



CITY OF TITUSVILLE

BOARD OF ADJUSTMENT AND APPEALS

AGENDA

Regular Meeting

July 29, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

Notice

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

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

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. Minutes June 24, 2026

Approve Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

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

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

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

6. CONSENT AGENDA

7. OLD BUSINESS

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

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

8. NEW BUSINESS

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

A. Semi-Annual Report

Approve Semi-Annual Report as written.

11. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Minutes June 24, 2026**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes June 24, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. BAA 6.24.26 Draft

DRAFT

**Board of Adjustments and Appeals
Regular Meeting
June 24, 2026**

The Board of Adjustments and Appeals (BAA) of the City of Titusville, Florida, met in regular session in Council Chambers, on Wednesday, June 24, 2026.

XXX

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

XXX

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

XXX

Member Wheelus made a motion to approve the May 27, 2026 minutes as presented. Vice Chairwoman Van Deven seconded. There was a unanimous voice vote.

XXX

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

XXX

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

XXX

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

Chairman Taylor said he has been a customer of the business for Variance #11-2026 – 109 Fisher Avenue.

XXX

DRAFT

Consent Agenda Items

None.

XXX

Old Business

None.

XXX

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

New Business

Variance 11-2026 – 109 Fisher Avenue

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

Dave Ruppe of Titusville, Florida came to speak in support of the variance request. Mr. Ruppe provided a handout from which he read from.

Discussion followed on this item.

Member Wheelus stated that he could not support this request due to the self-imposed hardship.

XXX

Member Greene made a motion to approve Variance 11-2026 – 109 Fisher Avenue allowing an interior yard setback of 0-feet for primary structure. The motion failed due to lack of a second.

XXX

Vice Chairwoman Van Deven made a motion to deny Variance 11-2026 – 109 Fisher Avenue. Member Beckles seconded.

Roll call was as follows:

Vice-Chairwoman Van Deven	Yes
Member Beckles	Yes
Member Greene	No
Member Wheelus	Yes
Chairman Taylor	Yes

Motion passed with a 4 yes, 1 no vote.

XXX

Variance 13-2026 – 533 Hillcrest Avenue

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

Discussion followed on this item.

XXX

Member Wheelus made a motion to approve Variance 13-2026 – 533 Hillcrest Avenue to allow a single-family residence to be constructed with a rear yard setback of 3.1 feet where 25 feet is required. Vice Chairwoman Van Deven seconded.

Roll call was as follows:

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

Motion passed.

XXX

Variance 15-2026 – 701 Booker Street

Tabitha Armstrong reviewed the staff report and explained what the applicant was requesting. Ms. Armstrong said that the applicant may be requesting additional variance requests for setbacks if this is approved.

Discussion followed on this item.

Michael Jackson of Titusville, Florida requested that the variance request be postponed.

XXX

Member Beckles made a motion to postpone Variance 15-2026 – 701 Book Street to the July 29, 2026 Board of Adjustment and Appeals meeting at the request of the applicant. Vice Chairwoman Van Deven seconded.

Roll call was as follows:

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

DRAFT

Motion passed.

XXX

Variance 16-2026 – 2374 Landing Drive

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

Chrissie Inusencio of Orlando, Florida came to speak in favor of the variance request.

Discussion followed on this item.

XXX

Member Greene made a motion to approve Variance 16-2026 – 2374 Landing Drive to allow an interior side yard setback of 3.97 feet in lieu of the required 5-foot minimum. Member Wheelus seconded.

Roll call was as follows:

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

Motion passed.

XXX

Petitions and Requests from the Public Present

None.

XXX

Reports

Tabitha Armstrong said that there will be a Board of Adjustment and Appeals meeting on July 29, 2026 and August 26, 2026 as there have been variance application submittals for those meetings.

Member Wheelus reminded the BAA members that the Financial Statement is due early July.

XXX

Adjournment was at 7:08 p.m.

City of Titusville
"Gateway to Nature and Space"

REPORT

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

Recommended Action:

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

Summary Explanation & Background:

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

At the June 24th, 2026 Board of Adjustment & Appeals, the applicant requested to be postponed until the July 29th, 2026 hearing date.

Alternatives:

1. Approve the Variance

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

2. Deny the Variance

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

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

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



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

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

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

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

5 **Applicant:** Bianca Burse, owner

6 Background

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

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

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

15 (d) Future Land Use: Medium Density Residential

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

17 (f) Surrounding Zoning Districts.

