



**CITY OF TITUSVILLE
DEVELOPMENT REVIEW COMMITTEE (DRC)
City Hall Council Chamber
555 South Washington Avenue, Titusville, FL 32781
August 19, 2026 at 11:00 am**

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 # 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**
4. **DETERMINATION OF A QUORUM**
5. **APPOVAL OF MINUTES**
6. **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.**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - a. **DRC #7-2026, 6695 S. Washington Avenue**
Discussion of the following waiver request:
 1. **To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City.**
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

Any person who decides to appeal any decision of the Development Review Committee, 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.

***Development Review Committee
June 16, 2026***

The Development Review Committee (DRC) of the City of Titusville, Florida met in session in Council Chambers located at 555 South Washington Avenue on Tuesday June 16, 2026 at 2:00 p.m.

XXX

Chairman and City Engineer Kwabena Ofori called the meeting to order at 2:00 p.m. Present were Public Works Engineer Jackie Foster, Principal Planner Eddy Galindo, Fire Marshal Mike Shervington and Deputy Building Official Martin Abell. Also present was Deputy Community Development Director Mandy Lamothe and Recording Secretary Laurie Dargie.

XXX

Member Galindo made a motion to approve the May 21, 2026 meeting minutes as presented. Member Shervington seconded. There was a unanimous voice vote in favor.

XXX

Old Business

None

XXX

New Business

DRC#10-2026 – Parcel ID# 22-35-29-AV-*47.02

Deputy Community Development Director Mandy Lamothe read the staff report.

The waivers requested are as follows:

The applicant is requesting the Development Review Committee (DRC) to grant the following waivers:

1. To the criteria specified in the City's Water Resources Department Technical Specification Section 5.20 which states that "No sanitary sewer main conveying wastewater shall be less than eight (8) inches in diameter nor shall any City owned force main be less than four (4) inches in diameter."
2. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City

3. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.17.1.1 which establishes the minimum parking space dimensions for development within the City.

This request pertains to the development of a drive-thru-only 7 Brew coffee and beverage shop. The project is currently undergoing site plan review, and the applicant has indicated that it is being proposed as a Low Impact Development (LID) project.

Member Galindo asked for clarification regarding the request for maximum parking and the zero net change that was stated.

Chairman Ofosu asked to know what the Low Impact Development that is being provided in exchange for the waivers.

Chairman Ofosu noted that the ADA parking spaces cannot be altered and must remain 12ft x 20ft.

Deputy Community Development Director provided the information for the Low Impact Development that is being provided on the project.

Garrett Small, Engineer of Record from Bentonville, Arkansas came to speak in favor of these waiver requests.

Robert Volpe of Tallahassee, Florida came to speak in favor of these waiver requests.

Shey Anderson of Indialantic, Florida came to speak in favor of these waiver requests.

XXX

Member Galindo made a motion to approve the waiver for DRC#10-2026 – Parcel ID# 22-35-29-AV-* -47.02 to allow the reduced parking space dimension to 9ft wide by 18ft deep. This does not include the ADA parking spaces. Member Galindo seconded.

Roll call was as follows:

Member Galindo	Yes
Member Foster	Yes
Chairman Ofosu	Yes
Member Shervington	Yes
Member Abell	Yes

Motion passed.

XXX

***Development Review Committee
June 16, 2026***

Member Shervington made a motion to approve the waiver for DRC#10-2026 – Parcel ID# 22-35-29-AV-*-47.02 for the maximum number of parking spaces requested based on the zero net parking spaces provided. Member Galindo seconded.

Roll call was as follows:

Chairman Ofosu	Yes
Member Galindo	Yes
Member Abell	Yes
Member Foster	Yes
Member Shervington	Yes

Motion passed.

XXX

Member Foster made a motion to approve the waiver for DRC#10-2026 – Parcel ID# 22-35-29-AV-*-47.02 to allow a sanitary sewer force main size to be two (2) inches less than the City's required minimum size of four (4) inches in diameter. Member Galindo seconded.

Roll call was as follows:

Member Galindo	Yes
Chairman Ofosu	Yes
Member Abell	Yes
Member Foster	Yes
Member Shervington	Yes

Motion passed.

XXX

DRC# 11-2026 Northeast corner of Hickory Hill Blvd and Cheney Highway

Deputy Community Development Director Mandy Lamothe read the staff report.

