCRETE MONUMENT WITH NAIL AND DISK FOUND STAMPED PRM, PLS 4014 IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE NO. 407 (300-FOOT RIGHT-OF-WAY); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 407, NORTH 30^0 58' 39" EAST, A DISTANCE OF 3683.83 FEET TO A 3X3 CONCRETE MONUMENT WITH NAIL AND DISK FOUND STAMPED PRM, PLS 4014; THENCE SOUTH 00^0 13' 23" EAST, A DISTANCE OF 466.14 FEET TO A 3X3 CONCRETE MONUMENT WITH NAIL AND DISK STAMPED PRM, PLS 4014 LYING ON THE SOUTHWEST CORNER OF THE NORTH ¾ OF THE NORTHEAST ¼ OF SAID SECTION 4; THENCE SOUTH 89^0 56' 15" EAST, A DISTANCE OF 2658.37 FEET TO A 3X3 CONCRETE MONUMENT WITH NAIL AND DISK FOUND STAMPED PRM, PLS 4014, SAID POINT LYING ON THE WEST SECTION LINE OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 35 EAST, SAID SECTION LINE ALSO BEING THE EAST LINE OF SECTION 4 AND THE WEST LINE OF THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00^0 24' 47" EAST, ALONG SAID LINE, A DISTANCE OF 1108.75 FEET TO A 3X3 CONCRETE MONUMENT WITH NAIL AND DISK STAMPED PRM, PLS 4014 ON THE NORTHEAST CORNER OF LOT 249 AS

SHOWN ON SAID PLAT; THENCE SOUTH 89^0 59’ 36” EAST, ALONG THE NORTH LINE OF LOTS 249 AND 250 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES, A DISTANCE OF 2020.59 FEET TO A 3X3 CONCRETE WITH NAIL AND DISK FOUND STAMPED PRM, PLS 4014 ON THE WESTERLY RIGHT-OF-WAY LINE OF GRISSOM PARKWAY (200-FOOT R/W) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF GRISSOM PARKWAY, THE FOLLOWING THREE COURSE; THENCE SOUTH 00^0 27’ 57” EAST, A DISTANCE OF 214.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING RADIUS OF 2693.03 FEET; THENCE ALONG SAID CURVE HAVING AN ARC LENGTH OF 1462.08 FEET, ALONG A CHORD BEARING OF SOUTH 15^0 46’ 55” EAST A CHORD DISTANCE OF 1444.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 31^0 06’ 38” EAST, A DISTANCE OF 804.86 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDARIES 353.55 ACRES OF LAND MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.



NOTES

1. COORDINATE SYSTEM BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 HORIZONTAL DATUM
2. A TITLE COMMITMENT WAS NOT PREPARED FOR THIS BOUNDARY
3. DEED RESEARCH COMPLETED BY MICHAEL BAKER INTERNATIONAL
4. ALL FOUND SECTION CORNERS HAVE CERTIFIED SECTION CORNER REPORTS ON FILE
5. WETLANDS PROVIDED BY ONEIDA LG2 ENVIRONMENTAL SOLUTIONS ON JULY 26, 2022

LEGEND

- ● = REBAR (FOUND)
- ▲ = 5/8 INCH REBAR W/CAP MBI LB-69 (SET)
- ⊙ = 3X3 CONCRETE MONUMENT W/ NAIL AND DISK
- ■ = 3/4 INCH IRON PIPE (FOUND)
- ⚑ = WETLAND FLAG
- PRM = PERMANENT REFERENCE MONUMENT
- (###) = LOTS IN COCOA-INDIAN RIVER PROPERTIES
- OBS. = OBSERVED
- R/W = RIGHT OF WAY

Deed to Titusville-Cocoa Airport Authority

Deed Book Volume 4912, Page 0971

Parcel T-2

A parcel of land lying in Sections 3 and 4, Township 23 South, Range 35 East and a portion thereof being that part of lots 225, 226, 227, 231, 232, 233, 234, 239, 240, 241, 242, 247, 248, 249 and 250 as shown on the plat of Cocoa-Indian River properties as recorded in Plat Book 5, Page 7 of the public records of Brevard County, Florida lying west of the westerly Right of Way line of Grissom Parkway, described as follows:

Commencing at the Southeast Corner of Section 3, Township 23 South, Range 35 East and the Southeast Corner of lot 228 as shown on said put of Cocoa-Indian River properties,

Thence S. 84°24'07" W., along the South line of the Southeast 1/4 of said Section 3 and the South line of said lots 227 and 228 a distance of 2515.47 feet to a point lying on the westerly Right of Way line of Grissom Parkway and said point being the Point of Beginning of the parcel of land herein described;

Thence continue S. 84°24'07" W. along the South Line of said Southeast 1/4 of Section 3 and along the South Line of said lots 227 and 226, a distance of 164.39 feet to the South 1/4 Corner of said Section 3;

Thence N. 89°50'05" W., along the South Line of the Southwest 1/4 of said Section 3 and along the South line of lots 226 and 225 as shown on said plat of Cocoa-Indian River properties, 2650.95 feet to the Southwest Corner of said Section 3 and the Southwest Corner of said lot 225;

Thence N. 00°24'39" W., along the West Line of said Section 3 and along the West Line of lots 225, 232 and 233 of said plat of Cocoa-Indian River properties, 731.37 feet;

Thence S. 89°52'19" W., 4576.61 feet to a point lying on the easterly Right of Way Line of State Road No. 407;

Thence N. 30°59'13" E., along said Right of Way line, 3684.98 feet to a point lying on the West line of the northeast 1/4 of said Section 4, Township 23 South, Range 35 east;

Thence S. 00°13'24 E., 464.29 feet to the Southwest Corner of the North 3/4 of the Northeast 1/4 of said Section 4;

Thence S. 89°53'23" E, along the South Line of said North 3/4 of the Northeast 1/4 of Section 4. a distance of 2658.40 feet to the Southeast Corner thereof and said point lying on the West line of Section 3, Township 23 South, Range 35 East and said line being the West line of the plat of Cocoa-Indian River properties as recorded in Plat Book 5, Page 7 of the public records of Brevard County, Florida;

Thence S. 00°24'39" E., along said line, 1108.91 feet to the Northwest Corner of lot 249 as shown on said plat;

Thence S. 89°59'40" E., along the North line of lots 249 and 250 as shown on said plat of Cocoa-Indian River properties, 2020.68 feet to a point lying on the westerly Right of Way line of Grissom Parkway as described in official records book 2721, page 910 of the public records of Brevard County, Florida;

Thence along said Right of Way line of Grissom Parkway, the following three courses and distances;

Thence S. 00°24'17" E., 208.28 feet to the point of curvature of a circular curve, concave Northeasterly and having a radius of 2735.22 feet;

Thence Southeasterly, along the arc of said curve, through a central angle of 30°36'54", 1461.52 feet to the point of tangency;

Thence S. 31°01'11" E., 810.78 feet to the Point of Beginning.

Being Further Described as Follows

Being a parcel of land lying in Sections 3 and 4 of Township 23, Range 35 and a portion thereof being that part of lots 225, 226, 227, 231, 232, 233, 234, 239, 240, 241, 242, 247, 248, 249, and 250 as shown on the plot of Cocoa-Indian River properties as recorded in Plat Book 5, page 7 of the public records of Brevard County, Florida lying west of the westerly Right of Way line of Grissom Parkway, as described as follows:

Commence at a 4x4 concrete monument found in the SE corner of Section 3, Township 23, Range 35 and the Southeast corner of lot 228 as shown on said plat of Cocoa-Indian River properties,

Thence South 84° 24' 02" West along the South Line of the Southeast 1/4 of said Section 3 and the South line of said lots 227 and 228 a distance of 2515.28 feet to a 5/8-inch rebar w/ cap set found in the westerly Right of Way line of Grissom Parkway (200-foot R/W) as described in Official Records Book 2721, Page 910 of the Public Records of Brevard County, Florida, said point being the Principal Place of Beginning of the parcel of land herein described;

Thence continuing along the South line of said Southeast 1/4 of Section 3 and the South line of said lots 227 and 226, South 84° 24' 02" West, a distance of 164.11 feet to a rebar found in the Southwest 1/4 Corner of Section 3;

Thence North 89° 49' 11" West, along the South line of the Southwest 1/4 of said Section 3 along the South line of lots 226 and 225 as shown on said plat of Cocoa-Indian River Properties, a distance of 2646.21 feet to a rebar found in the Southwest 1/4 Corner of Section 3, passing through a 3x3 concrete monument w/ nail and disk found stamped PRM, PLS 4014 at a distance of 765.91 feet;

Thence North 00° 24' 55" West, along the West line of said Section 3 and along the West line of lots, 255, 232, and 233 as shown in the Cocoa-Indian River properties, a distance of 731.26 feet to a 3x3 concrete monument w/ nail and disk found stamped PRM, PLS 4014;

Thence South 89° 52' 25" West, a distance of 4575.48 feet to a 3x3 concrete monument w/ nail and disk found stamped PRM, PLS 4014 in the easterly Right of Way line of State Road No. 407 (300-foot Right of Way);

Thence continuing along the easterly Right of Way line of State Road No. 407, North 30° 58' 39" East, a distance of 3683.83 feet to a 3x3 concrete monument w/ nail and disk found stamped PRM, PLS 4014;

Thence South 00° 13' 23" East, a distance of 466.14 feet to a 3x3 concrete monument w/ nail and disk stamped PRM, PLS 4014 lying on the Southwest corner of the North 3/4 of the Northeast 1/4 of said Section 4;

Thence South 89° 56' 15" East, a distance of 2658.37 feet a 3x3 concrete monument w/ nail and disk found stamped PRM, PLS 4014, said point lying on the West Section line of Section 3, Township 23 South, Range 35 East, said Section line also being the East line of Section 4 and the West line of the plat of Cocoa-Indian River properties as recorded in Plat book 5, Page 7 of the public records of Brevard County, Florida;

Thence South 00° 24' 47" East, along said line, a distance of 1108.75 feet to a 3x3 concrete monument w/ nail and disk stamped PRM, PLS 4014 on the Northeast corner of lot 249 as shown on said plat;

Thence South 89° 59' 36" East, along the North line of lots 249 and 250 as shown on said plat of Cocoa-Indian River properties, a distance of 2020.59 feet to a 3x3 concrete w/ nail and disk found Stamped PRM, PLS 4014 on the westerly Right of Way line of Grissom Parkway (200-foot R/W) as described in Official Records Book 2721, Page 910 of the Public Records of Brevard County, Florida, thence along the westerly Right of Way of Grissom Parkway, the following three course:

Thence South 00° 27' 57" East, a distance of 214.52 feet to the point of curvature of a curve to the left having a radius of 2693.03 feet;

Thence along said curve having an arc length of 1462.08 feet, along a chord bearing of South 15° 46' 55" East a chord distance of 1444.19 feet to the point of tangency;

Thence South 31° 06' 38" East, a distance of 804.86 feet to the Principal Place of Beginning. Containing within said boundaries 353.55 acres of land more or less but subject to all legal highways. This Legal Description is Based upon a Boundary survey by Michael Baker International in May of 2022 and supervised by Ralph W. Gromley P.S.M. LS 6605.

SURVEY NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FOURTH IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUES, THE INITIAL FIELD WORK WAS COMPLETED ON MAY 15, 2022 BY MICHAEL BAKER INTERNATIONAL LICENSE BUSINESS 69.

Ralph W. Gromley

Digitally signed by Ralph W. Gromley
DN: C=US, E=Ralph.Gromley@mbakerintl.com, O=Michael Baker International, OU="Survey Department, CN=Ralph W. Gromley", CN=Ralph W. Gromley
Date: 2022.09.13 10:12:14-04'00'

RALPH W. GROMLEY, P.S.M.
REGISTRATION NO. LS 6605

09/13/2022
DATE

RALPH W. GROMLEY LICENSE NUMBER No. LS6605 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

BOUNDARY SURVEY

FOR

SPACE COAST AIRPORT

Prepared by:
Michael Baker INTERNATIONAL
Michael Baker International
515 North Flagler Drive, Suite 303
West Palm Beach, FL 33401
T: 561-812-6400
F: 561-812-6401
www.mbakerintl.com

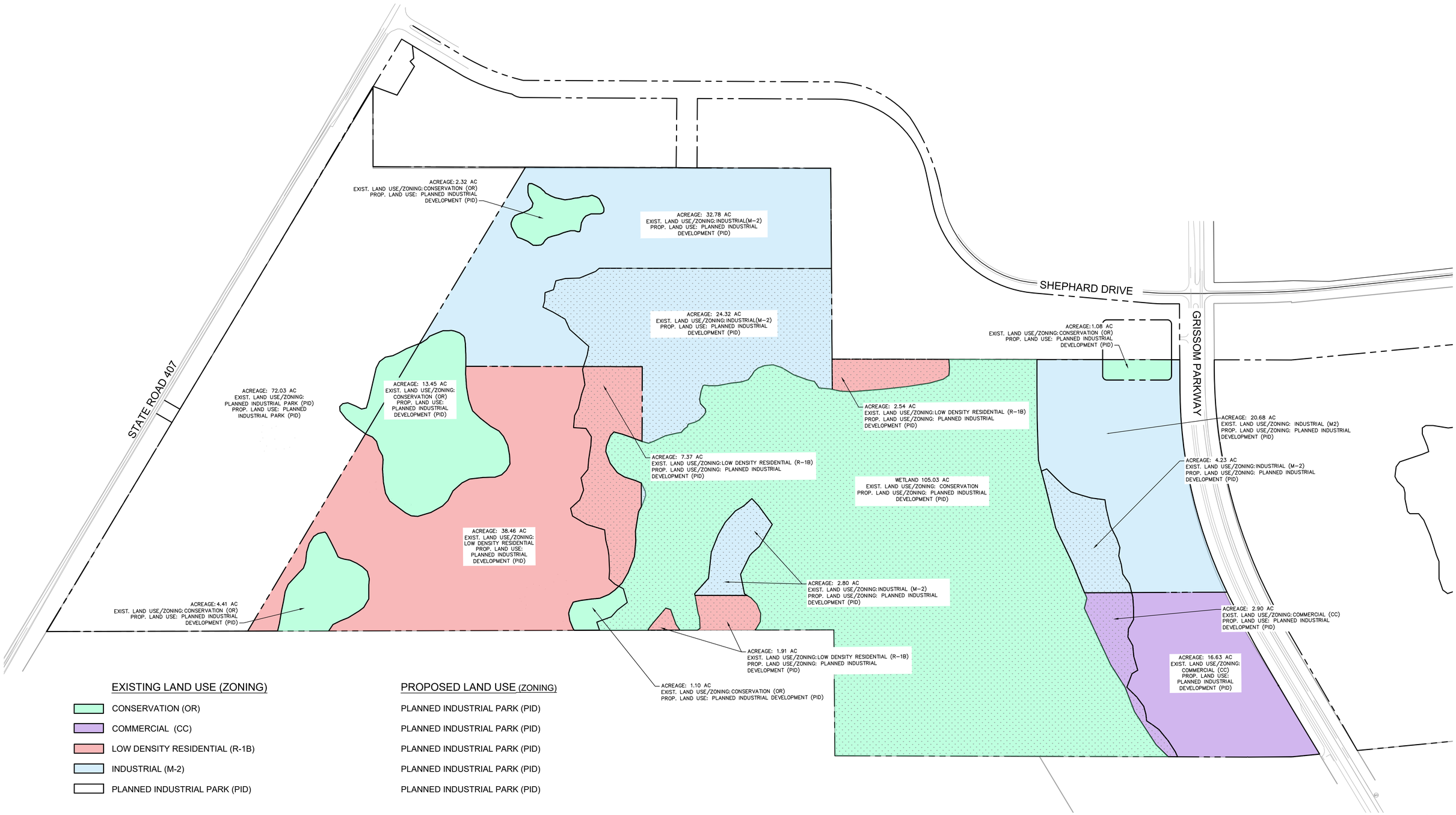
LANDS OF
TITUSVILLE COCOA AIRPORT AUTHORITY
SPACE COAST REGIONAL AIRPORT
PART OF SECTION 3 AND SECTION 4
TOWNSHIP 23, RANGE 35, SECTION 3 AND SECTION 4

SCALE : 1" = 350"

DATE : 09/13/2022

DRAWN BY : MAEM
CHECKED BY: RWG
SHEET NO. 1 OF 1

PLOT DATE: 9/13/2022 9:45:16 AM
E:\Survey\ORDATA\1998_SPACE COAST 2022\DWG\PROJECT DOCS\ 353.ACRES BOUNDARY.dwg



EXISTING LAND USE (ZONING)	PROPOSED LAND USE (ZONING)
CONSERVATION (OR)	PLANNED INDUSTRIAL PARK (PID)
COMMERCIAL (CC)	PLANNED INDUSTRIAL PARK (PID)
LOW DENSITY RESIDENTIAL (R-1B)	PLANNED INDUSTRIAL PARK (PID)
INDUSTRIAL (M-2)	PLANNED INDUSTRIAL PARK (PID)
PLANNED INDUSTRIAL PARK (PID)	PLANNED INDUSTRIAL PARK (PID)

1A

SCIP - PHASE 3

TITUSVILLE

FUTURE LAND USE EXHIBIT

06/25/2026 -

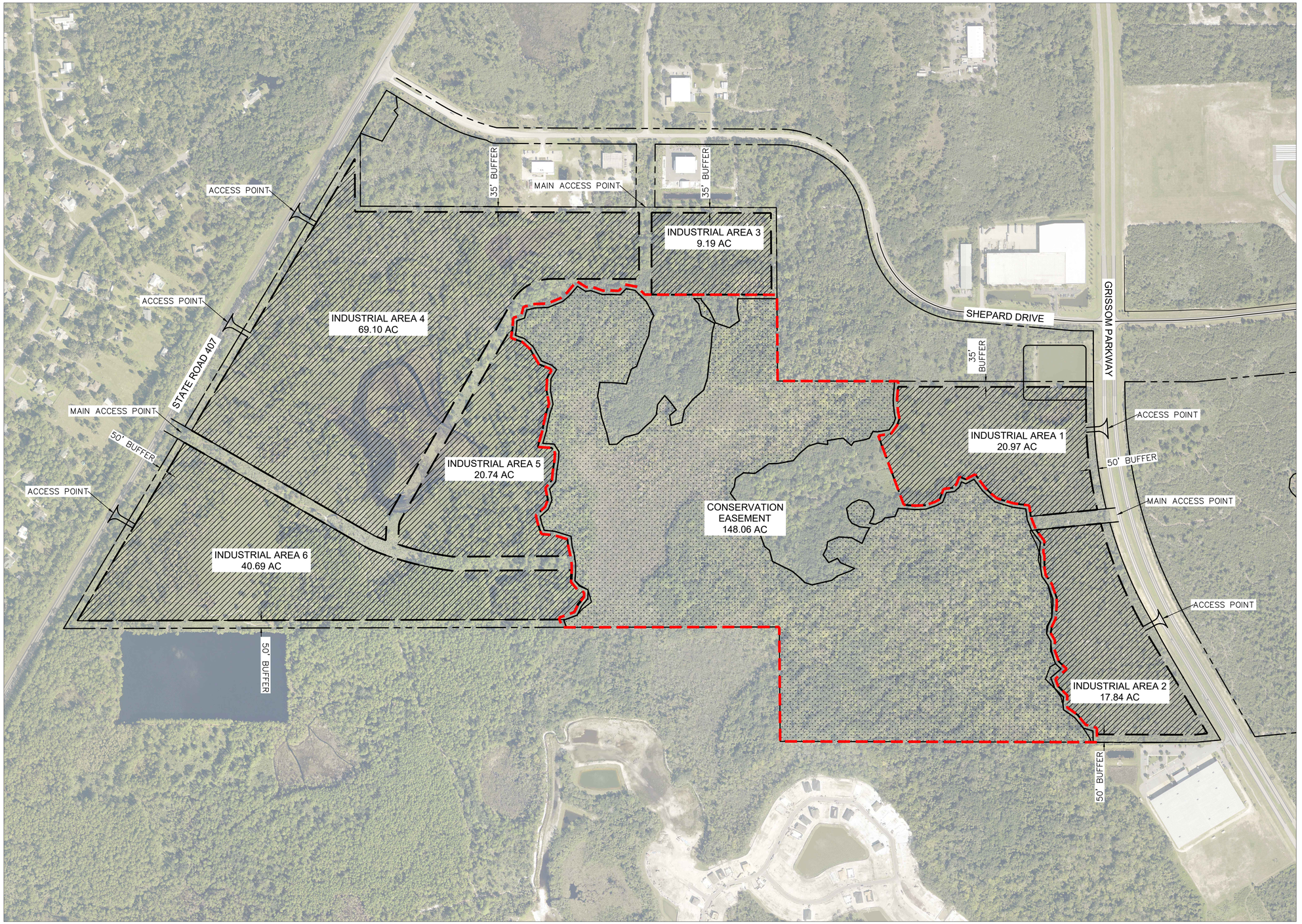
ENGINEER: KINAN HUSAINY (321) 225-0642 KIMLEY-HORN AND ASSOCIATES, INC.
DEVELOPER: HINES (347) 753-2048

GRAPHIC SCALE IN FEET
0 125 250 500

N W E S

Kimley»Horn

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPOSED INDUSTRIAL AREA: 172.54 AC

LIMITS OF PROPOSED CONSERVATION EASEMENT

* INTERNAL ROADS MAY BE MODIFIED BASED ON SITE PLANNING CONSIDERATIONS.

* EXACT DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL BY FDOT, BREVARD COUNTY AND FLORIDA'S TURNPIKE ENTERPRISE. ADJUSTMENTS TO THE LOCATION AND DESIGN OF DRIVEWAYS ARE ANTICIPATED. THIS PLAN REPRESENTS THE MAXIMUM NUMBER OF DRIVEWAYS SHOWN. MODIFICATIONS TO THE LOCATION AND/OR REDUCTION IN THE NUMBER OF DRIVEWAYS CONNECTING TO PUBLIC ROADS SHALL BE CONSIDERED A MINOR PLAN ADJUSTMENT AND NOT BE REQUIRED TO GO BACK TO CITY COUNCIL.

1A

SCIP - PHASE 3

TITUSVILLE

OVERALL PLANNED INDUSTRIAL DEVELOPMENT EXHIBIT

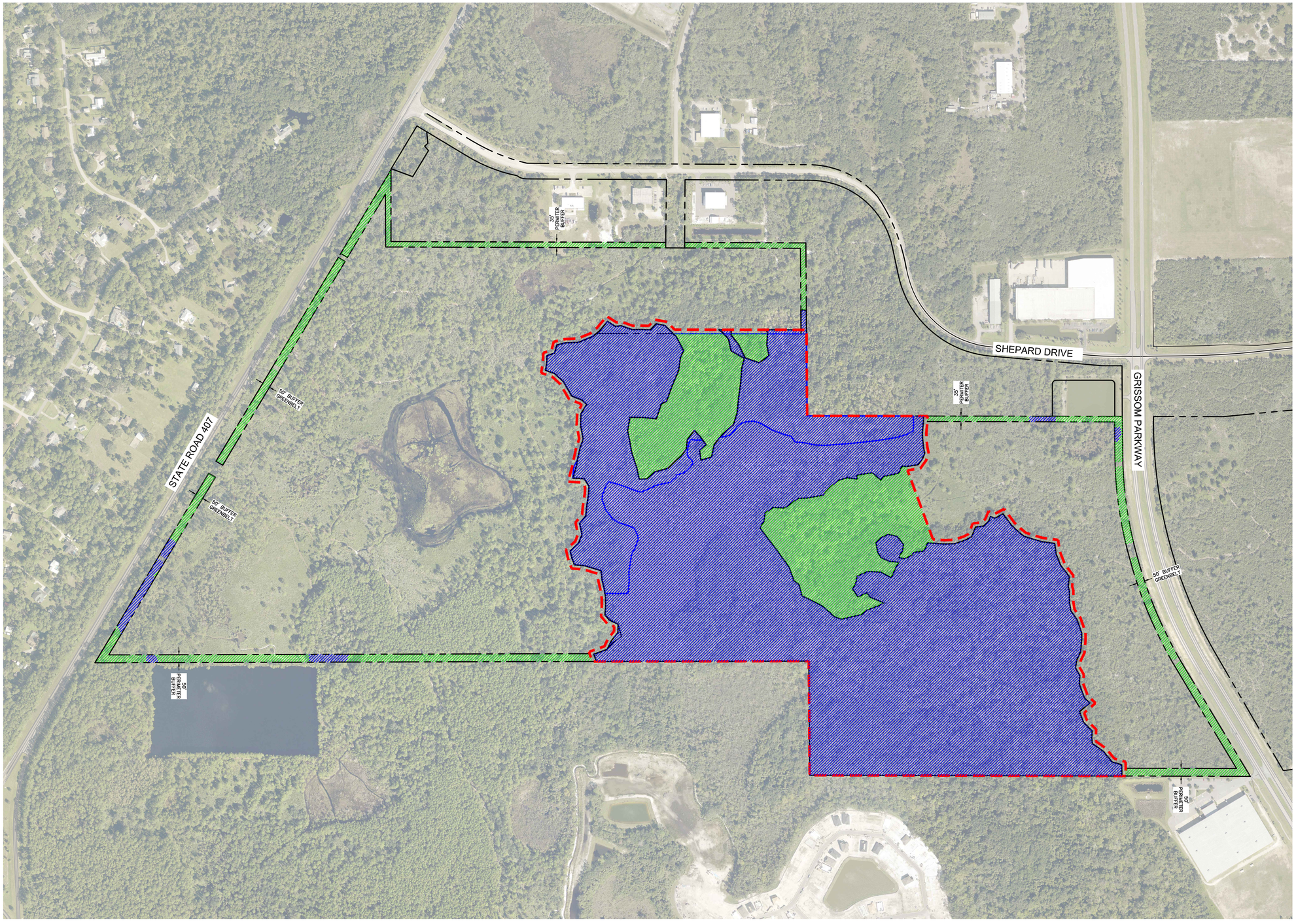
6/23/2026 - ENGINEER: KINAN HUSAINY (321) 225-0642 KIMLEY-HORN AND ASSOCIATES, INC.
DEVELOPER: HINES (347) 753-2048

GRAPHIC SCALE IN FEET
0 125 250 500

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LEGEND:

OPEN SPACE AREA

WETLANDS (50% OPEN SPACE CONTRIBUTION)

LIMITS OF PROPOSED CONSERVATION EASEMENT

SPACE COAST INNOVATION PARK - PHASE 3

TOTAL SITE AREA:	354.04 AC
PROPOSED ZONING:	PID
OPEN SPACE:	
WETLANDS* :	61.06 AC (17.25%)
UPLANDS:	23.20 AC (6.55%)
GREENBELT/BUFFER:	13.36 AC (3.77%)
TOTAL:	
SITE AREA:	354.04 AC
OPEN SPACE:	97.62 AC (27.57%)
REQUIRED OPEN SPACE:	70.81 AC (20.00%)

*ONLY 50% OF ALL WETLAND AREAS ARE INCLUDED IN THE OPEN SPACE CALCULATION PER CITY OF TITUSVILLE CODE.

1A

SCIP - PHASE 3

TITUSVILLE

OPEN SPACE EXHIBIT

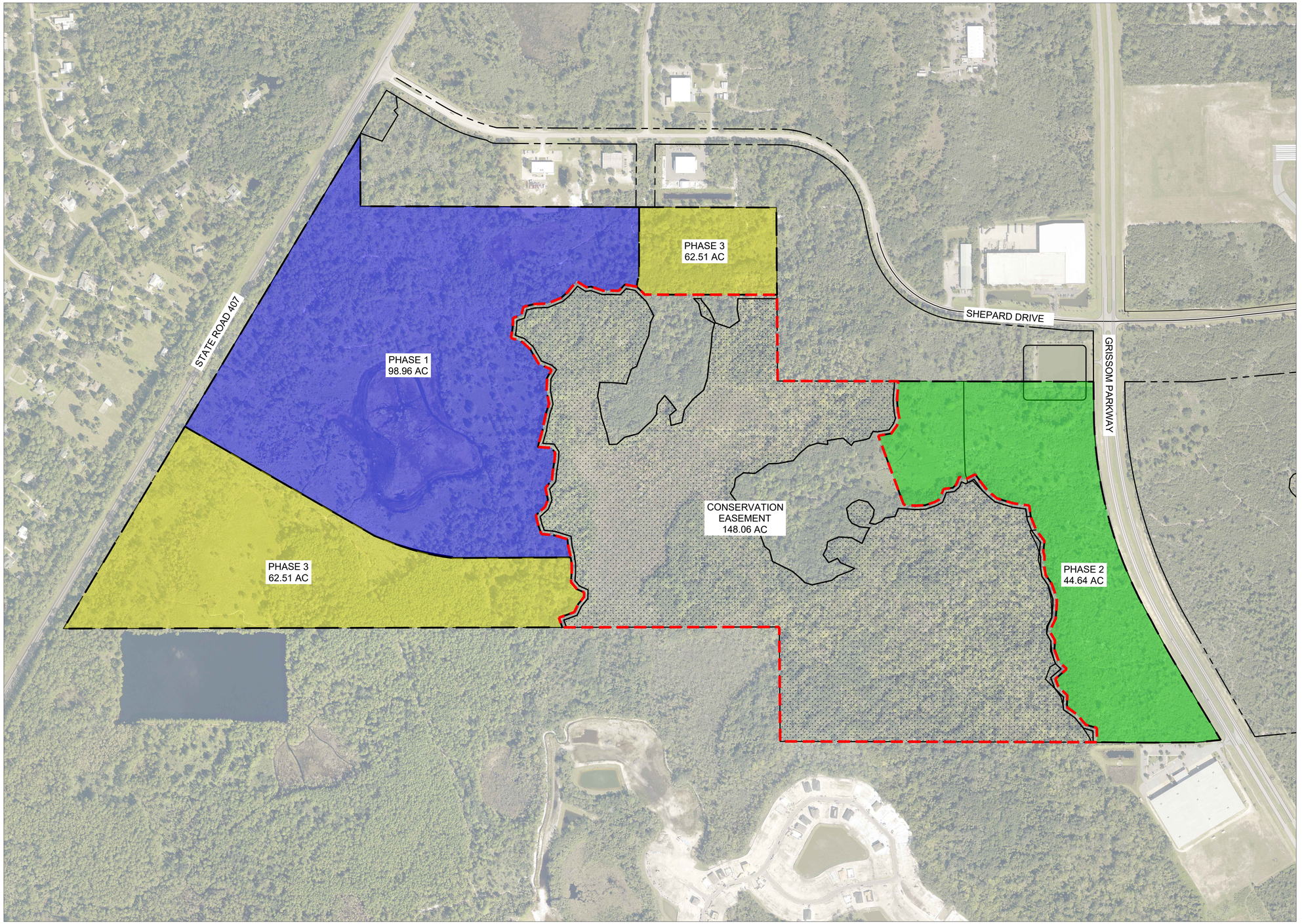
6/23/2026 - ENGINEER: KINAN HUSAINY (321) 225-0642 KIMLEY-HORN AND ASSOCIATES, INC.
DEVELOPER: HINES (347) 753-2048

GRAPHIC SCALE IN FEET
0 150 300 600

N W E S

Kimley»Horn

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LIMITS OF PROPOSED CONSERVATION EASEMENT

PHASE 1: 98.96 ACRES

PHASE 2: 44.64 ACRES

PHASE 3: 62.51 ACRES

* CONSTRUCTION ORDER SUBJECT TO CHANGE FOR PHASE 2 AND PHASE 3

1A

SCIP - PHASE 3

TITUSVILLE

PHASING PLAN

6/17/2026 - ENGINEER: KINAN HUSAINY (321) 225-0642 KIMLEY-HORN AND ASSOCIATES, INC.
DEVELOPER: HINES (347) 753-2048

GRAPHIC SCALE IN FEET
0 125 250 500

N W E S

Kimley»Horn

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Stormwater Master Plan
May 29, 2026

SUBJECT:
Space Coast Innovation Park – Phase 3
Planned Industrial Development
Titusville, FL

ATTACHMENTS:
Conceptual Master Concept Plan

INTRODUCTION:
This application is for a Rezoning of the 402.37-acre subject site titled Space Coast Innovation Park.

The subject property includes two undeveloped parcels within the City of Titusville. It is located South of Shepard Drive, East of SR 407 and West of Grissom Pkwy. The proposed project at full build-out will be a Planned Industrial Development. The parcel has current future land uses of Planned Industrial Park, Conservation, Industrial, Low Density Residential, and Commercial High Intensity. This amendment proposes the removal of certain future Conservation, Industrial, Low Density Residential, and Commercial High Intensity areas in favor of a Planned Industrial Development. However, this package also proposes the addition of several new future Conservation areas to remain within the Planned Industrial Development.

PROPOSED DESIGN:
As part of the proposed project, a surface water management system is proposed to be constructed to provide both water quality and quantity consistent with the requirements set forth by the St. John's River Water Management District (SJRWMD) and the City of Titusville. The proposed design will incorporate the use of wet and dry ponds and will adhere to a maximum of 80% impervious area over the total subject site. The site is planned to have a minimum of 18% stormwater management facilities.

CONCLUSION:
The calculations and information provided show that the future proposed site design will meet the requirements of SJRWMD and the City of Titusville for Stormwater Management.

KIMLEY-HORN AND ASSOCIATES, INC.



Kinan Husainy, P.E.

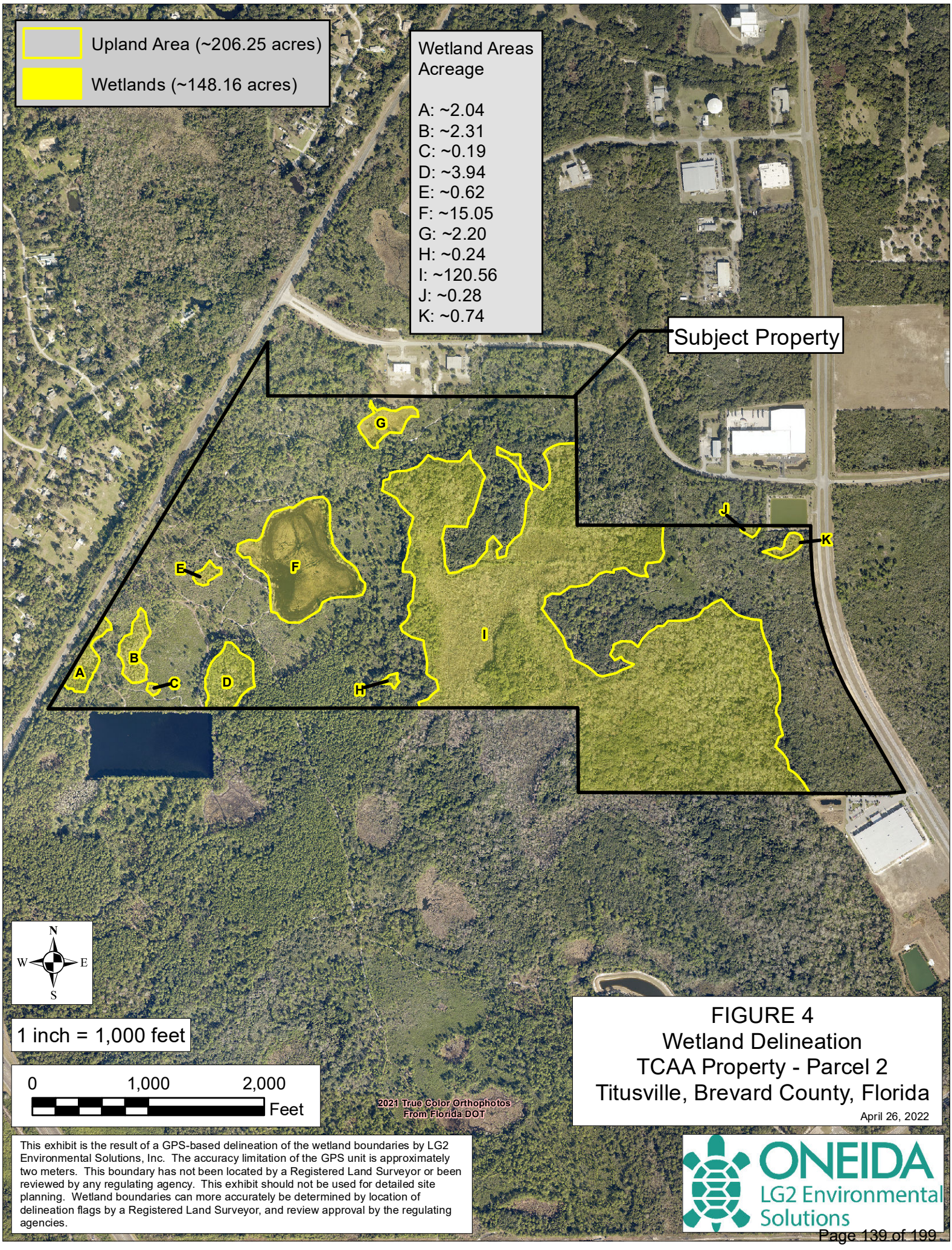


FIGURE 4
Wetland Delineation
TCAA Property - Parcel 2
Titusville, Brevard County, Florida

April 26, 2022

This exhibit is the result of a GPS-based delineation of the wetland boundaries by LG2 Environmental Solutions, Inc. The accuracy limitation of the GPS unit is approximately two meters. This boundary has not been located by a Registered Land Surveyor or been reviewed by any regulating agency. This exhibit should not be used for detailed site planning. Wetland boundaries can more accurately be determined by location of delineation flags by a Registered Land Surveyor, and review approval by the regulating agencies.

ONEIDA
LG2 Environmental Solutions

TOTAL WETLANDS TO BE IMPACTED:	29.72 AC
PROPOSED WETLAND CONSERVATION AREA:	122.17 AC
PROPOSED UPLAND CONSERVATION AREA:	36.55 AC
CONSERVATION EASEMENT AREA (INCLUDING BUFFERS):	148.06 AC

LEGEND:

- WETLAND IMPACTS
- WETLANDS
- PROPOSED WETLAND CONSERVATION AREA
- PROPOSED UPLAND CONSERVATION AREA
- LIMITS OF PROPOSED CONSERVATION EASEMENT

UPLAND CONSERVATION AREA 0.67 AC
UPLAND CONSERVATION AREA 1.71 AC
35' BUFFER
UPLAND CONSERVATION AREA 0.94 AC
WETLAND IMPACT 2.54 AC
UPLAND CONSERVATION AREA 0.91 AC
PROPERTY LINE
WETLAND IMPACT 0.10 AC
WETLAND IMPACT 0.27 AC
WETLAND IMPACT 0.75 AC
PROPOSED WETLAND CONSERVATION AREA 0.10 AC
SHEPARD DRIVE
GRISSOM PARKWAY
UPLAND CONSERVATION AREA 0.80 AC
50' BUFFER
UPLAND CONSERVATION AREA 9.48 AC
UPLAND CONSERVATION AREA 0.53 AC
35' BUFFER
PROPOSED WETLAND CONSERVATION AREA 0.14 AC
UPLAND CONSERVATION AREA 0.57 AC
WETLAND IMPACT 0.22 AC
STATE ROAD 407
WETLAND IMPACT 15.59 AC
WETLAND IMPACT 1.18 AC
WETLAND IMPACT 1.02 AC
PROPOSED WETLAND CONSERVATION AREA 0.07 AC
UPLAND CONSERVATION AREA 0.57 AC
UPLAND CONSERVATION AREA 0.56 AC
50' BUFFER
PROPERTY LINE
WETLAND IMPACT 0.20 AC
UPLAND CONSERVATION AREA 0.02 AC
UPLAND CONSERVATION AREA 13.73 AC
PROPOSED WETLAND CONSERVATION AREA 120.78 AC
PROPOSED WETLAND CONSERVATION AREA 0.72 AC
WETLAND IMPACT 2.39 AC
50' BUFFER
WETLAND IMPACT 1.21 AC
WETLAND IMPACT 3.77 AC
WETLAND IMPACT 0.25 AC
UPLAND CONSERVATION AREA 0.81 AC
UPLAND CONSERVATION AREA 0.57 AC
WETLAND IMPACT 0.20 AC
50' BUFFER
WETLAND IMPACT 0.01 AC
PROPOSED WETLAND CONSERVATION AREA 0.08 AC
UPLAND CONSERVATION AREA 1.10 AC
PROPOSED WETLAND CONSERVATION AREA 0.29 AC
PROPERTY LINE
UPLAND CONSERVATION AREA 1.79 AC
UPLAND CONSERVATION AREA 1.81 AC

GRAPHIC SCALE IN FEET
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SCIP - PHASE 3

TITUSVILLE

WETLAND IMPACT EXHIBIT

6/23/2026 -
ENGINEER: KINAN HUSAINY (321) 225-0642 KIMLEY-HORN AND ASSOCIATES, INC.
DEVELOPER: HINES (347) 753-2048

Kimley»Horn

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Wetland Mitigation Strategy
Space Coast Innovation Park – SCIP Phase 3
Titusville, FL

Functional Loss/Gain Assessment:

Using the Uniform Mitigation Assessment Method (UMAM), the proposed development project not only satisfies but exceeds the “no net loss” wetlands requirement. The wetland impacts were evaluated using UMAM measuring the ecological function and quality of wetlands before and after impacts and/or mitigation activities.