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

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

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

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

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

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

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

3 (h) Uses: Vacant residential lot

4 Powers of the BAA

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

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

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

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

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

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

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

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

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

28 Analysis

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

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

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

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

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

22 Recommendation

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

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



Gateway to Nature & Space



APPLICATION FOR VARIANCE

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

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

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

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

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

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

ACKNOWLEDGEMENT

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

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

/s/

(Signature*)



(Date)

3/6/26

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

FOR OFFICE USE ONLY

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

Variance Justification

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

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

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

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

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

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

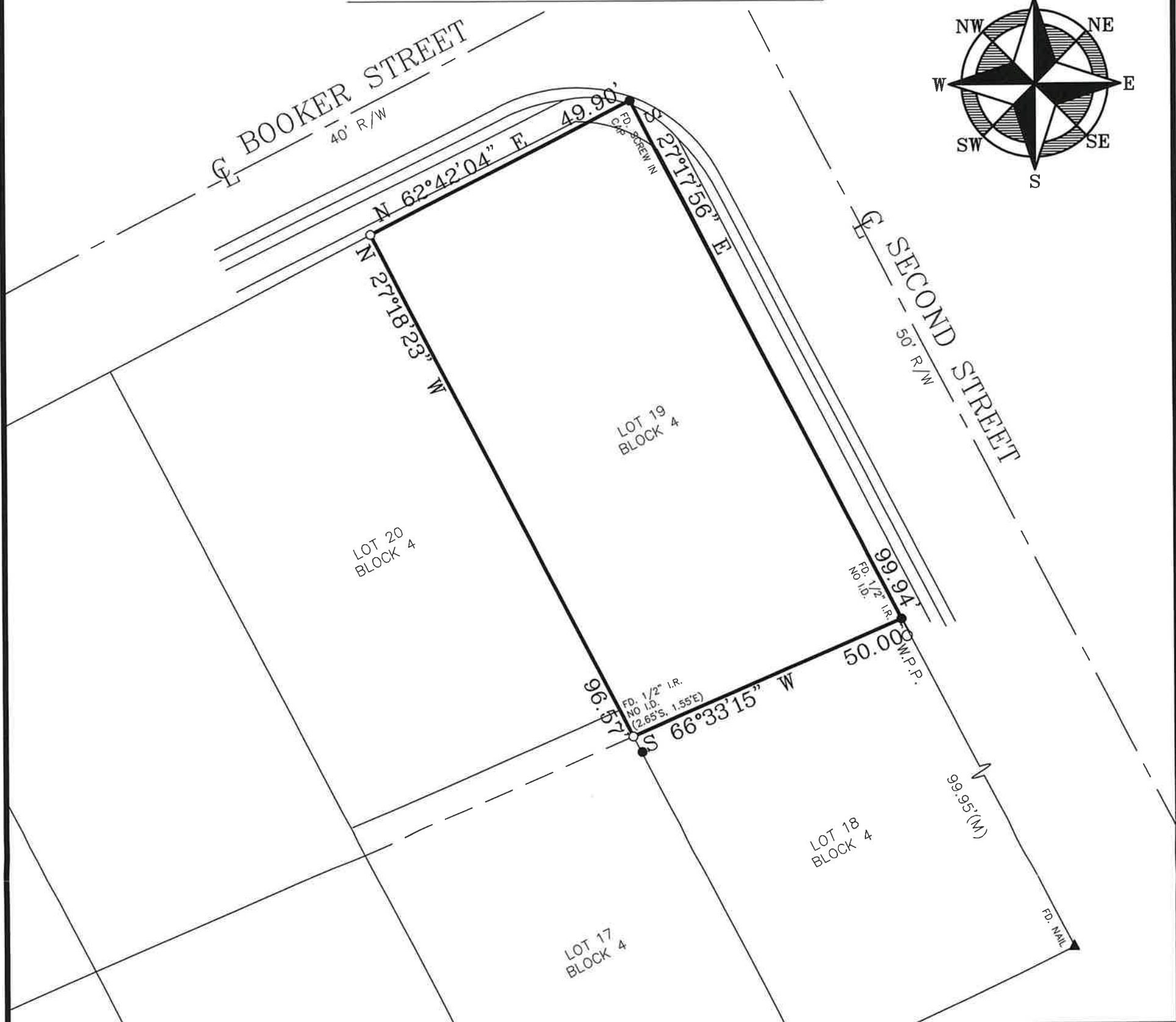
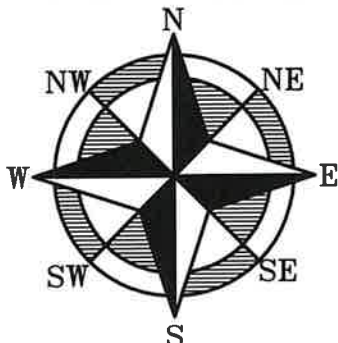
I am requesting a 10-foot variance on the right side of the lot, adjacent to second ave.