The waivers requested are as follows:

The applicant is requesting the Development Review Committee (DRC) to grant the following waiver:

1. To remove three (3) heritage trees per Section 30-32 (e) Criteria for Removal

The request is associated with a proposed commercial project that is currently under site plan review.

***Development Review Committee
June 16, 2026***

Member Galindo stated that City Council approved a Tree Protection Ordinance which strongly encourages protection of heritage trees. Mr. Galindo wanted to know if there was any way possible that the healthy trees (1159) and (1186) that are mentioned on this site plan could be saved.

Daniel Doyle, the creative designer for the project from Orlando, Florida, came to speak in favor of the waiver request.

Mr. Doyle spoke about the site constraints due to the size of the lot. Mr. Doyle said there is a large pond that is required which adds to the site location constraints and the request for removal of the heritage trees.

Member Galindo asked if the force main could be relocated anywhere else on the site. Mr. Doyle stated that due to utilities that the force main could not be relocated.

Member Galindo referred to the review criteria in regard to non-residential properties providing access to arterial roadways.

XXX

Member Galindo made a motion to approve the waiver request DRC# 11-2026 Northeast corner of Hickory Hill Blvd and Cheney Highway removal of the three heritage trees as requested in the waiver. Member Shervington seconded.

Roll call was as follows:

Member Abell	Yes
Chairman Ofosu	Yes
Member Foster	Yes
Member Galindo	Yes
Member Shervington	Yes

Motion passed.

XXX

DRC# 12-2026 - 5205 S. Washington Avenue – Flores del Sol

Deputy Community Development Director Mandy Lamothe read the staff report.

The waivers requested are as follows:

The applicant is requesting the Development Review Committee (DRC) to grant the following waiver:

***Development Review Committee
June 16, 2026***

1. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.17.1.1 which establishes the minimum parking space dimensions for development within the City.

The purpose of the request is for the development of a 48-unit condominium project on the subject property. The project is currently under site plan review.

Rodney Honeycutt of Titusville, Florida came to speak in favor of the request.

XXX

Member Galindo made a motion to approve waiver request DRC# 12-2026 - 5205 S. Washington Avenue – Flores del Sol to reduce the parking space dimensions to 9ft wide x 18ft deep excluding the ADA parking spaces. Member Shervington seconded.

Roll call was as follows:

Member Galindo	Yes
Member Foster	Yes
Chairman Ofosu	Yes
Member Abell	Yes
Member Shervington	Yes

Motion passed.

XXX

Public Comment

None

XXX

Adjournment 2:44 p.m.



City of Titusville

Staff Report

DEVELOPMENT REVIEW COMMITTEE (DRC) - #7-2026

Waiver Request for 6695 S. Washington Avenue – Space Coast Distribution Center

Meeting Date: August 19, 2026

Prepared By: Mandy Lamothe, Deputy Community Development Director

Applicant(s): Jason A. Lewis

Applicant's Request: To allow more than the maximum number of parking spaces

Staff Recommendation: Consideration of the proposed waiver request

Background Information

The applicant, Jason Lewis, is requesting the Development Review Committee (DRC) grant the following waivers for the site located at 6695 S. Washington Avenue:

1. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.16.4 which establishes the maximum number of parking spaces for development within the City.

The request is associated with a proposed 153,924 square foot warehouse/distribution facility that is currently under site plan review.

Waiver Criteria

Pursuant to Section 34-286 of the Code, the DRC has the authority to waive this requirement using the following review criteria specified in Section 34-288:

1. The alternative standards promotes flexibility and environmental soundness in layout and design; or
2. The proposed new standards are appropriate to the proposed type of development; or
3. The property exhibits physical constraints that prevent the implementation of provisions of the City's technical manuals and the waiver would allow the implementation of the code provision to the greatest extent possible; or
4. The waiver would be based on the latest best professional practices that would not be possible in implementing the code provision.