The UMAM results demonstrate that the proposed wetland impacts result in a total functional loss of 21.03 units across 29.67 acres of wetland impacts. The proposed mitigation plan will generate a total of 22.36 functional gain units through a combination of wetland and upland preservation. This produces a net positive balance of approximately 1.33 functional units above the project’s functional loss. Please see attached figure and UMAM sheet.

The mitigation strategy achieves this surplus through several important components:

- Preservation of high-quality wetland systems with strong ecological value and function;
- Preservation of adjacent uplands that improve long-term wetland sustainability and habitat integrity;
- Improved landscape support values within preserved systems; and
- Immediate implementation assumptions result in low risk.

The preservation component alone contributes significant ecological uplift by protecting over 122 acres of wetlands with high functional scores. In addition, the upland areas provide more than 18 functional gain units, substantially increasing landscape connectivity, habitat protection, and wetland resilience.

Importantly, the final UMAM accounting shows:

- Total Functional Loss: 21.03 units
- Total Functional Gain: 22.36 units
- Net Functional Surplus: +1.33 units

Because the functional gain exceeds the quantified loss, the project results in a net increase in wetland functional value rather than a simple one-to-one replacement. This fulfills the intent of the “no net loss” policy ensuring that wetland ecological functions are maintained and enhanced over existing conditions.

Land Acreage Comparison:

Based on the attached Maps, the current proposal includes 148.06 Acres of conservation easement including wetlands and high-quality uplands. The current site has 95.45 acres of wetlands located within the OR Zoning. This is a 1.6:1 ratio of additional land being placed into conservation easement. Please see the attached Exhibit B.

Exhibit A

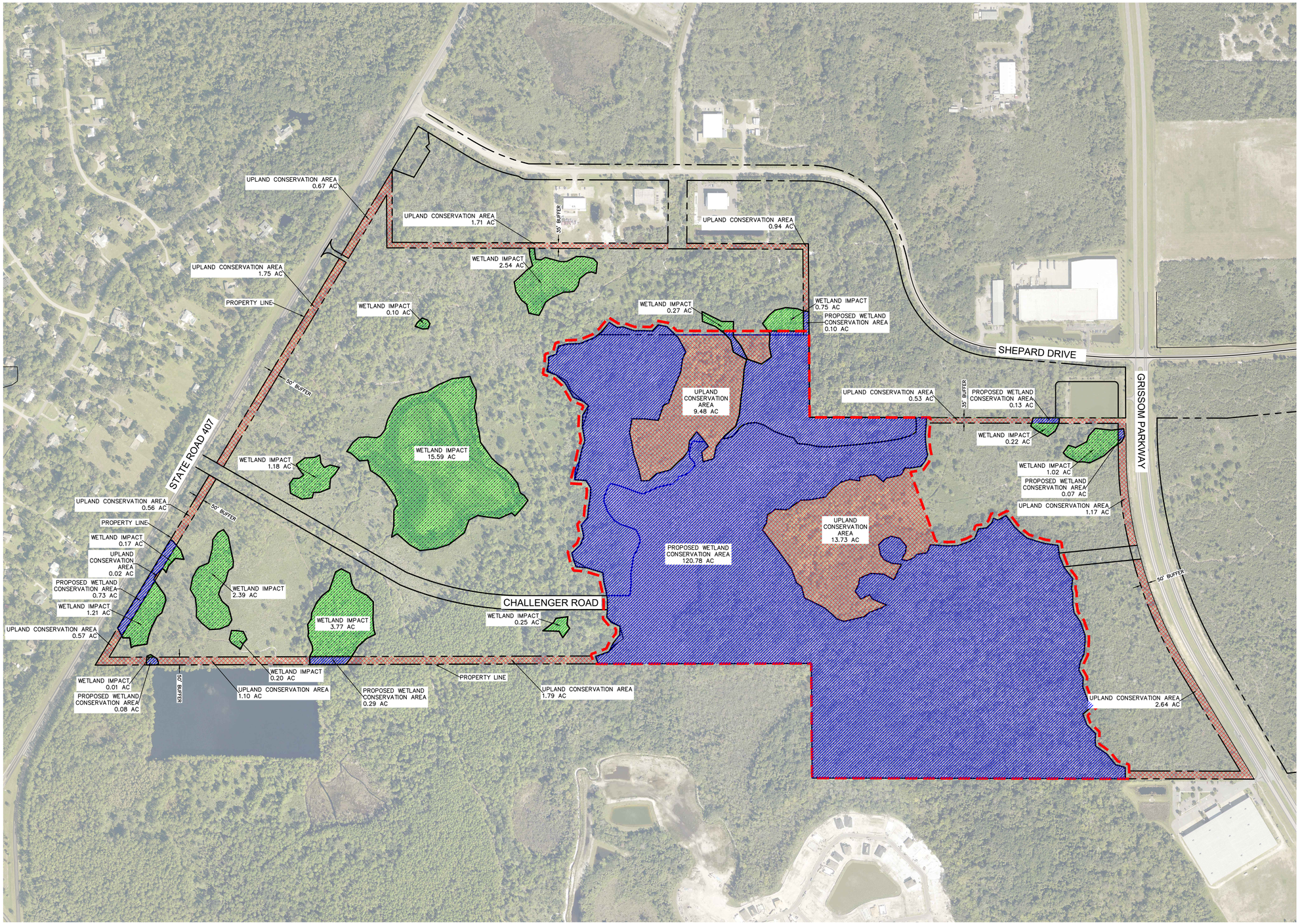
site: **SCIP - Phase 3** date: **5/28/2026**

Impacts	Habitat Type	Location and Landscape Support		Water Environment		Community Structure		Acres	Functional Loss
		before	after	before	after	before	after		
1	Wetland E	6	0	5	0	6	0	1.18	0.6687
2	Wetland D	7	0	7	0	8	0	3.77	2.7647
3	Wetland F	7	0	8	0	7	0	15.59	11.4327
4	Wetland B	7	0	7	0	8	0	2.39	1.7527
5	Wetland A	5	0	6	0	6	0	1.38	0.7820
6	Offsite Area	4	0	6	0	5	0		0.0000
7	Wetland I	7	0	8	0	8	0	1.02	0.7820
8	Wetland J	6	0	7	0	6	0	0.22	0.1393
9	Wetland K	6	0	7	0	6	0	1.02	0.6460
10	Wetland G	5	0	8	0	7	0	2.54	1.6933
11	Wetland M	6	0	5	0	6	0	0.1	0.0567
12	Wetland H	6	0	7	0	6	0	0.25	0.1583
13	Wetland C	7	0	7	0	8	0	0.2	0.1467
14	Wetland L	6	0	5	0	6	0	0.01	0.0057
secondary									0.0000
									0.0000

Total Impact Acres	Total Creation Acres	Total Enhancement Provided	Upland Acres Provided
29.6700	0	0	36.669

Total Functional Loss	Total Functional Gain Units
21.029	22.358

Mitigation preservation	Habitat Type	Location and Landscape Support		Water Environment		Community Structure		Time Lag	Risk	Preservation Adjustment Factor	Relative	Acres	Functional Gain Units
		before	after	before	after	before	after						
1	Wetland I (7)	7	7	8	8	7	9	1	1.00	0.5	0.0333	100.78	3.3593
2	Wetland I (8)	7	7	8	8	6	8	1	1.00	0.5	0.0333	20	0.6667
3	Wetlands	6	6	5	5	6	7	1	1.00	0.5	0.0167	1.4	0.0233
4								1	1.00		0.0000		0.0000
5								1	1.00		0.0000		0.0000
6								1	1.00		0.0000		0.0000
enh/creation		before	after	before	after	before	after						
7								1	1.00	n/a	0.0000		0.0000
8								1	1.00	n/a	0.0000		0.0000
9								1	1.00	n/a	0.0000		0.0000
10								1	1.00	n/a	0.0000		0.0000
uplands		before	after	before	after	before	after						
11	u	0	7	x	x	0	8	1	1.00	0.7	0.5250	9.48	4.9770
12	u	0	7	x	x	0	8	1	1.00	0.7	0.5250	13.73	7.2083
13	u	0	7	x	x	0	6	1	1.00	0.7	0.4550	13.459	6.1238
14	u			x	x			1	1.00		0.0000		0.0000



TOTAL WETLANDS TO BE IMPACTED:	29.67 AC
PROPOSED WETLAND CONSERVATION AREA:	122.19 AC
PROPOSED UPLAND CONSERVATION AREA:	36.66 AC
CONSERVATION EASEMENT AREA:	148.06 AC

LEGEND:

- WETLAND IMPACTS
- WETLANDS
- PROPOSED WETLAND CONSERVATION AREA
- PROPOSED UPLAND CONSERVATION AREA
- LIMITS OF PROPOSED CONSERVATION EASEMENT

2A

SCIP - PHASE 3

TITUSVILLE

WETLAND IMPACT EXHIBIT

5/12/2026 - ENGINEER: KINAN HUSAINY (321) 225-0642 KIMLEY-HORN AND ASSOCIATES, INC.
DEVELOPER: HINES (347) 753-2048

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SPACE COAST INNOVATION PARK - PHASE 3
EXISTING VS. PROPOSED WATER/SEWER DEMANDS

EXISTING LAND USE	EXISTING ZONING	ACREAGE	MAX. GROSS FLOOR AREA (SF)	DWELLING UNITS	DEMAND (GPD)		
Conservation	OR	127.39	0	0	0		
Commercial	CC	19.53	255218	0	51044	*0.2 GPD/sf	**0.30 FAR
Low Density Residential	R-1B	50.28	766569	291	72750	*5.8 du/acre	**250 GPD/unit
Industrial	M-2	84.81	2216594	0	443319	*0.2 GPD/sf	**0.60 FAR
Planned Industrial Park	PID	72.03	1882576	0	376515	*0.2 GPD/sf	**0.60 FAR
TOTAL		354.04	5120957	291	943628		

PROPOSED LAND USE	PROPOSED ZONING	ACREAGE	PROPOSED GROSS FLOOR AREA (SF)	DWELLING UNITS	DEMAND (GPD)	
Planned Industrial Park	PID	205.98	3500000	0	700000	*0.2 GPD/sf
Planned Industrial Park (Restricted by Conservation Easement)	PID	148.06	0	0	0	
TOTAL		354.04	3500000	0	700000	

TECHNICAL MEMORANDUM

To: Satya B. Madivala
Design & Construction Director
HK Space Coast Partners, LLC

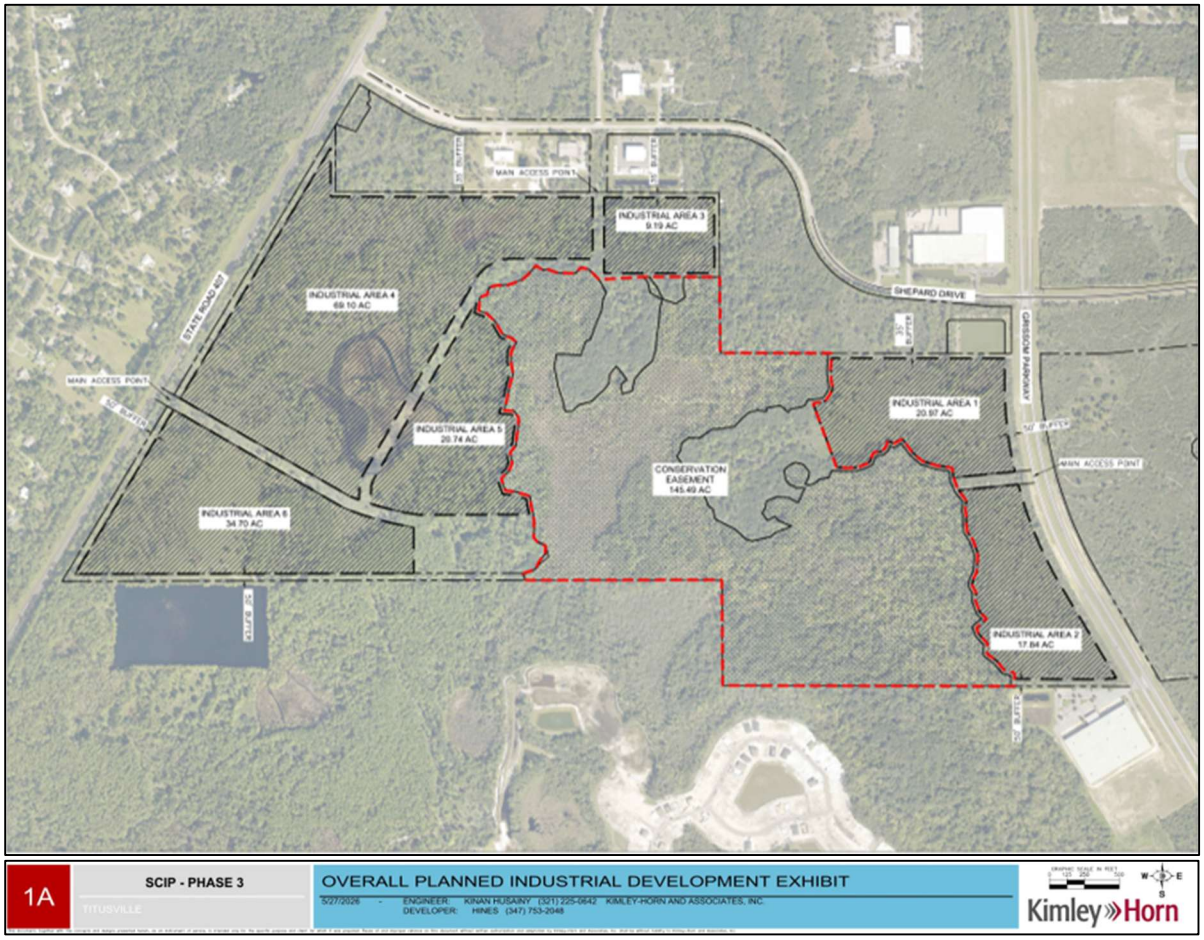
From: Nelson Caparas, PE

Date: June 5, 2026

Re: Traffic Assessment of SR 407 Development
Comprehensive Plan Amendment
Titusville, Florida

NV5 prepared this Traffic Study for the proposed change in land use on a parcel located east of SR 407, between I-95 and Shepard Lane in Titusville, Brevard County, Florida. The project proposes to change the existing land uses to Planned Industrial Development. The existing land uses are industrial park, conservation, planned industrial development and low density residential. The site is currently undeveloped. **Figure 1** presents the location of the proposed development.

Figure 1 - Project Location Map & Site Plan



The area or each parcel illustrated in **Figure 1** is listed in **Exhibit A**. The Institute of Traffic Engineers (ITE) Trip Generation Manual Land Use Code (LUC) 130 – Industrial Park was used to the industrial and planned industrial development land uses. ITE LUC 210 was used for low density residential trip generation. Conservation land is an undeveloped area with zero trip generation.

Traffic Counts

Traffic counts were conducted on May 21, 2026 at SR 407 and at Shepard Drive during a 24-hour period. The traffic counts are provided in **Exhibit B**. The total day volume on SR 407 was 14,865 vehicles and 3,267 on Shepard Drive. The highest peak hour on SR 407 was from 4:45 pm to 5:45 pm with 1,551 vehicles per hour. The peak hour volume of 3,267 on Shepard Drive was during the 7:45 am to 8:45 am period. The daily directional flow of traffic on SR 407 is 51% northbound and 49% southbound. The daily directional flow of traffic on Shepard Drive is 53% eastbound and 47% westbound.

Florida Traffic Online list the 2025 Average Annual Daily Traffic (AADT) on SR 407 at 10,300 vehicles per day (vpd) and on Shepard Drive at 2,300 vpd. The AADTs in years 2021 to 2024 on SR 407 were less than their 2025 AADT. Sheppard Drive only had 2025 AADT listed. The listed 2025 AADT for both roads were less than the recent 24-hour traffic counts summarized in **Table 1**.

Table 1. Daily and Peak Hour Volumes Counted

Road	Daily Vol	Peak Hour Directional	AM Peak Hr Vol	PM Peak Hr Vol
SR 407	14,865	711	1,197	1,551
Sheppard Drive	3,267	202	322	305

Level of Service

The Titusville Comprehensive Plan Amendment (CPA) established a Level of Service (LOS) E for arterial and collector roadways (Policy 1.1.1). A 11 Level of Service (LOS) D is established for roadways on the Florida Intra-state Highway System (FIHS) and Strategic Intermodal System (SIS) per Florida Department of Transportation (FDOT). The Titusville CPA Strategy 1.1.1.1 states that "The City shall study the opportunity to transition to a Multimodal Level of 16 Service / Multimodal Quality of Service that takes into account all modes of transportation."

The FDOT Multimodal Quality/Level of Service (Q/LOS) Handbook list the generalized service volumes for LOS C and LOS D. The two-lane road service volumes LOS D for C3R and C3C roadway classifications are listed in **Table 2**. FDOT Multimodal Q/LOS Handbook does not provide LOS E for C3R and C3C roadway classifications.

The existing daily volumes on SR 407 and Shepard Drive are LOS C or better.

Table 2. FDOT Generalized Service Volumes for Two-Lane Roads

Road Context Classification	AADT		Peak Hour Directional		Peak Hour Two-Way	
	LOS C	LOS D	LOS C	LOS D	LOS C	LOS D
C3R – Suburban Residential	19,600	22,400	1,700	1,850	1,760	2,020
C3C – Suburban Commercial	15,300	21,700	1,520	1,810	1,380	1,950

Trip Distribution Overview

Project-generated traffic associated with the proposed land use is anticipated to mostly travel on SR 407, as it is connected to I-95 and to SR 405. In consideration of a more conservative assessment, all the new trips were distributed to SR 407. Half of the trips generated by the proposed land use were distributed north of the site access and the other half was distributed south of the site access since the daily traffic count distribution was 51% northbound and 49% southbound.

Trip Generation

Project trip generation was estimated using rates and equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition (2025). The existing Industrial and Planned Industrial Development land uses were evaluated under LUC 130 – Industrial Park. The low density residential was evaluated under Land Use Code (LUC) 210 – Single-Family Detached Housing. The existing and proposed land uses are illustrated in **Exhibit C**.

Trip generation estimates for the project were calculated based on the proposed development consisting of six parcels totaling 1.751 million square feet of planned industrial development. The trip generation for the existing allowed land uses and proposed land use are summarized in **Table 3**. The existing and proposed land use trip generation are tabulated in **Exhibit D**.

Table 3. Trip Generation for Existing and Proposed Land Uses

	Daily	AM	PM
Existing	10,921	1,283	1,232
Proposed	15,506	2,160	1,776

The anticipated daily volume on SR 407 consisting of half the new land use trip generation of 15,506 vpd trips distributed north (7,753 vpd) and half distributed south (7,753 vpd) of the planned site access as entering and exiting traffic, each added to the existing traffic counts of 14,865 vpd. Similarly, half of the peak hour traffic was added to the north and half to the south of the site driveway to SR 407. No trip generated traffic from the planned land use was distributed to Shepard Drive due to the connectivity to very few destinations and existing low volume. Even if 20 percent of the new trip generation was distributed to Shepard Drive, the two-lane road will operate at LOS D or better.

Table 4. Daily and Peak Hour Volumes

Road	Daily Vol	AM Peak Hr Vol	PM Peak Hr Vol
SR 407	14,865	1,197	1,551
New Trip Generation	7,753	1,080	888
SR 407 Total	22,618	2,277	2,439
Shepard Drive	3,267	322	305
New Trip Generation	0	0	0
Shepard Dr Total	3,267	322	305

SR 407 is projected to operate at LOS D with the trips generated by the proposed land uses added to the existing daily traffic counts. Shepard Drive is projected to operate better than LOS C.

Conclusion

This Memorandum contains the results of the traffic assessment associated with the proposed change in the land use on the project site east of SR 407 Titusville, Florida. Based on the estimated site-generated traffic by the proposed land use, the proposed change to the existing land uses is expected to be within LOS D on SR 407 well within LOS E on Shepard Drive.

Attachments

Exhibit A – Parcel Area Square Footage

Exhibit B - Traffic Count Data

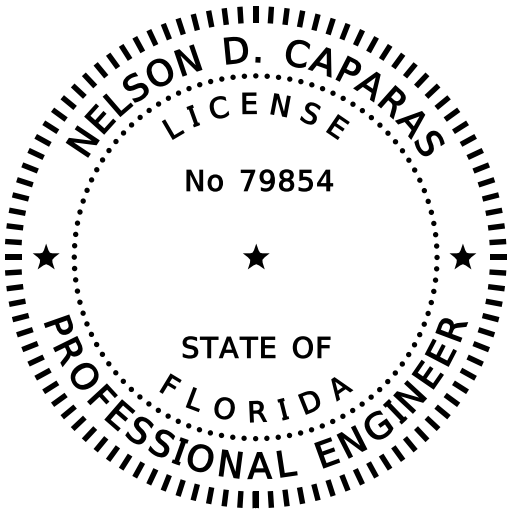
Exhibit C – Existing and Proposed Land Uses

Exhibit D – Existing and Proposed Land Use Trip Generation

I hereby acknowledge that the procedures and references used to develop the results contained in this memorandum are standard to the profession of Transportation Engineering as applied through professional judgment and expertise.

Prepared by:
NV5, Inc.
7020 AC Skinner Parkway, Suite 120
Jacksonville, FL 32256

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



THIS DOCUMENT HAS BEEN
DIGITALLY SIGNED AND SEALED BY:

Nelson D Caparas

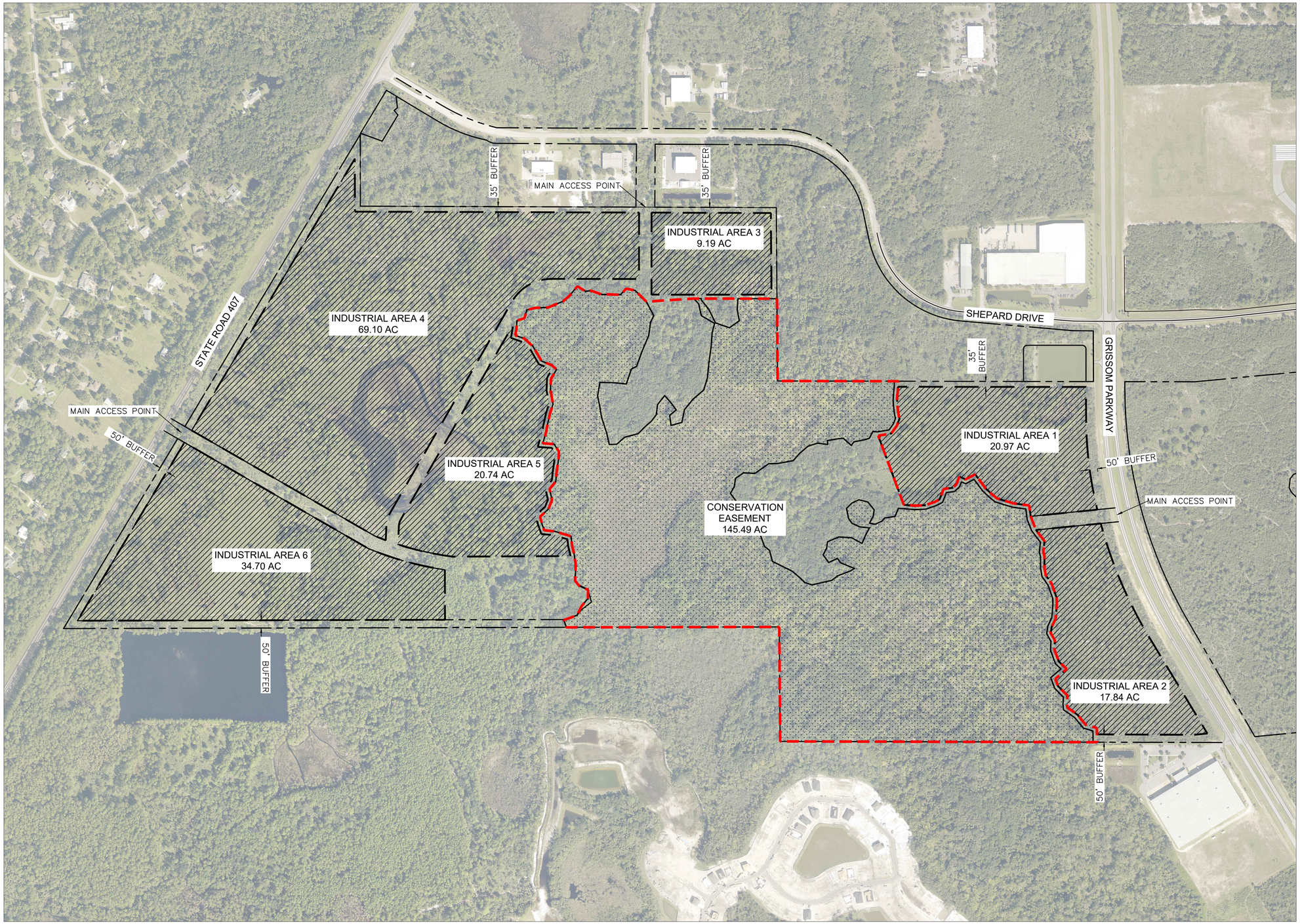
Digitally signed by Nelson D Caparas
DN: CN=Nelson D Caparas, O=Nelson D Caparas, L=Jacksonville, S=Florida, C=US
Date: 2026.06.05 18:04:57-04'00'

ON THE DATE ADJACENT TO THE SEAL

NELSON CAPARAS, P.E. 79854

Exhibit A:

Parcel Area Square Footage



PROPOSED INDUSTRIAL AREA: 172.54 AC

LIMITS OF PROPOSED CONSERVATION EASEMENT

* INTERNAL ROADS MAY BE MODIFIED BASED ON SITE PLANNING CONSIDERATIONS.

* ADDITIONAL DRIVEWAYS ONTO SR 407 WILL BE PERMITTED THROUGH FDOT

1A

SCIP - PHASE 3

TITUSVILLE

OVERALL PLANNED INDUSTRIAL DEVELOPMENT EXHIBIT

5/27/2026 - ENGINEER: KINAN HUSAINY (321) 225-0642 KIMLEY-HORN AND ASSOCIATES, INC.
DEVELOPER: HINES (347) 753-2048

GRAPHIC SCALE IN FEET
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Attachment B:

Traffic Count Data

Bi-Directional Class Count || Location Overview

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Lat/Long

28.512076°, -80.831552°

Click here for Map

0000 - 2400 (Weekday 24h Session) (All Dates)

Location Overview

Description	Time Interval	Visible	Tabs
Bi-Directional Class Count	15min	☑	4
Bi-Directional Class Count	60min	☑	4
Graphical Analysis	-	☑	3
Base Data	15min	☑	2
Base Data	60min	☑	2

Daily & Monthly Factors

	Thu
	05/21
DF	1.00
MF	1.00
DF*MF	**1.00**

Bi-Directional Class Count || NB EB 15min

Brevard County, FL

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Date
Thursday, May 21, 2026

Lat/Long
28.512076°, -80.831552°

Click here for Map

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (05-21-2026)
NB EB 15min

	Northbound (Movement 1.1)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	13	1	0	0	0	0	0	3	0	0	0	0	**17**	
0015 - 0030	0	16	0	0	0	1	0	0	1	0	0	0	0	**18**	
0030 - 0045	0	13	1	0	1	0	0	0	1	0	0	0	0	**16**	
0045 - 0100	0	20	1	0	1	0	0	0	1	0	0	0	0	**23**	**74**
0100 - 0115	0	7	0	0	0	0	0	0	0	0	0	0	0	**7**	
0115 - 0130	0	7	0	0	0	0	0	0	1	0	0	0	0	**8**	
0130 - 0145	0	4	0	0	0	0	0	0	2	0	0	0	0	**6**	
0145 - 0200	0	8	0	0	0	0	0	0	0	0	0	0	0	**8**	**29**
0200 - 0215	0	4	0	0	0	0	0	0	1	0	0	0	0	**5**	
0215 - 0230	0	2	0	0	0	0	0	0	2	0	0	0	0	**4**	
0230 - 0245	0	7	0	0	0	0	0	0	0	0	0	0	0	**7**	
0245 - 0300	0	7	0	0	0	0	0	0	0	0	0	0	0	**7**	**23**
0300 - 0315	0	9	1	0	1	0	0	0	0	0	0	0	0	**11**	
0315 - 0330	0	11	0	0	0	0	0	0	2	0	0	0	0	**13**	
0330 - 0345	0	18	2	0	1	1	0	0	0	0	0	0	0	**22**	
0345 - 0400	0	13	0	0	0	0	0	0	2	0	0	0	0	**15**	**61**
0400 - 0415	0	15	0	0	0	0	0	0	1	0	0	0	0	**16**	
0415 - 0430	0	25	1	0	0	0	0	0	0	0	0	0	0	**26**	
0430 - 0445	0	41	8	0	0	1	0	0	1	0	0	0	0	**51**	
0445 - 0500	0	54	9	0	1	1	0	3	2	0	0	0	0	**70**	**163**
0500 - 0515	0	74	11	0	2	0	0	0	1	0	0	0	0	**88**	
0515 - 0530	0	100	21	0	2	0	0	0	0	0	0	0	0	**123**	
0530 - 0545	0	92	31	0	2	0	0	0	1	0	0	0	0	**126**	
0545 - 0600	0	83	19	0	0	0	0	0	2	0	0	0	0	**104**	**441**
0600 - 0615	0	76	24	0	1	0	0	0	2	0	0	0	1	**104**	
0615 - 0630	0	84	26	0	3	2	0	0	1	0	0	0	0	**116**	
0630 - 0645	3	100	47	0	5	3	0	0	0	0	0	0	1	**159**	
0645 - 0700	2	149	27	4	3	1	0	0	6	0	0	0	0	**192**	**571**
0700 - 0715	0	102	39	0	7	2	0	0	5	1	0	0	0	**156**	
0715 - 0730	0	142	17	0	6	0	0	0	2	0	0	0	0	**167**	
0730 - 0745	0	139	19	0	3	2	0	1	4	0	0	0	0	**168**	
0745 - 0800	0	141	26	0	8	0	0	2	0	0	0	0	0	**177**	**668**
0800 - 0815	0	124	39	1	1	3	0	1	2	0	0	0	0	**171**	
0815 - 0830	1	127	30	2	3	3	0	3	9	0	0	0	0	**178**	
0830 - 0845	1	140	29	2	4	1	1	1	5	1	0	0	0	**185**	
0845 - 0900	1	123	24	1	4	0	0	1	2	0	0	0	0	**156**	**690**
0900 - 0915	0	83	23	1	1	0	0	1	7	0	0	0	0	**116**	
0915 - 0930	0	69	27	0	2	2	0	2	6	1	0	0	0	**109**	
0930 - 0945	0	82	22	3	4	2	0	2	5	2	0	0	0	**122**	
0945 - 1000	0	99	23	2	2	1	1	1	2	0	0	0	0	**131**	**478**
1000 - 1015	0	85	18	2	4	1	0	0	6	0	0	0	0	**116**	
1015 - 1030	0	90	21	2	4	2	0	0	2	0	0	0	0	**121**	
1030 - 1045	0	51	9	0	2	1	0	1	4	0	0	0	0	**68**	
1045 - 1100	0	68	14	0	4	0	0	1	3	0	0	0	0	**90**	**395**
1100 - 1115	0	60	15	0	1	3	0	0	5	0	0	0	0	**84**	
1115 - 1130	0	66	11	0	2	1	0	0	7	0	0	0	0	**87**	
1130 - 1145	0	74	12	0	0	4	0	0	5	0	0	0	0	**95**	
1145 - 1200	0	62	13	0	1	4	0	0	3	0	0	0	0	**83**	**349**
1200 - 1215	0	69	18	0	2	0	0	0	9	0	0	0	0	**98**	
1215 - 1230	0	39	19	0	2	0	0	1	4	0	0	0	0	**65**	
1230 - 1245	0	49	19	0	4	0	0	1	3	0	0	0	0	**76**	
1245 - 1300	0	63	19	0	1	0	0	1	7	0	0	0	0	**91**	**330**
1300 - 1315	0	43	11	1	1	1	0	0	2	0	0	0	0	**59**	
1315 - 1330	0	60	13	2	3	2	0	3	1	0	0	0	0	**84**	
1330 - 1345	0	63	11	0	3	0	0	0	4	0	0	0	0	**81**	
1345 - 1400	0	61	11	0	2	1	0	0	1	0	0	0	0	**76**	**300**
1400 - 1415	1	69	13	0	2	2	0	0	3	0	0	0	0	**90**	
1415 - 1430	0	62	18	1	2	1	0	1	4	0	0	0	0	**89**	
1430 - 1445	0	59	15	0	0	1	0	3	2	0	0	0	0	**80**	
1445 - 1500	1	69	14	1	0	0	0	1	5	0	0	0	0	**91**	**350**
1500 - 1515	0	87	10	0	2	0	0	0	2	0	0	0	0	**101**	
1515 - 1530	1	84	25	1	2	1	0	1	3	0	0	0	0	**118**	
1530 - 1545	0	99	32	0	1	1	0	0	3	0	0	0	0	**136**	
1545 - 1600	0	75	16	0	1	1	0	1	3	0	0	0	0	**97**	**452**
1600 - 1615	2	76	21	0	6	0	0	1	3	0	0	0	0	**109**	
1615 - 1630	3	93	23	0	2	1	0	0	1	0	0	0	0	**123**	
1630 - 1645	0	88	21	0	1	0	0	0	0	0	0	0	0	**110**	
1645 - 1700	0	114	22	0	2	0	0	0	4	0	0	0	0	**142**	**484**
1700 - 1715	0	94	30	0	2	0	0	0	0	0	0	0	0	**126**	
1715 - 1730	1	122	34	0	4	1	0	1	0	0	0	0	0	**163**	
1730 - 1745	0	130	27	0	2	0	0	0	2	0	0	0	0	**161**	
1745 - 1800	0	112	20	0	5	1	0	1	0	0	0	0	0	**139**	**589**
1800 - 1815	2	73	11	0	1	0	1	0	0	0	0	0	0	**88**	
1815 - 1830	1	66	15	0	1	0	0	0	0	0	0	0	0	**83**	
1830 - 1845	0	44	17	0	2	0	0	1	1	0	0	0	0	**65**	
1845 - 1900	0	57	9	0	0	0	0	0	3	0	0	0	0	**69**	**305**
1900 - 1915	0	45	10	0	1	0	0	1	1	0	0	0	0	**58**	
1915 - 1930	0	36	6	0	0	0	0	0	0	0	0	0	0	**42**	
1930 - 1945	0	50	10	0	0	0	0	0	0	0	0	0	0	**60**	
1945 - 2000	0	42	13	0	0	0	0	0	2	0	0	0	0	**57**	**217**
2000 - 2015	0	36	7	0	0	0	0	0	1	0	0	0	0	**44**	
2015 - 2030	2	49	13	0	0	0	0	0	0	0	0	0	0	**64**	
2030 - 2045	0	52	8	0	1	0	0	0	0	0	0	0	0	**61**	
2045 - 2100	0	58	6	0	0	0	0	0	0	0	0	0	0	**64**	**233**
2100 - 2115	1	49	6	0	0	0	0	0	1	0	0	0	0	**57**	
2115 - 2130	0	53	3	0	0	0	0	0	1	0	0	0	0	**57**	
2130 - 2145	0	40	4	0	1	0	0	0	1	0	0	0	0	**46**	
2145 - 2200	0	32	3	0	1	0	0	0	1	0	0	0	0	**37**	**197**
2200 - 2215	0	26	5	0	0	0	0	0	0	0	0	0	0	**31**	
2215 - 2230	0	41	4	0	0	0	0	0	0	0	0	0	0	**45**	
2230 - 2245	0	38	2	0	0	0	0	0	1	0	0	0	0	**41**	
2245 - 2300	0	23	3	0	1	0	0	0	0	0	0	0	0	**27**	**144**
2300 - 2315	0	22	3	0	0	0	0	0	0	0	0	0	0	**25**	
2315 - 2330	0	25	3	0	2	1	0	0	1	0	0	0	0	**32**	
2330 - 2345	0	28	2	0	1	0	0	1	0	0	0	0	0	**32**	
2345 - 0000	0	18	1	0	0	0	0	0	0	0	0	0	0	**19**	**108**

Session Total	23	5862	1287	26	150	57	3	39	197	5	0	0	2	**7651**
Session Average	0.24	61.06	13.41	0.27	1.56	0.59	0.03	0.41	2.05	0.05	0.00	0.00	0.02	**79.70**
Session Percentage	0.30	76.62	16.82	0.34	1.96	0.75	0.04	0.51	2.57	0.07	0.00	0.00	0.03	

AM Peak Hour	0600 - 0700	0715 - 0815	0615 - 0715	0930 - 1030	0700 - 0800	0615 - 0715	0745 - 0845	0730 - 0830	0815 - 0915	0845 - 0945	-	-	0545 - 0645	**0745 - 0845**
AM Peak Volume	5	546	139	9	24	8	1	7	23	3	0	0	2	**711**
AM Peak %age	0.70	76.79	19.55	1.27	3.38	1.13	0.14	0.98	3.23	0.42	0.00	0.00	0.28	

Noon Peak Hour	1400 - 1500	1445 - 1545	1445 - 1545	1000 - 1100	1000 - 1100	1100 - 1200	-	1230 - 1330	1115 - 1215	-	-	-	-	**1445 - 1545**
Noon Peak Volume	2	339	81	4	14	12	0	5	24	0	0	0	0	**446**
Noon Peak %age	0.45	76.01	18.16	0.90	3.14	2.69	0.00	1.12	5.38	0.00	0.00	0.00	0.00	

PM Peak Hour	1530 - 1630	1645 - 1745	1645 - 1745	1500 - 1600	1700 - 1800	1500 - 1600	1715 - 1815	1515 - 1615	1515 - 1615	-	-	-	-	**1645 - 1745**
PM Peak Volume	5	460	113	1	13	3	1	3	12	0	0	0	0	**592**
PM Peak %age	0.84	77.70	19.09	0.17	2.20	0.51	0.17	0.51	2.03	0.00	0.00	0.00	0.00	

User Peak Volume	0	62	3	0	2	1	0	0	6	0	0	0	0	**74**
User Peak %age	0.00	83.78	4.05	0.00	2.70	1.35	0.00	0.00	8.11	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 15min

