



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

September 16, 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 September 2, 2026

Approve Minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Comprehensive Plan Map Amendment (CPA) No. 1-2026, Comprehensive Plan Text Amendment (CPA) No. 2-2026 & Planned Industrial Development (PID) Rezoning with Master Plan – Space Coast Innovation Park Phase 3 – Adoption Hearing

Conduct the public hearing for the Comprehensive Plan Map Amendment (CPA) No. 1-2026, Comprehensive Plan Text Amendment (CPA) No. 2-2026 and Planned Industrial Development (PID) Rezoning with Master Plan and provide a recommendation to City Council:

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 adopting Comprehensive Plan Amendment 2-2026 and amending the Future Land Use Element of the Comprehensive Plan by changing Policy 1.8.14 to add the maximum intensity thresholds for the Space Coast Innovation Phase 3 Development on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a legislative item.)

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 South of Shepard Drive, east of S.R. 407, and west of Grissom Parkway from the Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned Industrial Park future land use designations to the Planned Industrial Park future land use designation on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a legislative item.)

An ordinance amending Ordinance No. 5-1993 of the City of Titusville, Florida, by amending the zoning map referenced therein by changing the zoning classification on property located south of Shepard Drive, east of S.R. 407, and west of Grissom Parkway from Industrial (M-2), Single-Family Medium Density (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Planned Industrial Development (PID) zoning to Planned Industrial Development (PID) zoning with Master Plan on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a quasi-judicial item.)

The City Council will hold a public hearing on this item on October 13, 2026.

B. Ordinance Convenience Stores and Retail Gasoline Sales

Conduct the public hearing and make a recommendation to City Council on the Ordinance amending Convenience Stores and Retail Gasoline Sales.

An ordinance of the City Of Titusville, Florida, amending the code of ordinances

to consolidate Retail Gasoline Sales and Convenience Store uses and allow Convenience Stores as a Limited Use in the Tourist (T), Community Commercial (CC), Downtown Mixed Use Midtown (DMU-M), and Civic Waterfront (DMU-C) subdistricts, by amending Sections 28-54 "Use Table, Commercial Uses" and 28-112, "Convenience Stores (Without Retail Gasoline Sales)" and deleting Section 28-168 "Retail Gasoline Sales"; providing for severability, repeal of conflicting ordinances, incorporation into the code, and an effective date. (This is a legislative item.)

The City Council will hold the final public hearing on October 13, 2026.

C. Ordinance Food Pantries

This item was withdrawn by staff.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. City Staff

B. City Attorney

C. Chairman

D. Members

12. ADJOURNMENT

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

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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Planning and Zoning Commission
From: Bradley Parrish, Community Development Director
Subject: **Minutes September 2, 2026**
Department/Office: Planning

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes September 2, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 09.02.26 Minutes Draft

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 September 2, 2026 at 6:00 p.m.

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

XXX

Member Troutman made a motion to approve the minutes of the August 19, 2026 meeting as presented. Member Mack-Daniel 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 to the Planning and Zoning Commission member regarding his concerns with flooding in ditches etc. Mr. Johnston also provided a one-page document to the Planning and Zoning Commission members.

XXX

Old Business

None

XXX

New Business

Rezoning REZ#2-2026 – Farm Land

Principal Planner Eddy Galindo gave an overview of this item.

Member Seidler asked Mr. Galindo how this rezoning would impact the seven-and-a-half-acre property to the north, considering that the full fifteen acres was subject to one ordinance with a maximum of fifty dwelling units. Member Seidler asked if the fifty dwelling units would be allowed on the north seven and a half acres. Mr. Galindo said that the property owner would possibly need to rezone their property

before moving forward with any type of development using those entitlements because the zoning ordinance applied to the combined fifteen-acre property. Mr. Galindo said that a recommendation to City Council could be made that the city administratively rezone that north seven-and-a-half-acre property to clarify the remaining entitlements.

The Planning and Zoning Commission had some discussion regarding the property relating to the seven-and-a-half-acre split.

Member Graham asked if this was a private farm or commercial enterprise. Member Graham said that this seems more commercialized and would like to know why stormwater, access roads etc. are not included. Member Graham also asked what is included on the farm. Mr. Galindo said that the applicant can speak to these questions during his presentation.

The Planning and Zoning Commission members had some concerns with how this will impact the residential properties that are located around this property negatively.

Justin Dunlap of Titusville, Florida came to speak to the Planning and Zoning Commission about his rezoning request. Mr. Dunlap handed out a folder containing thirteen pages of documents to each of the Planning and Zoning Commission members. Mr. Dunlap proceeded to go over all these documents with the Planning and Zoning Commission. The documents were also shown using a PowerPoint presentation. The documents are available by public records request.

Member Graham asked about ingress and egress and what is being done for road aprons as gravel roads should not go straight into public roads without protecting it. Mr. Dunlap said they have compact gravel and that seems to work. Member Graham asked what is being used for water. Mr. Dunlap stated there is a well and septic on the property.

The Planning and Zoning Commission members had questions regarding the buffers, fencing to keep animals inside property and the concerns for the residential neighbors surrounding the property.