Analysis

The proposed project requires 56 parking spaces; however, the Transportation Technical Manual establishes a maximum allowable parking provision of 125% of the required spaces, or 70 spaces. The proposed 223 parking spaces exceed this allowable maximum. Below is the breakdown from the site plan cover sheet:

PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
1 SPACE/1,000 S.F.	5	5
1 SPACES/10,000 S.F.	15	189
1 SPACE/300 S.F.	29	29
HC SPACE	7	7
BICYCLE SPACES	2	7
TOTAL SPACES	56	223

According to the applicant, the proposed parking count exceeds the minimum required parking by more than 125 percent, as regulated by Section 9.16.4, to accommodate tenant operations, shift changes and overlaps, and peak employee parking demand. The end user's required parking count enhances overall site functionality and represents the minimum relief necessary to support safe and efficient operations, without creating adverse impacts to adjacent properties or the surrounding roadway network.

Additionally, the applicant is proposing the following Low Impact Development BMPs:

- Inventory Site Assets – Vegetation
- Protecting Surface Waters and Wetlands
- Natural Area Conservation – Retain Tree Canopy and Natural Landscaping
- Florida-Friendly Landscaping and Fertilizers
- Install Efficient Irrigation Systems
- Pervious Pavement

Recommendation

The Development Review Committee (DRC) shall weigh the physical development constraints involved with the property in order to implement the code to the greatest extent possible, consider the criteria for waivers in Sec. 34-288.

Pursuant to Section 34-289 of the Code, the DRC shall review waiver applications with staff comments and either approve, approve with conditions or deny the request by a majority of the attending committee members. Any appeals to the decision of the DRC shall be heard by the Board of Adjustment and Appeals within thirty (30) days after the decision has been rendered.



Gateway to Nature & Space

APPLICATION FOR DEVELOPMENT REVIEW COMMITTEE (DRC)- TECHNICAL MANUAL WAIVERS



Please submit electronically a completed application and required submittals to the Community Development Department for payment and meeting scheduling. Section 34-296 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 6695 S Washington Ave, Titusville FL 32780		
2. Applicant/ Owner	Name of Applicant/Contact Jason A. Lewis, PE Kimley-Horn and Associates, Inc.		Name of Owner Amazon.com Services LLC
	Street Address 109 S Kentucky Ave		Street Address P.O. Box 80416
	City Lakeland	State FL	Zip 33801
	Telephone # 863-701-8702		Telephone # 805-444-6115
	Fax #		Fax #
E-Mail Address jason.lewis@kimley-horn.com		E-Mail Address blakelue@amazon.com	
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
4. Parcel ID	23-35-01-25-I & 23-35-01-25-J	Tax Acct.	2300381 & 2300380
5. Site Size	Acres: 24.15	Square Feet: 1,051,974	
6. Property Information	Current Zoning PID	Current Use of Property Vacant	
7. Waiver(s) Requested	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>
	1) <u>9.16.4</u>	1) <u>Maximum number of parking spaces (125% of the minimum)</u>	1) <u>More than 125% of the minimum required parking spaces</u>
	2) _____	2) _____	2) _____
	3) _____	3) _____	3) _____
	4) _____	4) _____	4) _____
	5) _____	5) _____	5) _____

8. Design Review and or Waivers Required by CRA in DMU Zoning	Property is > 1.5 acres ☒ Building is > 10,001 square feet in size ☒ Not applicable (property ≤ 1.5 acres or building ≤ 10,000 square in size) ☐
9. Narrative	Please provide a brief description of your request and the proposed project: The proposed project includes the development of a 153,924 SF warehouse/distribution facility with associated stormwater, utility, and parking infrastructure. The applicant is requesting a waiver to Section 9.16.4 to address the operational demands and site constraints of the proposed development. The proposed parking count exceeds the minimum required parking by more than 125 percent, as regulated by Section 9.16.4, to accommodate tenant operations, shift changes and overlaps, and peak employee parking demand. The end user's required parking count enhances overall site functionality and represents the minimum relief necessary to support safe and efficient operations, without creating adverse impacts to adjacent properties or the surrounding roadway network.

- **All applications shall require Community Development staff review prior to submittal.**
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.

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 DRC Committee and or the Community Redevelopment Agency (CRA) on this topic to properly noticed public meetings or to written communication to the Redevelopment Planner for DMU waivers and the Development Services Manager for Technical Manual waivers, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/

(Signature*)



Digitally signed by Jason A. Lewis
DN: CN=Jason A. Lewis,
dnQualifier=A01410C0000018E7796A36C000029E48,
O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2026.07.02 13:06:53-0400'

Mar 19 2026

(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: _____



July 2, 2026

Mandy Lamothe
City of Titusville – Community Development Department
555 S. Washington Avenue
Titusville, FL 32796

RE: *Project Satellite – DRC Waiver*

Dear Ms. Lamothe,

On behalf of the Developer, Seefried Properties, and the Owner, we are pleased to submit this application for a DRC Waiver for the proposed Project Satellite.