Brevard County, FL

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Date
Thursday, May 21, 2026

Lat/Long
28.512076°, -80.831552°

Click here for Map

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (05-21-2026)
SB WB 15min

	Southbound (Movement 1.2)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	9	0	0	0	0	0	0	0	0	0	0	0	**9**	
0015 - 0030	0	7	0	0	0	0	0	0	0	0	0	0	0	**7**	
0030 - 0045	0	8	0	0	1	0	0	0	0	0	0	0	0	**9**	
0045 - 0100	0	8	0	0	0	0	0	0	2	0	0	0	0	**10**	**35**
0100 - 0115	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0115 - 0130	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0130 - 0145	0	6	0	0	0	0	0	0	4	0	0	0	0	**10**	
0145 - 0200	0	3	0	0	0	0	0	0	2	0	0	0	0	**5**	**21**
0200 - 0215	0	7	0	0	0	0	0	0	3	0	0	0	0	**10**	
0215 - 0230	0	9	0	0	0	0	0	0	4	0	0	0	0	**13**	
0230 - 0245	0	8	0	0	0	0	0	0	1	0	0	0	0	**9**	
0245 - 0300	0	20	0	0	0	0	0	0	2	0	0	0	0	**22**	**54**
0300 - 0315	0	17	0	0	0	0	0	0	2	0	0	0	0	**19**	
0315 - 0330	0	15	0	0	0	0	0	0	0	0	0	0	0	**15**	
0330 - 0345	0	13	0	0	0	0	0	0	1	0	0	0	0	**14**	
0345 - 0400	0	13	0	0	0	0	0	0	3	0	0	0	0	**16**	**64**
0400 - 0415	0	13	0	0	0	0	0	0	3	0	0	0	0	**16**	
0415 - 0430	0	22	0	0	0	0	0	0	0	0	0	0	0	**22**	
0430 - 0445	0	26	0	0	0	0	0	0	2	0	0	0	0	**28**	
0445 - 0500	0	23	0	0	0	1	0	0	1	0	0	0	0	**25**	**91**
0500 - 0515	0	48	0	0	0	0	0	0	1	0	0	0	0	**49**	
0515 - 0530	0	38	0	0	0	0	0	0	6	0	0	0	0	**44**	
0530 - 0545	0	55	0	0	0	0	0	0	8	0	0	0	0	**63**	
0545 - 0600	0	53	0	0	0	1	0	0	1	0	0	0	0	**55**	**211**
0600 - 0615	0	63	25	0	0	0	0	0	1	0	0	0	0	**89**	
0615 - 0630	0	91	24	0	2	1	0	0	2	0	0	0	0	**120**	
0630 - 0645	0	75	22	1	1	1	0	0	1	0	0	0	0	**101**	
0645 - 0700	0	95	21	0	0	0	0	0	3	0	0	0	0	**119**	**429**
0700 - 0715	0	96	25	0	3	1	0	0	1	0	0	0	0	**126**	
0715 - 0730	0	91	21	0	2	1	0	0	4	0	0	0	0	**119**	
0730 - 0745	1	119	27	0	1	0	0	0	2	0	0	0	0	**150**	
0745 - 0800	0	87	13	0	1	3	0	0	3	0	0	0	0	**107**	**502**
0800 - 0815	0	63	25	0	1	1	0	2	2	0	0	0	0	**94**	
0815 - 0830	0	75	17	0	0	2	0	0	1	0	0	0	0	**95**	
0830 - 0845	0	64	20	0	1	1	0	0	0	0	0	0	0	**86**	
0845 - 0900	0	52	19	0	1	0	0	1	4	0	0	0	0	**77**	**352**
0900 - 0915	0	56	16	0	1	2	0	0	9	0	0	0	0	**84**	
0915 - 0930	0	55	16	0	3	3	0	2	8	0	0	0	0	**87**	
0930 - 0945	0	54	8	0	1	1	0	4	3	0	0	0	0	**71**	
0945 - 1000	0	32	14	0	1	1	0	2	4	0	0	0	0	**54**	**296**
1000 - 1015	0	35	9	0	2	0	0	1	1	0	0	0	0	**48**	
1015 - 1030	0	46	10	0	2	2	0	0	3	0	0	0	0	**63**	
1030 - 1045	0	31	7	0	0	1	0	1	3	0	0	0	0	**43**	
1045 - 1100	1	45	13	0	2	0	0	2	4	0	0	0	0	**67**	**221**
1100 - 1115	0	40	9	0	2	2	1	1	5	0	0	0	0	**60**	
1115 - 1130	0	56	13	0	2	1	0	2	5	0	0	0	0	**79**	
1130 - 1145	0	43	26	0	2	1	0	1	3	0	0	0	0	**76**	
1145 - 1200	0	44	20	0	7	2	0	0	4	0	0	0	0	**77**	**292**
1200 - 1215	0	48	18	0	1	2	0	0	7	0	0	0	0	**76**	
1215 - 1230	0	49	13	0	4	2	0	0	3	0	0	0	0	**71**	
1230 - 1245	0	61	18	0	6	2	0	0	4	0	0	0	0	**91**	
1245 - 1300	0	51	17	1	1	4	0	0	2	0	0	0	0	**76**	**314**
1300 - 1315	0	45	22	0	1	2	0	1	4	0	0	0	0	**75**	
1315 - 1330	0	67	17	0	4	1	0	1	0	0	0	0	0	**90**	
1330 - 1345	1	77	24	2	2	3	0	0	7	0	0	0	0	**116**	
1345 - 1400	0	53	21	0	3	4	0	0	4	0	0	0	0	**85**	**366**
1400 - 1415	0	60	21	0	3	2	0	1	5	0	0	0	0	**92**	
1415 - 1430	0	84	16	1	3	0	0	0	2	0	0	0	0	**106**	
1430 - 1445	0	90	25	1	1	1	0	0	2	0	0	0	0	**120**	
1445 - 1500	0	88	25	0	2	2	0	0	1	0	0	0	0	**118**	**436**
1500 - 1515	0	106	41	5	1	4	0	0	3	0	0	0	0	**160**	
1515 - 1530	2	135	40	0	2	1	0	0	5	0	0	0	0	**185**	
1530 - 1545	0	171	45	3	4	2	0	1	2	0	0	0	0	**228**	
1545 - 1600	0	167	55	1	0	0	0	0	2	0	0	0	0	**225**	**798**
1600 - 1615	0	160	48	3	3	0	0	1	1	0	0	0	0	**216**	
1615 - 1630	2	151	42	0	4	1	0	2	6	0	0	0	0	**208**	
1630 - 1645	1	146	28	0	1	1	0	0	2	0	0	0	0	**179**	
1645 - 1700	0	176	44	1	2	0	0	0	2	0	0	0	0	**225**	**828**
1700 - 1715	1	192	47	2	1	0	0	3	1	0	0	0	0	**247**	
1715 - 1730	0	210	30	0	0	0	0	1	2	0	0	0	0	**243**	
1730 - 1745	2	193	41	1	0	2	0	1	4	0	0	0	0	**244**	
1745 - 1800	2	152	23	0	1	1	0	0	0	0	0	0	0	**179**	**913**
1800 - 1815	1	124	27	0	0	0	0	2	1	0	0	0	0	**155**	
1815 - 1830	0	85	24	0	1	0	0	1	2	0	0	0	0	**113**	
1830 - 1845	0	63	15	0	2	0	0	0	0	0	0	0	0	**80**	
1845 - 1900	0	49	19	0	0	2	0	1	0	0	0	0	0	**71**	**419**
1900 - 1915	1	41	9	0	0	0	0	0	2	0	0	0	0	**53**	
1915 - 1930	0	42	18	0	0	0	0	1	1	0	0	0	0	**62**	
1930 - 1945	0	29	10	0	0	0	0	0	0	0	0	0	0	**39**	
1945 - 2000	1	27	4	0	1	0	0	0	1	0	0	0	0	**34**	**188**
2000 - 2015	0	35	9	0	0	0	0	0	2	0	0	0	0	**46**	
2015 - 2030	0	32	8	0	0	0	0	0	1	0	0	0	0	**41**	
2030 - 2045	0	32	6	0	0	0	0	0	0	0	0	0	0	**38**	
2045 - 2100	0	28	4	0	1	0	0	0	0	0	0	0	0	**33**	**158**
2100 - 2115	0	18	3	0	0	0	0	2	1	0	0	0	0	**24**	
2115 - 2130	0	20	4	0	0	0	0	0	0	0	0	0	0	**24**	
2130 - 2145	0	21	5	0	0	0	0	0	0	0	0	0	0	**26**	
2145 - 2200	0	9	2	0	0	0	0	0	0	0	0	0	0	**11**	**85**
2200 - 2215	0	18	6	0	0	1	0	0	2	0	0	0	0	**27**	
2215 - 2230	0	14	4	0	0	0	0	1	0	0	0	0	0	**19**	
2230 - 2245	0	18	5	0	1	0	0	0	2	0	0	0	0	**26**	
2245 - 2300	0	11	2	0	1	0	0	0	0	0	0	0	0	**14**	**86**
2300 - 2315	0	10	2	0	0	0	0	0	0	0	0	0	0	**12**	
2315 - 2330	0	11	4	0	0	1	0	0	0	0	0	0	0	**16**	
2330 - 2345	0	9	2	0	2	0	0	0	1	0	0	0	0	**14**	
2345 - 0000	0	8	3	0	0	0	0	0	2	0	0	0	0	**13**	**55**

Session Total	16	5421	1336	22	98	70	1	39	211	0	0	0	0	**7214**
Session Average	0.17	56.47	13.92	0.23	1.02	0.73	0.01	0.41	2.20	0.00	0.00	0.00	0.00	**75.15**
Session Percentage	0.22	75.15	18.52	0.30	1.36	0.97	0.01	0.54	2.92	0.00	0.00	0.00	0.00	

AM Peak Hour	0645 - 0745	0645 - 0745	0645 - 0745	0545 - 0645	0700 - 0800	0745 - 0845	-	0915 - 1015	0845 - 0945	-	-	-	-	**0645 - 0745**
AM Peak Volume	1	401	94	1	7	7	0	9	24	0	0	0	0	**514**
AM Peak %age	0.19	78.02	18.29	0.19	1.36	1.36	0.00	1.75	4.67	0.00	0.00	0.00	0.00	

Noon Peak Hour	1430 - 1530	1445 - 1545	1445 - 1545	1445 - 1545	1145 - 1245	1200 - 1300	1015 - 1115	1030 - 1130	1115 - 1215	-	-	-	-	**1445 - 1545**
Noon Peak Volume	2	500	151	8	18	10	1	6	19	0	0	0	0	**691**
Noon Peak %age	0.29	72.36	21.85	1.16	2.60	1.45	0.14	0.87	2.75	0.00	0.00	0.00	0.00	

PM Peak Hour	1700 - 1800	1645 - 1745	1530 - 1630	1500 - 1600	1530 - 1630	1500 - 1600	-	1615 - 1715	1500 - 1600	-	-	-	-	**1645 - 1745**
PM Peak Volume	5	771	190	9	11	7	0	5	12	0	0	0	0	**959**
PM Peak %age	0.52	80.40	19.81	0.94	1.15	0.73	0.00	0.52	1.25	0.00	0.00	0.00	0.00	

User Peak Volume	0	32	0	0	1	0	0	0	2	0	0	0	0	**35**
User Peak %age	0.00	91.43	0.00	0.00	2.86	0.00	0.00	0.00	5.71	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 15min

Brevard County, FL

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Date
Thursday, May 21, 2026

Lat/Long
28.512076°, -80.831552°

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (05-21-2026)
Bi-Directional 15min

	Bi-Directional 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	22	1	0	0	0	0	0	3	0	0	0	0	**26**	
0015 - 0030	0	23	0	0	0	1	0	0	1	0	0	0	0	**25**	
0030 - 0045	0	21	1	0	2	0	0	0	1	0	0	0	0	**25**	
0045 - 0100	0	28	1	0	1	0	0	0	3	0	0	0	0	**33**	**109**
0100 - 0115	0	10	0	0	0	0	0	0	0	0	0	0	0	**10**	
0115 - 0130	0	10	0	0	0	0	0	0	1	0	0	0	0	**11**	
0130 - 0145	0	10	0	0	0	0	0	0	6	0	0	0	0	**16**	
0145 - 0200	0	11	0	0	0	0	0	0	2	0	0	0	0	**13**	**50**
0200 - 0215	0	11	0	0	0	0	0	0	4	0	0	0	0	**15**	
0215 - 0230	0	11	0	0	0	0	0	0	6	0	0	0	0	**17**	
0230 - 0245	0	15	0	0	0	0	0	0	1	0	0	0	0	**16**	
0245 - 0300	0	27	0	0	0	0	0	0	2	0	0	0	0	**29**	**77**
0300 - 0315	0	26	1	0	1	0	0	0	2	0	0	0	0	**30**	
0315 - 0330	0	26	0	0	0	0	0	0	2	0	0	0	0	**28**	
0330 - 0345	0	31	2	0	1	1	0	0	1	0	0	0	0	**36**	
0345 - 0400	0	26	0	0	0	0	0	0	5	0	0	0	0	**31**	**125**
0400 - 0415	0	28	0	0	0	0	0	0	4	0	0	0	0	**32**	
0415 - 0430	0	47	1	0	0	0	0	0	0	0	0	0	0	**48**	
0430 - 0445	0	67	8	0	0	1	0	0	3	0	0	0	0	**79**	
0445 - 0500	0	77	9	0	1	2	0	3	3	0	0	0	0	**95**	**254**
0500 - 0515	0	122	11	0	2	0	0	0	2	0	0	0	0	**137**	
0515 - 0530	0	138	21	0	2	0	0	0	6	0	0	0	0	**167**	
0530 - 0545	0	147	31	0	2	0	0	0	9	0	0	0	0	**189**	
0545 - 0600	0	136	19	0	0	1	0	0	3	0	0	0	0	**159**	**652**
0600 - 0615	0	139	49	0	1	0	0	0	3	0	0	0	1	**193**	
0615 - 0630	0	175	50	0	5	3	0	0	3	0	0	0	0	**236**	
0630 - 0645	3	175	69	1	6	4	0	0	1	0	0	0	1	**260**	
0645 - 0700	2	244	48	4	3	1	0	0	9	0	0	0	0	**311**	**1000**
0700 - 0715	0	198	64	0	10	3	0	0	6	1	0	0	0	**282**	
0715 - 0730	0	233	38	0	8	1	0	0	6	0	0	0	0	**286**	
0730 - 0745	1	258	46	0	4	2	0	1	6	0	0	0	0	**318**	
0745 - 0800	0	228	39	0	9	3	0	2	3	0	0	0	0	**284**	**1170**
0800 - 0815	0	187	64	1	2	4	0	3	4	0	0	0	0	**265**	
0815 - 0830	1	202	47	2	3	5	0	3	10	0	0	0	0	**273**	
0830 - 0845	1	204	49	2	5	2	1	1	5	1	0	0	0	**271**	
0845 - 0900	1	175	43	1	5	0	0	2	6	0	0	0	0	**233**	**1042**
0900 - 0915	0	139	39	1	2	2	0	1	16	0	0	0	0	**200**	
0915 - 0930	0	124	43	0	5	5	0	4	14	1	0	0	0	**196**	
0930 - 0945	0	136	30	3	5	3	0	6	8	2	0	0	0	**193**	
0945 - 1000	0	131	37	2	3	2	1	3	6	0	0	0	0	**185**	**774**
1000 - 1015	0	120	27	2	6	1	0	1	7	0	0	0	0	**164**	
1015 - 1030	0	136	31	2	6	4	0	0	5	0	0	0	0	**184**	
1030 - 1045	0	82	16	0	2	2	0	2	7	0	0	0	0	**111**	
1045 - 1100	1	113	27	0	6	0	0	3	7	0	0	0	0	**157**	**616**
1100 - 1115	0	100	24	0	3	5	1	1	10	0	0	0	0	**144**	
1115 - 1130	0	122	24	0	4	2	0	2	12	0	0	0	0	**166**	
1130 - 1145	0	117	38	0	2	5	0	1	8	0	0	0	0	**171**	
1145 - 1200	0	106	33	0	8	6	0	0	7	0	0	0	0	**160**	**641**
1200 - 1215	0	117	36	0	3	2	0	0	16	0	0	0	0	**174**	
1215 - 1230	0	88	32	0	6	2	0	1	7	0	0	0	0	**136**	
1230 - 1245	0	110	37	0	10	2	0	1	7	0	0	0	0	**167**	
1245 - 1300	0	114	36	1	2	4	0	1	9	0	0	0	0	**167**	**644**
1300 - 1315	0	88	33	1	2	3	0	1	6	0	0	0	0	**134**	
1315 - 1330	0	127	30	2	7	3	0	4	1	0	0	0	0	**174**	
1330 - 1345	1	140	35	2	5	3	0	0	11	0	0	0	0	**197**	
1345 - 1400	0	114	32	0	5	5	0	0	5	0	0	0	0	**161**	**666**
1400 - 1415	1	129	34	0	5	4	0	1	8	0	0	0	0	**182**	
1415 - 1430	0	146	34	2	5	1	0	1	6	0	0	0	0	**195**	
1430 - 1445	0	149	40	1	1	2	0	3	4	0	0	0	0	**200**	
1445 - 1500	1	157	39	1	2	2	0	1	6	0	0	0	0	**209**	**786**
1500 - 1515	0	193	51	5	3	4	0	0	5	0	0	0	0	**261**	
1515 - 1530	3	219	65	1	4	2	0	1	8	0	0	0	0	**303**	
1530 - 1545	0	270	77	3	5	3	0	1	5	0	0	0	0	**364**	
1545 - 1600	0	242	71	1	1	1	0	1	5	0	0	0	0	**322**	**1250**
1600 - 1615	2	236	69	3	9	0	0	2	4	0	0	0	0	**325**	
1615 - 1630	5	244	65	0	6	2	0	2	7	0	0	0	0	**331**	
1630 - 1645	1	234	49	0	2	1	0	0	2	0	0	0	0	**289**	
1645 - 1700	0	290	66	1	4	0	0	0	6	0	0	0	0	**367**	**1312**
1700 - 1715	1	286	77	2	3	0	0	3	1	0	0	0	0	**373**	
1715 - 1730	1	332	64	0	4	1	0	2	2	0	0	0	0	**406**	
1730 - 1745	2	323	68	1	2	2	0	1	6	0	0	0	0	**405**	
1745 - 1800	2	264	43	0	6	2	0	1	0	0	0	0	0	**318**	**1502**
1800 - 1815	3	197	38	0	1	0	1	2	1	0	0	0	0	**243**	
1815 - 1830	1	151	39	0	2	0	0	1	2	0	0	0	0	**196**	
1830 - 1845	0	107	32	0	4	0	0	1	1	0	0	0	0	**145**	
1845 - 1900	0	106	28	0	0	2	0	1	3	0	0	0	0	**140**	**724**
1900 - 1915	1	86	19	0	1	0	0	1	3	0	0	0	0	**111**	
1915 - 1930	0	78	24	0	0	0	0	1	1	0	0	0	0	**104**	
1930 - 1945	0	79	20	0	0	0	0	0	0	0	0	0	0	**99**	
1945 - 2000	1	69	17	0	1	0	0	0	3	0	0	0	0	**91**	**405**
2000 - 2015	0	71	16	0	0	0	0	0	3	0	0	0	0	**90**	
2015 - 2030	2	81	21	0	0	0	0	0	1	0	0	0	0	**105**	
2030 - 2045	0	84	14	0	1	0	0	0	0	0	0	0	0	**99**	
2045 - 2100	0	86	10	0	1	0	0	0	0	0	0	0	0	**97**	**391**
2100 - 2115	1	67	9	0	0	0	0	2	2	0	0	0	0	**81**	
2115 - 2130	0	73	7	0	0	0	0	0	1	0	0	0	0	**81**	
2130 - 2145	0	61	9	0	1	0	0	0	1	0	0	0	0	**72**	
2145 - 2200	0	41	5	0	1	0	0	0	1	0	0	0	0	**48**	**282**
2200 - 2215	0	44	11	0	0	1	0	0	2	0	0	0	0	**58**	
2215 - 2230	0	55	8	0	0	0	0	1	0	0	0	0	0	**64**	
2230 - 2245	0	56	7	0	1	0	0	0	3	0	0	0	0	**67**	
2245 - 2300	0	34	5	0	2	0	0	0	0	0	0	0	0	**41**	**230**
2300 - 2315	0	32	5	0	0	0	0	0	0	0	0	0	0	**37**	
2315 - 2330	0	36	7	0	2	2	0	0	1	0	0	0	0	**48**	
2330 - 2345	0	37	4	0	3	0	0	1	1	0	0	0	0	**46**	
2345 - 0000	0	26	4	0	0	0	0	0	2	0	0	0	0	**32**	**163**

Session Total	39	11283	2623	48	248	127	4	78	408	5	0	0	2	**14865**
Session Average	0.41	117.53	27.32	0.50	2.58	1.32	0.04	0.81	4.25	0.05	0.00	0.00	0.02	**154.84**
Session Percentage	0.26	75.90	17.65	0.32	1.67	0.85	0.03	0.52	2.74	0.03	0.00	0.00	0.01	

AM Peak Hour	0600 - 0700	0645 - 0745	0615 - 0715	0930 - 1030	0700 - 0800	0730 - 0830	0745 - 0845	0900 - 1000	0845 - 0945	0845 - 0945	-	-	0545 - 0645	**0645 - 0745**
AM Peak Volume	5	933	231	9	31	14	1	14	44	3	0	0	2	**1197**
AM Peak %age	0.42	77.94	19.30	0.75	2.59	1.17	0.08	1.17	3.68	0.25	0.00	0.00	0.17	

Noon Peak Hour	1430 - 1530	1445 - 1545	1445 - 1545	1445 - 1545	1145 - 1245	1100 - 1200	1015 - 1115	1030 - 1130	1115 - 1215	-	-	-	-	**1445 - 1545**
Noon Peak Volume	4	839	232	10	27	18	1	8	43	0	0	0	0	**1137**
Noon Peak %age	0.35	73.79	20.40	0.88	2.37	1.58	0.09	0.70	3.78	0.00	0.00	0.00	0.00	

PM Peak Hour	1545 - 1645	1645 - 1745	1515 - 1615	1500 - 1600	1530 - 1630	1500 - 1600	1715 - 1815	1700 - 1800	1500 - 1600	-	-	-	-	**1645 - 1745**
PM Peak Volume	8	1231	282	10	21	10	1	7	23	0	0	0	0	**1551**
PM Peak %age	0.52	79.37	18.18	0.64	1.35	0.64	0.06	0.45	1.48	0.00	0.00	0.00	0.00	

User Peak Volume	0	94	3	0	3	1	0	0	8	0	0	0	0	**109**
User Peak %age	0.00	86.24	2.75	0.00	2.75	0.92	0.00	0.00	7.34	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Volume Summary 15min

Brevard County, FL

Marr Traffic DATA COLLECTION

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Site 1
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Date
Thursday, May 21, 2026

Lat/Long
28.512076°, -80.831552°

Weather
Light Rain Shower
81°F

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0000 - 2400 (Weekday 24h Session) (05-21-2026)

Volume Summary 15min

TIME	Volume Summary 15min NB	SB	15min Total	60min Total
0000 - 0015	17	9	**26**	
0015 - 0030	18	7	**25**	
0030 - 0045	16	9	**25**	
0045 - 0100	23	10	**33**	**109**
0100 - 0115	7	3	**10**	
0115 - 0130	8	3	**11**	
0130 - 0145	6	10	**16**	
0145 - 0200	8	5	**13**	**50**
0200 - 0215	5	10	**15**	
0215 - 0230	4	13	**17**	
0230 - 0245	7	9	**16**	
0245 - 0300	7	22	**29**	**77**
0300 - 0315	11	19	**30**	
0315 - 0330	13	15	**28**	
0330 - 0345	22	14	**36**	
0345 - 0400	15	16	**31**	**125**
0400 - 0415	16	16	**32**	
0415 - 0430	26	22	**48**	
0430 - 0445	51	28	**79**	
0445 - 0500	70	25	**95**	**254**
0500 - 0515	88	49	**137**	
0515 - 0530	123	44	**167**	
0530 - 0545	126	63	**189**	
0545 - 0600	104	55	**159**	**652**
0600 - 0615	104	89	**193**	
0615 - 0630	116	120	**236**	
0630 - 0645	159	101	**260**	
0645 - 0700	192	119	**311**	**1000**
0700 - 0715	156	126	**282**	
0715 - 0730	167	119	**286**	
0730 - 0745	168	150	**318**	
0745 - 0800	177	107	**284**	**1170**
0800 - 0815	171	94	**265**	
0815 - 0830	178	95	**273**	
0830 - 0845	185	86	**271**	
0845 - 0900	156	77	**233**	**1042**
0900 - 0915	116	84	**200**	
0915 - 0930	109	87	**196**	
0930 - 0945	122	71	**193**	
0945 - 1000	131	54	**185**	**774**
1000 - 1015	116	48	**164**	
1015 - 1030	121	63	**184**	
1030 - 1045	68	43	**111**	
1045 - 1100	90	67	**157**	**616**
1100 - 1115	84	60	**144**	
1115 - 1130	87	79	**166**	
1130 - 1145	95	76	**171**	
1145 - 1200	83	77	**160**	**641**

Time	Volume Summary 15min NB	SB	15min Total	60min Total
1200 - 1215	98	76	**174**	
1215 - 1230	65	71	**136**	
1230 - 1245	76	91	**167**	
1245 - 1300	91	76	**167**	**644**
1300 - 1315	59	75	**134**	
1315 - 1330	84	90	**174**	
1330 - 1345	81	116	**197**	
1345 - 1400	76	85	**161**	**666**
1400 - 1415	90	92	**182**	
1415 - 1430	89	106	**195**	
1430 - 1445	80	120	**200**	
1445 - 1500	91	118	**209**	**786**
1500 - 1515	101	160	**261**	
1515 - 1530	118	185	**303**	
1530 - 1545	136	228	**364**	
1545 - 1600	97	225	**322**	**1250**
1600 - 1615	109	216	**325**	
1615 - 1630	123	208	**331**	
1630 - 1645	110	179	**289**	
1645 - 1700	142	225	**367**	**1312**
1700 - 1715	126	247	**373**	
1715 - 1730	163	243	**406**	
1730 - 1745	161	244	**405**	
1745 - 1800	139	179	**318**	**1502**
1800 - 1815	88	155	**243**	
1815 - 1830	83	113	**196**	
1830 - 1845	65	80	**145**	
1845 - 1900	69	71	**140**	**724**
1900 - 1915	58	53	**111**	
1915 - 1930	42	62	**104**	
1930 - 1945	60	39	**99**	
1945 - 2000	57	34	**91**	**405**
2000 - 2015	44	46	**90**	
2015 - 2030	64	41	**105**	
2030 - 2045	61	38	**99**	
2045 - 2100	64	33	**97**	**391**
2100 - 2115	57	24	**81**	
2115 - 2130	57	24	**81**	
2130 - 2145	46	26	**72**	
2145 - 2200	37	11	**48**	**282**
2200 - 2215	31	27	**58**	
2215 - 2230	45	19	**64**	
2230 - 2245	41	26	**67**	
2245 - 2300	27	14	**41**	**230**
2300 - 2315	25	12	**37**	
2315 - 2330	32	16	**48**	
2330 - 2345	32	14	**46**	
2345 - 0000	19	13	**32**	**163**

Session Total	7651	7214	**14865**
Session Average	79.70	75.15	**154.84**
Session Percentage	51.47	48.53	

Bi-Directional Class Count || NB EB 60min

Brevard County, FL

Marr Traffic DATA COLLECTION

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Site 1
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

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Weather
Light Rain Shower
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0000 - 2400 (Weekday 24h Session) (05-21-2026)
NB EB 60min

	Northbound (Movement 1.1)													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	62	3	0	2	1	0	0	6	0	0	0	0	**74**
0100 - 0200	0	26	0	0	0	0	0	0	3	0	0	0	0	**29**
0200 - 0300	0	20	0	0	0	0	0	0	3	0	0	0	0	**23**
0300 - 0400	0	51	3	0	2	1	0	0	4	0	0	0	0	**61**
0400 - 0500	0	135	18	0	1	2	0	3	4	0	0	0	0	**163**
0500 - 0600	0	349	82	0	6	0	0	0	4	0	0	0	0	**441**
0600 - 0700	5	409	124	4	12	6	0	0	9	0	0	0	2	**571**
0700 - 0800	0	524	101	0	24	4	0	3	11	1	0	0	0	**668**
0800 - 0900	3	514	122	6	12	7	1	6	18	1	0	0	0	**690**
0900 - 1000	0	333	95	6	9	5	1	6	20	3	0	0	0	**478**
1000 - 1100	0	294	62	4	14	4	0	2	15	0	0	0	0	**395**
1100 - 1200	0	262	51	0	4	12	0	0	20	0	0	0	0	**349**
1200 - 1300	0	220	75	0	9	0	0	3	23	0	0	0	0	**330**
1300 - 1400	0	227	46	3	9	4	0	3	8	0	0	0	0	**300**
1400 - 1500	2	259	60	2	4	4	0	5	14	0	0	0	0	**350**
1500 - 1600	1	345	83	1	6	3	0	2	11	0	0	0	0	**452**
1600 - 1700	5	371	87	0	11	1	0	1	8	0	0	0	0	**484**
1700 - 1800	1	458	111	0	13	2	0	2	2	0	0	0	0	**589**
1800 - 1900	3	240	52	0	4	0	1	1	4	0	0	0	0	**305**
1900 - 2000	0	173	39	0	1	0	0	1	3	0	0	0	0	**217**
2000 - 2100	2	195	34	0	1	0	0	0	1	0	0	0	0	**233**
2100 - 2200	1	174	16	0	2	0	0	0	4	0	0	0	0	**197**
2200 - 2300	0	128	14	0	1	0	0	0	1	0	0	0	0	**144**
2300 - 2400	0	93	9	0	3	1	0	1	1	0	0	0	0	**108**

Session Total	23	5862	1287	26	150	57	3	39	197	5	0	0	2	**7651**
Session Average	0.96	244.25	53.63	1.08	6.25	2.38	0.13	1.63	8.21	0.21	0.00	0.00	0.08	**318.79**
Session Percentage	0.30	76.62	16.82	0.34	1.96	0.75	0.04	0.51	2.57	0.07	0.00	0.00	0.03	

AM Peak Hour	0600 - 0700	0700 - 0800	0600 - 0700	0800 - 0900	0700 - 0800	0800 - 0900	0800 - 0900	0800 - 0900	0900 - 1000	0900 - 1000	-	-	0600 - 0700	**0800 - 0900**
AM Peak Volume	5	524	124	6	24	7	1	6	20	3	0	0	2	**690**
AM Peak %age	0.72	75.94	17.97	0.87	3.48	1.01	0.14	0.87	2.90	0.43	0.00	0.00	0.29	

Noon Peak Hour	1400 - 1500	1000 - 1100	1200 - 1300	1000 - 1100	1000 - 1100	1100 - 1200	-	1400 - 1500	1200 - 1300	-	-	-	-	**1000 - 1100**
Noon Peak Volume	2	294	75	4	14	12	0	5	23	0	0	0	0	**395**
Noon Peak %age	0.51	74.43	18.99	1.01	3.54	3.04	0.00	1.27	5.82	0.00	0.00	0.00	0.00	

PM Peak Hour	1600 - 1700	1700 - 1800	1700 - 1800	1500 - 1600	1700 - 1800	1500 - 1600	1800 - 1900	1500 - 1600	1500 - 1600	-	-	-	-	**1700 - 1800**
PM Peak Volume	5	458	111	1	13	3	1	2	11	0	0	0	0	**589**
PM Peak %age	0.85	77.76	18.85	0.17	2.21	0.51	0.17	0.34	1.87	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 60min

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Weather
Light Rain Shower
81°F

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0000 - 2400 (Weekday 24h Session) (05-21-2026)
SB WB 60min

	Southbound (Movement 1.2)													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	32	0	0	1	0	0	0	2	0	0	0	0	**35**
0100 - 0200	0	15	0	0	0	0	0	0	6	0	0	0	0	**21**
0200 - 0300	0	44	0	0	0	0	0	0	10	0	0	0	0	**54**
0300 - 0400	0	58	0	0	0	0	0	0	6	0	0	0	0	**64**
0400 - 0500	0	84	0	0	0	1	0	0	6	0	0	0	0	**91**
0500 - 0600	0	194	0	0	0	1	0	0	16	0	0	0	0	**211**
0600 - 0700	0	324	92	1	3	2	0	0	7	0	0	0	0	**429**
0700 - 0800	1	393	86	0	7	5	0	0	10	0	0	0	0	**502**
0800 - 0900	0	254	81	0	3	4	0	3	7	0	0	0	0	**352**
0900 - 1000	0	197	54	0	6	7	0	8	24	0	0	0	0	**296**
1000 - 1100	1	157	39	0	6	3	0	4	11	0	0	0	0	**221**
1100 - 1200	0	183	68	0	13	6	1	4	17	0	0	0	0	**292**
1200 - 1300	0	209	66	1	12	10	0	0	16	0	0	0	0	**314**
1300 - 1400	1	242	84	2	10	10	0	2	15	0	0	0	0	**366**
1400 - 1500	0	322	87	2	9	5	0	1	10	0	0	0	0	**436**
1500 - 1600	2	579	181	9	7	7	0	1	12	0	0	0	0	**798**
1600 - 1700	3	633	162	4	10	2	0	3	11	0	0	0	0	**828**
1700 - 1800	5	747	141	3	2	3	0	5	7	0	0	0	0	**913**
1800 - 1900	1	321	85	0	3	2	0	4	3	0	0	0	0	**419**
1900 - 2000	2	139	41	0	1	0	0	1	4	0	0	0	0	**188**
2000 - 2100	0	127	27	0	1	0	0	0	3	0	0	0	0	**158**
2100 - 2200	0	68	14	0	0	0	0	2	1	0	0	0	0	**85**
2200 - 2300	0	61	17	0	2	1	0	1	4	0	0	0	0	**86**
2300 - 2400	0	38	11	0	2	1	0	0	3	0	0	0	0	**55**

Session Total	16	5421	1336	22	98	70	1	39	211	0	0	0	0	**7214**
Session Average	0.67	225.88	55.67	0.92	4.08	2.92	0.04	1.63	8.79	0.00	0.00	0.00	0.00	**300.58**
Session Percentage	0.22	75.15	18.52	0.30	1.36	0.97	0.01	0.54	2.92	0.00	0.00	0.00	0.00	

AM Peak Hour	0700 - 0800	0700 - 0800	0600 - 0700	0600 - 0700	0700 - 0800	0900 - 1000	-	0900 - 1000	0900 - 1000	-	-	-	-	**0700 - 0800**
AM Peak Volume	1	393	92	1	7	7	0	8	24	0	0	0	0	**502**
AM Peak %age	0.20	78.29	18.33	0.20	1.39	1.39	0.00	1.59	4.78	0.00	0.00	0.00	0.00	

Noon Peak Hour	1000 - 1100	1400 - 1500	1400 - 1500	1300 - 1400	1100 - 1200	1200 - 1300	1100 - 1200	1000 - 1100	1100 - 1200	-	-	-	-	**1400 - 1500**
Noon Peak Volume	1	322	87	2	13	10	1	4	17	0	0	0	0	**436**
Noon Peak %age	0.23	73.85	19.95	0.46	2.98	2.29	0.23	0.92	3.90	0.00	0.00	0.00	0.00	

PM Peak Hour	1700 - 1800	1700 - 1800	1500 - 1600	1500 - 1600	1600 - 1700	1500 - 1600	-	1700 - 1800	1500 - 1600	-	-	-	-	**1700 - 1800**
PM Peak Volume	5	747	181	9	10	7	0	5	12	0	0	0	0	**913**
PM Peak %age	0.55	81.82	19.82	0.99	1.10	0.77	0.00	0.55	1.31	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 60min

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Date
Thursday, May 21, 2026

Lat/Long
28.512076°, -80.831552°

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (05-21-2026)

Bi-Directional 60min

	Bi-Directional 60min													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	94	3	0	3	1	0	0	8	0	0	0	0	**109**
0100 - 0200	0	41	0	0	0	0	0	0	9	0	0	0	0	**50**
0200 - 0300	0	64	0	0	0	0	0	0	13	0	0	0	0	**77**
0300 - 0400	0	109	3	0	2	1	0	0	10	0	0	0	0	**125**
0400 - 0500	0	219	18	0	1	3	0	3	10	0	0	0	0	**254**
0500 - 0600	0	543	82	0	6	1	0	0	20	0	0	0	0	**652**
0600 - 0700	5	733	216	5	15	8	0	0	16	0	0	0	2	**1000**
0700 - 0800	1	917	187	0	31	9	0	3	21	1	0	0	0	**1170**
0800 - 0900	3	768	203	6	15	11	1	9	25	1	0	0	0	**1042**
0900 - 1000	0	530	149	6	15	12	1	14	44	3	0	0	0	**774**
1000 - 1100	1	451	101	4	20	7	0	6	26	0	0	0	0	**616**
1100 - 1200	0	445	119	0	17	18	1	4	37	0	0	0	0	**641**
1200 - 1300	0	429	141	1	21	10	0	3	39	0	0	0	0	**644**
1300 - 1400	1	469	130	5	19	14	0	5	23	0	0	0	0	**666**
1400 - 1500	2	581	147	4	13	9	0	6	24	0	0	0	0	**786**
1500 - 1600	3	924	264	10	13	10	0	3	23	0	0	0	0	**1250**
1600 - 1700	8	1004	249	4	21	3	0	4	19	0	0	0	0	**1312**
1700 - 1800	6	1205	252	3	15	5	0	7	9	0	0	0	0	**1502**
1800 - 1900	4	561	137	0	7	2	1	5	7	0	0	0	0	**724**
1900 - 2000	2	312	80	0	2	0	0	2	7	0	0	0	0	**405**
2000 - 2100	2	322	61	0	2	0	0	0	4	0	0	0	0	**391**
2100 - 2200	1	242	30	0	2	0	0	2	5	0	0	0	0	**282**
2200 - 2300	0	189	31	0	3	1	0	1	5	0	0	0	0	**230**
2300 - 2400	0	131	20	0	5	2	0	1	4	0	0	0	0	**163**

Session Total	39	11283	2623	48	248	127	4	78	408	5	0	0	2	**14865**
Session Average	1.63	470.13	109.29	2.00	10.33	5.29	0.17	3.25	17.00	0.21	0.00	0.00	0.08	**619.38**
Session Percentage	0.26	75.90	17.65	0.32	1.67	0.85	0.03	0.52	2.74	0.03	0.00	0.00	0.01	

AM Peak Hour	0600 - 0700	0700 - 0800	0600 - 0700	0800 - 0900	0700 - 0800	0900 - 1000	0800 - 0900	0900 - 1000	0900 - 1000	0900 - 1000	-	-	0600 - 0700	**0700 - 0800**
AM Peak Volume	5	917	216	6	31	12	1	14	44	3	0	0	2	**1170**
AM Peak %age	0.43	78.38	18.46	0.51	2.65	1.03	0.09	1.20	3.76	0.26	0.00	0.00	0.17	

Noon Peak Hour	1400 - 1500	1400 - 1500	1400 - 1500	1300 - 1400	1200 - 1300	1100 - 1200	1100 - 1200	1000 - 1100	1200 - 1300	-	-	-	-	**1400 - 1500**
Noon Peak Volume	2	581	147	5	21	18	1	6	39	0	0	0	0	**786**
Noon Peak %age	0.25	73.92	18.70	0.64	2.67	2.29	0.13	0.76	4.96	0.00	0.00	0.00	0.00	

PM Peak Hour	1600 - 1700	1700 - 1800	1500 - 1600	1500 - 1600	1600 - 1700	1500 - 1600	1800 - 1900	1700 - 1800	1500 - 1600	-	-	-	-	**1700 - 1800**
PM Peak Volume	8	1205	264	10	21	10	1	7	23	0	0	0	0	**1502**
PM Peak %age	0.53	80.23	17.58	0.67	1.40	0.67	0.07	0.47	1.53	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Volume Summary 60min

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Date
Thursday, May 21, 2026

Lat/Long
28.512076°, -80.831552°

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (05-21-2026)
Volume Summary 60min

	Volume Summary 60min		
TIME	NB	SB	**Total**
0000 - 0100	74	35	**109**
0100 - 0200	29	21	**50**
0200 - 0300	23	54	**77**
0300 - 0400	61	64	**125**
0400 - 0500	163	91	**254**
0500 - 0600	441	211	**652**
0600 - 0700	571	429	**1000**
0700 - 0800	668	502	**1170**
0800 - 0900	690	352	**1042**
0900 - 1000	478	296	**774**
1000 - 1100	395	221	**616**
1100 - 1200	349	292	**641**

Session Total	7651	7214	**14865**
Session Average	318.79	300.58	**619.38**
Session Percentage	51.47	48.53	