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

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

SKETCH OF SURVEY

BOUNDARY SURVEY



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

LEGEND:

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

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

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

SURVEY SYMBOLS

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

DRAWN BY: JAB

CHECKED BY: J.W.C.

SCALE: 1" = 20'

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

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

CERTIFIED TO:

BIANCA S BURSE

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

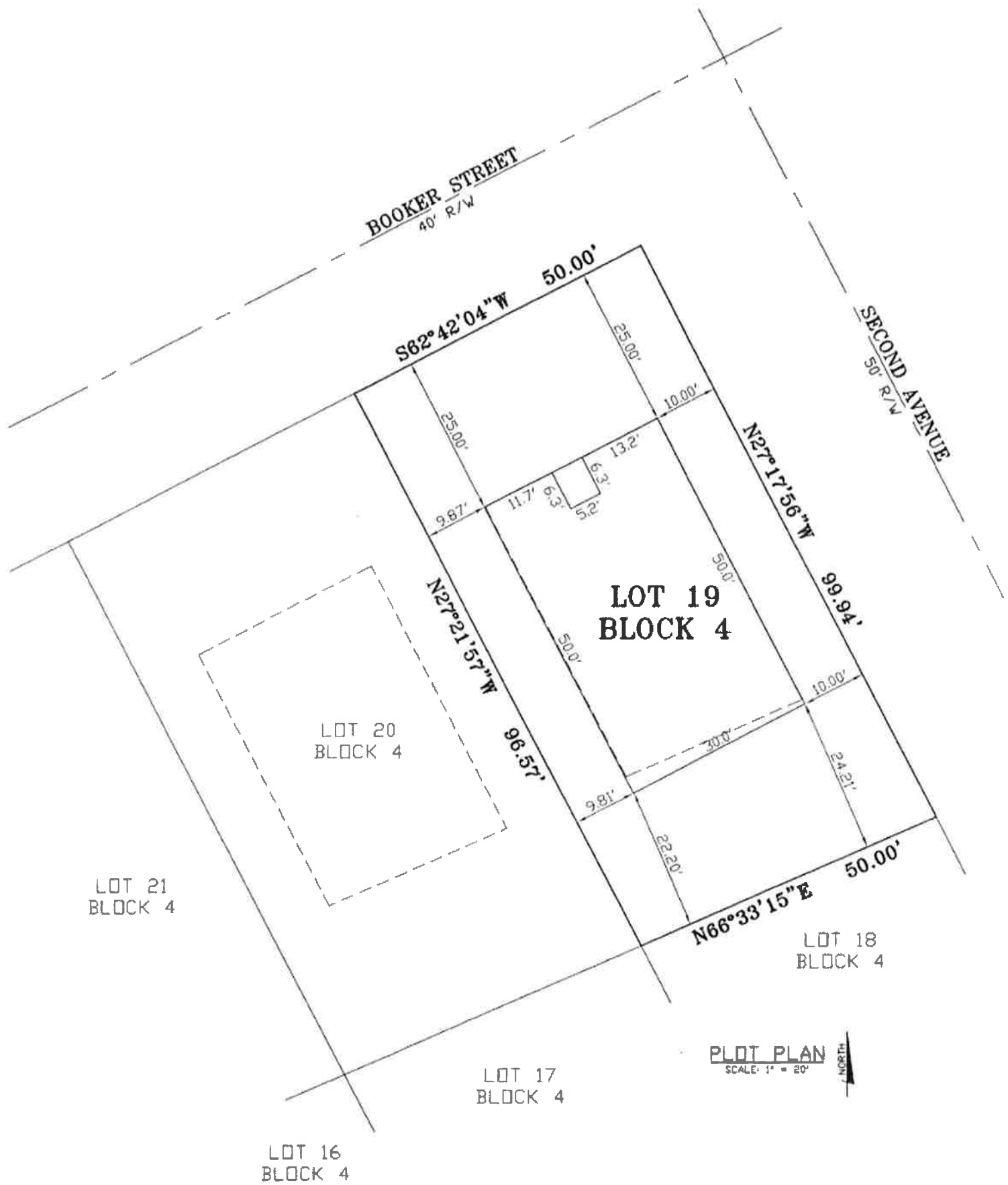
SURVEYOR'S NOTES:

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

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

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

John W. Cooper PSM 5093
5/1/26
Date Signed



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

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





ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

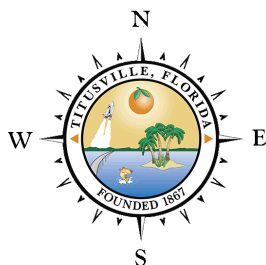
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRC-N	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRC-N-C	INDIAN RIVER CITY NEIGHBORHOOD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

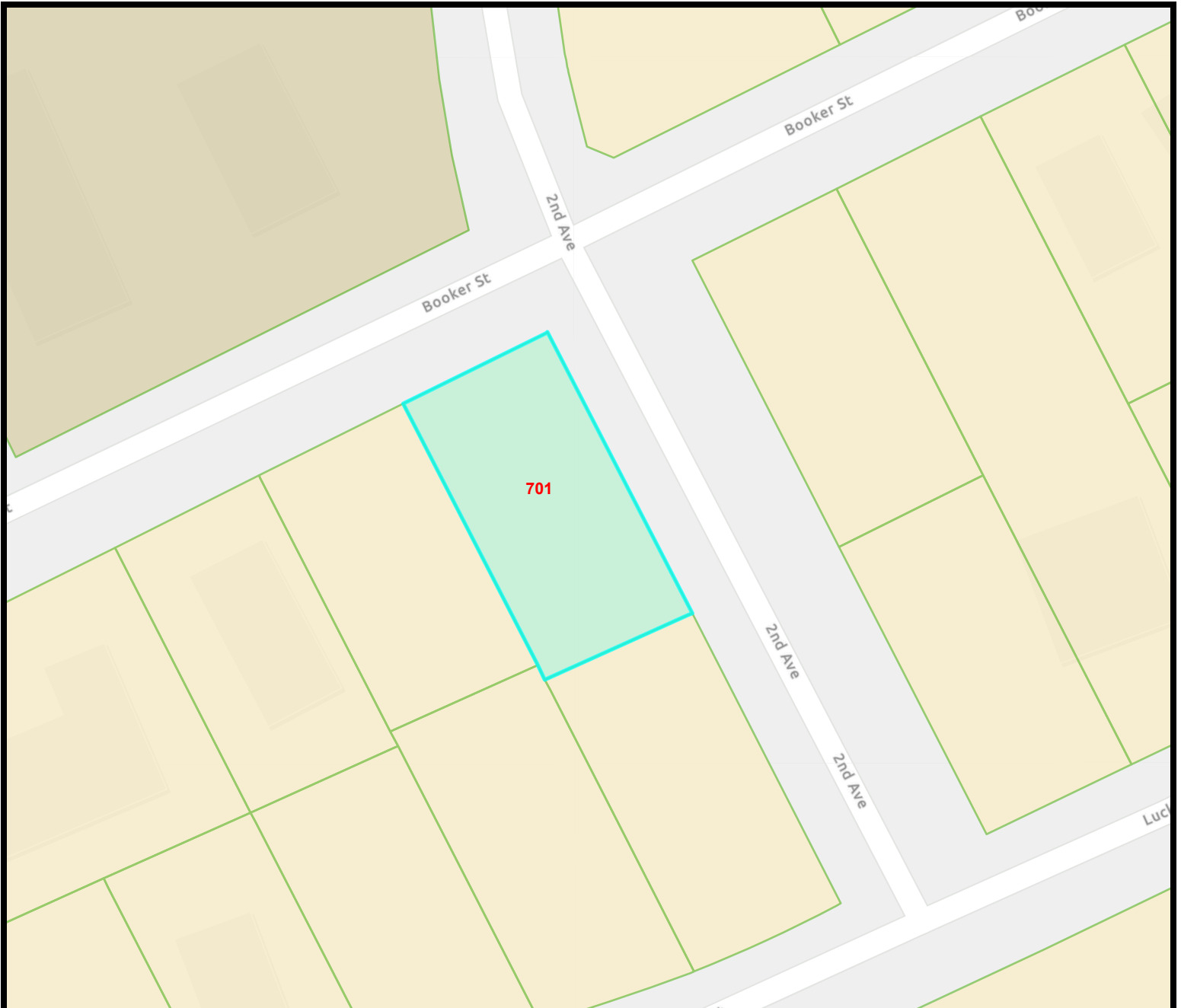
INDUSTRIAL DISTRICTS

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

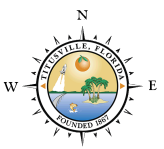
OVERLAY DISTRICTS

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





FUTURE LAND USE MAP

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

Re: VAR#15-2026, 701 Booker St -- Information Needed

From Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>

Date Tue 7/14/2026 8:25 AM

To bey burse <beyburse@yahoo.com>

No worries! Keep me posted when you determine what you'll need, and I can help get it situated for the board.

From: bey burse <beyburse@yahoo.com>

Sent: Monday, July 13, 2026 5:13 PM

To: Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>

Subject: Re: VAR#15-2026, 701 Booker St -- Information Needed

I do apologize, thanks for being patient. I have been trying to reach out to the architect.

[Sent from Yahoo Mail for iPhone](#)

On Monday, July 13, 2026, 11:19 AM, Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com> wrote:

Good morning,

I have been unable to reach anyone by telephone, so I wanted to provide a quick update.

We are now beyond the advertisement deadline for the July 29 hearing, so I am unable to add any additional variance requests to that agenda. At this time, we will proceed with reviewing the currently submitted variance request for the 20-foot side corner setback.

Please let me know if there are any updates regarding the project.

Thank you,

Tabitha Armstrong, AICP

Planner

City of Titusville, Florida

555 S. Washington Avenue

Titusville, FL 32781-2806

(321) 567-3782

tabitha.armstrong@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.

From: Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>
Sent: Wednesday, July 8, 2026 11:28 AM
To: beyburse@yahoo.com <beyburse@yahoo.com>
Subject: Re: VAR#15-2026, 701 Booker St -- Information Needed

Good morning,