The subject property is a 24.15 AC undeveloped parcel within the City of Titusville. The property is zoned Planned Industrial Development (PID) with a land use designation of Planned Industrial Park. The proposed project is a warehouse/distribution facility with associated infrastructure, utilities, and stormwater management system. The property falls within the City's designated Titusville Shoreline Area (TSA). The property is not within the City's designated Area of Critical Concern (ACC).

The applicant is proposing a series of Low Impact Development BMPs including the following:

- Inventory Site Assets – Vegetation
- Protecting Surface Waters and Wetlands
- Natural Area Conservation – Retain Tree Canopy and Natural Landscaping
- Florida-Friendly Landscaping and Fertilizers
- Install Efficient Irrigation Systems
- Pervious Pavements

Based on the above BMPs implemented and the City's Low Impact Development Manual Incentive Matrix, the applicant requests the following incentives through the DRC Waiver process:

- Parking County Flexibility

The project is designed to meet the Tenant's operational demands, accommodate shift changes, and provide sufficient parking capacity during peak employee periods. Accordingly, a waiver to Section 9.16.4 is requested to allow a parking supply exceeding 125 percent of the minimum required parking. The 223 parking spaces proposed for the Project Satellite facility are required to accommodate the full on-site workforce, including associates, managers, and supervisors, under peak operating conditions. Due to overlapping shifts and operational support functions, the site requires a 1:1 parking ratio for employees, along with additional capacity to ensure efficient circulation during peak activity periods.

This request represents the minimum relief necessary to support safe and efficient site operations. Approval of the waivers will not result in adverse impacts to adjacent properties or the surrounding roadway network.

Specifics of the implementation of the LID BMPs can be found within the plans referenced below.

Enclosed with this letter, please find the following related materials:

- Application
- Site Plans
 - C-000, C-100, C-101, and C-111
- Landscape Plans
- Irrigation Plans
- Legal Description
- Warranty Deed
- Owner Authorization Form
- Survey

Please contact me at (863) 701-8702 or jason.lewis@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

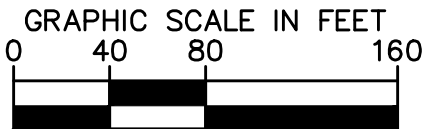
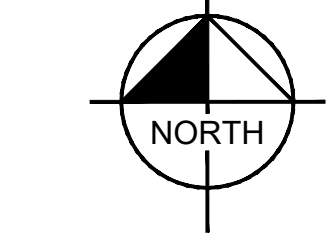


Jason A. Lewis, P.E.
Senior Vice President

Drawing name: K:\LAK_Civil\046265054 - Space Coast Distribution Center\CAD\Exhibits\DRC Waiver Exhibit.DWG
This document, together with the concepts and designs presented herein, is an instrument of service, 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 approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Mar 17, 2026 2:05pm
by: Briana Reum
exhibit

Space Coast Distribution Center\CAD\Exhibits\DRC Waiver Exhibit.DWG
This document, together with the concepts and designs presented herein, is an instrument of service, 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 approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- BUILDING SETBACK
- EXISTING WETLAND LINE
- WETLAND BUFFER
- EXISTING EASEMENT LINE
- 8' CHAIN LINK SECURITY FENCE
- 8' DECORATIVE MASONRY SECURITY WALL
- ELECTRIC VEHICLE (EV) VAN CHARGING AREA
- AUTO PARKING AREA

CITY OF TITUSVILLE MINIMUM PARKING REQUIRED:	
USE: WAREHOUSE	CODE REQUIRED
1 SPACE PER 1,000 SF OF GFA FOR THE FIRST 5,000 SF =5,000 SF/1,000 SF	5 SPACES
1 SPACE PER 10,000 SF OF GFA FOR EACH ADDITIONAL 10,000 SF =146,760 SF/10,000 SF	15 SPACES
USE: OFFICE	CODE REQUIRED
1 SPACE PER 300 SF OF GFA =8,500 SF/300 SF	29 SPACES
TOTAL AUTO PARKING REQUIRED	49 SPACES

AUTO SPACES PROVIDED:	
USE: WAREHOUSE	USER REQUIRED
ASSOCIATE PARKING SPACE (10'x20')	216*
ACCESSIBLE PARKING SPACES (12'x20')	7
TOTAL AUTO PARKING SPACES	223

* PARKING PROVIDED IS OVER 125% OF THE CODE MINIMUM PARKING SPACE PER UNIT FOR THE PEAK SEASONAL OPERATION. SITE PLAN TO BE REVIEWED BY CITY ADMINISTRATOR.