	Volume Summary 60min		
Time	NB	SB	**Total**
1200 - 1300	330	314	**644**
1300 - 1400	300	366	**666**
1400 - 1500	350	436	**786**
1500 - 1600	452	798	**1250**
1600 - 1700	484	828	**1312**
1700 - 1800	589	913	**1502**
1800 - 1900	305	419	**724**
1900 - 2000	217	188	**405**
2000 - 2100	233	158	**391**
2100 - 2200	197	85	**282**
2200 - 2300	144	86	**230**
2300 - 2400	108	55	**163**

Bi-Directional Class Count || Graphical Analysis NB EB

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

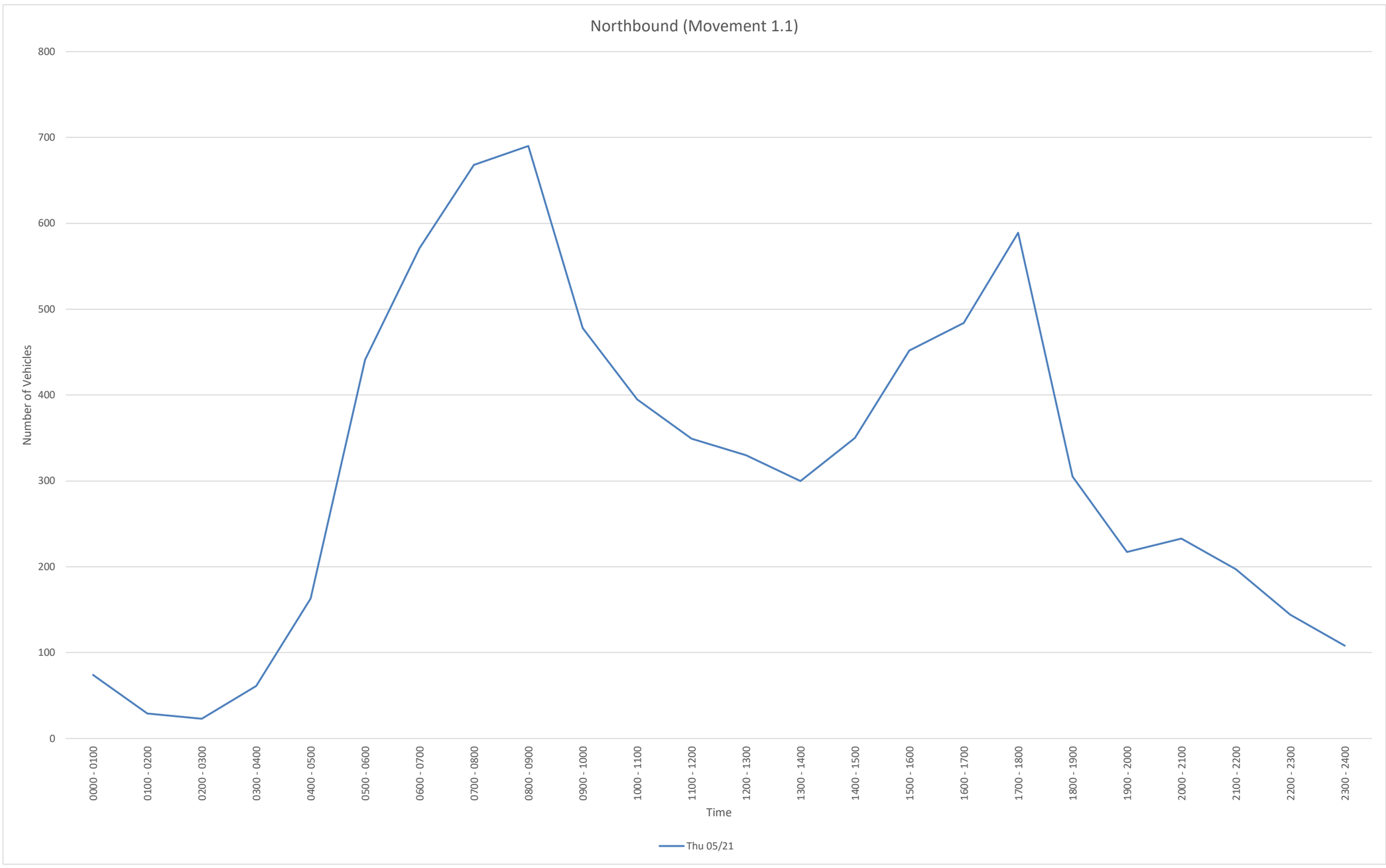
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Lat/Long

28.512076°, -80.831552°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis NB EB



Time	Thu 05/21						
0000 - 0100	74						
0100 - 0200	29						
0200 - 0300	23						
0300 - 0400	61						
0400 - 0500	163						
0500 - 0600	441						
0600 - 0700	571						
0700 - 0800	668						
0800 - 0900	690						
0900 - 1000	478						
1000 - 1100	395						
1100 - 1200	349						
1200 - 1300	330						
1300 - 1400	300						
1400 - 1500	350						
1500 - 1600	452						
1600 - 1700	484						
1700 - 1800	589						
1800 - 1900	305						
1900 - 2000	217						
2000 - 2100	233						
2100 - 2200	197						
2200 - 2300	144						
2300 - 2400	108						

Daily Total	7651						

Bi-Directional Class Count || Graphical Analysis SB WB

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

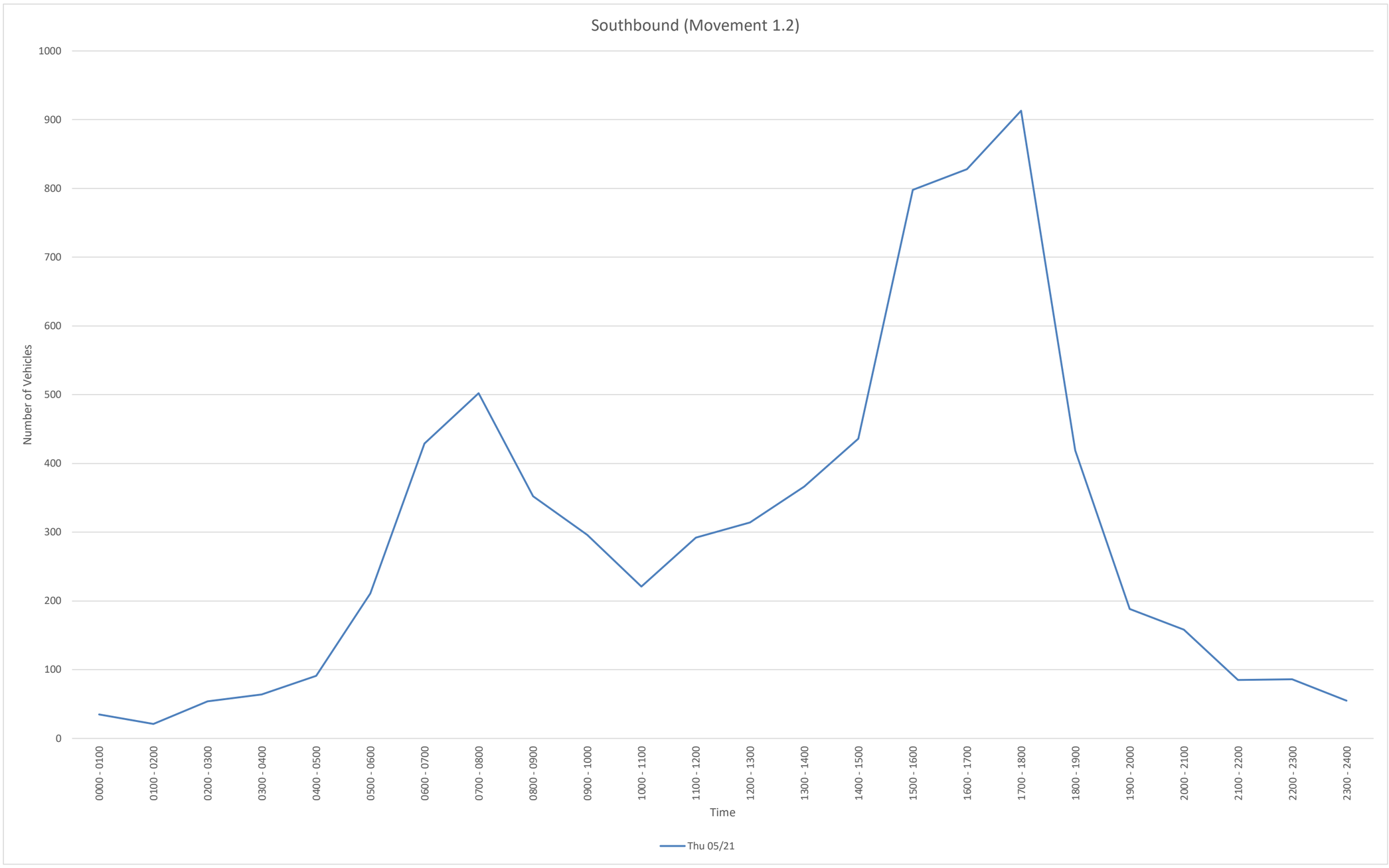
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Lat/Long

28.512076°, -80.831552°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis SB WB



Time	Thu 05/21						
0000 - 0100	35						
0100 - 0200	21						
0200 - 0300	54						
0300 - 0400	64						
0400 - 0500	91						
0500 - 0600	211						
0600 - 0700	429						
0700 - 0800	502						
0800 - 0900	352						
0900 - 1000	296						
1000 - 1100	221						
1100 - 1200	292						
1200 - 1300	314						
1300 - 1400	366						
1400 - 1500	436						
1500 - 1600	798						
1600 - 1700	828						
1700 - 1800	913						
1800 - 1900	419						
1900 - 2000	188						
2000 - 2100	158						
2100 - 2200	85						
2200 - 2300	86						
2300 - 2400	55						

Daily Total	7214						

Bi-Directional Class Count || Graphical Analysis BiDir

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

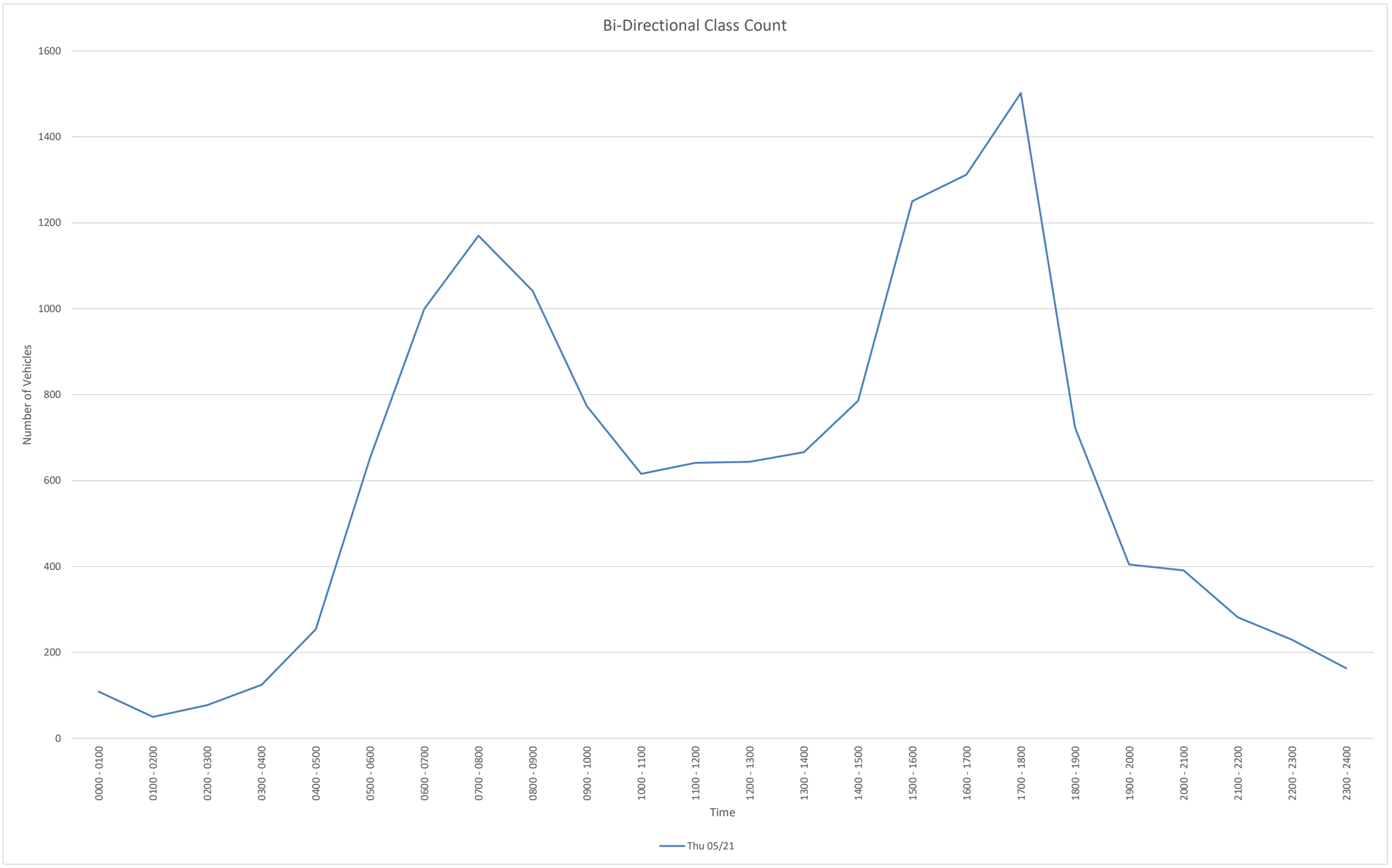
FL-407 Challenger Memorial Pkwy,
south of Shepard Dr

Lat/Long

28.512076°, -80.831552°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis BiDir



Time	Thu 05/21						
0000 - 0100	109						
0100 - 0200	50						
0200 - 0300	77						
0300 - 0400	125						
0400 - 0500	254						
0500 - 0600	652						
0600 - 0700	1000						
0700 - 0800	1170						
0800 - 0900	1042						
0900 - 1000	774						
1000 - 1100	616						
1100 - 1200	641						
1200 - 1300	644						
1300 - 1400	666						
1400 - 1500	786						
1500 - 1600	1250						
1600 - 1700	1312						
1700 - 1800	1502						
1800 - 1900	724						
1900 - 2000	405						
2000 - 2100	391						
2100 - 2200	282						
2200 - 2300	230						
2300 - 2400	163						

Daily Total	14865						

NB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: FL-407 Challenger Memorial Pkwy, south of Shepard Dr
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
5/21/2026	12:00 AM	0	13	1	0	0	0	0	0	3	0	0	0	0
5/21/2026	12:15 AM	0	16	0	0	0	1	0	0	1	0	0	0	0
5/21/2026	12:30 AM	0	13	1	0	1	0	0	0	1	0	0	0	0
5/21/2026	12:45 AM	0	20	1	0	1	0	0	0	1	0	0	0	0
5/21/2026	1:00 AM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:15 AM	0	7	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	1:30 AM	0	4	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	1:45 AM	0	8	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:00 AM	0	4	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	2:15 AM	0	2	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	2:30 AM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:45 AM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:00 AM	0	9	1	0	1	0	0	0	0	0	0	0	0
5/21/2026	3:15 AM	0	11	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	3:30 AM	0	18	2	0	1	1	0	0	0	0	0	0	0
5/21/2026	3:45 AM	0	13	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	4:00 AM	0	15	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	4:15 AM	0	25	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:30 AM	0	41	8	0	0	1	0	0	1	0	0	0	0
5/21/2026	4:45 AM	0	54	9	0	1	1	0	3	2	0	0	0	0
5/21/2026	5:00 AM	0	74	11	0	2	0	0	0	1	0	0	0	0
5/21/2026	5:15 AM	0	100	21	0	2	0	0	0	0	0	0	0	0
5/21/2026	5:30 AM	0	92	31	0	2	0	0	0	1	0	0	0	0
5/21/2026	5:45 AM	0	83	19	0	0	0	0	0	2	0	0	0	0
5/21/2026	6:00 AM	0	76	24	0	1	0	0	0	2	0	0	0	1
5/21/2026	6:15 AM	0	84	26	0	3	2	0	0	1	0	0	0	0
5/21/2026	6:30 AM	3	100	47	0	5	3	0	0	0	0	0	0	1
5/21/2026	6:45 AM	2	149	27	4	3	1	0	0	6	0	0	0	0
5/21/2026	7:00 AM	0	102	39	0	7	2	0	0	5	1	0	0	0
5/21/2026	7:15 AM	0	142	17	0	6	0	0	0	2	0	0	0	0
5/21/2026	7:30 AM	0	139	19	0	3	2	0	1	4	0	0	0	0
5/21/2026	7:45 AM	0	141	26	0	8	0	0	2	0	0	0	0	0
5/21/2026	8:00 AM	0	124	39	1	1	3	0	1	2	0	0	0	0
5/21/2026	8:15 AM	1	127	30	2	3	3	0	3	9	0	0	0	0
5/21/2026	8:30 AM	1	140	29	2	4	1	1	1	5	1	0	0	0
5/21/2026	8:45 AM	1	123	24	1	4	0	0	1	2	0	0	0	0
5/21/2026	9:00 AM	0	83	23	1	1	0	0	1	7	0	0	0	0
5/21/2026	9:15 AM	0	69	27	0	2	2	0	2	6	1	0	0	0
5/21/2026	9:30 AM	0	82	22	3	4	2	0	2	5	2	0	0	0
5/21/2026	9:45 AM	0	99	23	2	2	1	1	1	2	0	0	0	0
5/21/2026	10:00 AM	0	85	18	2	4	1	0	0	6	0	0	0	0
5/21/2026	10:15 AM	0	90	21	2	4	2	0	0	2	0	0	0	0
5/21/2026	10:30 AM	0	51	9	0	2	1	0	1	4	0	0	0	0
5/21/2026	10:45 AM	0	68	14	0	4	0	0	1	3	0	0	0	0
5/21/2026	11:00 AM	0	60	15	0	1	3	0	0	5	0	0	0	0
5/21/2026	11:15 AM	0	66	11	0	2	1	0	0	7	0	0	0	0
5/21/2026	11:30 AM	0	74	12	0	0	4	0	0	5	0	0	0	0
5/21/2026	11:45 AM	0	62	13	0	1	4	0	0	3	0	0	0	0
5/21/2026	12:00 PM	0	69	18	0	2	0	0	0	9	0	0	0	0
5/21/2026	12:15 PM	0	39	19	0	2	0	0	1	4	0	0	0	0
5/21/2026	12:30 PM	0	49	19	0	4	0	0	1	3	0	0	0	0
5/21/2026	12:45 PM	0	63	19	0	1	0	0	1	7	0	0	0	0
5/21/2026	1:00 PM	0	43	11	1	1	1	0	0	2	0	0	0	0
5/21/2026	1:15 PM	0	60	13	2	3	2	0	3	1	0	0	0	0
5/21/2026	1:30 PM	0	63	11	0	3	0	0	0	4	0	0	0	0
5/21/2026	1:45 PM	0	61	11	0	2	1	0	0	1	0	0	0	0
5/21/2026	2:00 PM	1	69	13	0	2	2	0	0	3	0	0	0	0
5/21/2026	2:15 PM	0	62	18	1	2	1	0	1	4	0	0	0	0
5/21/2026	2:30 PM	0	59	15	0	0	1	0	3	2	0	0	0	0
5/21/2026	2:45 PM	1	69	14	1	0	0	0	1	5	0	0	0	0
5/21/2026	3:00 PM	0	87	10	0	2	0	0	0	2	0	0	0	0
5/21/2026	3:15 PM	1	84	25	1	2	1	0	1	3	0	0	0	0
5/21/2026	3:30 PM	0	99	32	0	1	1	0	0	3	0	0	0	0
5/21/2026	3:45 PM	0	75	16	0	1	1	0	1	3	0	0	0	0
5/21/2026	4:00 PM	2	76	21	0	6	0	0	1	3	0	0	0	0
5/21/2026	4:15 PM	3	93	23	0	2	1	0	0	1	0	0	0	0
5/21/2026	4:30 PM	0	88	21	0	1	0	0	0	0	0	0	0	0
5/21/2026	4:45 PM	0	114	22	0	2	0	0	0	4	0	0	0	0
5/21/2026	5:00 PM	0	94	30	0	2	0	0	0	0	0	0	0	0
5/21/2026	5:15 PM	1	122	34	0	4	1	0	1	0	0	0	0	0
5/21/2026	5:30 PM	0	130	27	0	2	0	0	0	2	0	0	0	0
5/21/2026	5:45 PM	0	112	20	0	5	1	0	1	0	0	0	0	0
5/21/2026	6:00 PM	2	73	11	0	1	0	1	0	0	0	0	0	0
5/21/2026	6:15 PM	1	66	15	0	1	0	0	0	0	0	0	0	0
5/21/2026	6:30 PM	0	44	17	0	2	0	0	1	1	0	0	0	0
5/21/2026	6:45 PM	0	57	9	0	0	0	0	0	3	0	0	0	0
5/21/2026	7:00 PM	0	45	10	0	1	0	0	1	1	0	0	0	0
5/21/2026	7:15 PM	0	36	6	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:30 PM	0	50	10	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:45 PM	0	42	13	0	0	0	0	0	2	0	0	0	0
5/21/2026	8:00 PM	0	36	7	0	0	0	0	0	1	0	0	0	0
5/21/2026	8:15 PM	2	49	13	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:30 PM	0	52	8	0	1	0	0	0	0	0	0	0	0
5/21/2026	8:45 PM	0	58	6	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:00 PM	1	49	6	0	0	0	0	0	1	0	0	0	0
5/21/2026	9:15 PM	0	53	3	0	0	0	0	0	1	0	0	0	0
5/21/2026	9:30 PM	0	40	4	0	1	0	0	0	1	0	0	0	0
5/21/2026	9:45 PM	0	32	3	0	1	0	0	0	1	0	0	0	0
5/21/2026	10:00 PM	0	26	5	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:15 PM	0	41	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:30 PM	0	38	2	0	0	0	0	0	1	0	0	0	0
5/21/2026	10:45 PM	0	23	3	0	1	0	0	0	0	0	0	0	0
5/21/2026	11:00 PM	0	22	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:15 PM	0	25	3	0	2	1	0	0	1	0	0	0	0
5/21/2026	11:30 PM	0	28	2	0	1	0	0	1	0	0	0	0	0
5/21/2026	11:45 PM	0	18	1	0	0	0	0	0	0	0	0	0	0

SB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: FL-407 Challenger Memorial Pkwy, south of Shepard Dr
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
5/21/2026	12:00 AM	0	9	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:15 AM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:30 AM	0	8	0	0	1	0	0	0	0	0	0	0	0
5/21/2026	12:45 AM	0	8	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	1:00 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:30 AM	0	6	0	0	0	0	0	0	4	0	0	0	0
5/21/2026	1:45 AM	0	3	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	2:00 AM	0	7	0	0	0	0	0	0	3	0	0	0	0
5/21/2026	2:15 AM	0	9	0	0	0	0	0	0	4	0	0	0	0
5/21/2026	2:30 AM	0	8	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	2:45 AM	0	20	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	3:00 AM	0	17	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	3:15 AM	0	15	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:30 AM	0	13	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	3:45 AM	0	13	0	0	0	0	0	0	3	0	0	0	0
5/21/2026	4:00 AM	0	13	0	0	0	0	0	0	3	0	0	0	0
5/21/2026	4:15 AM	0	22	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:30 AM	0	26	0	0	0	0	0	0	2	0	0	0	0
5/21/2026	4:45 AM	0	23	0	0	0	1	0	0	1	0	0	0	0
5/21/2026	5:00 AM	0	48	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	5:15 AM	0	38	0	0	0	0	0	0	6	0	0	0	0
5/21/2026	5:30 AM	0	55	0	0	0	0	0	0	8	0	0	0	0
5/21/2026	5:45 AM	0	53	0	0	0	1	0	0	1	0	0	0	0
5/21/2026	6:00 AM	0	63	25	0	0	0	0	0	1	0	0	0	0
5/21/2026	6:15 AM	0	91	24	0	2	1	0	0	2	0	0	0	0
5/21/2026	6:30 AM	0	75	22	1	1	1	0	0	1	0	0	0	0
5/21/2026	6:45 AM	0	95	21	0	0	0	0	0	3	0	0	0	0
5/21/2026	7:00 AM	0	96	25	0	3	1	0	0	1	0	0	0	0
5/21/2026	7:15 AM	0	91	21	0	2	1	0	0	4	0	0	0	0
5/21/2026	7:30 AM	1	119	27	0	1	0	0	0	2	0	0	0	0
5/21/2026	7:45 AM	0	87	13	0	1	3	0	0	3	0	0	0	0
5/21/2026	8:00 AM	0	63	25	0	1	1	0	2	2	0	0	0	0
5/21/2026	8:15 AM	0	75	17	0	0	2	0	0	1	0	0	0	0
5/21/2026	8:30 AM	0	64	20	0	1	1	0	0	0	0	0	0	0
5/21/2026	8:45 AM	0	52	19	0	1	0	0	1	4	0	0	0	0
5/21/2026	9:00 AM	0	56	16	0	1	2	0	0	9	0	0	0	0
5/21/2026	9:15 AM	0	55	16	0	3	3	0	2	8	0	0	0	0
5/21/2026	9:30 AM	0	54	8	0	1	1	0	4	3	0	0	0	0
5/21/2026	9:45 AM	0	32	14	0	1	1	0	2	4	0	0	0	0
5/21/2026	10:00 AM	0	35	9	0	2	0	0	1	1	0	0	0	0
5/21/2026	10:15 AM	0	46	10	0	2	2	0	0	3	0	0	0	0
5/21/2026	10:30 AM	0	31	7	0	0	1	0	1	3	0	0	0	0
5/21/2026	10:45 AM	1	45	13	0	2	0	0	2	4	0	0	0	0
5/21/2026	11:00 AM	0	40	9	0	2	2	1	1	5	0	0	0	0
5/21/2026	11:15 AM	0	56	13	0	2	1	0	2	5	0	0	0	0
5/21/2026	11:30 AM	0	43	26	0	2	1	0	1	3	0	0	0	0
5/21/2026	11:45 AM	0	44	20	0	7	2	0	0	4	0	0	0	0
5/21/2026	12:00 PM	0	48	18	0	1	2	0	0	7	0	0	0	0
5/21/2026	12:15 PM	0	49	13	0	4	2	0	0	3	0	0	0	0
5/21/2026	12:30 PM	0	61	18	0	6	2	0	0	4	0	0	0	0
5/21/2026	12:45 PM	0	51	17	1	1	4	0	0	2	0	0	0	0
5/21/2026	1:00 PM	0	45	22	0	1	2	0	1	4	0	0	0	0
5/21/2026	1:15 PM	0	67	17	0	4	1	0	1	0	0	0	0	0
5/21/2026	1:30 PM	1	77	24	2	2	3	0	0	7	0	0	0	0
5/21/2026	1:45 PM	0	53	21	0	3	4	0	0	4	0	0	0	0
5/21/2026	2:00 PM	0	60	21	0	3	2	0	1	5	0	0	0	0
5/21/2026	2:15 PM	0	84	16	1	3	0	0	0	2	0	0	0	0
5/21/2026	2:30 PM	0	90	25	1	1	1	0	0	2	0	0	0	0
5/21/2026	2:45 PM	0	88	25	0	2	2	0	0	1	0	0	0	0
5/21/2026	3:00 PM	0	106	41	5	1	4	0	0	3	0	0	0	0
5/21/2026	3:15 PM	2	135	40	0	2	1	0	0	5	0	0	0	0
5/21/2026	3:30 PM	0	171	45	3	4	2	0	1	2	0	0	0	0
5/21/2026	3:45 PM	0	167	55	1	0	0	0	0	2	0	0	0	0
5/21/2026	4:00 PM	0	160	48	3	3	0	0	1	1	0	0	0	0
5/21/2026	4:15 PM	2	151	42	0	4	1	0	2	6	0	0	0	0
5/21/2026	4:30 PM	1	146	28	0	1	1	0	0	2	0	0	0	0
5/21/2026	4:45 PM	0	176	44	1	2	0	0	0	2	0	0	0	0
5/21/2026	5:00 PM	1	192	47	2	1	0	0	3	1	0	0	0	0
5/21/2026	5:15 PM	0	210	30	0	0	0	0	1	2	0	0	0	0
5/21/2026	5:30 PM	2	193	41	1	0	2	0	1	4	0	0	0	0
5/21/2026	5:45 PM	2	152	23	0	1	1	0	0	0	0	0	0	0
5/21/2026	6:00 PM	1	124	27	0	0	0	0	2	1	0	0	0	0
5/21/2026	6:15 PM	0	85	24	0	1	0	0	1	2	0	0	0	0
5/21/2026	6:30 PM	0	63	15	0	2	0	0	0	0	0	0	0	0
5/21/2026	6:45 PM	0	49	19	0	0	2	0	1	0	0	0	0	0
5/21/2026	7:00 PM	1	41	9	0	0	0	0	0	2	0	0	0	0
5/21/2026	7:15 PM	0	42	18	0	0	0	0	1	1	0	0	0	0
5/21/2026	7:30 PM	0	29	10	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:45 PM	1	27	4	0	1	0	0	0	1	0	0	0	0
5/21/2026	8:00 PM	0	35	9	0	0	0	0	0	2	0	0	0	0
5/21/2026	8:15 PM	0	32	8	0	0	0	0	0	1	0	0	0	0
5/21/2026	8:30 PM	0	32	6	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:45 PM	0	28	4	0	1	0	0	0	0	0	0	0	0
5/21/2026	9:00 PM	0	18	3	0	0	0	0	2	1	0	0	0	0
5/21/2026	9:15 PM	0	20	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:30 PM	0	21	5	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:45 PM	0	9	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:00 PM	0	18	6	0	0	1	0	0	2	0	0	0	0
5/21/2026	10:15 PM	0	14	4	0	0	0	0	1	0	0	0	0	0
5/21/2026	10:30 PM	0	18	5	0	1	0	0	0	2	0	0	0	0
5/21/2026	10:45 PM	0	11	2	0	1	0	0	0	0	0	0	0	0
5/21/2026	11:00 PM	0	10	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:15 PM	0	11	4	0	0	1	0	0	0	0	0	0	0
5/21/2026	11:30 PM	0	9	2	0	2	0	0	0	1	0	0	0	0
5/21/2026	11:45 PM	0	8	3	0	0	0	0	0	2	0	0	0	0

NB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: FL-407 Challenger Memorial Pkwy, south of Shepard Dr
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
5/21/2026	12:00 AM	0	62	3	0	2	1	0	0	6	0	0	0	0
5/21/2026	12:15 AM	0	56	2	0	2	1	0	0	3	0	0	0	0
5/21/2026	12:30 AM	0	47	2	0	2	0	0	0	3	0	0	0	0
5/21/2026	12:45 AM	0	38	1	0	1	0	0	0	4	0	0	0	0
5/21/2026	1:00 AM	0	26	0	0	0	0	0	0	3	0	0	0	0
5/21/2026	1:15 AM	0	23	0	0	0	0	0	0	4	0	0	0	0
5/21/2026	1:30 AM	0	18	0	0	0	0	0	0	5	0	0	0	0
5/21/2026	1:45 AM	0	21	0	0	0	0	0	0	3	0	0	0	0
5/21/2026	2:00 AM	0	20	0	0	0	0	0	0	3	0	0	0	0
5/21/2026	2:15 AM	0	25	1	0	1	0	0	0	2	0	0	0	0
5/21/2026	2:30 AM	0	34	1	0	1	0	0	0	2	0	0	0	0
5/21/2026	2:45 AM	0	45	3	0	2	1	0	0	2	0	0	0	0
5/21/2026	3:00 AM	0	51	3	0	2	1	0	0	4	0	0	0	0
5/21/2026	3:15 AM	0	57	2	0	1	1	0	0	5	0	0	0	0
5/21/2026	3:30 AM	0	71	3	0	1	1	0	0	3	0	0	0	0
5/21/2026	3:45 AM	0	94	9	0	0	1	0	0	4	0	0	0	0
5/21/2026	4:00 AM	0	135	18	0	1	2	0	3	4	0	0	0	0
5/21/2026	4:15 AM	0	194	29	0	3	2	0	3	4	0	0	0	0
5/21/2026	4:30 AM	0	269	49	0	5	2	0	3	4	0	0	0	0
5/21/2026	4:45 AM	0	320	72	0	7	1	0	3	4	0	0	0	0
5/21/2026	5:00 AM	0	349	82	0	6	0	0	0	4	0	0	0	0
5/21/2026	5:15 AM	0	351	95	0	5	0	0	0	5	0	0	0	1
5/21/2026	5:30 AM	0	335	100	0	6	2	0	0	6	0	0	0	1
5/21/2026	5:45 AM	3	343	116	0	9	5	0	0	5	0	0	0	2
5/21/2026	6:00 AM	5	409	124	4	12	6	0	0	9	0	0	0	2
5/21/2026	6:15 AM	5	435	139	4	18	8	0	0	12	1	0	0	1
5/21/2026	6:30 AM	5	493	130	4	21	6	0	0	13	1	0	0	1
5/21/2026	6:45 AM	2	532	102	4	19	5	0	1	17	1	0	0	0
5/21/2026	7:00 AM	0	524	101	0	24	4	0	3	11	1	0	0	0
5/21/2026	7:15 AM	0	546	101	1	18	5	0	4	8	0	0	0	0
5/21/2026	7:30 AM	1	531	114	3	15	8	0	7	15	0	0	0	0
5/21/2026	7:45 AM	2	532	124	5	16	7	1	7	16	1	0	0	0
5/21/2026	8:00 AM	3	514	122	6	12	7	1	6	18	1	0	0	0
5/21/2026	8:15 AM	3	473	106	6	12	4	1	6	23	1	0	0	0
5/21/2026	8:30 AM	2	415	103	4	11	3	1	5	20	2	0	0	0
5/21/2026	8:45 AM	1	357	96	5	11	4	0	6	20	3	0	0	0
5/21/2026	9:00 AM	0	333	95	6	9	5	1	6	20	3	0	0	0
5/21/2026	9:15 AM	0	335	90	7	12	6	1	5	19	3	0	0	0
5/21/2026	9:30 AM	0	356	84	9	14	6	1	3	15	2	0	0	0
5/21/2026	9:45 AM	0	325	71	6	12	5	1	2	14	0	0	0	0
5/21/2026	10:00 AM	0	294	62	4	14	4	0	2	15	0	0	0	0
5/21/2026	10:15 AM	0	269	59	2	11	6	0	2	14	0	0	0	0
5/21/2026	10:30 AM	0	245	49	0	9	5	0	2	19	0	0	0	0
5/21/2026	10:45 AM	0	268	52	0	7	8	0	1	20	0	0	0	0
5/21/2026	11:00 AM	0	262	51	0	4	12	0	0	20	0	0	0	0
5/21/2026	11:15 AM	0	271	54	0	5	9	0	0	24	0	0	0	0
5/21/2026	11:30 AM	0	244	62	0	5	8	0	1	21	0	0	0	0
5/21/2026	11:45 AM	0	219	69	0	9	4	0	2	19	0	0	0	0
5/21/2026	12:00 PM	0	220	75	0	9	0	0	3	23	0	0	0	0
5/21/2026	12:15 PM	0	194	68	1	8	1	0	3	16	0	0	0	0
5/21/2026	12:30 PM	0	215	62	3	9	3	0	5	13	0	0	0	0
5/21/2026	12:45 PM	0	229	54	3	8	3	0	4	14	0	0	0	0
5/21/2026	1:00 PM	0	227	46	3	9	4	0	3	8	0	0	0	0
5/21/2026	1:15 PM	1	253	48	2	10	5	0	3	9	0	0	0	0
5/21/2026	1:30 PM	1	255	53	1	9	4	0	1	12	0	0	0	0
5/21/2026	1:45 PM	1	251	57	1	6	5	0	4	10	0	0	0	0
5/21/2026	2:00 PM	2	259	60	2	4	4	0	5	14	0	0	0	0
5/21/2026	2:15 PM	1	277	57	2	4	2	0	5	13	0	0	0	0
5/21/2026	2:30 PM	2	299	64	2	4	2	0	5	12	0	0	0	0
5/21/2026	2:45 PM	2	339	81	2	5	2	0	2	13	0	0	0	0
5/21/2026	3:00 PM	1	345	83	1	6	3	0	2	11	0	0	0	0
5/21/2026	3:15 PM	3	334	94	1	10	3	0	3	12	0	0	0	0
5/21/2026	3:30 PM	5	343	92	0	10	3	0	2	10	0	0	0	0
5/21/2026	3:45 PM	5	332	81	0	10	2	0	2	7	0	0	0	0
5/21/2026	4:00 PM	5	371	87	0	11	1	0	1	8	0	0	0	0
5/21/2026	4:15 PM	3	389	96	0	7	1	0	0	5	0	0	0	0
5/21/2026	4:30 PM	1	418	107	0	9	1	0	1	4	0	0	0	0
5/21/2026	4:45 PM	1	460	113	0	10	1	0	1	6	0	0	0	0
5/21/2026	5:00 PM	1	458	111	0	13	2	0	2	2	0	0	0	0
5/21/2026	5:15 PM	3	437	92	0	12	2	1	2	2	0	0	0	0
5/21/2026	5:30 PM	3	381	73	0	9	1	1	1	2	0	0	0	0
5/21/2026	5:45 PM	3	295	63	0	9	1	1	2	1	0	0	0	0
5/21/2026	6:00 PM	3	240	52	0	4	0	1	1	4	0	0	0	0
5/21/2026	6:15 PM	1	212	51	0	4	0	0	2	5	0	0	0	0
5/21/2026	6:30 PM	0	182	42	0	3	0	0	2	5	0	0	0	0
5/21/2026	6:45 PM	0	188	35	0	1	0	0	1	4	0	0	0	0
5/21/2026	7:00 PM	0	173	39	0	1	0	0	1	3	0	0	0	0
5/21/2026	7:15 PM	0	164	36	0	0	0	0	0	3	0	0	0	0
5/21/2026	7:30 PM	2	177	43	0	0	0	0	0	3	0	0	0	0
5/21/2026	7:45 PM	2	179	41	0	1	0	0	0	3	0	0	0	0
5/21/2026	8:00 PM	2	195	34	0	1	0	0	0	1	0	0	0	0
5/21/2026	8:15 PM	3	208	33	0	1	0	0	0	1	0	0	0	0
5/21/2026	8:30 PM	1	212	23	0	1	0	0	0	2	0	0	0	0
5/21/2026	8:45 PM	1	200	19	0	1	0	0	0	3	0	0	0	0
5/21/2026	9:00 PM	1	174	16	0	2	0	0	0	4	0	0	0	0
5/21/2026	9:15 PM	0	151	15	0	2	0	0	0	3	0	0	0	0
5/21/2026	9:30 PM	0	139	16	0	2	0	0	0	2	0	0	0	0
5/21/2026	9:45 PM	0	137	14	0	1	0	0	0	2	0	0	0	0
5/21/2026	10:00 PM	0	128	14	0	1	0	0	0	1	0	0	0	0
5/21/2026	10:15 PM	0	124	12	0	1	0	0	0	1	0	0	0	0
5/21/2026	10:30 PM	0	108	11	0	3	1	0	0	2	0	0	0	0
5/21/2026	10:45 PM	0	98	11	0	4	1	0	1	1	0	0	0	0
5/21/2026	11:00 PM	0	93	9	0	3	1	0	1	1	0	0	0	0
5/21/2026	11:15 PM	0	71	6	0	3	1	0	1	1	0	0	0	0
5/21/2026	11:30 PM	0	46	3	0	1	0	0	1	0	0	0	0	0
5/21/2026	11:45 PM	0	18	1	0	0	0	0	0	0	0	0	0	0