Just checking in on the Variance request. If any additional variances are being added, I am able to still add them to the advertisement until tomorrow, Thursday July 9th, 2026. Please reach out regarding the variance and any amendments that are being made.

Thank you,
Tabitha Armstrong, AICP
Planner
City of Titusville, Florida
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3782
tabitha.armstrong@titusville.com

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From: Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>
Sent: Wednesday, July 1, 2026 12:34 PM
To: beyburse@yahoo.com <beyburse@yahoo.com>
Subject: Re: VAR#15-2026, 701 Booker St -- Information Needed

Good afternoon,

The item has been postponed to the July 29th, 2026 hearing date. If any additional Variance are to be requested, I will need that information by July 7th, 2026 to keep with the legal advertising requirements.

Please reach out regarding the variance and any amendments that are being made.

Thank you,
Tabitha Armstrong, AICP
Planner
City of Titusville, Florida
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3782
tabitha.armstrong@titusville.com

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From: Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>
Sent: Monday, June 15, 2026 10:02 AM
To: beyburse@yahoo.com <beyburse@yahoo.com>
Subject: VAR#15-2026, 701 Booker St -- Information Needed

Good morning,

The Variance is currently scheduled for the June 24th, 2026, hearing date. However, as I have been working on the staff report, we noticed an issue with the proposed plot plan and the submitted variance request. The current variance application requests only a reduction of the side corner setback from the required 20 feet to 10 feet. However, the

proposed plot plan indicates additional setbacks that do not meet the Land Development Regulations.

Specifically:

- The required interior side yard setback is 10 feet, but the plot plan shows a setback of 9.81 feet & 9.87 feet.
- The required rear yard setback is 25 feet, but the plot plan shows a setback of 22.20 feet and 24.21 feet.

As currently presented, additional variances beyond the requested side corner setback would be required.

To move forward, either:

1. The plot plan will need to be revised to demonstrate compliance with all setbacks other than the requested side corner variance; or
2. The variance application will need to be updated to include all requested setback reductions shown on the plot plan.

Please note that if the application is updated to request additional variances, the item will need to be postponed to the July meeting to allow time for the required public advertisement.

Please let me know how you would like to proceed with the application.