ELECTRIC VEHICLE (EV) VAN CHARGING SPACES PROVIDED:	
ELECTRIC VEHICLE (EV) CHARGING SPACES	USER REQUIRED
ELECTRIC VEHICLE (EV) CHARGING SPACE (11'x24')	235
VAN QUEUING SPACES (11'-4"x27'-4")	72
VAN LOADING SPACES (12'-4"x38'-10")	72

LOW IMPACT DEVELOPMENT BMP NOTE:
BASED ON SECTION 11 OF THE CITY'S TECHNICAL MANUAL, THE APPLICANT IS PROPOSING LOW IMPACT DEVELOPMENT BMPs INCLUDING THE FOLLOWING:
- FLORIDA FRIENDLY LANDSCAPING AND FERTILIZERS
- INSTALL EFFICIENT IRRIGATION SYSTEMS

PLEASE REFER TO LANDSCAPE PLANS FOR SPECIFICS REGARDING FLORIDA FRIENDLY LANDSCAPING AND FERTILIZERS. PLEASE REFER TO IRRIGATION PLANS FOR SPECIFICS REGARDING THE EFFICIENT IRRIGATION SYSTEMS.

BREVARD COUNTY
PARCEL: 23 3501-00-02
NAME: LAUNCH LAND TRUST
KJM LLC, LA TERRA TRUST LLC
ADDRESS: NONE
ZONING: BU-1
FLU: PLANNED INDUSTRIAL

BREVARD COUNTY
PARCEL: 23 3501-00-02
NAME: MERVAT W ELIAS
TRUST
ADDRESS: NONE
ZONING: GU
FLU: PLANNED INDUSTRIAL

PARCEL: 23 3501-00-04
NAME: SAMIR & ILHAM ITANI
REVOCABLE LIVING TRUST
ADDRESS: NONE
ZONING: CC
FLU: COMMERCIAL-HIGH
INTENSITY

BREVARD COUNTY
PARCEL: 23 3501-00-03
NAME: INDUS DEVELOPMENTS INC
ADDRESS: 6680 S HIGHWAY 1
ZONING: BU-1
FLU: PLANNED INDUSTRIAL