SB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: FL-407 Challenger Memorial Pkwy, south of Shepard Dr
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
5/21/2026	12:00 AM	0	32	0	0	1	0	0	0	2	0	0	0	0
5/21/2026	12:15 AM	0	26	0	0	1	0	0	0	2	0	0	0	0
5/21/2026	12:30 AM	0	22	0	0	1	0	0	0	2	0	0	0	0
5/21/2026	12:45 AM	0	20	0	0	0	0	0	0	6	0	0	0	0
5/21/2026	1:00 AM	0	15	0	0	0	0	0	0	6	0	0	0	0
5/21/2026	1:15 AM	0	19	0	0	0	0	0	0	9	0	0	0	0
5/21/2026	1:30 AM	0	25	0	0	0	0	0	0	13	0	0	0	0
5/21/2026	1:45 AM	0	27	0	0	0	0	0	0	10	0	0	0	0
5/21/2026	2:00 AM	0	44	0	0	0	0	0	0	10	0	0	0	0
5/21/2026	2:15 AM	0	54	0	0	0	0	0	0	9	0	0	0	0
5/21/2026	2:30 AM	0	60	0	0	0	0	0	0	5	0	0	0	0
5/21/2026	2:45 AM	0	65	0	0	0	0	0	0	5	0	0	0	0
5/21/2026	3:00 AM	0	58	0	0	0	0	0	0	6	0	0	0	0
5/21/2026	3:15 AM	0	54	0	0	0	0	0	0	7	0	0	0	0
5/21/2026	3:30 AM	0	61	0	0	0	0	0	0	7	0	0	0	0
5/21/2026	3:45 AM	0	74	0	0	0	0	0	0	8	0	0	0	0
5/21/2026	4:00 AM	0	84	0	0	0	1	0	0	6	0	0	0	0
5/21/2026	4:15 AM	0	119	0	0	0	1	0	0	4	0	0	0	0
5/21/2026	4:30 AM	0	135	0	0	0	1	0	0	10	0	0	0	0
5/21/2026	4:45 AM	0	164	0	0	0	1	0	0	16	0	0	0	0
5/21/2026	5:00 AM	0	194	0	0	0	1	0	0	16	0	0	0	0
5/21/2026	5:15 AM	0	209	25	0	0	1	0	0	16	0	0	0	0
5/21/2026	5:30 AM	0	262	49	0	2	2	0	0	12	0	0	0	0
5/21/2026	5:45 AM	0	282	71	1	3	3	0	0	5	0	0	0	0
5/21/2026	6:00 AM	0	324	92	1	3	2	0	0	7	0	0	0	0
5/21/2026	6:15 AM	0	357	92	1	6	3	0	0	7	0	0	0	0
5/21/2026	6:30 AM	0	357	89	1	6	3	0	0	9	0	0	0	0
5/21/2026	6:45 AM	1	401	94	0	6	2	0	0	10	0	0	0	0
5/21/2026	7:00 AM	1	393	86	0	7	5	0	0	10	0	0	0	0
5/21/2026	7:15 AM	1	360	86	0	5	5	0	2	11	0	0	0	0
5/21/2026	7:30 AM	1	344	82	0	3	6	0	2	8	0	0	0	0
5/21/2026	7:45 AM	0	289	75	0	3	7	0	2	6	0	0	0	0
5/21/2026	8:00 AM	0	254	81	0	3	4	0	3	7	0	0	0	0
5/21/2026	8:15 AM	0	247	72	0	3	5	0	1	14	0	0	0	0
5/21/2026	8:30 AM	0	227	71	0	6	6	0	3	21	0	0	0	0
5/21/2026	8:45 AM	0	217	59	0	6	6	0	7	24	0	0	0	0
5/21/2026	9:00 AM	0	197	54	0	6	7	0	8	24	0	0	0	0
5/21/2026	9:15 AM	0	176	47	0	7	5	0	9	16	0	0	0	0
5/21/2026	9:30 AM	0	167	41	0	6	4	0	7	11	0	0	0	0
5/21/2026	9:45 AM	0	144	40	0	5	4	0	4	11	0	0	0	0
5/21/2026	10:00 AM	1	157	39	0	6	3	0	4	11	0	0	0	0
5/21/2026	10:15 AM	1	162	39	0	6	5	1	4	15	0	0	0	0
5/21/2026	10:30 AM	1	172	42	0	6	4	1	6	17	0	0	0	0
5/21/2026	10:45 AM	1	184	61	0	8	4	1	6	17	0	0	0	0
5/21/2026	11:00 AM	0	183	68	0	13	6	1	4	17	0	0	0	0
5/21/2026	11:15 AM	0	191	77	0	12	6	0	3	19	0	0	0	0
5/21/2026	11:30 AM	0	184	77	0	14	7	0	1	17	0	0	0	0
5/21/2026	11:45 AM	0	202	69	0	18	8	0	0	18	0	0	0	0
5/21/2026	12:00 PM	0	209	66	1	12	10	0	0	16	0	0	0	0
5/21/2026	12:15 PM	0	206	70	1	12	10	0	1	13	0	0	0	0
5/21/2026	12:30 PM	0	224	74	1	12	9	0	2	10	0	0	0	0
5/21/2026	12:45 PM	1	240	80	3	8	10	0	2	13	0	0	0	0
5/21/2026	1:00 PM	1	242	84	2	10	10	0	2	15	0	0	0	0
5/21/2026	1:15 PM	1	257	83	2	12	10	0	2	16	0	0	0	0
5/21/2026	1:30 PM	1	274	82	3	11	9	0	1	18	0	0	0	0
5/21/2026	1:45 PM	0	287	83	2	10	7	0	1	13	0	0	0	0
5/21/2026	2:00 PM	0	322	87	2	9	5	0	1	10	0	0	0	0
5/21/2026	2:15 PM	0	368	107	7	7	7	0	0	8	0	0	0	0
5/21/2026	2:30 PM	2	419	131	6	6	8	0	0	11	0	0	0	0
5/21/2026	2:45 PM	2	500	151	8	9	9	0	1	11	0	0	0	0
5/21/2026	3:00 PM	2	579	181	9	7	7	0	1	12	0	0	0	0
5/21/2026	3:15 PM	2	633	188	7	9	3	0	2	10	0	0	0	0
5/21/2026	3:30 PM	2	649	190	7	11	3	0	4	11	0	0	0	0
5/21/2026	3:45 PM	3	624	173	4	8	2	0	3	11	0	0	0	0
5/21/2026	4:00 PM	3	633	162	4	10	2	0	3	11	0	0	0	0
5/21/2026	4:15 PM	4	665	161	3	8	2	0	5	11	0	0	0	0
5/21/2026	4:30 PM	2	724	149	3	4	1	0	4	7	0	0	0	0
5/21/2026	4:45 PM	3	771	162	4	3	2	0	5	9	0	0	0	0
5/21/2026	5:00 PM	5	747	141	3	2	3	0	5	7	0	0	0	0
5/21/2026	5:15 PM	5	679	121	1	1	3	0	4	7	0	0	0	0
5/21/2026	5:30 PM	5	554	115	1	2	3	0	4	7	0	0	0	0
5/21/2026	5:45 PM	3	424	89	0	4	1	0	3	3	0	0	0	0
5/21/2026	6:00 PM	1	321	85	0	3	2	0	4	3	0	0	0	0
5/21/2026	6:15 PM	1	238	67	0	3	2	0	2	4	0	0	0	0
5/21/2026	6:30 PM	1	195	61	0	2	2	0	2	3	0	0	0	0
5/21/2026	6:45 PM	1	161	56	0	0	2	0	2	3	0	0	0	0
5/21/2026	7:00 PM	2	139	41	0	1	0	0	1	4	0	0	0	0
5/21/2026	7:15 PM	1	133	41	0	1	0	0	1	4	0	0	0	0
5/21/2026	7:30 PM	1	123	31	0	1	0	0	0	4	0	0	0	0
5/21/2026	7:45 PM	1	126	27	0	1	0	0	0	4	0	0	0	0
5/21/2026	8:00 PM	0	127	27	0	1	0	0	0	3	0	0	0	0
5/21/2026	8:15 PM	0	110	21	0	1	0	0	2	2	0	0	0	0
5/21/2026	8:30 PM	0	98	17	0	1	0	0	2	1	0	0	0	0
5/21/2026	8:45 PM	0	87	16	0	1	0	0	2	1	0	0	0	0
5/21/2026	9:00 PM	0	68	14	0	0	0	0	2	1	0	0	0	0
5/21/2026	9:15 PM	0	68	17	0	0	1	0	0	2	0	0	0	0
5/21/2026	9:30 PM	0	62	17	0	0	1	0	1	2	0	0	0	0
5/21/2026	9:45 PM	0	59	17	0	1	1	0	1	4	0	0	0	0
5/21/2026	10:00 PM	0	61	17	0	2	1	0	1	4	0	0	0	0
5/21/2026	10:15 PM	0	53	13	0	2	0	0	1	2	0	0	0	0
5/21/2026	10:30 PM	0	50	13	0	2	1	0	0	2	0	0	0	0
5/21/2026	10:45 PM	0	41	10	0	3	1	0	0	1	0	0	0	0
5/21/2026	11:00 PM	0	38	11	0	2	1	0	0	3	0	0	0	0
5/21/2026	11:15 PM	0	28	9	0	2	1	0	0	3	0	0	0	0
5/21/2026	11:30 PM	0	17	5	0	2	0	0	0	3	0	0	0	0
5/21/2026	11:45 PM	0	8	3	0	0	0	0	0	2	0	0	0	0

Bi-Directional Class Count || Location Overview

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 2

Shepard Dr,
west of Armstrong Dr

Lat/Long

28.515409°, -80.824313°

Click here for Map

0000 - 2400 (Weekday 24h Session) (All Dates)

Location Overview

Description	Time Interval	Visible	Tabs
Bi-Directional Class Count	15min	☑	4
Bi-Directional Class Count	60min	☑	4
Graphical Analysis	-	☑	3
Base Data	15min	☑	2
Base Data	60min	☑	2

Daily & Monthly Factors

	Thu
	05/21
DF	1.00
MF	1.00
DF*MF	**1.00**

Bi-Directional Class Count || NB EB 15min

Brevard County, FL

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
Shepard Dr,
west of Armstrong Dr

Date
Thursday, May 21, 2026

Lat/Long
28.515409°, -80.824313°

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

Click here for Map

0000 - 2400 (Weekday 24h Session) (05-21-2026)
NB EB 15min

	Eastbound (Movement 2.1)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
0015 - 0030	0	6	0	0	0	0	0	0	0	0	0	0	0	**6**	
0030 - 0045	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	
0045 - 0100	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	**16**
0100 - 0115	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
0115 - 0130	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**	
0130 - 0145	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**	
0145 - 0200	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**	**10**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0230 - 0245	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0300 - 0315	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0330 - 0345	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0345 - 0400	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	**4**
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0415 - 0430	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
0430 - 0445	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**	
0445 - 0500	0	1	4	0	0	0	0	0	0	0	0	0	0	**5**	**11**
0500 - 0515	0	2	1	0	1	0	0	0	0	0	0	0	0	**4**	
0515 - 0530	0	4	1	0	0	0	0	0	0	0	0	0	0	**5**	
0530 - 0545	0	7	6	0	1	0	0	0	0	0	0	0	0	**14**	
0545 - 0600	0	5	10	0	0	0	0	0	0	0	0	0	0	**15**	**38**
0600 - 0615	0	12	8	0	0	0	0	0	0	0	0	0	0	**20**	
0615 - 0630	0	7	4	0	0	0	0	0	0	0	0	0	0	**11**	
0630 - 0645	0	15	11	0	0	1	0	0	0	0	0	0	0	**27**	
0645 - 0700	0	41	15	3	1	0	0	0	0	0	0	0	0	**60**	**118**
0700 - 0715	0	24	8	0	1	1	0	0	1	0	0	0	0	**35**	
0715 - 0730	0	34	7	0	0	0	0	0	1	0	0	0	0	**42**	
0730 - 0745	0	32	9	0	1	1	0	0	0	0	0	0	0	**43**	
0745 - 0800	0	36	5	0	1	0	0	0	0	0	0	0	0	**42**	**162**
0800 - 0815	0	32	15	0	0	0	0	0	2	0	0	0	0	**49**	
0815 - 0830	0	47	11	0	0	1	0	0	1	0	0	0	0	**60**	
0830 - 0845	1	39	11	0	0	0	0	0	0	0	0	0	0	**51**	
0845 - 0900	1	25	11	0	0	0	0	0	0	0	0	0	0	**37**	**197**
0900 - 0915	0	16	5	0	0	0	0	0	1	0	0	0	0	**22**	
0915 - 0930	0	10	7	0	0	0	0	1	1	0	0	0	0	**19**	
0930 - 0945	0	11	5	0	3	0	0	0	0	0	0	0	0	**19**	
0945 - 1000	0	14	4	0	0	1	0	0	0	0	0	0	0	**19**	**79**
1000 - 1015	0	9	4	0	2	1	0	1	0	0	0	0	0	**17**	
1015 - 1030	0	9	6	0	0	0	0	0	0	0	0	0	0	**15**	
1030 - 1045	0	8	5	0	0	1	0	0	0	0	0	0	0	**14**	
1045 - 1100	0	8	7	0	1	0	0	1	1	0	0	0	0	**18**	**64**
1100 - 1115	0	12	7	0	0	0	0	0	2	0	0	0	0	**21**	
1115 - 1130	0	11	6	0	0	0	0	0	0	0	0	0	0	**17**	
1130 - 1145	0	10	2	0	0	3	0	0	0	0	0	0	0	**15**	
1145 - 1200	0	13	4	0	0	1	0	0	0	0	0	0	0	**18**	**71**
1200 - 1215	0	14	6	0	1	0	0	0	2	0	0	0	0	**23**	
1215 - 1230	0	11	6	0	0	0	0	0	1	0	0	0	0	**18**	
1230 - 1245	0	14	2	0	1	0	0	0	1	0	0	0	0	**18**	
1245 - 1300	0	16	7	0	0	1	0	0	3	0	0	0	0	**27**	**86**
1300 - 1315	0	9	3	1	0	1	0	0	0	0	0	0	0	**14**	
1315 - 1330	2	20	2	0	1	0	0	0	0	0	0	0	0	**25**	
1330 - 1345	0	23	5	0	2	0	0	0	0	0	0	0	0	**30**	
1345 - 1400	0	24	4	0	1	1	0	0	0	0	0	0	0	**30**	**99**
1400 - 1415	0	16	8	0	1	0	0	0	0	1	0	0	0	**26**	
1415 - 1430	0	12	6	0	0	0	0	0	3	0	0	0	0	**21**	
1430 - 1445	0	15	9	0	0	1	0	2	0	0	0	0	0	**27**	
1445 - 1500	1	20	3	1	0	0	0	0	1	0	0	0	0	**26**	**100**
1500 - 1515	0	19	4	0	0	1	0	0	1	0	0	0	0	**25**	
1515 - 1530	1	21	10	0	0	2	0	0	0	0	0	0	0	**34**	
1530 - 1545	0	27	7	0	0	1	0	0	2	0	0	0	0	**37**	
1545 - 1600	0	14	7	0	0	0	0	1	0	0	0	0	0	**22**	**118**
1600 - 1615	0	21	13	0	1	0	0	0	0	0	0	0	0	**35**	
1615 - 1630	1	30	6	0	2	0	0	0	0	0	0	0	0	**39**	
1630 - 1645	0	16	5	0	2	0	0	1	0	0	0	0	0	**24**	
1645 - 1700	0	19	12	0	1	0	0	0	0	0	0	0	0	**32**	**130**
1700 - 1715	0	24	13	0	0	0	0	0	0	0	0	0	0	**37**	
1715 - 1730	0	30	9	0	2	0	0	1	0	0	0	0	0	**42**	
1730 - 1745	0	29	9	0	2	0	0	0	0	0	0	0	0	**40**	
1745 - 1800	0	24	9	0	0	0	0	0	0	0	0	0	0	**33**	**152**
1800 - 1815	1	18	8	0	1	0	1	0	0	0	0	0	0	**29**	
1815 - 1830	0	18	3	0	1	0	0	0	0	0	0	0	0	**22**	
1830 - 1845	0	14	6	0	0	0	0	1	0	0	0	0	0	**21**	
1845 - 1900	0	18	1	0	0	0	0	0	0	0	0	0	0	**19**	**91**
1900 - 1915	0	11	3	0	0	0	0	0	0	0	0	0	0	**14**	
1915 - 1930	0	4	2	0	0	0	0	0	0	0	0	0	0	**6**	
1930 - 1945	0	10	2	0	0	0	0	0	0	0	0	0	0	**12**	
1945 - 2000	0	12	7	0	0	0	0	0	0	0	0	0	0	**19**	**51**
2000 - 2015	0	14	4	0	0	0	0	0	0	0	0	0	0	**18**	
2015 - 2030	0	9	1	0	0	0	0	0	0	0	0	0	0	**10**	
2030 - 2045	1	7	1	0	1	0	0	0	0	0	0	0	0	**10**	
2045 - 2100	0	11	3	0	0	0	0	0	0	0	0	0	0	**14**	**52**
2100 - 2115	0	7	1	0	0	0	0	0	0	0	0	0	0	**8**	
2115 - 2130	0	6	2	0	0	0	0	0	0	0	0	0	0	**8**	
2130 - 2145	0	9	2	0	0	0	0	0	0	0	0	0	0	**11**	
2145 - 2200	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	**29**
2200 - 2215	0	10	3	0	0	0	0	0	0	0	0	0	0	**13**	
2215 - 2230	0	9	3	0	0	0	0	0	0	0	0	0	0	**12**	
2230 - 2245	0	7	2	0	0	0	0	0	0	0	0	0	0	**9**	
2245 - 2300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**35**
2300 - 2315	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
2315 - 2330	0	7	1	0	0	0	0	0	0	0	0	0	0	**8**	
2330 - 2345	0	4	1	0	0	0	0	0	0	0	0	0	0	**5**	
2345 - 0000	0	4	1	0	0	0	0	0	0	0	0	0	0	**5**	**21**

Session Total	9	1210	425	5	32	19	1	9	24	1	0	0	0	**1735**
Session Average	0.09	12.60	4.43	0.05	0.33	0.20	0.01	0.09	0.25	0.01	0.00	0.00	0.00	**18.07**
Session Percentage	0.52	69.74	24.50	0.29	1.84	1.10	0.06	0.52	1.38	0.06	0.00	0.00	0.00	

AM Peak Hour	0800 - 0900	0745 - 0845	0800 - 0900	0600 - 0700	0915 - 1015	0945 - 1045	-	0915 - 1015	0715 - 0815	-	-	-	-	**0745 - 0845**
AM Peak Volume	2	154	48	3	5	3	0	2	3	0	0	0	0	**202**
AM Peak %age	0.99	76.24	23.76	1.49	2.48	1.49	0.00	0.99	1.49	0.00	0.00	0.00	0.00	

Noon Peak Hour	1230 - 1330	1445 - 1545	1345 - 1445	1215 - 1315	1315 - 1415	1100 - 1200	-	1000 - 1100	1200 - 1300	1315 - 1415	-	-	-	**1445 - 1545**
Noon Peak Volume	2	87	27	1	5	4	0	2	7	1	0	0	0	**122**
Noon Peak %age	1.64	71.31	22.13	0.82	4.10	3.28	0.00	1.64	5.74	0.82	0.00	0.00	0.00	

PM Peak Hour	1500 - 1600	1700 - 1800	1645 - 1745	-	1600 - 1700	1500 - 1600	1715 - 1815	1545 - 1645	1500 - 1600	-	-	-	-	**1700 - 1800**
PM Peak Volume	1	107	43	0	6	4	1	2	3	0	0	0	0	**152**
PM Peak %age	0.66	70.39	28.29	0.00	3.95	2.63	0.66	1.32	1.97	0.00	0.00	0.00	0.00	

User Peak Volume	0	14	2	0	0	0	0	0	0	0	0	0	0	**16**
User Peak %age	0.00	87.50	12.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 15min

Brevard County, FL

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
Shepard Dr,
west of Armstrong Dr

Date
Thursday, May 21, 2026

Lat/Long
28.515409°, -80.824313°

Click here for Map

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (05-21-2026)
SB WB 15min

	Westbound (Movement 2.2)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0015 - 0030	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0030 - 0045	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0045 - 0100	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	**8**
0100 - 0115	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0200 - 0215	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0215 - 0230	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	
0230 - 0245	0	0	0	0	1	0	0	0	0	0	0	0	0	**1**	
0245 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**4**
0300 - 0315	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0315 - 0330	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
0330 - 0345	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	
0345 - 0400	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	**9**
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
0415 - 0430	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0430 - 0445	0	8	2	0	0	0	0	0	0	0	0	0	0	**10**	
0445 - 0500	0	1	0	0	1	0	0	0	0	0	0	0	0	**2**	**15**
0500 - 0515	0	14	2	0	1	0	0	0	1	0	0	0	0	**18**	
0515 - 0530	0	15	1	0	1	0	0	0	1	0	0	0	0	**18**	
0530 - 0545	0	13	3	0	1	0	0	0	0	0	0	0	0	**17**	
0545 - 0600	0	12	0	0	0	1	0	0	0	0	0	0	0	**13**	**66**
0600 - 0615	0	15	7	0	0	0	0	0	0	0	0	0	0	**22**	
0615 - 0630	0	21	8	0	2	0	0	0	0	0	0	0	0	**31**	
0630 - 0645	0	22	7	0	0	0	0	0	0	0	0	0	0	**29**	
0645 - 0700	0	22	8	0	0	0	0	0	0	0	0	0	0	**30**	**112**
0700 - 0715	0	20	6	0	2	0	0	0	0	0	0	0	0	**28**	
0715 - 0730	0	15	7	0	1	0	0	0	0	0	0	0	0	**23**	
0730 - 0745	0	25	4	0	0	0	0	0	0	0	0	0	0	**29**	
0745 - 0800	0	14	5	2	0	1	0	0	2	0	0	0	0	**24**	**104**
0800 - 0815	0	17	6	1	0	2	0	0	0	0	0	0	0	**26**	
0815 - 0830	0	31	4	0	0	0	0	0	1	0	0	0	0	**36**	
0830 - 0845	0	25	8	0	1	0	0	0	0	0	0	0	0	**34**	
0845 - 0900	0	11	9	0	0	0	0	0	0	0	0	0	0	**20**	**116**
0900 - 0915	0	14	4	0	0	1	0	1	1	0	0	0	0	**21**	
0915 - 0930	0	11	8	0	2	0	0	0	1	0	0	0	0	**22**	
0930 - 0945	0	8	3	1	0	0	0	0	1	0	0	0	0	**13**	
0945 - 1000	0	11	7	0	0	0	0	0	0	0	0	0	0	**18**	**74**
1000 - 1015	0	8	5	0	0	0	0	0	0	0	0	0	0	**13**	
1015 - 1030	0	9	4	0	1	1	0	0	0	0	0	0	0	**15**	
1030 - 1045	0	7	1	0	0	0	0	0	1	0	0	0	0	**9**	
1045 - 1100	0	13	2	0	1	0	0	0	0	0	0	0	0	**16**	**53**
1100 - 1115	0	4	3	0	0	1	0	1	0	0	0	0	0	**9**	
1115 - 1130	0	14	7	0	2	0	0	0	2	0	0	0	0	**25**	
1130 - 1145	0	9	9	0	0	0	0	0	0	0	0	0	0	**18**	
1145 - 1200	0	17	8	0	0	0	0	0	0	0	0	0	0	**25**	**77**
1200 - 1215	0	13	4	0	1	0	0	0	1	0	0	0	0	**19**	
1215 - 1230	1	14	3	0	1	1	0	0	1	0	0	0	0	**21**	
1230 - 1245	0	15	4	0	0	1	0	0	0	0	0	0	0	**20**	
1245 - 1300	0	7	10	0	0	3	0	0	0	0	0	0	0	**20**	**80**
1300 - 1315	0	15	4	0	0	0	0	1	0	0	0	0	0	**20**	
1315 - 1330	0	19	5	0	1	1	0	0	1	0	0	0	0	**27**	
1330 - 1345	1	15	3	0	0	1	0	0	2	0	0	0	0	**22**	
1345 - 1400	0	9	7	0	1	2	0	0	3	0	0	0	0	**22**	**91**
1400 - 1415	0	18	14	0	1	1	0	0	0	0	0	0	0	**34**	
1415 - 1430	0	23	7	0	1	0	1	0	0	0	0	0	0	**32**	
1430 - 1445	0	13	6	0	0	0	0	0	0	1	0	0	0	**20**	
1445 - 1500	0	19	6	0	1	0	0	0	0	0	0	0	0	**26**	**112**
1500 - 1515	0	24	12	2	0	1	0	0	0	0	0	0	0	**39**	
1515 - 1530	0	18	7	0	0	0	0	0	0	0	0	0	0	**25**	
1530 - 1545	0	47	19	0	0	1	0	0	0	0	0	0	0	**67**	
1545 - 1600	0	24	14	0	0	0	0	0	0	0	0	0	0	**38**	**169**
1600 - 1615	0	23	14	0	0	0	0	0	0	0	0	0	0	**37**	
1615 - 1630	1	19	9	0	1	0	0	0	0	0	0	0	0	**30**	
1630 - 1645	0	45	10	0	1	0	0	0	0	0	0	0	0	**56**	
1645 - 1700	0	20	9	0	0	0	0	0	1	0	0	0	0	**30**	**153**
1700 - 1715	1	26	10	0	0	0	0	0	0	0	0	0	0	**37**	
1715 - 1730	0	26	6	0	0	0	0	0	1	0	0	0	0	**33**	
1730 - 1745	0	17	4	0	0	0	1	0	0	0	0	0	0	**22**	
1745 - 1800	0	11	3	0	0	0	0	0	1	0	0	0	0	**15**	**107**
1800 - 1815	0	16	6	0	0	0	0	0	0	0	0	0	0	**22**	
1815 - 1830	0	10	8	0	0	0	0	0	0	0	0	0	0	**18**	
1830 - 1845	0	11	4	0	0	0	0	0	0	0	0	0	0	**15**	
1845 - 1900	0	6	3	0	0	0	0	1	0	0	0	0	0	**10**	**65**
1900 - 1915	0	7	1	0	0	0	0	0	1	0	0	0	0	**9**	
1915 - 1930	0	13	6	0	0	0	0	1	0	0	0	0	0	**20**	
1930 - 1945	0	11	2	0	0	0	0	0	0	0	0	0	0	**13**	
1945 - 2000	0	7	1	0	0	0	0	0	0	0	0	0	0	**8**	**50**
2000 - 2015	0	8	1	0	0	0	0	0	0	0	0	0	0	**9**	
2015 - 2030	0	6	1	0	0	0	0	0	0	0	0	0	0	**7**	
2030 - 2045	0	10	1	0	0	0	0	0	0	0	0	0	0	**11**	
2045 - 2100	0	5	1	0	0	0	0	0	0	0	0	0	0	**6**	**33**
2100 - 2115	0	4	1	0	0	0	0	2	0	0	0	0	0	**7**	
2115 - 2130	0	5	0	0	0	0	0	0	0	0	0	0	0	**5**	
2130 - 2145	0	3	0	0	0	0	0	1	0	0	0	0	0	**4**	
2145 - 2200	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	**18**
2200 - 2215	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
2215 - 2230	0	1	0	0	0	0	0	1	1	0	0	0	0	**3**	
2230 - 2245	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
2245 - 2300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**8**
2300 - 2315	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
2315 - 2330	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
2330 - 2345	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**7**

Session Total	4	1065	374	6	26	19	2	9	26	1	0	0	0	**1532**
Session Average	0.04	11.09	3.90	0.06	0.27	0.20	0.02	0.09	0.27	0.01	0.00	0.00	0.00	**15.96**
Session Percentage	0.26	69.52	24.41	0.39	1.70	1.24	0.13	0.59	1.70	0.07	0.00	0.00	0.00	

AM Peak Hour	-	0730 - 0830	0600 - 0700	0715 - 0815	0615 - 0715	0715 - 0815	-	0815 - 0915	0730 - 0830	-	-	-	-	**0745 - 0845**
AM Peak Volume	0	87	30	3	4	3	0	1	3	0	0	0	0	**120**
AM Peak %age	0.00	72.50	25.00	2.50	3.33	2.50	0.00	0.83	2.50	0.00	0.00	0.00	0.00	

Noon Peak Hour	1130 - 1230	1445 - 1545	1445 - 1545	1415 - 1515	1030 - 1130	1200 - 1300	1330 - 1430	1015 - 1115	1300 - 1400	1345 - 1445	-	-	-	**1445 - 1545**
Noon Peak Volume	1	108	44	2	3	5	1	1	6	1	0	0	0	**157**
Noon Peak %age	0.64	68.79	28.03	1.27	1.91	3.18	0.64	0.64	3.82	0.64	0.00	0.00	0.00	

PM Peak Hour	1615 - 1715	1630 - 1730	1530 - 1630	1500 - 1600	1545 - 1645	1500 - 1600	1645 - 1745	1830 - 1930	1630 - 1730	-	-	-	-	**1530 - 1630**
PM Peak Volume	2	117	56	2	2	2	1	2	2	0	0	0	0	**172**
PM Peak %age	1.16	68.02	32.56	1.16	1.16	1.16	0.58	1.16	1.16	0.00	0.00	0.00	0.00	

User Peak Volume	0	8	0	0	0	0	0	0	0	0	0	0	0	**8**
User Peak %age	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 15min

Brevard County, FL

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
Shepard Dr,
west of Armstrong Dr

Date
Thursday, May 21, 2026

Lat/Long
28.515409°, -80.824313°

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (05-21-2026)
Bi-Directional 15min

	Bi-Directional 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	5	0	0	0	0	0	0	0	0	0	0	0	**5**	
0015 - 0030	0	7	0	0	0	0	0	0	0	0	0	0	0	**7**	
0030 - 0045	0	4	1	0	0	0	0	0	0	0	0	0	0	**5**	
0045 - 0100	0	6	1	0	0	0	0	0	0	0	0	0	0	**7**	**24**
0100 - 0115	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0115 - 0130	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**	
0130 - 0145	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**	
0145 - 0200	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**	**11**
0200 - 0215	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0215 - 0230	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	
0230 - 0245	0	1	0	0	1	0	0	0	0	0	0	0	0	**2**	
0245 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**5**
0300 - 0315	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**	
0315 - 0330	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
0330 - 0345	0	1	0	0	0	0	0	0	1	0	0	0	0	**2**	
0345 - 0400	0	5	0	0	0	0	0	0	0	0	0	0	0	**5**	**13**
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
0415 - 0430	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0430 - 0445	0	12	2	0	0	0	0	0	0	0	0	0	0	**14**	
0445 - 0500	0	2	4	0	1	0	0	0	0	0	0	0	0	**7**	**26**
0500 - 0515	0	16	3	0	2	0	0	0	1	0	0	0	0	**22**	
0515 - 0530	0	19	2	0	1	0	0	0	1	0	0	0	0	**23**	
0530 - 0545	0	20	9	0	2	0	0	0	0	0	0	0	0	**31**	
0545 - 0600	0	17	10	0	0	1	0	0	0	0	0	0	0	**28**	**104**
0600 - 0615	0	27	15	0	0	0	0	0	0	0	0	0	0	**42**	
0615 - 0630	0	28	12	0	2	0	0	0	0	0	0	0	0	**42**	
0630 - 0645	0	37	18	0	0	1	0	0	0	0	0	0	0	**56**	
0645 - 0700	0	63	23	3	1	0	0	0	0	0	0	0	0	**90**	**230**
0700 - 0715	0	44	14	0	3	1	0	0	1	0	0	0	0	**63**	
0715 - 0730	0	49	14	0	1	0	0	0	1	0	0	0	0	**65**	
0730 - 0745	0	57	13	0	1	1	0	0	0	0	0	0	0	**72**	
0745 - 0800	0	50	10	2	1	1	0	0	2	0	0	0	0	**66**	**266**
0800 - 0815	0	49	21	1	0	2	0	0	2	0	0	0	0	**75**	
0815 - 0830	0	78	15	0	0	1	0	0	2	0	0	0	0	**96**	
0830 - 0845	1	64	19	0	1	0	0	0	0	0	0	0	0	**85**	
0845 - 0900	1	36	20	0	0	0	0	0	0	0	0	0	0	**57**	**313**
0900 - 0915	0	30	9	0	0	1	0	1	2	0	0	0	0	**43**	
0915 - 0930	0	21	15	0	2	0	0	1	2	0	0	0	0	**41**	
0930 - 0945	0	19	8	1	3	0	0	0	1	0	0	0	0	**32**	
0945 - 1000	0	25	11	0	0	1	0	0	0	0	0	0	0	**37**	**153**
1000 - 1015	0	17	9	0	2	1	0	1	0	0	0	0	0	**30**	
1015 - 1030	0	18	10	0	1	1	0	0	0	0	0	0	0	**30**	
1030 - 1045	0	15	6	0	0	1	0	0	1	0	0	0	0	**23**	
1045 - 1100	0	21	9	0	2	0	0	1	1	0	0	0	0	**34**	**117**
1100 - 1115	0	16	10	0	0	1	0	1	2	0	0	0	0	**30**	
1115 - 1130	0	25	13	0	2	0	0	0	2	0	0	0	0	**42**	
1130 - 1145	0	19	11	0	0	3	0	0	0	0	0	0	0	**33**	
1145 - 1200	0	30	12	0	0	1	0	0	0	0	0	0	0	**43**	**148**
1200 - 1215	0	27	10	0	2	0	0	0	3	0	0	0	0	**42**	
1215 - 1230	1	25	9	0	1	1	0	0	2	0	0	0	0	**39**	
1230 - 1245	0	29	6	0	1	1	0	0	1	0	0	0	0	**38**	
1245 - 1300	0	23	17	0	0	4	0	0	3	0	0	0	0	**47**	**166**
1300 - 1315	0	24	7	1	0	1	0	1	0	0	0	0	0	**34**	
1315 - 1330	2	39	7	0	2	1	0	0	1	0	0	0	0	**52**	
1330 - 1345	1	38	8	0	2	1	0	0	2	0	0	0	0	**52**	
1345 - 1400	0	33	11	0	2	3	0	0	3	0	0	0	0	**52**	**190**
1400 - 1415	0	34	22	0	2	1	0	0	0	1	0	0	0	**60**	
1415 - 1430	0	35	13	0	1	0	1	0	3	0	0	0	0	**53**	
1430 - 1445	0	28	15	0	0	1	0	2	0	1	0	0	0	**47**	
1445 - 1500	1	39	9	1	1	0	0	0	1	0	0	0	0	**52**	**212**
1500 - 1515	0	43	16	2	0	2	0	0	1	0	0	0	0	**64**	
1515 - 1530	1	39	17	0	0	2	0	0	0	0	0	0	0	**59**	
1530 - 1545	0	74	26	0	0	2	0	0	2	0	0	0	0	**104**	
1545 - 1600	0	38	21	0	0	0	0	1	0	0	0	0	0	**60**	**287**
1600 - 1615	0	44	27	0	1	0	0	0	0	0	0	0	0	**72**	
1615 - 1630	2	49	15	0	3	0	0	0	0	0	0	0	0	**69**	
1630 - 1645	0	61	15	0	3	0	0	1	0	0	0	0	0	**80**	
1645 - 1700	0	39	21	0	1	0	0	0	1	0	0	0	0	**62**	**283**
1700 - 1715	1	50	23	0	0	0	0	0	0	0	0	0	0	**74**	
1715 - 1730	0	56	15	0	2	0	0	1	1	0	0	0	0	**75**	
1730 - 1745	0	46	13	0	2	0	1	0	0	0	0	0	0	**62**	
1745 - 1800	0	35	12	0	0	0	0	0	1	0	0	0	0	**48**	**259**
1800 - 1815	1	34	14	0	1	0	1	0	0	0	0	0	0	**51**	
1815 - 1830	0	28	11	0	1	0	0	0	0	0	0	0	0	**40**	
1830 - 1845	0	25	10	0	0	0	0	1	0	0	0	0	0	**36**	
1845 - 1900	0	24	4	0	0	0	0	1	0	0	0	0	0	**29**	**156**
1900 - 1915	0	18	4	0	0	0	0	0	1	0	0	0	0	**23**	
1915 - 1930	0	17	8	0	0	0	0	1	0	0	0	0	0	**26**	
1930 - 1945	0	21	4	0	0	0	0	0	0	0	0	0	0	**25**	
1945 - 2000	0	19	8	0	0	0	0	0	0	0	0	0	0	**27**	**101**
2000 - 2015	0	22	5	0	0	0	0	0	0	0	0	0	0	**27**	
2015 - 2030	0	15	2	0	0	0	0	0	0	0	0	0	0	**17**	
2030 - 2045	1	17	2	0	1	0	0	0	0	0	0	0	0	**21**	
2045 - 2100	0	16	4	0	0	0	0	0	0	0	0	0	0	**20**	**85**
2100 - 2115	0	11	2	0	0	0	0	2	0	0	0	0	0	**15**	
2115 - 2130	0	11	2	0	0	0	0	0	0	0	0	0	0	**13**	
2130 - 2145	0	12	2	0	0	0	0	1	0	0	0	0	0	**15**	
2145 - 2200	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**	**47**
2200 - 2215	0	12	3	0	0	0	0	0	0	0	0	0	0	**15**	
2215 - 2230	0	10	3	0	0	0	0	1	1	0	0	0	0	**15**	
2230 - 2245	0	9	2	0	0	0	0	0	0	0	0	0	0	**11**	
2245 - 2300	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	**43**
2300 - 2315	0	6	0	0	0	0	0	0	0	0	0	0	0	**6**	
2315 - 2330	0	10	1	0	0	0	0	0	0	0	0	0	0	**11**	
2330 - 2345	0	5	1	0	0	0	0	0	0	0	0	0	0	**6**	
2345 - 0000	0	4	1	0	0	0	0	0	0	0	0	0	0	**5**	**28**

Session Total	13	2275	799	11	58	38	3	18	50	2	0	0	0	**3267**
Session Average	0.14	23.70	8.32	0.11	0.60	0.40	0.03	0.19	0.52	0.02	0.00	0.00	0.00	**34.03**
Session Percentage	0.40	69.64	24.46	0.34	1.78	1.16	0.09	0.55	1.53	0.06	0.00	0.00	0.00	

AM Peak Hour	0800 - 0900	0745 - 0845	0800 - 0900	0600 - 0700	0915 - 1015	0730 - 0830	-	0830 - 0930	0730 - 0830	-	-	-	-	**0745 - 0845**
AM Peak Volume	2	241	75	3	7	5	0	2	6	0	0	0	0	**322**
AM Peak %age	0.62	74.84	23.29	0.93	2.17	1.55	0.00	0.62	1.86	0.00	0.00	0.00	0.00	

Noon Peak Hour	1245 - 1345	1445 - 1545	1445 - 1545	1415 - 1515	1315 - 1415	1215 - 1315	1330 - 1430	1000 - 1100	1200 - 1300	1345 - 1445	-	-	-	**1445 - 1545**
Noon Peak Volume	3	195	68	3	8	7	1	2	9	2	0	0	0	**279**
Noon Peak %age	1.08	69.89	24.37	1.08	2.87	2.51	0.36	0.72	3.23	0.72	0.00	0.00	0.00	

PM Peak Hour	1615 - 1715	1630 - 1730	1515 - 1615	1500 - 1600	1600 - 1700	1500 - 1600	1715 - 1815	1830 - 1930	1500 - 1600	-	-	-	-	**1530 - 1630**
PM Peak Volume	3	206	91	2	8	6	2	3	3	0	0	0	0	**305**
PM Peak %age	0.98	67.54	29.84	0.66	2.62	1.97	0.66	0.98	0.98	0.00	0.00	0.00	0.00	

User Peak Volume	0	22	2	0	0	0	0	0	0	0	0	0	0	**24**
User Peak %age	0.00	91.67	8.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Volume Summary 15min

Brevard County, FL

Marr Traffic DATA COLLECTION

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Site 2
Shepard Dr,
west of Armstrong Dr

Date
Thursday, May 21, 2026

Lat/Long
28.515409°, -80.824313°

Weather
Light Rain Shower
81°F

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0000 - 2400 (Weekday 24h Session) (05-21-2026)