Thank you,
Tabitha Armstrong, AICP
Planner
City of Titusville, Florida
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3782
tabitha.armstrong@titusville.com

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 Signature Image - Planning

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City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Semi-Annual Report**
Department/Office: Development Services

Recommended Action:

Approve Semi-Annual Report as written.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Semi-Annual Updates Spring 2026

Board of Adjustments and Appeals Semi-Annual Report

Items Reviewed Between January 2026 - June 2026

Var. No.	Description	Date of Decision
#1-2026	A variance to Land Development Regulations Chapter 28, Section 28-304 to allow the lot width to be less than the required 75-feet for property located at 2010 Logan Drive - APPROVED.	1/29/2026
#1-2026	A variance to Land Development Regulations Chapter 28, Section 28-304 to allow the interior side yard setback to be less than the required 10-feet for a primary structure located at 2010 Logan Drive - DENIED.	1/29/2026
#2-2026	A variance to Land Development Regulations Chapter 28, Section 28-302 to allow less than the required 15-foot interior side yard setback for a primary structure located at 2108 Malinda Lane - APPROVED.	1/29/2026
#3-2026	A variance to Land Development Regulations Chapter 32, Section 32-9 to allow a ground sign to exceed the maximum surface area of one hundred fifty (150) square feet for property located at 1400 N. Washington Avenue - APPROVED.	2/25/2026
#4-2026	A variance to Land Development Regulations Chapter 32, Section 32-10 to allow additional wall signs for a building that has only one (1) street frontage (on an existing paved ROW) for property located at 2035 Cheney Highway - APPROVED.	2/25/2026
#4-2026	A variance to Land Development Regulations Chapter 32, Section 32-9 to allow a development to have more than one (1) ground sign for property located at 2035 Cheney Highway - DENIED.	2/25/2026
#5-2026	A variance to Land Development Regulations Chapter 28, Section 28-214 to allow a mini-warehouse to provide parking at a rate less than one (1) space for each twenty-five (25) storage cubicles and two (2) spaces for the manager's quarters for property located at Parcel ID # 22-35-26-00-504.1 - APPROVED WITH A CONDITION.	2/25/2026
#6-2026	Moved to Public Purpose Variance #1-2026.	
#7-2026	A variance to Land Development Regulations Chapter 28, Section 28-391 to allow the cumulative area of all accessory buildings or structures to exceed fifty (50) percent of the square foot area of the principal structure for property located at 1165 Mockingbird Lane - DENIED.	4/29/2026
#8-2026	A variance to Land Development Regulations Chapter 30, Section 30-339 which requires the installation of a five-foot high berm along Industrial (M-2) properties for property located at Tax Acct # 2300402 and # 3019544 - WITHDRAWN.	

#9-2026	A variance to Land Development Regulations Chapter 28, Section 28-108 to eliminate the requirement for a six-foot high masonry screening wall where the site abuts a residential zoning district or use for property located at 2035 Cheney Highway - APPROVED.	4/29/2026
#10-2026	A variance to Land Development Regulations Chapter 30, Section 30-362 and Section 30-382 to reduce landscape requirements for property located at 6695 S. Washington Avenue. - WITHDRAWN.	
#11-2026	A variance to Land Development Regulations Chapter 28, Section 28-317 to allow a 0-foot interior side yard setback for a primary structure in lieu of the required 10-foot interior side yard setback for property located at 109 Fisher Avenue - DENIED.	6/24/2026
#12-2026	A variance to Land Development Regulations Chapter 32, Section 32-10 to allow additional wall signs for a building that has only one (1) street frontage (on an existing paved ROW) for property located at 1915 Cheney Highway - APPROVED.	5/27/2026
#13-2026	A variance to Land Development Regulations Chapter 28, Section 28-304 to allow less than the required 25-foot rear yard setback for a primary structure located at 533 Hillcrest Avenue - APPROVED.	6/24/2026
#14-2026	A variance to Land Development Regulations Chapter 30, Section 30-238 to eliminate the requirement for a sidewalk to be constructed along north and west portions of the parcel abutting State Road 405 and Highway US 1 for property located at Parcel ID # 23-35-01-25-A - APPROVED.	5/27/2026
#15-2026	A variance to Land Development Regulations Chapter 28, Section 28-305 to allow the side corner setback to be less than the required 20-feet for a primary structure for property located at 701 Booker Street - POSTPONED.	6/24/2026
#16-2026	A variance to Ordinance No. 24-2019 to allow a reduced interior side yard setback for the construction of a single-family dwelling for property located at 2374 Landing Drive - APPROVED.	6/24/2026