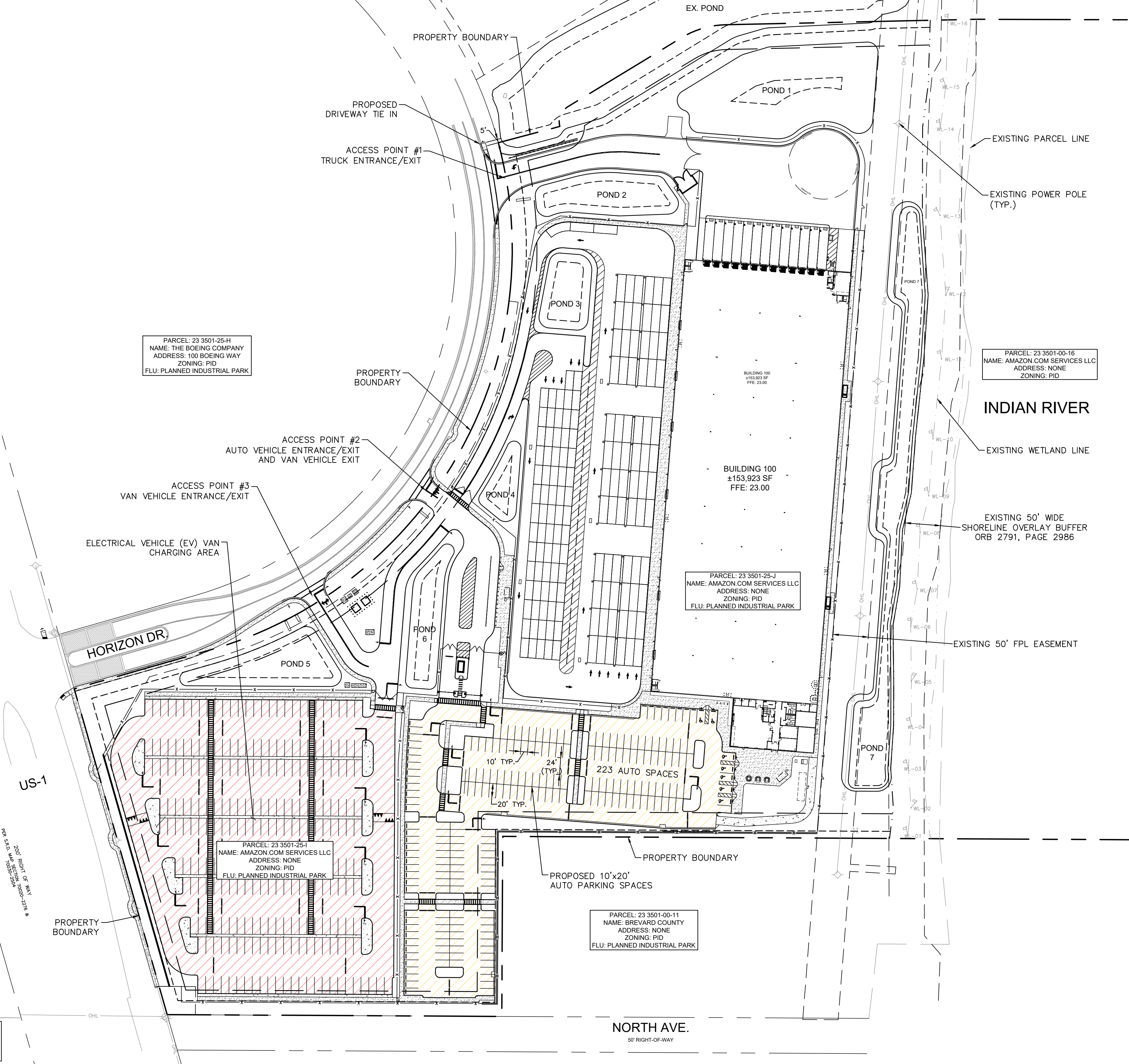
PARCEL: 23 3501-01-11
NAME: CIRCLES OF CARE INC
ADDRESS: 6700 S WASHINGTON AVE
ZONING: CC
FLU: COMMERCIAL-HIGH INTENSITY