Volume Summary 15min

TIME	Volume Summary 15min EB	WB	15min Total	60min Total
0000 - 0015	2	3	**5**	
0015 - 0030	6	1	**7**	
0030 - 0045	4	1	**5**	
0045 - 0100	4	3	**7**	**24**
0100 - 0115	2	1	**3**	
0115 - 0130	2	0	**2**	
0130 - 0145	2	0	**2**	
0145 - 0200	4	0	**4**	**11**
0200 - 0215	0	1	**1**	
0215 - 0230	0	1	**1**	
0230 - 0245	1	1	**2**	
0245 - 0300	0	1	**1**	**5**
0300 - 0315	1	3	**4**	
0315 - 0330	0	2	**2**	
0330 - 0345	1	1	**2**	
0345 - 0400	2	3	**5**	**13**
0400 - 0415	0	2	**2**	
0415 - 0430	2	1	**3**	
0430 - 0445	4	10	**14**	
0445 - 0500	5	2	**7**	**26**
0500 - 0515	4	18	**22**	
0515 - 0530	5	18	**23**	
0530 - 0545	14	17	**31**	
0545 - 0600	15	13	**28**	**104**
0600 - 0615	20	22	**42**	
0615 - 0630	11	31	**42**	
0630 - 0645	27	29	**56**	
0645 - 0700	60	30	**90**	**230**
0700 - 0715	35	28	**63**	
0715 - 0730	42	23	**65**	
0730 - 0745	43	29	**72**	
0745 - 0800	42	24	**66**	**266**
0800 - 0815	49	26	**75**	
0815 - 0830	60	36	**96**	
0830 - 0845	51	34	**85**	
0845 - 0900	37	20	**57**	**313**
0900 - 0915	22	21	**43**	
0915 - 0930	19	22	**41**	
0930 - 0945	19	13	**32**	
0945 - 1000	19	18	**37**	**153**
1000 - 1015	17	13	**30**	
1015 - 1030	15	15	**30**	
1030 - 1045	14	9	**23**	
1045 - 1100	18	16	**34**	**117**
1100 - 1115	21	9	**30**	
1115 - 1130	17	25	**42**	
1130 - 1145	15	18	**33**	
1145 - 1200	18	25	**43**	**148**

Time	Volume Summary 15min EB	WB	15min Total	60min Total
1200 - 1215	23	19	**42**	
1215 - 1230	18	21	**39**	
1230 - 1245	18	20	**38**	
1245 - 1300	27	20	**47**	**166**
1300 - 1315	14	20	**34**	
1315 - 1330	25	27	**52**	
1330 - 1345	30	22	**52**	
1345 - 1400	30	22	**52**	**190**
1400 - 1415	26	34	**60**	
1415 - 1430	21	32	**53**	
1430 - 1445	27	20	**47**	
1445 - 1500	26	26	**52**	**212**
1500 - 1515	25	39	**64**	
1515 - 1530	34	25	**59**	
1530 - 1545	37	67	**104**	
1545 - 1600	22	38	**60**	**287**
1600 - 1615	35	37	**72**	
1615 - 1630	39	30	**69**	
1630 - 1645	24	56	**80**	
1645 - 1700	32	30	**62**	**283**
1700 - 1715	37	37	**74**	
1715 - 1730	42	33	**75**	
1730 - 1745	40	22	**62**	
1745 - 1800	33	15	**48**	**259**
1800 - 1815	29	22	**51**	
1815 - 1830	22	18	**40**	
1830 - 1845	21	15	**36**	
1845 - 1900	19	10	**29**	**156**
1900 - 1915	14	9	**23**	
1915 - 1930	6	20	**26**	
1930 - 1945	12	13	**25**	
1945 - 2000	19	8	**27**	**101**
2000 - 2015	18	9	**27**	
2015 - 2030	10	7	**17**	
2030 - 2045	10	11	**21**	
2045 - 2100	14	6	**20**	**85**
2100 - 2115	8	7	**15**	
2115 - 2130	8	5	**13**	
2130 - 2145	11	4	**15**	
2145 - 2200	2	2	**4**	**47**
2200 - 2215	13	2	**15**	
2215 - 2230	12	3	**15**	
2230 - 2245	9	2	**11**	
2245 - 2300	1	1	**2**	**43**
2300 - 2315	3	3	**6**	
2315 - 2330	8	3	**11**	
2330 - 2345	5	1	**6**	
2345 - 0000	5	0	**5**	**28**

Session Total	1735	1532	**3267**
Session Average	18.07	15.96	**34.03**
Session Percentage	53.11	46.89	

Bi-Directional Class Count || NB EB 60min

Brevard County, FL

Marr Traffic DATA COLLECTION

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west of Armstrong Dr

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Lat/Long
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Weather
Light Rain Shower
81°F

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0000 - 2400 (Weekday 24h Session) (05-21-2026)

NB EB 60min

	Eastbound (Movement 2.1)													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	14	2	0	0	0	0	0	0	0	0	0	0	**16**
0100 - 0200	0	8	2	0	0	0	0	0	0	0	0	0	0	**10**
0200 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
0300 - 0400	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**
0400 - 0500	0	7	4	0	0	0	0	0	0	0	0	0	0	**11**
0500 - 0600	0	18	18	0	2	0	0	0	0	0	0	0	0	**38**
0600 - 0700	0	75	38	3	1	1	0	0	0	0	0	0	0	**118**
0700 - 0800	0	126	29	0	3	2	0	0	2	0	0	0	0	**162**
0800 - 0900	2	143	48	0	0	1	0	0	3	0	0	0	0	**197**
0900 - 1000	0	51	21	0	3	1	0	1	2	0	0	0	0	**79**
1000 - 1100	0	34	22	0	3	2	0	2	1	0	0	0	0	**64**
1100 - 1200	0	46	19	0	0	4	0	0	2	0	0	0	0	**71**
1200 - 1300	0	55	21	0	2	1	0	0	7	0	0	0	0	**86**
1300 - 1400	2	76	14	1	4	2	0	0	0	0	0	0	0	**99**
1400 - 1500	1	63	26	1	1	1	0	2	4	1	0	0	0	**100**
1500 - 1600	1	81	28	0	0	4	0	1	3	0	0	0	0	**118**
1600 - 1700	1	86	36	0	6	0	0	1	0	0	0	0	0	**130**
1700 - 1800	0	107	40	0	4	0	0	1	0	0	0	0	0	**152**
1800 - 1900	1	68	18	0	2	0	1	1	0	0	0	0	0	**91**
1900 - 2000	0	37	14	0	0	0	0	0	0	0	0	0	0	**51**
2000 - 2100	1	41	9	0	1	0	0	0	0	0	0	0	0	**52**
2100 - 2200	0	24	5	0	0	0	0	0	0	0	0	0	0	**29**
2200 - 2300	0	27	8	0	0	0	0	0	0	0	0	0	0	**35**
2300 - 2400	0	18	3	0	0	0	0	0	0	0	0	0	0	**21**

Session Total	9	1210	425	5	32	19	1	9	24	1	0	0	0	**1735**
Session Average	0.38	50.42	17.71	0.21	1.33	0.79	0.04	0.38	1.00	0.04	0.00	0.00	0.00	**72.29**
Session Percentage	0.52	69.74	24.50	0.29	1.84	1.10	0.06	0.52	1.38	0.06	0.00	0.00	0.00	

AM Peak Hour	0800 - 0900	0800 - 0900	0800 - 0900	0600 - 0700	0700 - 0800	0700 - 0800	-	0900 - 1000	0800 - 0900	-	-	-	-	**0800 - 0900**
AM Peak Volume	2	143	48	3	3	2	0	1	3	0	0	0	0	**197**
AM Peak %age	1.02	72.59	24.37	1.52	1.52	1.02	0.00	0.51	1.52	0.00	0.00	0.00	0.00	

Noon Peak Hour	1300 - 1400	1300 - 1400	1400 - 1500	1300 - 1400	1300 - 1400	1100 - 1200	-	1000 - 1100	1200 - 1300	1400 - 1500	-	-	-	**1400 - 1500**
Noon Peak Volume	2	76	26	1	4	4	0	2	7	1	0	0	0	**100**
Noon Peak %age	2.00	76.00	26.00	1.00	4.00	4.00	0.00	2.00	7.00	1.00	0.00	0.00	0.00	

PM Peak Hour	1500 - 1600	1700 - 1800	1700 - 1800	-	1600 - 1700	1500 - 1600	1800 - 1900	1500 - 1600	1500 - 1600	-	-	-	-	**1700 - 1800**
PM Peak Volume	1	107	40	0	6	4	1	1	3	0	0	0	0	**152**
PM Peak %age	0.66	70.39	26.32	0.00	3.95	2.63	0.66	0.66	1.97	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 60min

Brevard County, FL

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Thursday, May 21, 2026

Lat/Long
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Weather
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81°F

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0000 - 2400 (Weekday 24h Session) (05-21-2026)

SB WB 60min

	Westbound (Movement 2.2)													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	8	0	0	0	0	0	0	0	0	0	0	0	**8**
0100 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
0200 - 0300	0	2	0	0	1	0	0	0	1	0	0	0	0	**4**
0300 - 0400	0	8	0	0	0	0	0	0	1	0	0	0	0	**9**
0400 - 0500	0	12	2	0	1	0	0	0	0	0	0	0	0	**15**
0500 - 0600	0	54	6	0	3	1	0	0	2	0	0	0	0	**66**
0600 - 0700	0	80	30	0	2	0	0	0	0	0	0	0	0	**112**
0700 - 0800	0	74	22	2	3	1	0	0	2	0	0	0	0	**104**
0800 - 0900	0	84	27	1	1	2	0	0	1	0	0	0	0	**116**
0900 - 1000	0	44	22	1	2	1	0	1	3	0	0	0	0	**74**
1000 - 1100	0	37	12	0	2	1	0	0	1	0	0	0	0	**53**
1100 - 1200	0	44	27	0	2	1	0	1	2	0	0	0	0	**77**
1200 - 1300	1	49	21	0	2	5	0	0	2	0	0	0	0	**80**
1300 - 1400	1	58	19	0	2	4	0	1	6	0	0	0	0	**91**
1400 - 1500	0	73	33	0	3	1	1	0	0	1	0	0	0	**112**
1500 - 1600	0	113	52	2	0	2	0	0	0	0	0	0	0	**169**
1600 - 1700	1	107	42	0	2	0	0	0	1	0	0	0	0	**153**
1700 - 1800	1	80	23	0	0	0	1	0	2	0	0	0	0	**107**
1800 - 1900	0	43	21	0	0	0	0	1	0	0	0	0	0	**65**
1900 - 2000	0	38	10	0	0	0	0	1	1	0	0	0	0	**50**
2000 - 2100	0	29	4	0	0	0	0	0	0	0	0	0	0	**33**
2100 - 2200	0	14	1	0	0	0	0	3	0	0	0	0	0	**18**
2200 - 2300	0	6	0	0	0	0	0	1	1	0	0	0	0	**8**
2300 - 2400	0	7	0	0	0	0	0	0	0	0	0	0	0	**7**

Session Total	4	1065	374	6	26	19	2	9	26	1	0	0	0	**1532**
Session Average	0.17	44.38	15.58	0.25	1.08	0.79	0.08	0.38	1.08	0.04	0.00	0.00	0.00	**63.83**
Session Percentage	0.26	69.52	24.41	0.39	1.70	1.24	0.13	0.59	1.70	0.07	0.00	0.00	0.00	

AM Peak Hour	-	0800 - 0900	0600 - 0700	0700 - 0800	0500 - 0600	0800 - 0900	-	0900 - 1000	0900 - 1000	-	-	-	-	**0800 - 0900**
AM Peak Volume	0	84	30	2	3	2	0	1	3	0	0	0	0	**116**
AM Peak %age	0.00	72.41	25.86	1.72	2.59	1.72	0.00	0.86	2.59	0.00	0.00	0.00	0.00	

Noon Peak Hour	1200 - 1300	1400 - 1500	1400 - 1500	-	1400 - 1500	1200 - 1300	1400 - 1500	1100 - 1200	1300 - 1400	1400 - 1500	-	-	-	**1400 - 1500**
Noon Peak Volume	1	73	33	0	3	5	1	1	6	1	0	0	0	**112**
Noon Peak %age	0.89	65.18	29.46	0.00	2.68	4.46	0.89	0.89	5.36	0.89	0.00	0.00	0.00	

PM Peak Hour	1600 - 1700	1500 - 1600	1500 - 1600	1500 - 1600	1600 - 1700	1500 - 1600	1700 - 1800	1800 - 1900	1700 - 1800	-	-	-	-	**1500 - 1600**
PM Peak Volume	1	113	52	2	2	2	1	1	2	0	0	0	0	**169**
PM Peak %age	0.59	66.86	30.77	1.18	1.18	1.18	0.59	0.59	1.18	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 60min

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0000 - 2400 (Weekday 24h Session) (05-21-2026)

Bi-Directional 60min

	Bi-Directional 60min													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
0000 - 0100	0	22	2	0	0	0	0	0	0	0	0	0	0	**24**
0100 - 0200	0	9	2	0	0	0	0	0	0	0	0	0	0	**11**
0200 - 0300	0	3	0	0	1	0	0	0	1	0	0	0	0	**5**
0300 - 0400	0	12	0	0	0	0	0	0	1	0	0	0	0	**13**
0400 - 0500	0	19	6	0	1	0	0	0	0	0	0	0	0	**26**
0500 - 0600	0	72	24	0	5	1	0	0	2	0	0	0	0	**104**
0600 - 0700	0	155	68	3	3	1	0	0	0	0	0	0	0	**230**
0700 - 0800	0	200	51	2	6	3	0	0	4	0	0	0	0	**266**
0800 - 0900	2	227	75	1	1	3	0	0	4	0	0	0	0	**313**
0900 - 1000	0	95	43	1	5	2	0	2	5	0	0	0	0	**153**
1000 - 1100	0	71	34	0	5	3	0	2	2	0	0	0	0	**117**
1100 - 1200	0	90	46	0	2	5	0	1	4	0	0	0	0	**148**
1200 - 1300	1	104	42	0	4	6	0	0	9	0	0	0	0	**166**
1300 - 1400	3	134	33	1	6	6	0	1	6	0	0	0	0	**190**
1400 - 1500	1	136	59	1	4	2	1	2	4	2	0	0	0	**212**
1500 - 1600	1	194	80	2	0	6	0	1	3	0	0	0	0	**287**
1600 - 1700	2	193	78	0	8	0	0	1	1	0	0	0	0	**283**
1700 - 1800	1	187	63	0	4	0	1	1	2	0	0	0	0	**259**
1800 - 1900	1	111	39	0	2	0	1	2	0	0	0	0	0	**156**
1900 - 2000	0	75	24	0	0	0	0	1	1	0	0	0	0	**101**
2000 - 2100	1	70	13	0	1	0	0	0	0	0	0	0	0	**85**
2100 - 2200	0	38	6	0	0	0	0	3	0	0	0	0	0	**47**
2200 - 2300	0	33	8	0	0	0	0	1	1	0	0	0	0	**43**
2300 - 2400	0	25	3	0	0	0	0	0	0	0	0	0	0	**28**

Session Total	13	2275	799	11	58	38	3	18	50	2	0	0	0	**3267**
Session Average	0.54	94.79	33.29	0.46	2.42	1.58	0.13	0.75	2.08	0.08	0.00	0.00	0.00	**136.13**
Session Percentage	0.40	69.64	24.46	0.34	1.78	1.16	0.09	0.55	1.53	0.06	0.00	0.00	0.00	

AM Peak Hour	0800 - 0900	0800 - 0900	0800 - 0900	0600 - 0700	0700 - 0800	0700 - 0800	-	0900 - 1000	0900 - 1000	-	-	-	-	**0800 - 0900**
AM Peak Volume	2	227	75	3	6	3	0	2	5	0	0	0	0	**313**
AM Peak %age	0.64	72.52	23.96	0.96	1.92	0.96	0.00	0.64	1.60	0.00	0.00	0.00	0.00	

Noon Peak Hour	1300 - 1400	1400 - 1500	1400 - 1500	1300 - 1400	1300 - 1400	1200 - 1300	1400 - 1500	1000 - 1100	1200 - 1300	1400 - 1500	-	-	-	**1400 - 1500**
Noon Peak Volume	3	136	59	1	6	6	1	2	9	2	0	0	0	**212**
Noon Peak %age	1.42	64.15	27.83	0.47	2.83	2.83	0.47	0.94	4.25	0.94	0.00	0.00	0.00	

PM Peak Hour	1600 - 1700	1500 - 1600	1500 - 1600	1500 - 1600	1600 - 1700	1500 - 1600	1700 - 1800	1800 - 1900	1500 - 1600	-	-	-	-	**1500 - 1600**
PM Peak Volume	2	194	80	2	8	6	1	2	3	0	0	0	0	**287**
PM Peak %age	0.70	67.60	27.87	0.70	2.79	2.09	0.35	0.70	1.05	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Volume Summary 60min

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 2
Shepard Dr,
west of Armstrong Dr

Date
Thursday, May 21, 2026

Lat/Long
28.515409°, -80.824313°

Weather
Light Rain Shower
81°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (05-21-2026)

Volume Summary 60min

	Volume Summary 60min		
TIME	EB	WB	**Total**
0000 - 0100	16	8	**24**
0100 - 0200	10	1	**11**
0200 - 0300	1	4	**5**
0300 - 0400	4	9	**13**
0400 - 0500	11	15	**26**
0500 - 0600	38	66	**104**
0600 - 0700	118	112	**230**
0700 - 0800	162	104	**266**
0800 - 0900	197	116	**313**
0900 - 1000	79	74	**153**
1000 - 1100	64	53	**117**
1100 - 1200	71	77	**148**

Session Total	1735	1532	**3267**
Session Average	72.29	63.83	**136.13**
Session Percentage	53.11	46.89	

	Volume Summary 60min		
Time	EB	WB	**Total**
1200 - 1300	86	80	**166**
1300 - 1400	99	91	**190**
1400 - 1500	100	112	**212**
1500 - 1600	118	169	**287**
1600 - 1700	130	153	**283**
1700 - 1800	152	107	**259**
1800 - 1900	91	65	**156**
1900 - 2000	51	50	**101**
2000 - 2100	52	33	**85**
2100 - 2200	29	18	**47**
2200 - 2300	35	8	**43**
2300 - 2400	21	7	**28**

Bi-Directional Class Count || Graphical Analysis NB EB

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 2

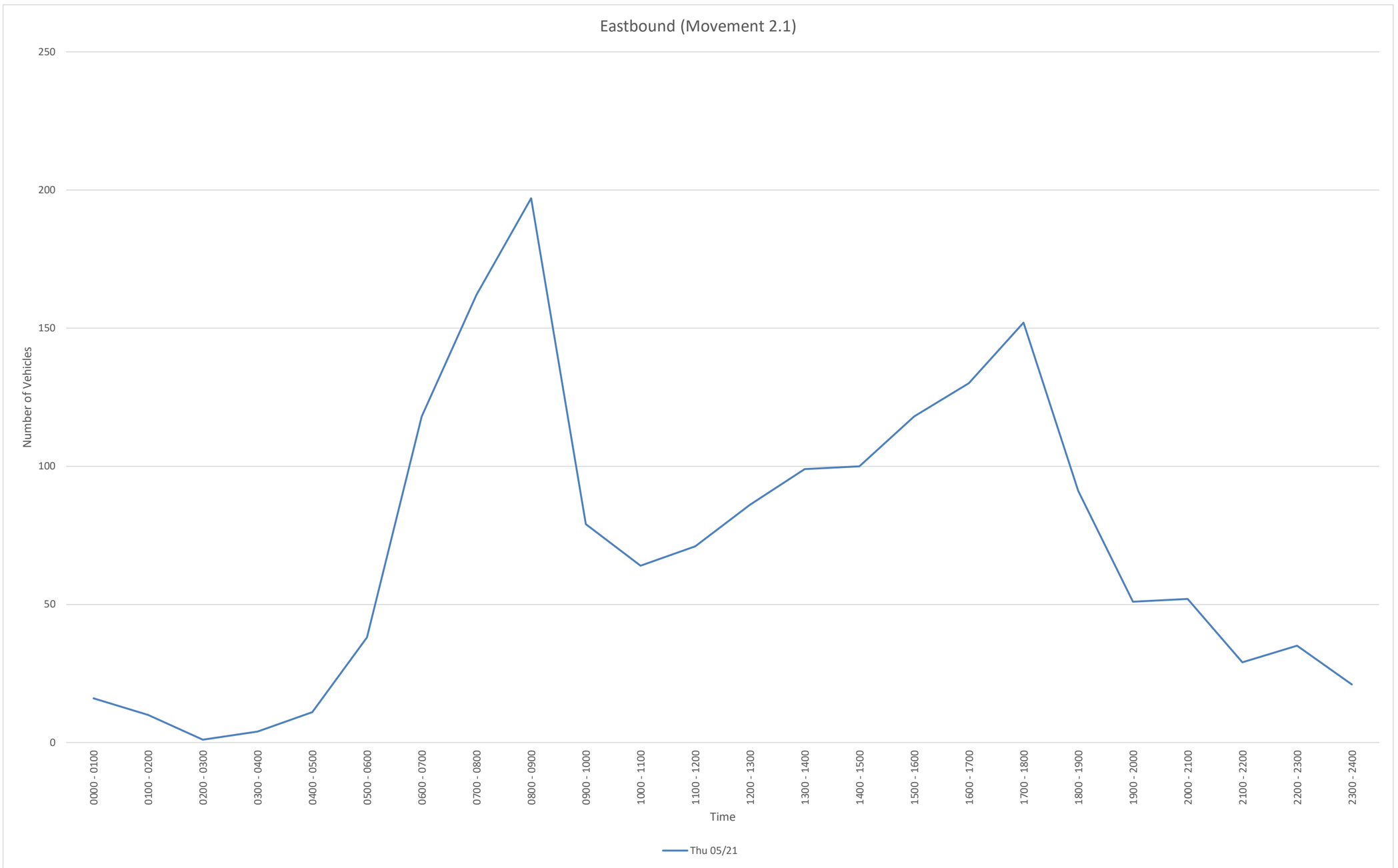
Shepard Dr,
west of Armstrong Dr

Lat/Long

28.515409°, -80.824313°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis NB EB



Time	Thu 05/21						
0000 - 0100	16						
0100 - 0200	10						
0200 - 0300	1						
0300 - 0400	4						
0400 - 0500	11						
0500 - 0600	38						
0600 - 0700	118						
0700 - 0800	162						
0800 - 0900	197						
0900 - 1000	79						
1000 - 1100	64						
1100 - 1200	71						
1200 - 1300	86						
1300 - 1400	99						
1400 - 1500	100						
1500 - 1600	118						
1600 - 1700	130						
1700 - 1800	152						
1800 - 1900	91						
1900 - 2000	51						
2000 - 2100	52						
2100 - 2200	29						
2200 - 2300	35						
2300 - 2400	21						

Daily Total	1735						

Bi-Directional Class Count || Graphical Analysis SB WB

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 2

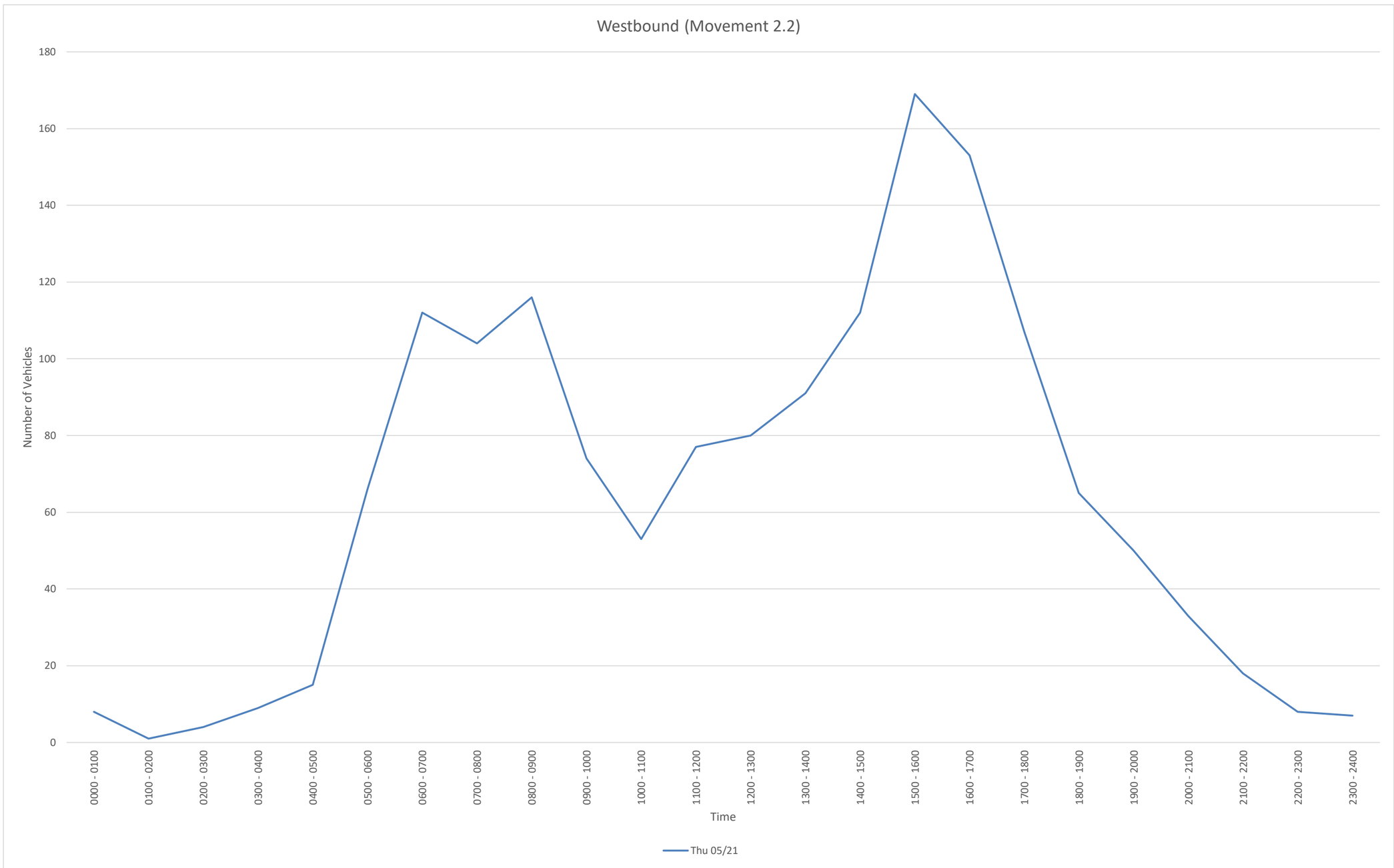
Shepard Dr,
west of Armstrong Dr

Lat/Long

28.515409°, -80.824313°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis SB WB



Time	Thu 05/21						
0000 - 0100	8						
0100 - 0200	1						
0200 - 0300	4						
0300 - 0400	9						
0400 - 0500	15						
0500 - 0600	66						
0600 - 0700	112						
0700 - 0800	104						
0800 - 0900	116						
0900 - 1000	74						
1000 - 1100	53						
1100 - 1200	77						
1200 - 1300	80						
1300 - 1400	91						
1400 - 1500	112						
1500 - 1600	169						
1600 - 1700	153						
1700 - 1800	107						
1800 - 1900	65						
1900 - 2000	50						
2000 - 2100	33						
2100 - 2200	18						
2200 - 2300	8						
2300 - 2400	7						

Daily Total	1532						

Bi-Directional Class Count || Graphical Analysis BiDir

Brevard County, FL

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 2

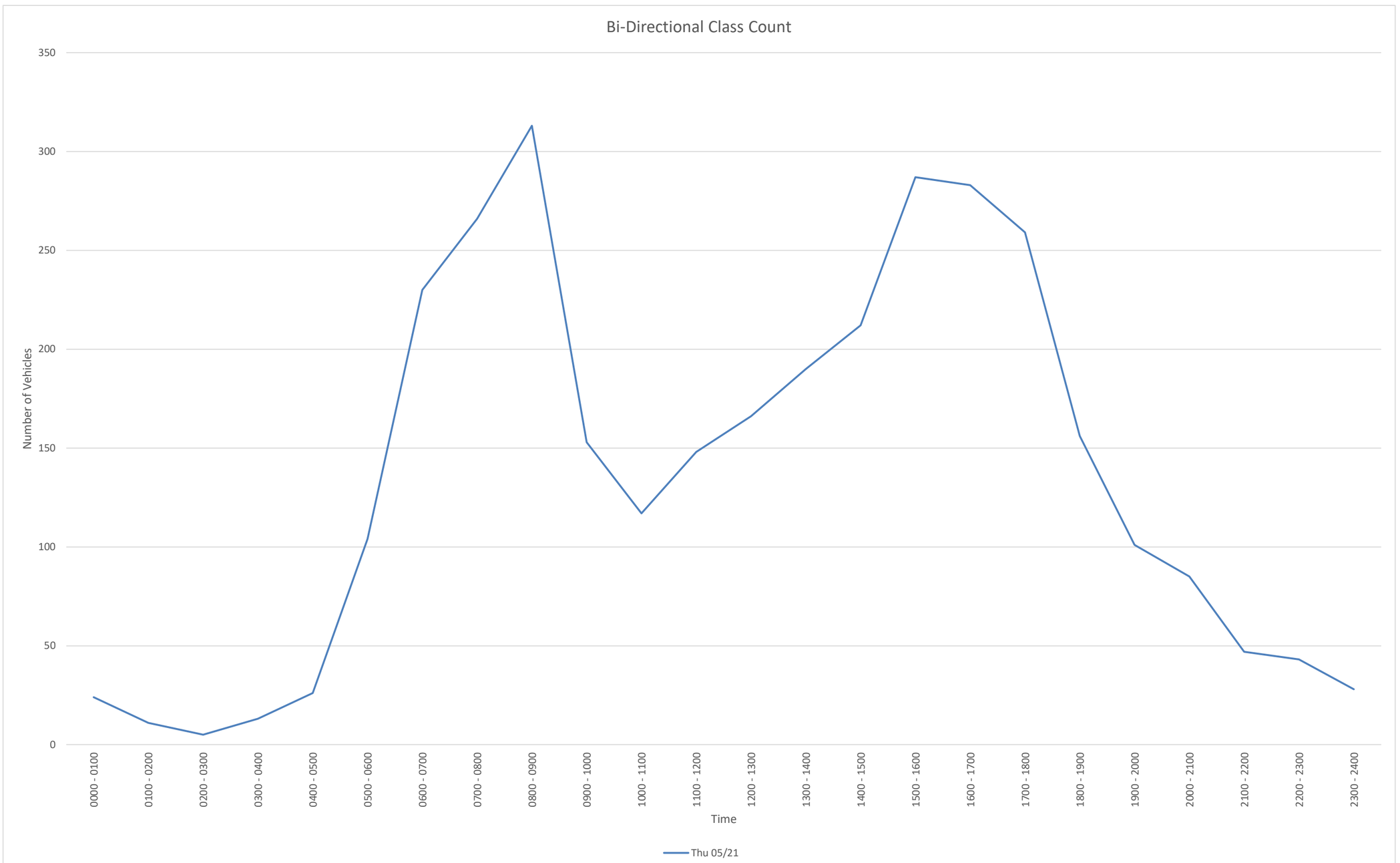
Shepard Dr,
west of Armstrong Dr

Lat/Long

28.515409°, -80.824313°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis BiDir



Time	Thu 05/21						
0000 - 0100	24						
0100 - 0200	11						
0200 - 0300	5						
0300 - 0400	13						
0400 - 0500	26						
0500 - 0600	104						
0600 - 0700	230						
0700 - 0800	266						
0800 - 0900	313						
0900 - 1000	153						
1000 - 1100	117						
1100 - 1200	148						
1200 - 1300	166						
1300 - 1400	190						
1400 - 1500	212						
1500 - 1600	287						
1600 - 1700	283						
1700 - 1800	259						
1800 - 1900	156						
1900 - 2000	101						
2000 - 2100	85						
2100 - 2200	47						
2200 - 2300	43						
2300 - 2400	28						

Daily Total	3267						

EB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 2
Station ID: 1
Location 1: Shepard Dr, west of Armstrong Dr
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
5/21/2026	12:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:15 AM	0	6	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:30 AM	0	3	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:45 AM	0	3	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:15 AM	0	1	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:30 AM	0	1	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:45 AM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:30 AM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:45 AM	0	1	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	5:00 AM	0	2	1	0	1	0	0	0	0	0	0	0	0
5/21/2026	5:15 AM	0	4	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	5:30 AM	0	7	6	0	1	0	0	0	0	0	0	0	0
5/21/2026	5:45 AM	0	5	10	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:00 AM	0	12	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:15 AM	0	7	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:30 AM	0	15	11	0	0	1	0	0	0	0	0	0	0
5/21/2026	6:45 AM	0	41	15	3	1	0	0	0	0	0	0	0	0
5/21/2026	7:00 AM	0	24	8	0	1	1	0	0	1	0	0	0	0
5/21/2026	7:15 AM	0	34	7	0	0	0	0	0	1	0	0	0	0
5/21/2026	7:30 AM	0	32	9	0	1	1	0	0	0	0	0	0	0
5/21/2026	7:45 AM	0	36	5	0	1	0	0	0	0	0	0	0	0
5/21/2026	8:00 AM	0	32	15	0	0	0	0	0	2	0	0	0	0
5/21/2026	8:15 AM	0	47	11	0	0	1	0	0	1	0	0	0	0
5/21/2026	8:30 AM	1	39	11	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:45 AM	1	25	11	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:00 AM	0	16	5	0	0	0	0	0	1	0	0	0	0
5/21/2026	9:15 AM	0	10	7	0	0	0	0	1	1	0	0	0	0
5/21/2026	9:30 AM	0	11	5	0	3	0	0	0	0	0	0	0	0
5/21/2026	9:45 AM	0	14	4	0	0	1	0	0	0	0	0	0	0
5/21/2026	10:00 AM	0	9	4	0	2	1	0	1	0	0	0	0	0
5/21/2026	10:15 AM	0	9	6	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:30 AM	0	8	5	0	0	1	0	0	0	0	0	0	0
5/21/2026	10:45 AM	0	8	7	0	1	0	0	1	1	0	0	0	0
5/21/2026	11:00 AM	0	12	7	0	0	0	0	0	2	0	0	0	0
5/21/2026	11:15 AM	0	11	6	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:30 AM	0	10	2	0	0	3	0	0	0	0	0	0	0
5/21/2026	11:45 AM	0	13	4	0	0	1	0	0	0	0	0	0	0
5/21/2026	12:00 PM	0	14	6	0	1	0	0	0	2	0	0	0	0
5/21/2026	12:15 PM	0	11	6	0	0	0	0	0	1	0	0	0	0
5/21/2026	12:30 PM	0	14	2	0	1	0	0	0	1	0	0	0	0
5/21/2026	12:45 PM	0	16	7	0	0	1	0	0	3	0	0	0	0
5/21/2026	1:00 PM	0	9	3	1	0	1	0	0	0	0	0	0	0
5/21/2026	1:15 PM	2	20	2	0	1	0	0	0	0	0	0	0	0
5/21/2026	1:30 PM	0	23	5	0	2	0	0	0	0	0	0	0	0
5/21/2026	1:45 PM	0	24	4	0	1	1	0	0	0	0	0	0	0
5/21/2026	2:00 PM	0	16	8	0	1	0	0	0	0	1	0	0	0
5/21/2026	2:15 PM	0	12	6	0	0	0	0	0	3	0	0	0	0
5/21/2026	2:30 PM	0	15	9	0	0	1	0	2	0	0	0	0	0
5/21/2026	2:45 PM	1	20	3	1	0	0	0	0	1	0	0	0	0
5/21/2026	3:00 PM	0	19	4	0	0	1	0	0	1	0	0	0	0
5/21/2026	3:15 PM	1	21	10	0	0	2	0	0	0	0	0	0	0
5/21/2026	3:30 PM	0	27	7	0	0	1	0	0	2	0	0	0	0
5/21/2026	3:45 PM	0	14	7	0	0	0	0	1	0	0	0	0	0
5/21/2026	4:00 PM	0	21	13	0	1	0	0	0	0	0	0	0	0
5/21/2026	4:15 PM	1	30	6	0	2	0	0	0	0	0	0	0	0
5/21/2026	4:30 PM	0	16	5	0	2	0	0	1	0	0	0	0	0
5/21/2026	4:45 PM	0	19	12	0	1	0	0	0	0	0	0	0	0
5/21/2026	5:00 PM	0	24	13	0	0	0	0	0	0	0	0	0	0
5/21/2026	5:15 PM	0	30	9	0	2	0	0	1	0	0	0	0	0
5/21/2026	5:30 PM	0	29	9	0	2	0	0	0	0	0	0	0	0
5/21/2026	5:45 PM	0	24	9	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:00 PM	1	18	8	0	1	0	1	0	0	0	0	0	0
5/21/2026	6:15 PM	0	18	3	0	1	0	0	0	0	0	0	0	0
5/21/2026	6:30 PM	0	14	6	0	0	0	0	1	0	0	0	0	0
5/21/2026	6:45 PM	0	18	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:00 PM	0	11	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:15 PM	0	4	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:30 PM	0	10	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:45 PM	0	12	7	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:00 PM	0	14	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:15 PM	0	9	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:30 PM	1	7	1	0	1	0	0	0	0	0	0	0	0
5/21/2026	8:45 PM	0	11	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:00 PM	0	7	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:15 PM	0	6	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:30 PM	0	9	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:00 PM	0	10	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:15 PM	0	9	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:30 PM	0	7	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:00 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:15 PM	0	7	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:30 PM	0	4	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:45 PM	0	4	1	0	0	0	0	0	0	0	0	0	0

WB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 2
Station ID: 1
Location 1: Shepard Dr, west of Armstrong Dr
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
5/21/2026	12:00 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	2:30 AM	0	0	0	0	1	0	0	0	0	0	0	0	0
5/21/2026	2:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:00 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	3:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:30 AM	0	8	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:45 AM	0	1	0	0	1	0	0	0	0	0	0	0	0
5/21/2026	5:00 AM	0	14	2	0	1	0	0	0	1	0	0	0	0
5/21/2026	5:15 AM	0	15	1	0	1	0	0	0	1	0	0	0	0
5/21/2026	5:30 AM	0	13	3	0	1	0	0	0	0	0	0	0	0
5/21/2026	5:45 AM	0	12	0	0	0	1	0	0	0	0	0	0	0
5/21/2026	6:00 AM	0	15	7	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:15 AM	0	21	8	0	2	0	0	0	0	0	0	0	0
5/21/2026	6:30 AM	0	22	7	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:45 AM	0	22	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:00 AM	0	20	6	0	2	0	0	0	0	0	0	0	0
5/21/2026	7:15 AM	0	15	7	0	1	0	0	0	0	0	0	0	0
5/21/2026	7:30 AM	0	25	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:45 AM	0	14	5	2	0	1	0	0	2	0	0	0	0
5/21/2026	8:00 AM	0	17	6	1	0	2	0	0	0	0	0	0	0
5/21/2026	8:15 AM	0	31	4	0	0	0	0	0	1	0	0	0	0
5/21/2026	8:30 AM	0	25	8	0	1	0	0	0	0	0	0	0	0
5/21/2026	8:45 AM	0	11	9	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:00 AM	0	14	4	0	0	1	0	1	1	0	0	0	0
5/21/2026	9:15 AM	0	11	8	0	2	0	0	0	1	0	0	0	0
5/21/2026	9:30 AM	0	8	3	1	0	0	0	0	1	0	0	0	0
5/21/2026	9:45 AM	0	11	7	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:00 AM	0	8	5	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:15 AM	0	9	4	0	1	1	0	0	0	0	0	0	0
5/21/2026	10:30 AM	0	7	1	0	0	0	0	0	1	0	0	0	0
5/21/2026	10:45 AM	0	13	2	0	1	0	0	0	0	0	0	0	0
5/21/2026	11:00 AM	0	4	3	0	0	1	0	1	0	0	0	0	0
5/21/2026	11:15 AM	0	14	7	0	2	0	0	0	2	0	0	0	0
5/21/2026	11:30 AM	0	9	9	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:45 AM	0	17	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:00 PM	0	13	4	0	1	0	0	0	1	0	0	0	0
5/21/2026	12:15 PM	1	14	3	0	1	1	0	0	1	0	0	0	0
5/21/2026	12:30 PM	0	15	4	0	0	1	0	0	0	0	0	0	0
5/21/2026	12:45 PM	0	7	10	0	0	3	0	0	0	0	0	0	0
5/21/2026	1:00 PM	0	15	4	0	0	0	0	1	0	0	0	0	0
5/21/2026	1:15 PM	0	19	5	0	1	1	0	0	1	0	0	0	0
5/21/2026	1:30 PM	1	15	3	0	0	1	0	0	2	0	0	0	0
5/21/2026	1:45 PM	0	9	7	0	1	2	0	0	3	0	0	0	0
5/21/2026	2:00 PM	0	18	14	0	1	1	0	0	0	0	0	0	0
5/21/2026	2:15 PM	0	23	7	0	1	0	1	0	0	0	0	0	0
5/21/2026	2:30 PM	0	13	6	0	0	0	0	0	0	1	0	0	0
5/21/2026	2:45 PM	0	19	6	0	1	0	0	0	0	0	0	0	0
5/21/2026	3:00 PM	0	24	12	2	0	1	0	0	0	0	0	0	0
5/21/2026	3:15 PM	0	18	7	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:30 PM	0	47	19	0	0	1	0	0	0	0	0	0	0
5/21/2026	3:45 PM	0	24	14	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:00 PM	0	23	14	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:15 PM	1	19	9	0	1	0	0	0	0	0	0	0	0
5/21/2026	4:30 PM	0	45	10	0	1	0	0	0	0	0	0	0	0
5/21/2026	4:45 PM	0	20	9	0	0	0	0	0	1	0	0	0	0
5/21/2026	5:00 PM	1	26	10	0	0	0	0	0	0	0	0	0	0
5/21/2026	5:15 PM	0	26	6	0	0	0	0	0	1	0	0	0	0
5/21/2026	5:30 PM	0	17	4	0	0	0	1	0	0	0	0	0	0
5/21/2026	5:45 PM	0	11	3	0	0	0	0	0	1	0	0	0	0
5/21/2026	6:00 PM	0	16	6	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:15 PM	0	10	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:30 PM	0	11	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	6:45 PM	0	6	3	0	0	0	0	1	0	0	0	0	0
5/21/2026	7:00 PM	0	7	1	0	0	0	0	0	1	0	0	0	0
5/21/2026	7:15 PM	0	13	6	0	0	0	0	1	0	0	0	0	0
5/21/2026	7:30 PM	0	11	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:45 PM	0	7	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:00 PM	0	8	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:15 PM	0	6	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:30 PM	0	10	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:45 PM	0	5	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:00 PM	0	4	1	0	0	0	0	2	0	0	0	0	0
5/21/2026	9:15 PM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:30 PM	0	3	0	0	0	0	0	1	0	0	0	0	0
5/21/2026	9:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:15 PM	0	1	0	0	0	0	0	1	1	0	0	0	0
5/21/2026	10:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:00 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:15 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