PARCEL: 23 3501-25-H
NAME: THE BOEING COMPANY
ADDRESS: 100 BOEING WAY
ZONING: PID
FLU: PLANNED INDUSTRIAL PARK

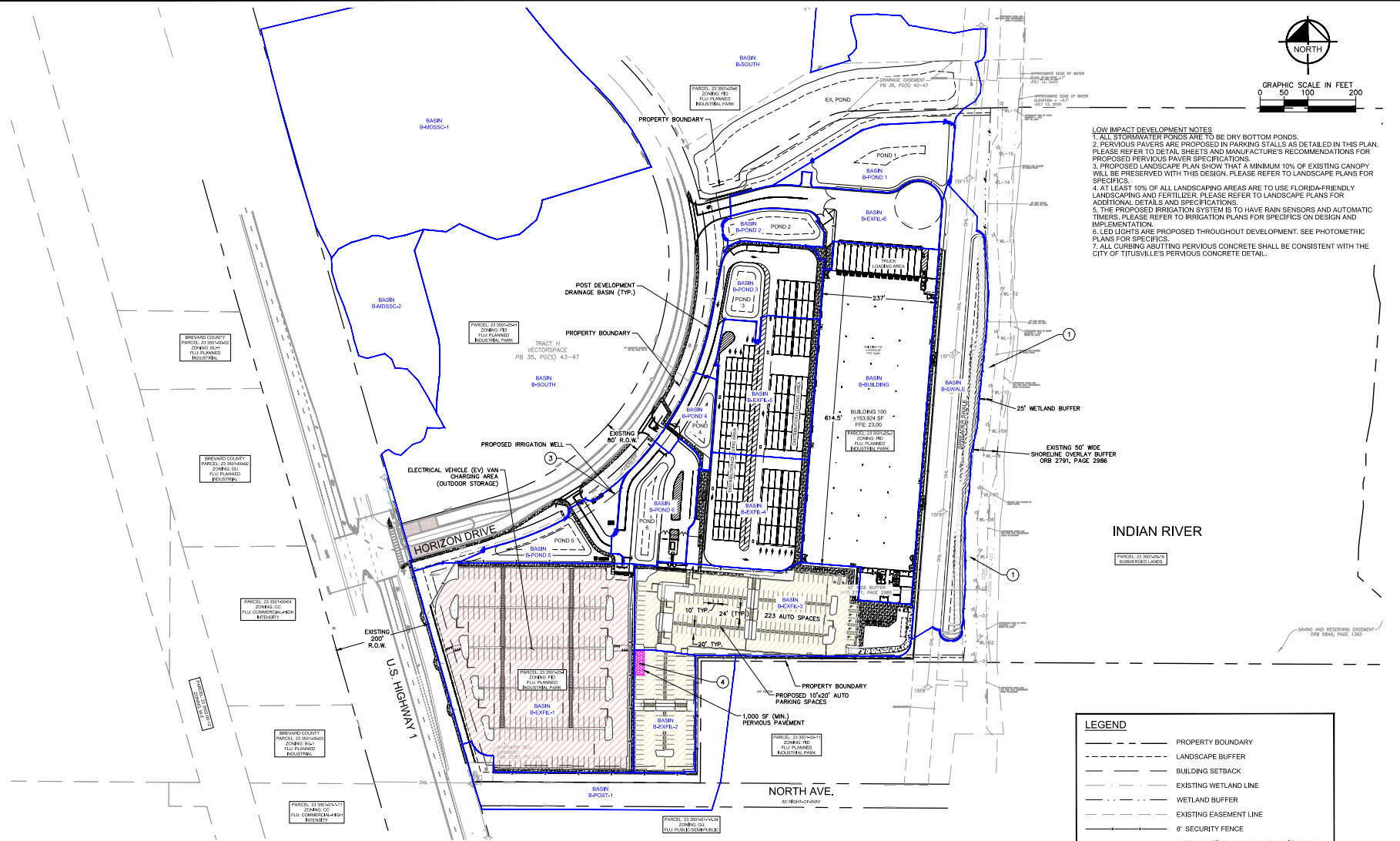
PARCEL: 23 3501-25-J
NAME: AMAZON.COM SERVICES LLC
ADDRESS: NONE
ZONING: PID
FLU: PLANNED INDUSTRIAL PARK

PARCEL: 23 3501-00-11
NAME: BREVARD COUNTY
ADDRESS: NONE
ZONING: PID
FLU: PLANNED INDUSTRIAL PARK

PARCEL: 23 3501-00-16
NAME: AMAZON.COM SERVICES LLC
ADDRESS: NONE
ZONING: PID



Printed By: Broom, Brian - Sheet: Satellite - Layout: C-101 LD PLAN - August 07, 2026 - 12:31:09pm - K:\Job-Info\046265054 - space coast distribution center\CD\046265054-C-101-SITE-LD.dwg - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Please read and interpret this document without reliance on any oral or written statements or representations by Kimley-Horn and Associates, Inc.



- LOW IMPACT DEVELOPMENT NOTES**
1. ALL STORMWATER PONDS ARE TO BE DRY BOTTOM PONDS.
 2. PERVIOUS PAVERS ARE PROPOSED IN PARKING STALLS AS DETAILED IN THIS PLAN. PLEASE REFER TO DETAIL SHEETS AND MANUFACTURER'S RECOMMENDATIONS FOR PROPOSED PERVIOUS PAVEMENT SPECIFICATIONS.
 3. PROPOSED LANDSCAPE PLAN SHOW THAT A MINIMUM 10% OF EXISTING CANOPY WILL BE PRESERVED WITH THIS DESIGN. PLEASE REFER TO LANDSCAPE PLANS FOR SPECIFICS.
 4. AT LEAST 10% OF ALL LANDSCAPING AREAS ARE TO USE FLORIDA-FRIENDLY LANDSCAPING AND FERTILIZER. PLEASE REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
 5. THE PROPOSED IRRIGATION SYSTEM IS TO HAVE RAIN SENSORS AND AUTOMATIC TIMERS. PLEASE REFER TO IRRIGATION PLANS FOR SPECIFICS ON DESIGN AND IMPLEMENTATION.
 6. LED LIGHTS ARE PROPOSED THROUGHOUT DEVELOPMENT. SEE PHOTOMETRIC PLANS FOR SPECIFICS.
 7. ALL CURBING ABUTTING PERVIOUS CONCRETE SHALL BE CONSISTENT WITH THE CITY OF TITUSVILLE'S PERVIOUS CONCRETE DETAIL.

LEGEND	
	PROPERTY BOUNDARY
	LANDSCAPE BUFFER
	BUILDING SETBACK
	EXISTING WETLAND LINE
	WETLAND BUFFER
	EXISTING EASEMENT LINE
	8' SECURITY FENCE
	8' DECORATIVE MASONRY SECURITY WALL
	ELECTRIC VEHICLE (EV) VAN CHARGING AREA
	AUTO PARKING AREA
	PERVIOUS PAVERS
	DRAINAGE BASIN

REQUIREMENT	SECTION NUMBER	BMP TITLE	BMP REQUIREMENTS	APPLICATION ACHIEVED RESULTS	DESIRED BENEFIT	PLANNED BEST PRACTICE
1	(11.17)	NATURAL AREA CONSERVATION/RETENTION FOR TREE CANOPY AND NATURAL LANDSCAPES	THE BMP IS REQUIRED FOR DEVELOPMENT PER CHAPTER 10, ARTICLE 10, SUBSECTION 10.01(1) OF THE CODE.	TREES AND LANDSCAPING HELP RETAIN AND ENHANCE PREDEVELOPMENT INTERCEPTION AND EVAPOTRANSPIRATION CAPACITY. TREES ABSORB EXCESSIVE RAINFALL, REDUCING FLOODING AND EROSION. TREES ALSO PROVIDE SHADE TO MODERATE TEMPERATURES, WHICH HELPS REDUCE THE URBAN HEAT ISLAND EFFECT.		L-12
2	(11.18)	FLORIDA-FRIENDLY LANDSCAPING AND FERTILIZERS	10% OF ALL REQUIRED LANDSCAPING AREAS ARE REQUIRED TO USE FLORIDA-FRIENDLY PER CHAPTER 10, ARTICLE 10, SUBSECTION 10.01(1) OF THE CODE.	PROVIDED 10% PLANTINGS ARE FLORIDA-FRIENDLY.	PARKING COURT FLEXIBILITY	L-40
3	(11.19)	INSTALL EFFICIENT IRRIGATION SYSTEMS	ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM PER CHAPTER 10, ARTICLE 10, SUBSECTION 10.01(1) OF THE CODE.	THE BMP SYSTEMS REDUCE UNNECESSARY WATER WASTAGE AND IMPROVE IRRIGATION EFFICIENCY, WHICH HELPS REDUCE THE URBAN HEAT ISLAND EFFECT.		B-01
4	(11.20)	PERVIOUS PAVEMENTS	PROVIDE A MINIMUM OF 1,000 SQUARE FEET OF PERVIOUS PAVEMENT PER SECTION 10.01(1) OF THE SUBORDINATE DEVELOPMENT TECHNICAL MANUAL.	UTILIZING 1,000 SQUARE FEET OF PERVIOUS PAVEMENT WITH A POROSITY OF 15% - 25%.	PARKING COURT FLEXIBILITY	G-20



KIMLEY-HORN PROJECT 046265054		DATE MARCH 2026		SCALE AS SHOWN		DESIGNED BY JASON A. LEWIS, P.E.		FLORIDA LICENSE NUMBER 62572		DRAWN BY		CHECKED BY		DATE AUG 07 2026	
LOW IMPACT DEVELOPMENT PLAN		PROJECT SATELLITE PREPARED FOR SEEFRIED PROPERTIES		FLORIDA		TITUSVILLE		SHEET NUMBER C-101		REV. PER CITY COMMENTS		REV. PER CITY COMMENTS		REV. PER CITY COMMENTS	
06-04-26BTR		05-06-26BTR		04-02-26BTR		04-02-26BTR		04-02-26BTR		04-02-26BTR		04-02-26BTR		04-02-26BTR	

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