EB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 2
Station ID: 1
Location 1: Shepard Dr, west of Armstrong Dr
Location 2:

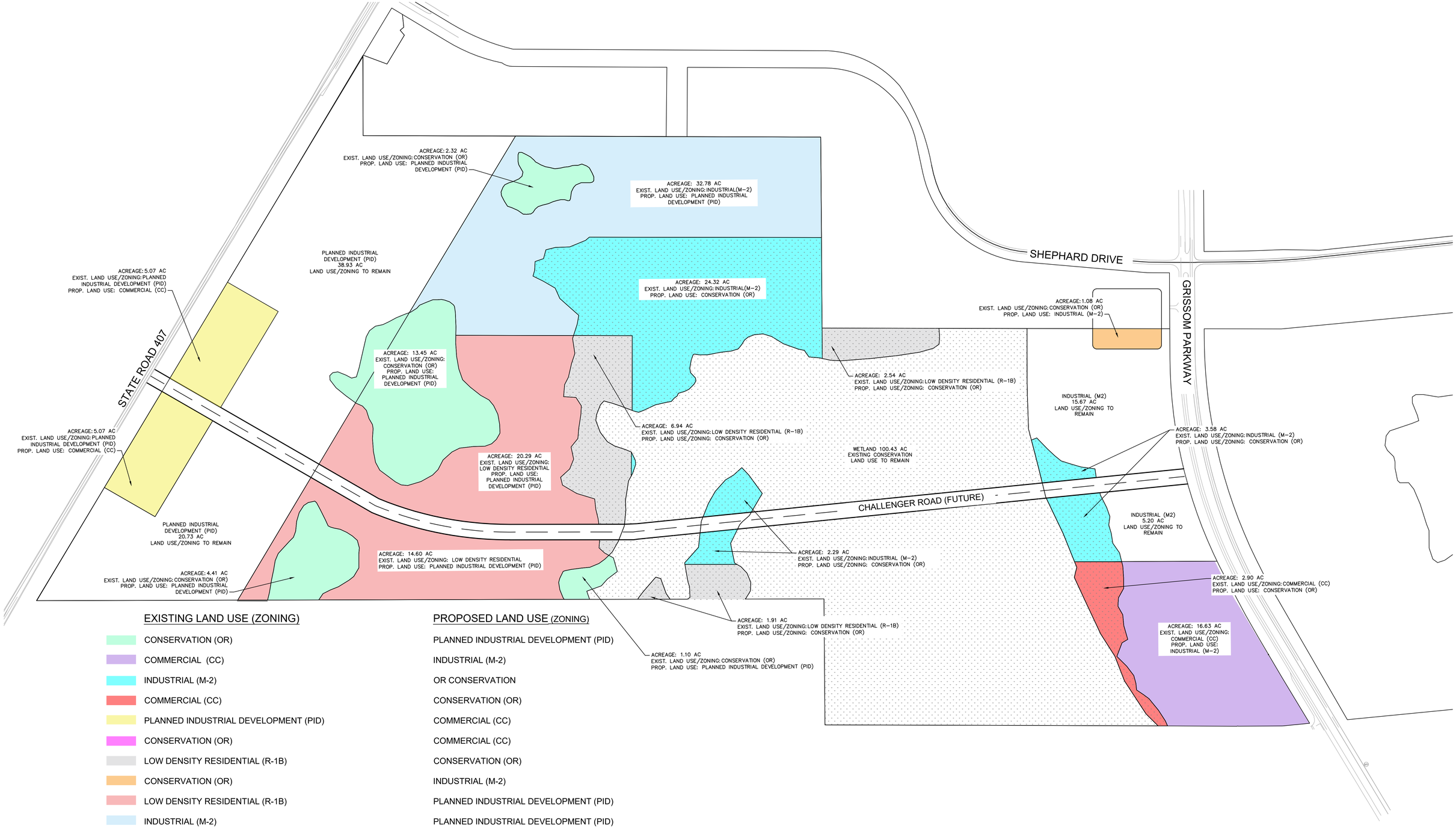
Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
5/21/2026	12:00 AM	0	14	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:15 AM	0	14	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:30 AM	0	9	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:45 AM	0	7	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:00 AM	0	8	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:15 AM	0	6	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:30 AM	0	5	1	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:45 AM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	2:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:00 AM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:30 AM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	3:45 AM	0	8	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:00 AM	0	7	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:15 AM	0	9	5	0	1	0	0	0	0	0	0	0	0
5/21/2026	4:30 AM	0	11	6	0	1	0	0	0	0	0	0	0	0
5/21/2026	4:45 AM	0	14	12	0	2	0	0	0	0	0	0	0	0
5/21/2026	5:00 AM	0	18	18	0	2	0	0	0	0	0	0	0	0
5/21/2026	5:15 AM	0	28	25	0	1	0	0	0	0	0	0	0	0
5/21/2026	5:30 AM	0	31	28	0	1	0	0	0	0	0	0	0	0
5/21/2026	5:45 AM	0	39	33	0	0	1	0	0	0	0	0	0	0
5/21/2026	6:00 AM	0	75	38	3	1	1	0	0	0	0	0	0	0
5/21/2026	6:15 AM	0	87	38	3	2	2	0	0	1	0	0	0	0
5/21/2026	6:30 AM	0	114	41	3	2	2	0	0	2	0	0	0	0
5/21/2026	6:45 AM	0	131	39	3	3	2	0	0	2	0	0	0	0
5/21/2026	7:00 AM	0	126	29	0	3	2	0	0	2	0	0	0	0
5/21/2026	7:15 AM	0	134	36	0	2	1	0	0	3	0	0	0	0
5/21/2026	7:30 AM	0	147	40	0	2	2	0	0	3	0	0	0	0
5/21/2026	7:45 AM	1	154	42	0	1	1	0	0	3	0	0	0	0
5/21/2026	8:00 AM	2	143	48	0	0	1	0	0	3	0	0	0	0
5/21/2026	8:15 AM	2	127	38	0	0	1	0	0	2	0	0	0	0
5/21/2026	8:30 AM	2	90	34	0	0	0	0	1	2	0	0	0	0
5/21/2026	8:45 AM	1	62	28	0	3	0	0	1	2	0	0	0	0
5/21/2026	9:00 AM	0	51	21	0	3	1	0	1	2	0	0	0	0
5/21/2026	9:15 AM	0	44	20	0	5	2	0	2	1	0	0	0	0
5/21/2026	9:30 AM	0	43	19	0	5	2	0	1	0	0	0	0	0
5/21/2026	9:45 AM	0	40	19	0	2	3	0	1	0	0	0	0	0
5/21/2026	10:00 AM	0	34	22	0	3	2	0	2	1	0	0	0	0
5/21/2026	10:15 AM	0	37	25	0	1	1	0	1	3	0	0	0	0
5/21/2026	10:30 AM	0	39	25	0	1	1	0	1	3	0	0	0	0
5/21/2026	10:45 AM	0	41	22	0	1	3	0	1	3	0	0	0	0
5/21/2026	11:00 AM	0	46	19	0	0	4	0	0	2	0	0	0	0
5/21/2026	11:15 AM	0	48	18	0	1	4	0	0	2	0	0	0	0
5/21/2026	11:30 AM	0	48	18	0	1	4	0	0	3	0	0	0	0
5/21/2026	11:45 AM	0	52	18	0	2	1	0	0	4	0	0	0	0
5/21/2026	12:00 PM	0	55	21	0	2	1	0	0	7	0	0	0	0
5/21/2026	12:15 PM	0	50	18	1	1	2	0	0	5	0	0	0	0
5/21/2026	12:30 PM	2	59	14	1	2	2	0	0	4	0	0	0	0
5/21/2026	12:45 PM	2	68	17	1	3	2	0	0	3	0	0	0	0
5/21/2026	1:00 PM	2	76	14	1	4	2	0	0	0	0	0	0	0
5/21/2026	1:15 PM	2	83	19	0	5	1	0	0	0	1	0	0	0
5/21/2026	1:30 PM	0	75	23	0	4	1	0	0	3	1	0	0	0
5/21/2026	1:45 PM	0	67	27	0	2	2	0	2	3	1	0	0	0
5/21/2026	2:00 PM	1	63	26	1	1	1	0	2	4	1	0	0	0
5/21/2026	2:15 PM	1	66	22	1	0	2	0	2	5	0	0	0	0
5/21/2026	2:30 PM	2	75	26	1	0	4	0	2	2	0	0	0	0
5/21/2026	2:45 PM	2	87	24	1	0	4	0	0	4	0	0	0	0
5/21/2026	3:00 PM	1	81	28	0	0	4	0	1	3	0	0	0	0
5/21/2026	3:15 PM	1	83	37	0	1	3	0	1	2	0	0	0	0
5/21/2026	3:30 PM	1	92	33	0	3	1	0	1	2	0	0	0	0
5/21/2026	3:45 PM	1	81	31	0	5	0	0	2	0	0	0	0	0
5/21/2026	4:00 PM	1	86	36	0	6	0	0	1	0	0	0	0	0
5/21/2026	4:15 PM	1	89	36	0	5	0	0	1	0	0	0	0	0
5/21/2026	4:30 PM	0	89	39	0	5	0	0	2	0	0	0	0	0
5/21/2026	4:45 PM	0	102	43	0	5	0	0	1	0	0	0	0	0
5/21/2026	5:00 PM	0	107	40	0	4	0	0	1	0	0	0	0	0
5/21/2026	5:15 PM	1	101	35	0	5	0	1	1	0	0	0	0	0
5/21/2026	5:30 PM	1	89	29	0	4	0	1	0	0	0	0	0	0
5/21/2026	5:45 PM	1	74	26	0	2	0	1	1	0	0	0	0	0
5/21/2026	6:00 PM	1	68	18	0	2	0	1	1	0	0	0	0	0
5/21/2026	6:15 PM	0	61	13	0	1	0	0	1	0	0	0	0	0
5/21/2026	6:30 PM	0	47	12	0	0	0	0	1	0	0	0	0	0
5/21/2026	6:45 PM	0	43	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:00 PM	0	37	14	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:15 PM	0	40	15	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:30 PM	0	45	14	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:45 PM	1	42	13	0	1	0	0	0	0	0	0	0	0
5/21/2026	8:00 PM	1	41	9	0	1	0	0	0	0	0	0	0	0
5/21/2026	8:15 PM	1	34	6	0	1	0	0	0	0	0	0	0	0
5/21/2026	8:30 PM	1	31	7	0	1	0	0	0	0	0	0	0	0
5/21/2026	8:45 PM	0	33	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:00 PM	0	24	5	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:15 PM	0	27	7	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:30 PM	0	30	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	9:45 PM	0	28	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:00 PM	0	27	8	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:15 PM	0	20	5	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:30 PM	0	18	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:45 PM	0	15	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:00 PM	0	18	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:15 PM	0	15	3	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:30 PM	0	8	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:45 PM	0	4	1	0	0	0	0	0	0	0	0	0	0

WB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 2
Station ID: 1
Location 1: Shepard Dr, west of Armstrong Dr
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
5/21/2026	12:00 AM	0	8	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:15 AM	0	6	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:30 AM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	12:45 AM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	1:30 AM	0	1	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	1:45 AM	0	1	0	0	1	0	0	0	1	0	0	0	0
5/21/2026	2:00 AM	0	2	0	0	1	0	0	0	1	0	0	0	0
5/21/2026	2:15 AM	0	4	0	0	1	0	0	0	1	0	0	0	0
5/21/2026	2:30 AM	0	6	0	0	1	0	0	0	0	0	0	0	0
5/21/2026	2:45 AM	0	6	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	3:00 AM	0	8	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	3:15 AM	0	7	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	3:30 AM	0	6	0	0	0	0	0	0	1	0	0	0	0
5/21/2026	3:45 AM	0	14	2	0	0	0	0	0	0	0	0	0	0
5/21/2026	4:00 AM	0	12	2	0	1	0	0	0	0	0	0	0	0
5/21/2026	4:15 AM	0	24	4	0	2	0	0	0	1	0	0	0	0
5/21/2026	4:30 AM	0	38	5	0	3	0	0	0	2	0	0	0	0
5/21/2026	4:45 AM	0	43	6	0	4	0	0	0	2	0	0	0	0
5/21/2026	5:00 AM	0	54	6	0	3	1	0	0	2	0	0	0	0
5/21/2026	5:15 AM	0	55	11	0	2	1	0	0	1	0	0	0	0
5/21/2026	5:30 AM	0	61	18	0	3	1	0	0	0	0	0	0	0
5/21/2026	5:45 AM	0	70	22	0	2	1	0	0	0	0	0	0	0
5/21/2026	6:00 AM	0	80	30	0	2	0	0	0	0	0	0	0	0
5/21/2026	6:15 AM	0	85	29	0	4	0	0	0	0	0	0	0	0
5/21/2026	6:30 AM	0	79	28	0	3	0	0	0	0	0	0	0	0
5/21/2026	6:45 AM	0	82	25	0	3	0	0	0	0	0	0	0	0
5/21/2026	7:00 AM	0	74	22	2	3	1	0	0	2	0	0	0	0
5/21/2026	7:15 AM	0	71	22	3	1	3	0	0	2	0	0	0	0
5/21/2026	7:30 AM	0	87	19	3	0	3	0	0	3	0	0	0	0
5/21/2026	7:45 AM	0	87	23	3	1	3	0	0	3	0	0	0	0
5/21/2026	8:00 AM	0	84	27	1	1	2	0	0	1	0	0	0	0
5/21/2026	8:15 AM	0	81	25	0	1	1	0	1	2	0	0	0	0
5/21/2026	8:30 AM	0	61	29	0	3	1	0	1	2	0	0	0	0
5/21/2026	8:45 AM	0	44	24	1	2	1	0	1	3	0	0	0	0
5/21/2026	9:00 AM	0	44	22	1	2	1	0	1	3	0	0	0	0
5/21/2026	9:15 AM	0	38	23	1	2	0	0	0	2	0	0	0	0
5/21/2026	9:30 AM	0	36	19	1	1	1	0	0	1	0	0	0	0
5/21/2026	9:45 AM	0	35	17	0	1	1	0	0	1	0	0	0	0
5/21/2026	10:00 AM	0	37	12	0	2	1	0	0	1	0	0	0	0
5/21/2026	10:15 AM	0	33	10	0	2	2	0	1	1	0	0	0	0
5/21/2026	10:30 AM	0	38	13	0	3	1	0	1	3	0	0	0	0
5/21/2026	10:45 AM	0	40	21	0	3	1	0	1	2	0	0	0	0
5/21/2026	11:00 AM	0	44	27	0	2	1	0	1	2	0	0	0	0
5/21/2026	11:15 AM	0	53	28	0	3	0	0	0	3	0	0	0	0
5/21/2026	11:30 AM	1	53	24	0	2	1	0	0	2	0	0	0	0
5/21/2026	11:45 AM	1	59	19	0	2	2	0	0	2	0	0	0	0
5/21/2026	12:00 PM	1	49	21	0	2	5	0	0	2	0	0	0	0
5/21/2026	12:15 PM	1	51	21	0	1	5	0	1	1	0	0	0	0
5/21/2026	12:30 PM	0	56	23	0	1	5	0	1	1	0	0	0	0
5/21/2026	12:45 PM	1	56	22	0	1	5	0	1	3	0	0	0	0
5/21/2026	1:00 PM	1	58	19	0	2	4	0	1	6	0	0	0	0
5/21/2026	1:15 PM	1	61	29	0	3	5	0	0	6	0	0	0	0
5/21/2026	1:30 PM	1	65	31	0	3	4	1	0	5	0	0	0	0
5/21/2026	1:45 PM	0	63	34	0	3	3	1	0	3	1	0	0	0
5/21/2026	2:00 PM	0	73	33	0	3	1	1	0	0	1	0	0	0
5/21/2026	2:15 PM	0	79	31	2	2	1	1	0	0	1	0	0	0
5/21/2026	2:30 PM	0	74	31	2	1	1	0	0	0	1	0	0	0
5/21/2026	2:45 PM	0	108	44	2	1	2	0	0	0	0	0	0	0
5/21/2026	3:00 PM	0	113	52	2	0	2	0	0	0	0	0	0	0
5/21/2026	3:15 PM	0	112	54	0	0	1	0	0	0	0	0	0	0
5/21/2026	3:30 PM	1	113	56	0	1	1	0	0	0	0	0	0	0
5/21/2026	3:45 PM	1	111	47	0	2	0	0	0	0	0	0	0	0
5/21/2026	4:00 PM	1	107	42	0	2	0	0	0	1	0	0	0	0
5/21/2026	4:15 PM	2	110	38	0	2	0	0	0	1	0	0	0	0
5/21/2026	4:30 PM	1	117	35	0	1	0	0	0	2	0	0	0	0
5/21/2026	4:45 PM	1	89	29	0	0	0	1	0	2	0	0	0	0
5/21/2026	5:00 PM	1	80	23	0	0	0	1	0	2	0	0	0	0
5/21/2026	5:15 PM	0	70	19	0	0	0	1	0	2	0	0	0	0
5/21/2026	5:30 PM	0	54	21	0	0	0	1	0	1	0	0	0	0
5/21/2026	5:45 PM	0	48	21	0	0	0	0	0	1	0	0	0	0
5/21/2026	6:00 PM	0	43	21	0	0	0	0	1	0	0	0	0	0
5/21/2026	6:15 PM	0	34	16	0	0	0	0	1	1	0	0	0	0
5/21/2026	6:30 PM	0	37	14	0	0	0	0	2	1	0	0	0	0
5/21/2026	6:45 PM	0	37	12	0	0	0	0	2	1	0	0	0	0
5/21/2026	7:00 PM	0	38	10	0	0	0	0	1	1	0	0	0	0
5/21/2026	7:15 PM	0	39	10	0	0	0	0	1	0	0	0	0	0
5/21/2026	7:30 PM	0	32	5	0	0	0	0	0	0	0	0	0	0
5/21/2026	7:45 PM	0	31	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:00 PM	0	29	4	0	0	0	0	0	0	0	0	0	0
5/21/2026	8:15 PM	0	25	4	0	0	0	0	2	0	0	0	0	0
5/21/2026	8:30 PM	0	24	3	0	0	0	0	2	0	0	0	0	0
5/21/2026	8:45 PM	0	17	2	0	0	0	0	3	0	0	0	0	0
5/21/2026	9:00 PM	0	14	1	0	0	0	0	3	0	0	0	0	0
5/21/2026	9:15 PM	0	12	0	0	0	0	0	1	0	0	0	0	0
5/21/2026	9:30 PM	0	8	0	0	0	0	0	2	1	0	0	0	0
5/21/2026	9:45 PM	0	7	0	0	0	0	0	1	1	0	0	0	0
5/21/2026	10:00 PM	0	6	0	0	0	0	0	1	1	0	0	0	0
5/21/2026	10:15 PM	0	7	0	0	0	0	0	1	1	0	0	0	0
5/21/2026	10:30 PM	0	9	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	10:45 PM	0	8	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:00 PM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:15 PM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/21/2026	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

Attachment C:

Existing & Proposed Land Uses



EXISTING LAND USE (ZONING)	PROPOSED LAND USE (ZONING)
CONSERVATION (OR)	PLANNED INDUSTRIAL DEVELOPMENT (PID)
COMMERCIAL (CC)	INDUSTRIAL (M-2)
INDUSTRIAL (M-2)	OR CONSERVATION
COMMERCIAL (CC)	CONSERVATION (OR)
PLANNED INDUSTRIAL DEVELOPMENT (PID)	COMMERCIAL (CC)
CONSERVATION (OR)	COMMERCIAL (CC)
LOW DENSITY RESIDENTIAL (R-1B)	CONSERVATION (OR)
CONSERVATION (OR)	INDUSTRIAL (M-2)
LOW DENSITY RESIDENTIAL (R-1B)	PLANNED INDUSTRIAL DEVELOPMENT (PID)
INDUSTRIAL (M-2)	PLANNED INDUSTRIAL DEVELOPMENT (PID)

1A

SCIP - PHASE 3

TITUSVILLE

FUTURE LAND USE EXHIBIT

05/01/2024 -

ENGINEER: KINAN HUSAINY (321) 225-0642 KIMLEY-HORN AND ASSOCIATES, INC.
DEVELOPER: HINES (347) 753-2048

GRAPHIC SCALE IN FEET
0 125 250 500

N W E S

Kimley»Horn

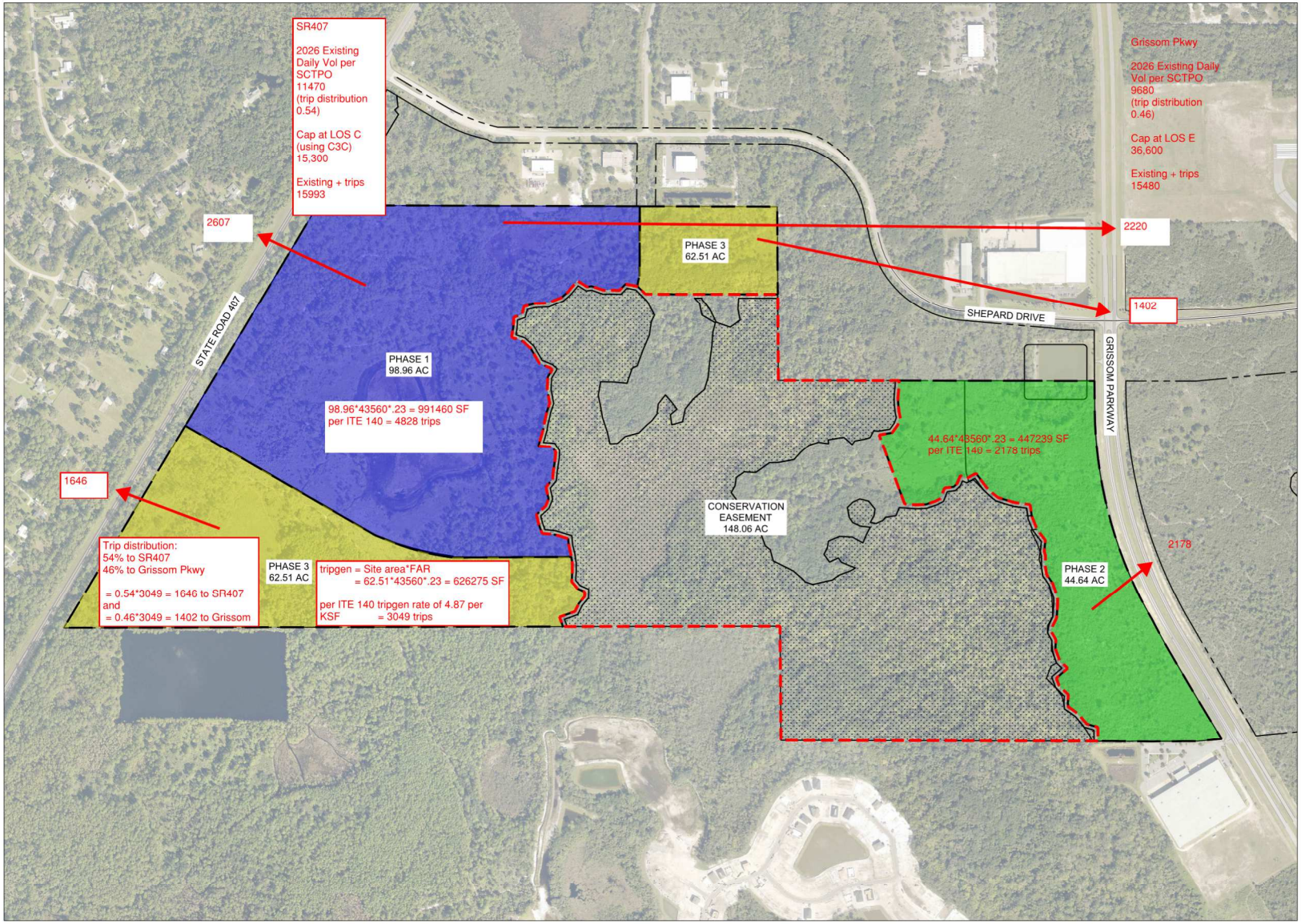
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment D:

Existing & Proposed Land Use Trip Generation

									Trip Gen - Existing LUZ									Trip Gen - Proposed LUZ									Trip Gen - Difference Between Existing & Proposed								
									Daily			AM			PM			Daily			AM			PM			Daily			AM			PM		
Lot	Existing Land Use Zoning	LUC	Acres	Number of SFD Homes	Parcel #	Area (ft²)	Planned Land Use Zoning	LUC	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit
8	Industrial	130 - Industrial Park	11.47	--	Area 3	177,177	Planned Industrial Development	130 - Industrial Park	1,170	585	585	151	116	35	143	40	103	1,170	585	585	151	116	35	143	40	103	0	0	0	0	0	0	0	0	0
8	Industrial	130 - Industrial Park	11.47	--		165,142	Planned Industrial Development	130 - Industrial Park	1,145	573	572	149	115	34	141	39	102	1,145	573	572	149	115	34	141	39	102	0	0	0	0	0	0	0	0	0
4	Planned Industrial Development	130 - Industrial Park	13.63	--	Area 4	241,695	Planned Industrial Development	130 - Industrial Park	1,302	651	651	160	123	37	153	43	110	1,302	651	651	160	123	37	153	43	110	0	0	0	0	0	0	0	0	0
4	Planned Industrial Development	130 - Industrial Park	7.79	--	Area 4	255,932	Planned Industrial Development	130 - Industrial Park	1,331	665	666	162	124	38	155	43	112	1,331	665	666	162	124	38	155	43	112	0	0	0	0	0	0	0	0	0
6	Conservation	undeveloped	10.76	--		191,949		130 - Industrial Park	0	0	0	0	0	0	0	0	0	1,200	600	600	153	118	35	145	41	104	1,200	600	600	153	118	35	145	41	104
8	Industrial	130 - Industrial Park	6.56	--		63,983		130 - Industrial Park	939	470	469	135	104	31	125	35	90	939	470	469	135	104	31	125	35	90	0	0	0	0	0	0	0	0	0
11	Low Density Residential	210 - Single Fam Det	6.09	30		127,966		130 - Industrial Park	508	254	254	26	7	19	32	20	12	1,070	535	535	144	111	33	135	38	97	562	281	281	118	104	14	103	18	85
11	Low Density Residential	210 - Single Fam Det	4.06	20	Area 5	175,197	Planned Industrial Development	130 - Industrial Park	427	213	214	19	5	14	22	14	8	1,166	583	583	150	116	34	142	40	102	739	370	369	131	111	20	120	26	94
6	Conservation	undeveloped	2.69	--		43,799		130 - Industrial Park	0	0	0	0	0	0	0	0	0	898	449	449	132	102	30	121	34	87	898	449	449	132	102	30	121	34	87
3	Planned Industrial Development	130 - Industrial Park	10.37	--	Area 6	154,513	Planned Industrial Development	130 - Industrial Park	1,124	562	562	147	114	33	139	39	100	1,124	562	562	147	114	33	139	39	100	0	0	0	0	0	0	0	0	0
7	Conservation	undeveloped	4.41	--		123,610		130 - Industrial Park	0	0	0	0	0	0	0	0	0	1,060	530	530	413	110	33	134	38	96	1,060	530	530	413	110	33	134	38	96
12	Low Density Residential	210 - Single Fam Det	2.92	15		30,903		130 - Industrial Park	387	193	194	16	4	12	17	10	7	872	436	436	130	100	30	119	33	86	485	243	242	114	96	18	102	23	79
15	Conservation	undeveloped	9.00		Area 1	60,016	Planned Industrial Development	130 - Industrial Park	0	0	0	0	0	0	0	0	0	931	465	466	134	103	31	124	35	89	931	465	466	134	103	31	124	35	89
19	Industrial	130 - Industrial Park	15.67			240,064		130 - Industrial Park	1,298	649	649	159	123	36	153	43	110	1,298	649	649	159	123	36	153	43	110	0	0	0	0	0	0	0	0	0
20b	Industrial	130 - Industrial Park	2.36	--	Area 2	236,080	Planned Industrial Development	130 - Industrial Park	1,290	645	645	159	122	37	152	43	109	1,290	645	645	159	122	37	152	43	109	0	0	0	0	0	0	0	0	0
21	Industrial	130 - Industrial Park	5.20	--				130 - Industrial Park																											
22	Commercial	130 - Industrial Park	2.90	--				130 - Industrial Park																											
23	Commercial	130 - Industrial Park	16.63	--				130 - Industrial Park																											
Totals			143.97	65	--	2,289,778	--	--	10,921	5,460	5,461	1,283	957	326	1,232	369	863	15,506	7,753	7,753	2,160	1,456	434	1,776	498	1,278	**5,875**	**2,938**	**2,937**	**1,195**	**744**	**181**	**849**	**215**	**634**

Policy 1.14.5: Low Density Residential Uses limited to maximum 5 units per acre
LUC 210 - Single Family Detached Housing
Lots 20b, 21, 22, and 23 are all covered in the 236,080 sqft building


SR407
2026 Existing Daily Vol per SCTPO 11470 (trip distribution 0.54)
Cap at LOS C (using C3C) 15,300
Existing + trips 15993
Grissom Pkwy
2026 Existing Daily Vol per SCTPO 9680 (trip distribution 0.46)
Cap at LOS E 36,600
Existing + trips 15480
2607
2220
1402
1646
2178
PHASE 3 62.51 AC
PHASE 1 98.96 AC
PHASE 2 44.64 AC
CONSERVATION EASEMENT 148.06 AC
STATE ROAD 407
SHEPARD DRIVE
GRISSOM PARKWAY
98.96*43560*.23 = 991460 SF per ITE 140 = 4828 trips
44.64*43560*.23 = 447239 SF per ITE 140 = 2178 trips
Trip distribution: 54% to SR407 46% to Grissom Pkwy
= 0.54*3049 = 1646 to SR407 and
= 0.46*3049 = 1402 to Grissom
tripgen = Site area*FAR
= 62.51*43560*.23 = 626275 SF
per ITE 140 tripgen rate of 4.87 per KSF = 3049 trips

City of Titusville Preliminary Concurrency Assessment

Project Name: Space Coast Innovation Park Phase 3 (Sub-Phase 1 only) **Date:** June 17, 2026

Project Description: Planned Industrial Park

Residential Density (dwelling units): **Non-Residential Intensity (1,000 s.f.):** 991.46

Total Water Capacity*		6.010 MGD
Less Current Demand**		5.044 MGD
Less Future Commitments (FDEP/Water Supply Allocation permits)		0.542 MGD
Remaining Capacity***		0.424 MGD
Estimated Unit Based Water Demand******	1,000.00	0.3000 MGD

*Total Water Capacity permitted flow is 6.01 MGD
**12 Month Rolling Average
***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity.
****Based on 100 gallons/capita/day or 250 gallons/unit/day in accordance with Section 10 of the City's Concurrency Technical Manual
Water is reserved for this project only upon issuance of a Water Supply Capacity Allocation Permit in accordance with City Code Section 21-50.

Wastewater

Total Wastewater Capacity*		6.750 MGD
Less Current Demand**		4.688 MGD
Less Future Commitments (FDEP Permits)		0.569 MGD
Remaining Capacity***		1.493 MGD
Estimated Unit Based Wastewater Demand******	1,000.00	0.2250 MGD

*Total Wastewater Capacity based on Design capacity of Blue Heron and Osprey Treatment Facilities
**12 Month Rolling Average
***Remaining capacity subject to change without notice - This is neither a commitment nor a reservation of this capacity.
****Based on 75 gallons/capita/day or 225 gallons/unit/day in accordance with Section 10 of the City's Concurrency Technical Manual

Traffic Circulation

Primary Access

Street Name: SR 407 (Challenger Pkwy) **Adopted LOS:** C **Max Capacity:** 15,300 ADT

Current Conditions

Roadway Segment: I95 - Shepard Dr	**2025 E+C Count:**	11,470 ADT
	Volume/Count Ratio:	0.75

Future Conditions

Roadway Segment:	**Existing + New Count:**	14,077 ADT
	Volume/Count Ratio:	0.92

Secondary Access

Street Name: Grissom Pkwy **Adopted LOS:** **Max Capacity:** 36,600 ADT

Current Conditions

Roadway Segment: Kings Hwy - Shepard Dr.	**2025 E+C Count:**	9,680 ADT
	Volume/Count Ratio:	0.26

Future Conditions

Roadway Segment:	**Existing + New Count:**	11,901 ADT
	Volume/Count Ratio:	0.33

Institute of Transportation Engineers (ITE) Index Number*:		140 Index
Average Vehicle Trips per Unit on a Weekday:		4.87 ADT
Total Average Vehicle Trips for this Development on a Weekday:		4,828 ADT

* Institute of Transportation Engineers Trip Generation rates or Latest Edition. [Sec. 10.3.1.2 of the Transportation Technical Manual]

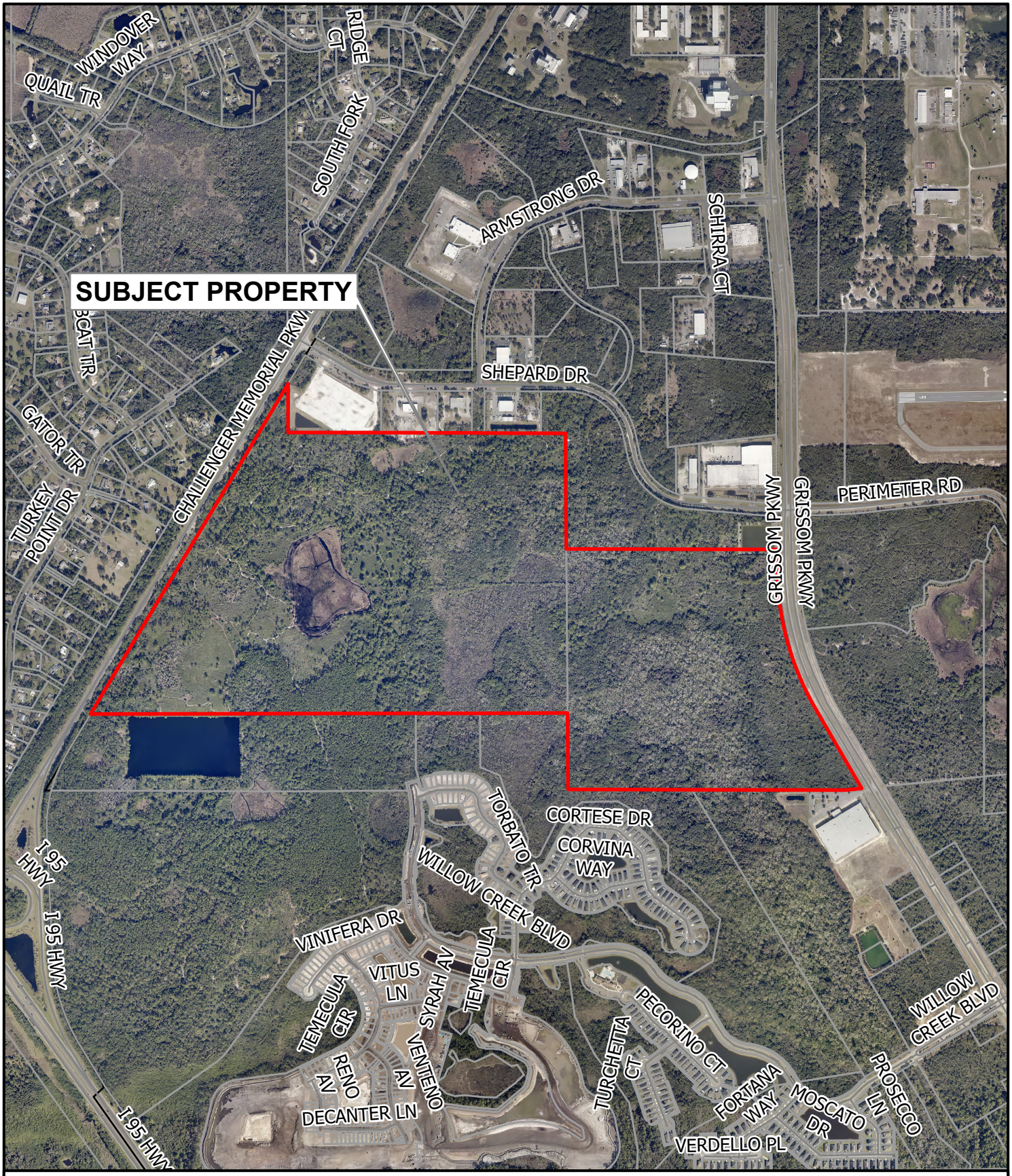
Recreation/Open Space

City Population:	49,085	**Required Recreation/Open Space:**	392.68 AC
Adopted LOS (acres/1,000 population):	8	**Current Recreation/Open Space:**	566.60 AC
		Existing Available Recreation/Open Space Capacity:	173.92 AC
Project Population:	-	**Required Recreation/Open Space:**	AC
		Remaining Recreation/Open Space Capacity:	173.92 AC

Staff Comments

A Traffic Study **is** required.

Evaluated By: AS, KO, CA **Evaluation Expiration Date:** 12/14/2026



N

W E

S

Aerial 2025

CPA #1-2026

0 750 1,500 3,000 Feet

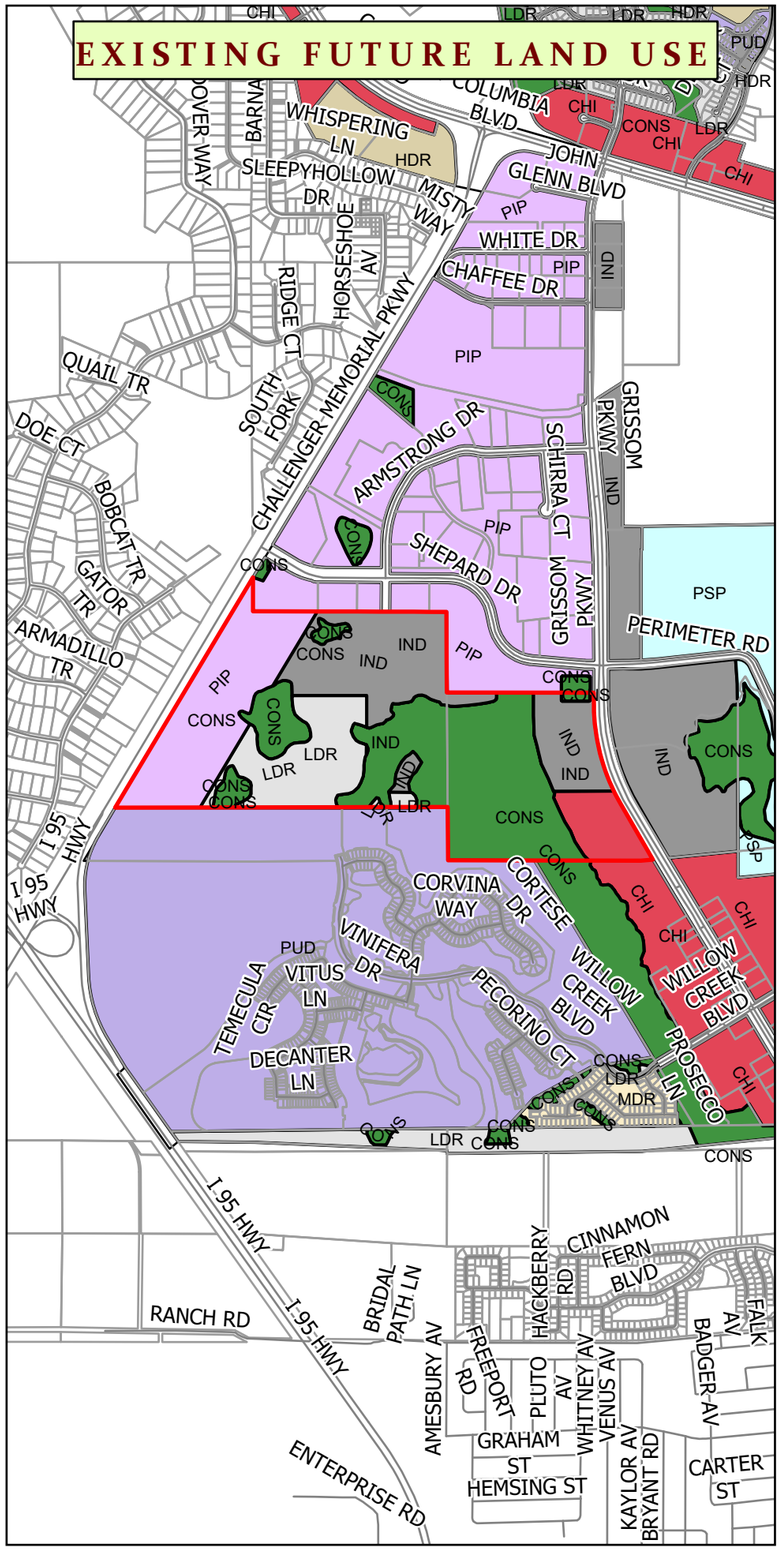
Community Development Department

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

6/25/2026

SSA #2-2024

EXISTING FUTURE LAND USE



EXISTING FLU ACREAGE

CONS: 38.36 AC
LDR: 29.14 AC

PROPOSED FLU ACREAGE

CONS: 49.06 AC
LDR: 17.44 AC

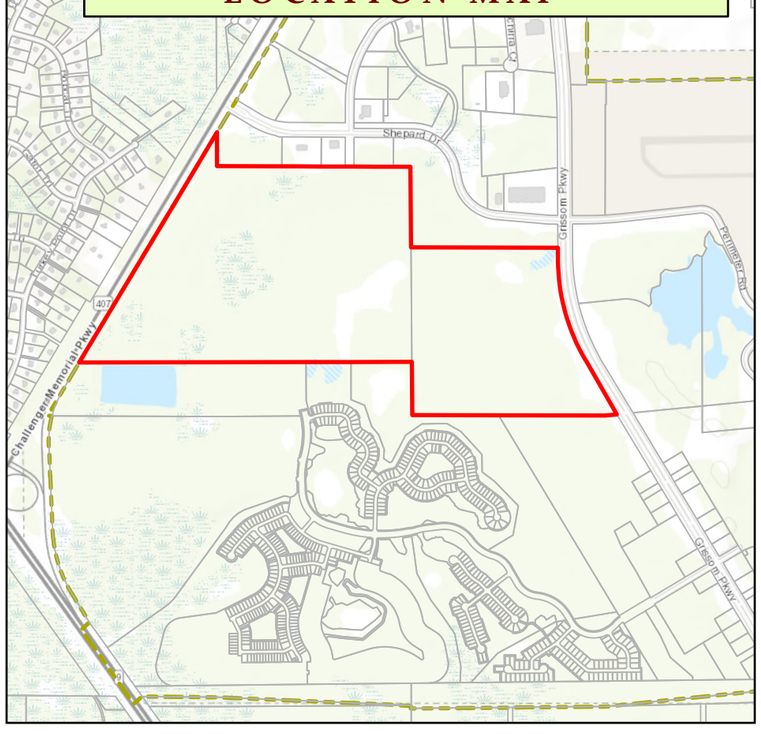
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ProposedFLU_Upda

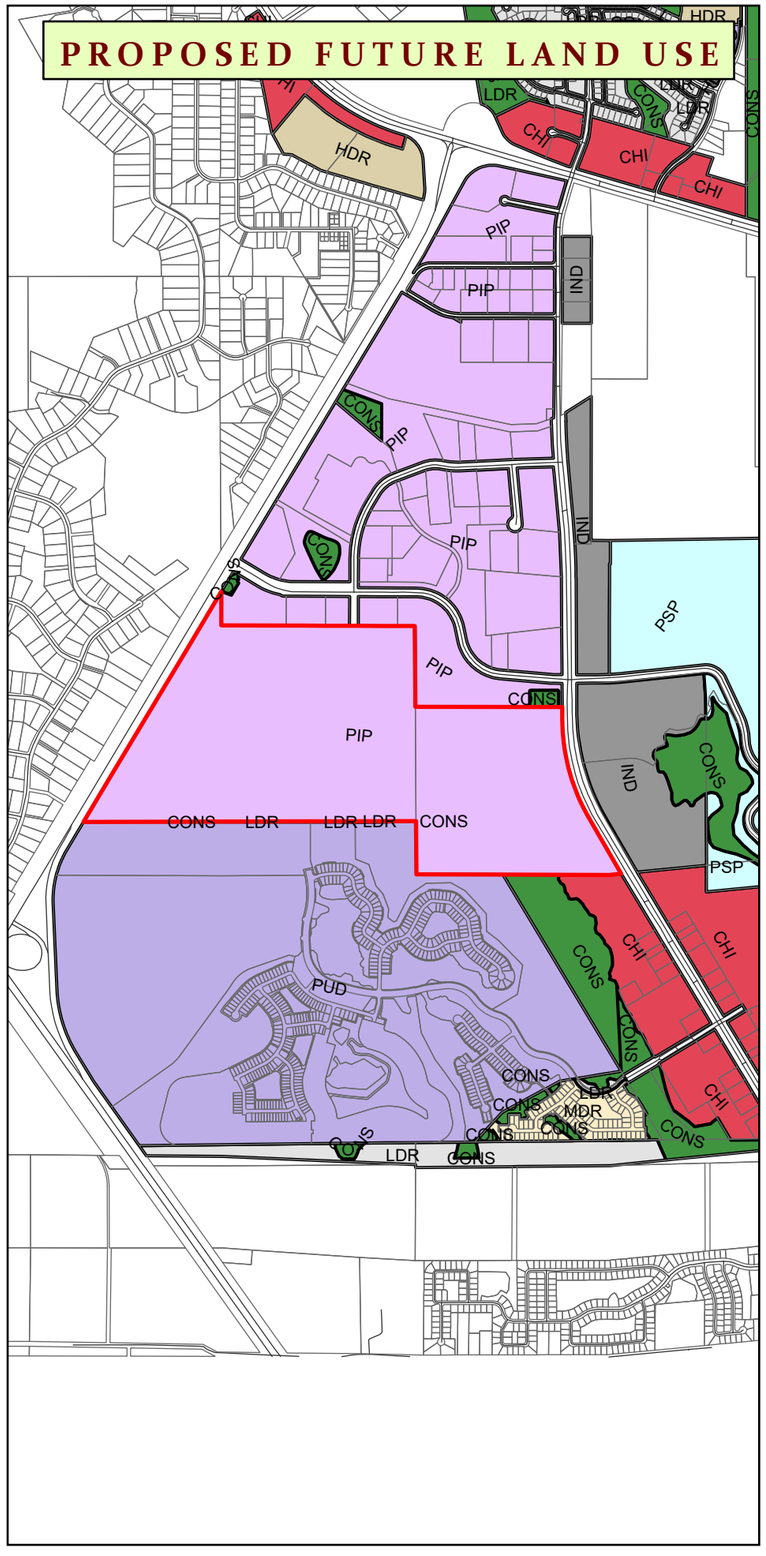
- Commercial-High Intensity
- Commercial-Low Intensity
- Conservation
- Downtown Mixed Use
- Educational
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Planned Industrial Park
- Planned Unit Development
- Public/Semi-Public
- Recreational
- Regional Mixed Use
- Residential One
- Residential Two
- Shoreline Mixed
- US-1 Corridor
- Urban Mixed Use

0 2,100 4,200 8,400 Feet

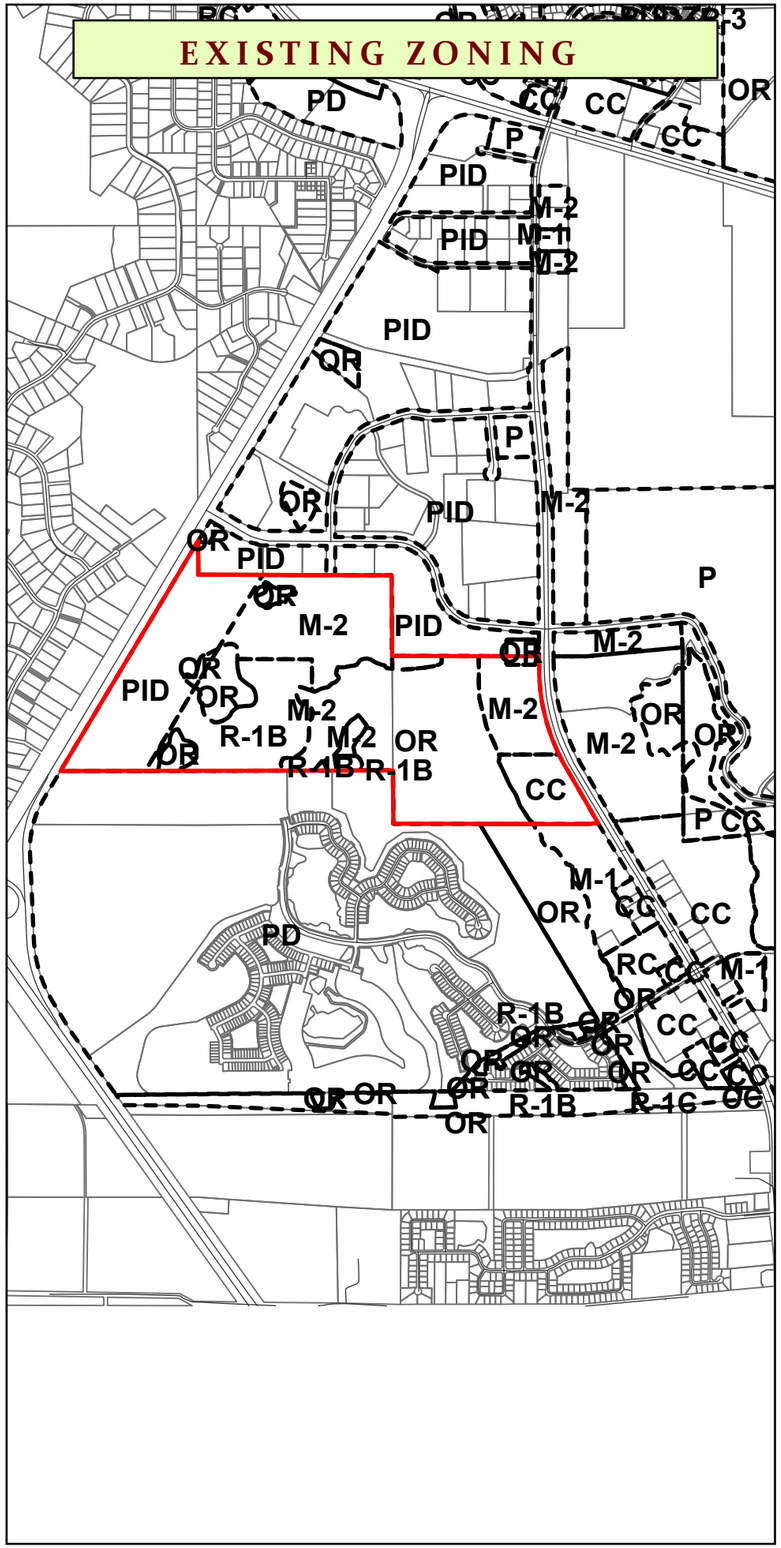
LOCATION MAP



PROPOSED FUTURE LAND USE



EXISTING ZONING



SSA #X-20XX

EXISTING ZONING ACREAGE

R-1B: AC

PROPOSED ZONING ACREAGE

R-3: AC

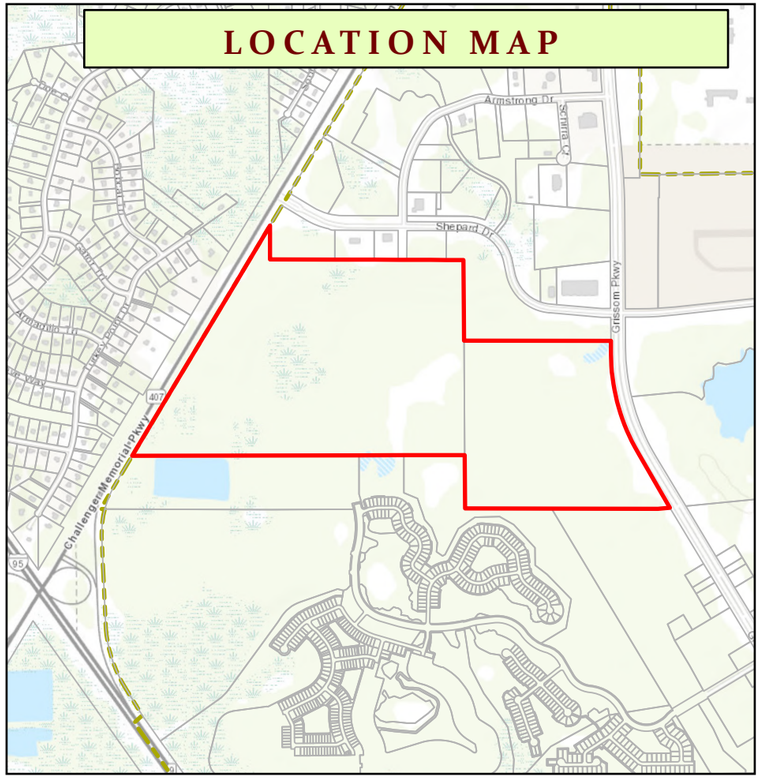
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W E

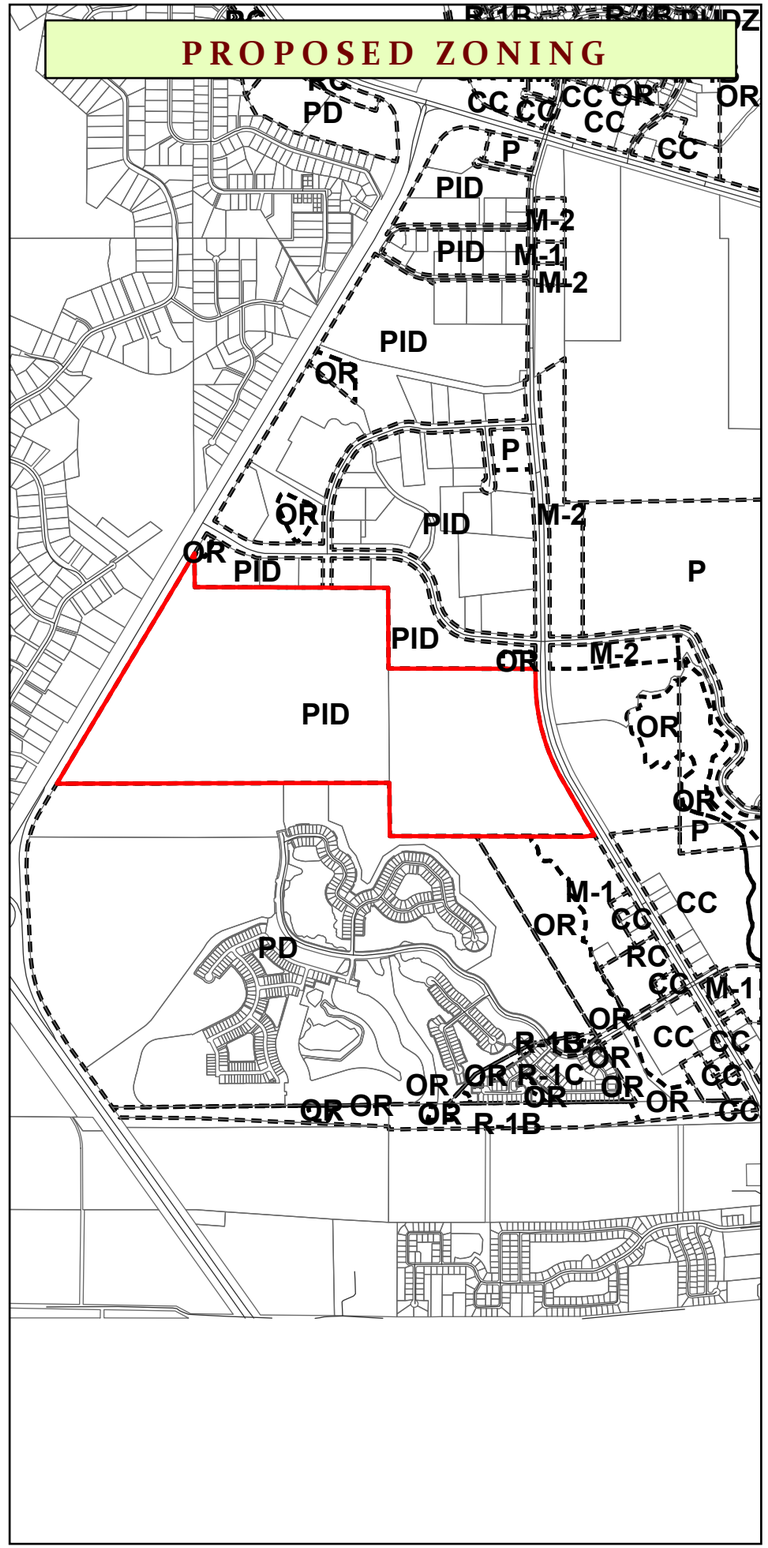
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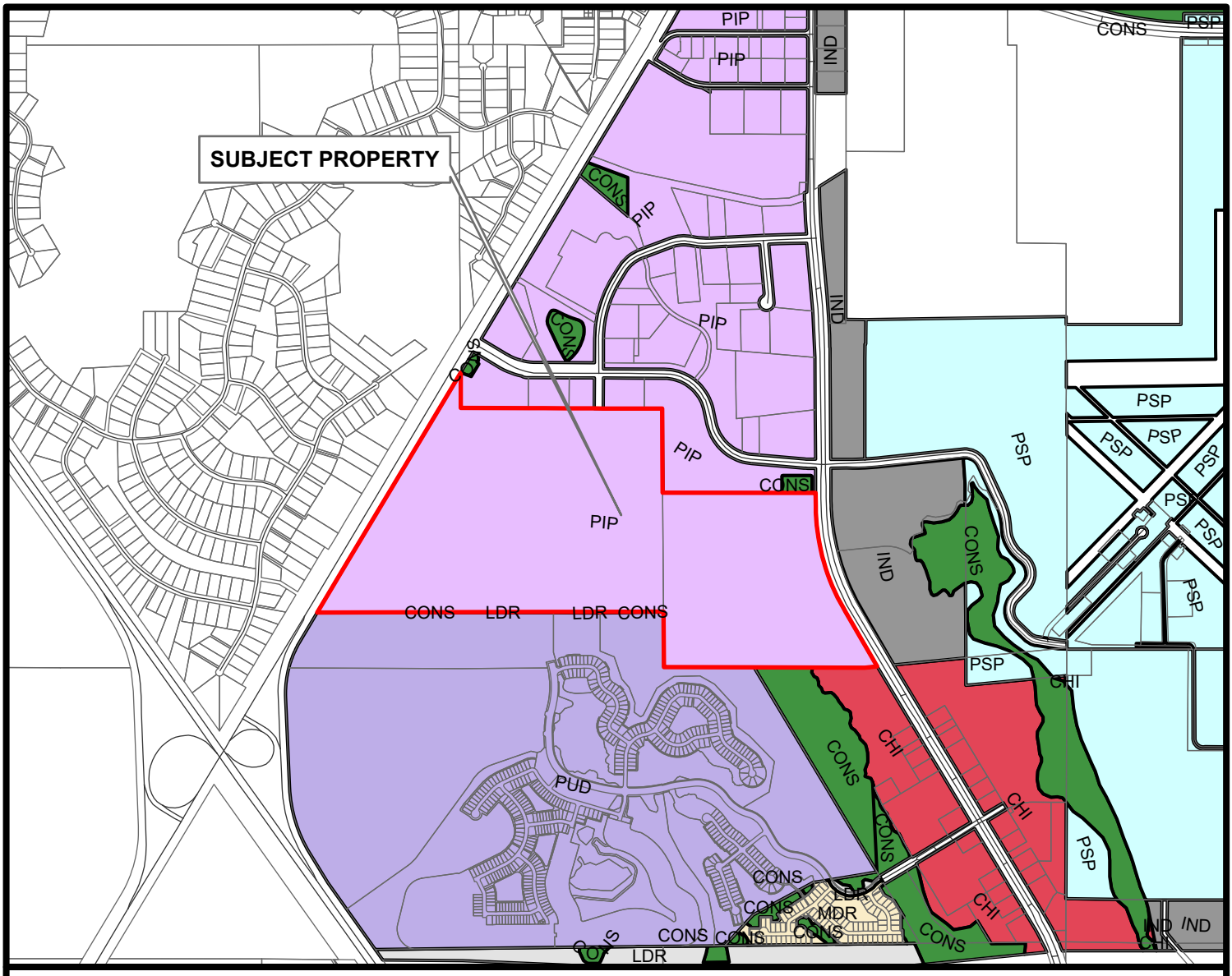
0 2,050 4,100 8,200 Feet

LOCATION MAP



PROPOSED ZONING





PROPOSED FUTURE LAND USE MAP

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

Subject

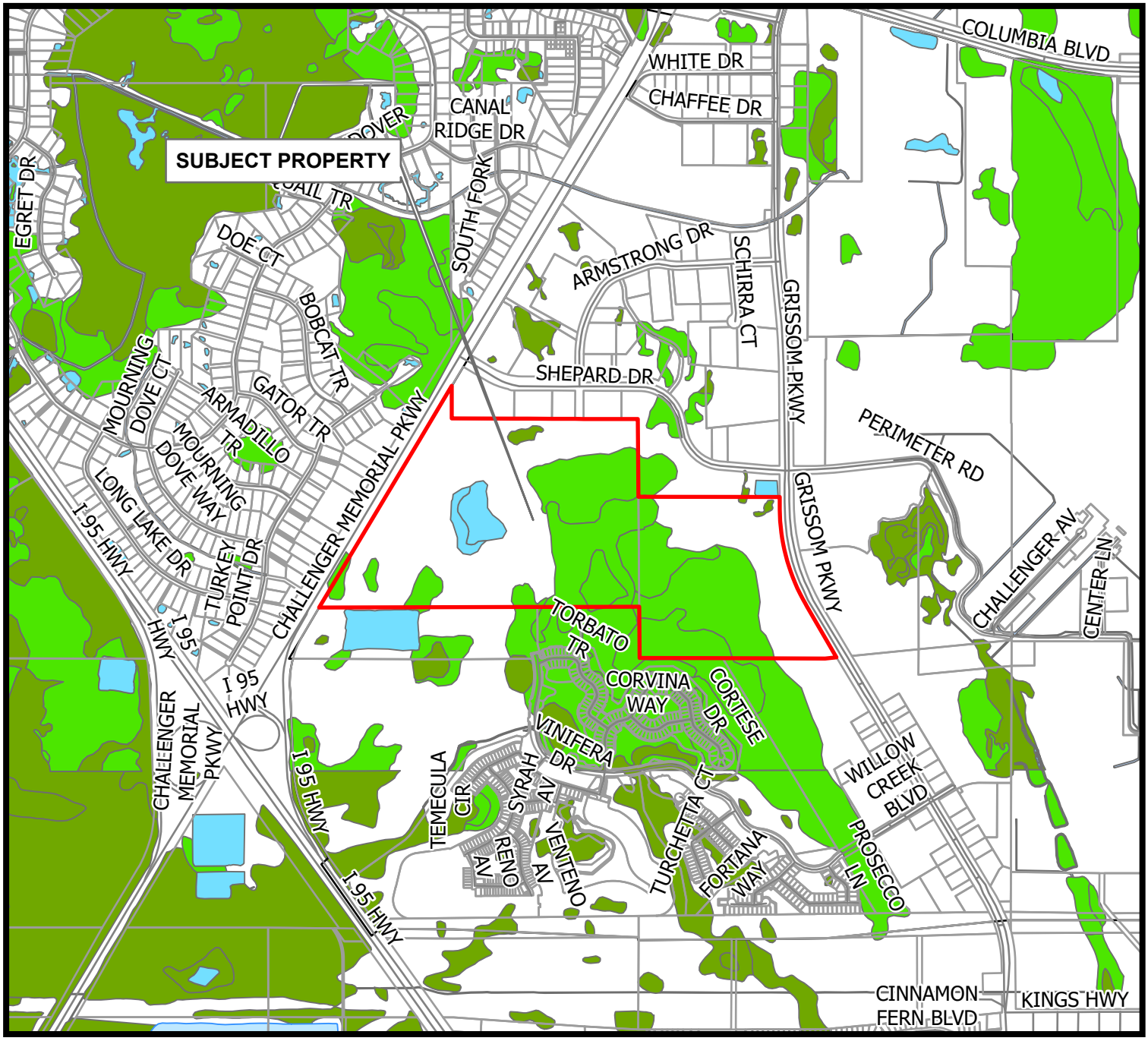
Local Roads

N W E S

0 1,000 2,000 4,000 Feet

Community Development Department

6/29/2026



WETLANDS IN VICINITY OF PROPERTY

CPA #1-2026

N
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S
TITUSVILLE, FLORIDA
FOUNDED 1867

WETLAND_TY

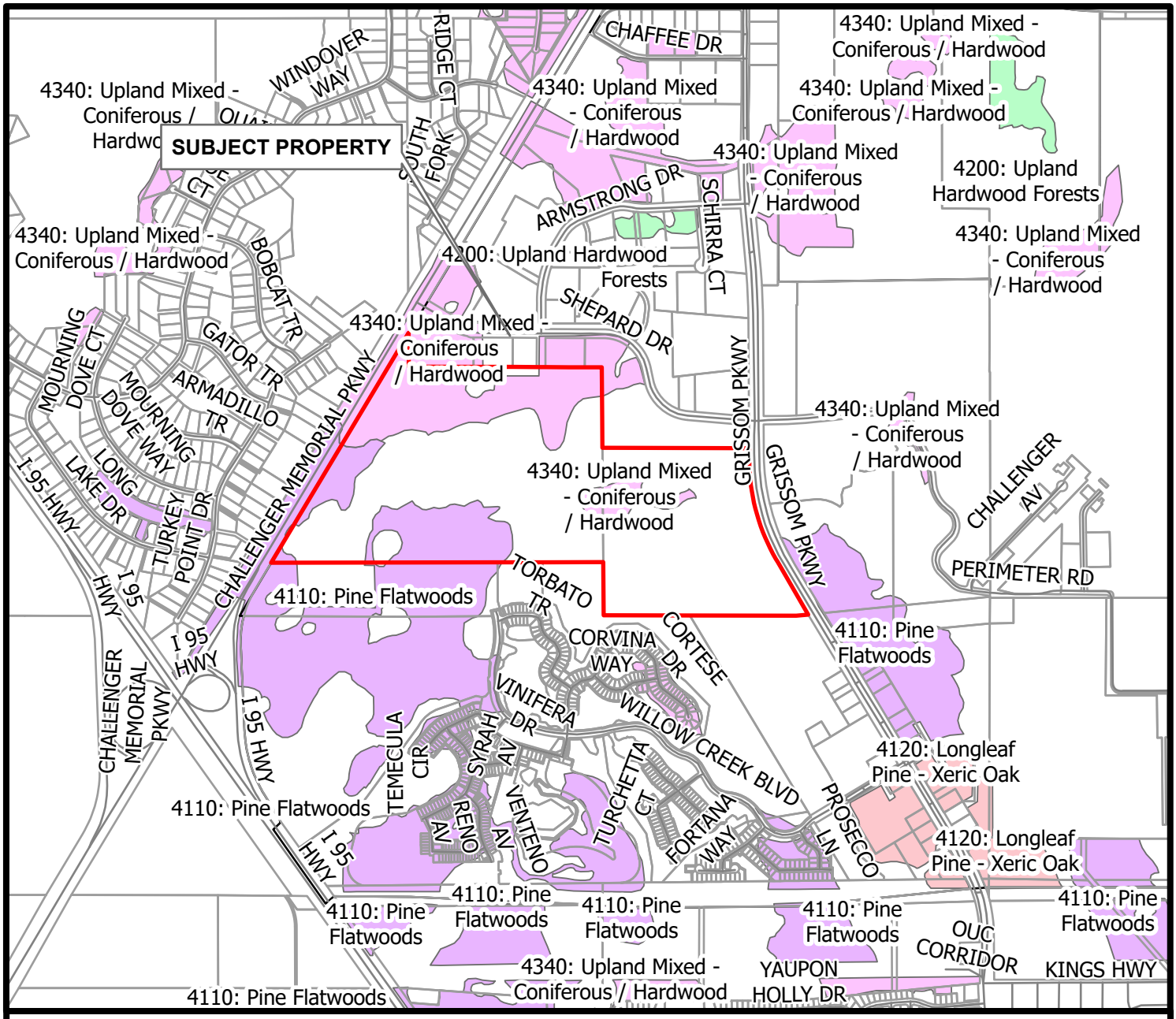
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

6/29/2026

Scale:1:25,000

Community Development Department
Source: USFWS NWI (2025)

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



SJRWMD Florida Land Use Cover Classification System
Upland Forests - 4000 Series
CPA #1-2026

LANDCOVER DESCRIPTION

- 4110: Pine Flatwoods
- 4120: Longleaf Pine - Xeric Oak
- 4200: Upland Hardwood Forests
- 4340: Upland Mixed - Coniferous / Hardwood

N W E S

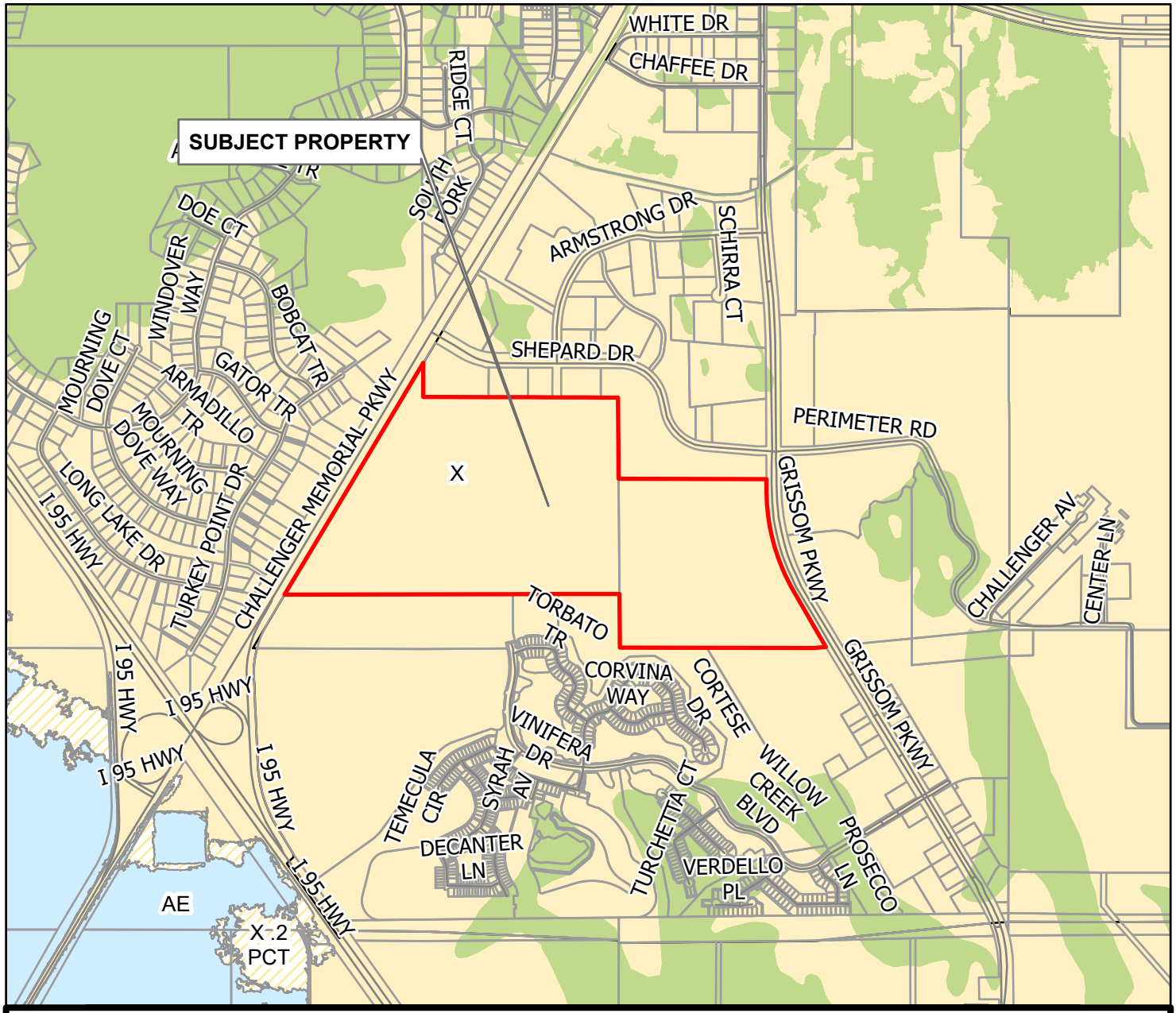
0 1,000 2,000 4,000 Feet

Community Development Department

6/29/2026

This dataset (2017) is a compilation of the Land Use/Land Cover datasets created by St. John's River Water Management District

G:\GIS_Share\Planning Templates\ArcPro\PlanningMaps\PlanningMaps.aprx



FEMA FLOOD HAZARD AREAS

CPA #1-2026

Special Flood Hazard Area Zones

- A
- A0
- AE
- AO
- VE

Moderate Flood Hazard Area Zone

- X5

Minimal Flood Hazard Zones

- C
- X
- X .2 PCT

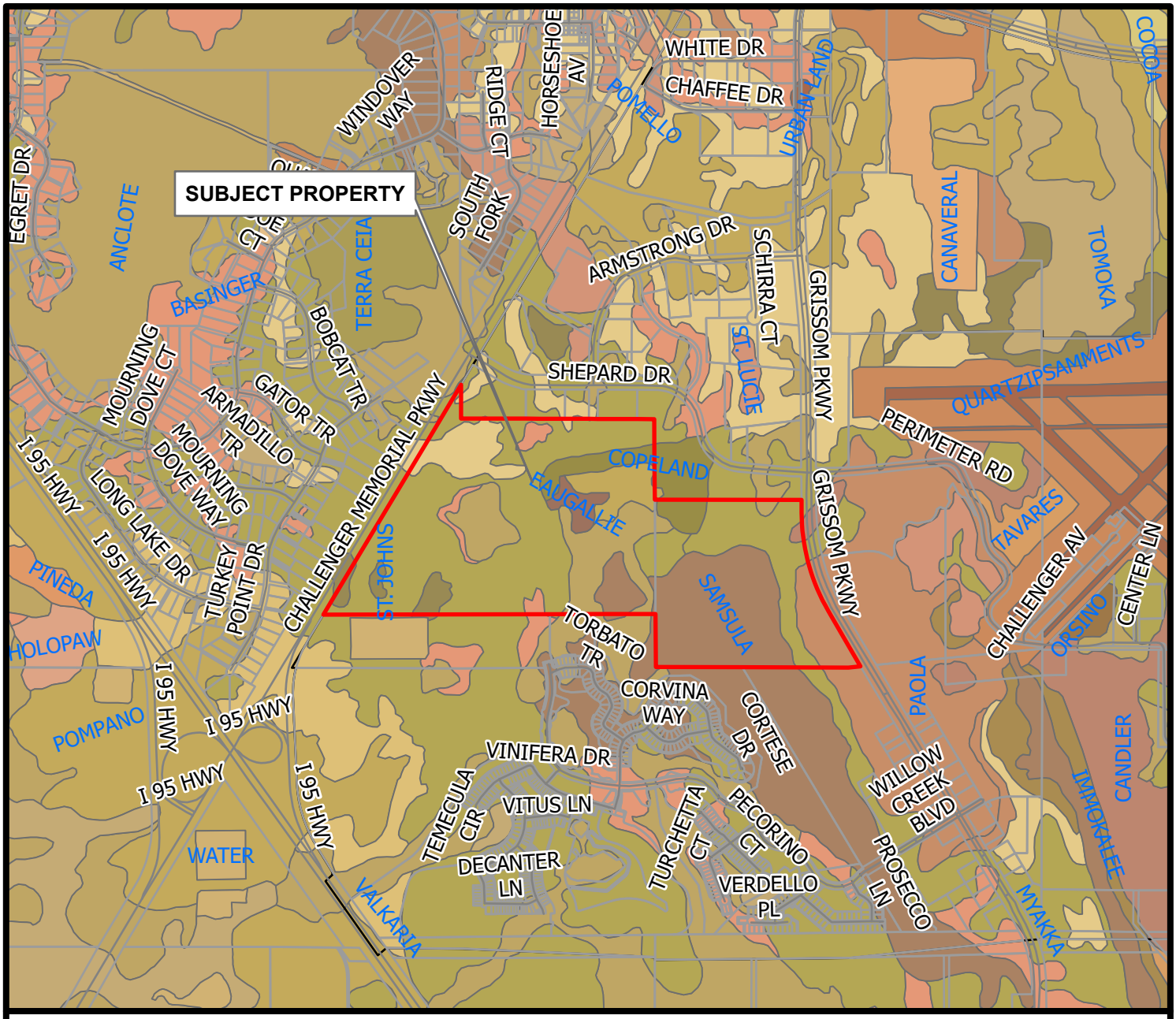
Other Flood Zone Areas

- D
- FW

N W E S

0 1,050 2,100 4,200 Feet

Community Development Department | Source: FEMA FHA Update, 01/29/2021 | 6/29/2026



SOILS IN THE VICINITY OF SUBJECT PROPERTY
CPA #1-2026

- ANCLOTE
- BASINGER
- CANAVERAL
- CANDLER
- COCOA
- COPELAND
- EAUGALLIE
- FLORIDANA
- HOLOPAW
- IMMOKALEE
- MYAKKA
- ORSINO
- PAOLA
- PINEDA
- POMELLO
- POMPANO
- QUARTZIPSAMMENTS
- SAMSULA
- ST. JOHNS
- ST. LUCIE
- TAVARES
- TERRA CEIA
- TOMOKA
- URBAN LAND
- VALKARIA
- WATER

N W E S

0 1,000 2,000 4,000 Feet

Community Development Department

6/29/2026

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