Member Troutman asked Mr. Dunlap if he was presenting this information as a conceptual plan or master plan. Mr. Dunlap said he is presenting it as a concept plan. Member Troutman asked Mr. Galindo if this was a binding concept plan. Mr. Galindo referred the Planning and Zoning Commission members to page seventeen of the agenda packet, to the second paragraph that explains the limitations in General Use (GU) zoning and binding concept plan. Mr. Galindo read from this and said that a concept plan is binding and if they are proposing a new use that would typically be a major change and the concept plan would have to come back before the Planning and Zoning Commission. Mr. Galindo said that the applicant provided the concept plan on page twenty-nine of the agenda packet and the staff report is based on this concept plan provided. The applicant submitted an updated concept plan after the staff report was complete. The revised concept plan is on page fifty-four of the agenda packet. Mr. Galindo said that the applicant requested that this application be expedited as it was originally scheduled for the October 21, 2026 Planning and Zoning Commission. Staff were able to expediate the application per the applicant's request for tonight's meeting but that did not allow us to update the staff report with the newly submitted concept plans. Member Troutman stated that the new concept plans do not include any residential dwellings, therefore that would be a major change and come back before the Planning and Zoning Commission for review. Mr. Galindo said that if this rezoning is approved, there may be some

Florida state exemptions that apply but if not, then yes, it would come back before the Planning and Zoning Commission.

Member Troutman asked Assistant City Attorney David Melito if this property was ever classified as agricultural land. Assistant City Attorney Melito stated that .15 acres is classified for apiary bees, which is two percent of the property. Assistant City Attorney Melito stated that any of the preemptions contained in Chapters 823, 570 or 163 don't apply to zoning or rezoning. They are activity specific preemptions. The zoning is under the authority of the City of Titusville. Mr. Galindo added that he reached out to the Brevard County Property Appraiser's Office regarding this property's history and they explained that in 2020 the parcel was created as a result of a split and was assigned the property use classification "vacant residential land single family unplatted". This classification remained in effect through 2025. In 2026 the property use classification was updated to 6730 which is bees honey farm.

The Planning and Zoning Commission members voiced their concerns with livestock being next to residential properties.

Vice Chairman Scully said he has concerns with several inconsistencies that have been mentioned during tonight's meeting.

Member Seidler asked why Mr. Dunlap was currently operating the farm without the property zoning in the City of Titusville. Mr. Dunlap stated he is recognized by the State and Brevard County as a farm. Assistant City Attorney Melito stated that the land use designation and zoning designations are entirely regulated by the city when they are within the city's boundaries. Tax classifications are handled by the Property Appraisers office. The property appraiser can designate property as agricultural or non-agricultural under chapter 193. This is for taxing purposes only.

Member Siedler stated she had concerns with three-hundred chickens and the noise that they would create.

Mr. Dunlap stated that he had full support from the neighbors who attended the community engagement meeting. The community engagement summary was provided to the Planning and Zoning Commission members on the laptops.

The Planning and Zoning Commission members stated that they liked the idea of the farm but had several concerns during the presentation that were discussed.

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Member Graham made a motion to recommend **denial** of Rezoning REZ#2-2026 – Farm Land based on several inconsistencies and would like more detailed information on the conceptual plan that was presented. Member Troutman seconded.

Roll call was as follows:

Vice Chairman Scully	Yes
Member Seidler	Yes

Member Graham	Yes
Member Mack-Daniel	Yes
Member Troutman	Yes

Motion passed.

XXX

Conditional Use Permit CUP#2-2026 – 1018 & 1020 Orange Avenue

Planner Tabitha Armstrong gave an overview of this item.

Bruce Moia of Melbourne, Florida came to speak in favor of this Conditional Use Permit CUP#2-2026.

The Planning and Zoning Commission members had a couple of questions regarding the items being stored.

XXX

Member Troutman made a motion to recommend approval Conditional Use Permit CUP#2-2026 as presented. Member Mack-Daniel seconded.

Roll call was as follows:

Member Seidler	Yes
Member Graham	Yes
Member Troutman	Yes
Vice Chairman Scully	Yes
Member Mack-Daniel	Yes

Motion passed.

XXX

Ordinance amending the Office Professional (OP) Zoning District to allow Live Work Units

Planner Tabitha Armstrong gave an overview of this item.

The Planning and Zoning Commission members had brief discussion.

XXX

Member Mack-Daniel made a motion recommending approval of the Ordinance amending the Office Professional (OP) Zoning District to allow Live Work Units as presented. Member Graham seconded.

Roll call was as follows:

Member Seidler	Yes
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Member Mack-Daniel	Yes
Member Troutman	Yes
Vice Chairman Scully	Yes
Member Graham	Yes

Motion passed.

XXX

Ordinance amending the Parking Standards for Mini-Warehouse

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission members had brief discussion.

XXX

Member Troutman made a motion recommending approval of the Ordinance amending the Parking Standards for Mini-Warehouse as presented. Member Mack-Daniel seconded.

Roll call was as follows:

Member Mack-Daniel	Yes
Member Graham	Yes
Member Troutman	Yes
Vice Chairman Scully	Yes
Member Seidler	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Planner Tabitha Armstrong stated that there are two member vacancies on the Board of Adjustments & Appeals for anyone who may be interested in applying to serve on this board, please apply at Titusville, City Hall with the City Clerk's office.

XXX

Adjournment 8:23pm

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 Map Amendment (CPA) No. 1-2026, Comprehensive Plan Text Amendment (CPA) No. 2-2026 & Planned Industrial Development (PID) Rezoning with Master Plan – Space Coast Innovation Park Phase 3 – Adoption Hearing**

Department/Office: Planning

Recommended Action:

Conduct the public hearing for the Comprehensive Plan Map Amendment (CPA) No. 1-2026, Comprehensive Plan Text Amendment (CPA) No. 2-2026 and Planned Industrial Development (PID) Rezoning with Master Plan and provide a recommendation to City Council:

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 adopting Comprehensive Plan Amendment 2-2026 and amending the Future Land Use Element of the Comprehensive Plan by changing Policy 1.8.14 to add the maximum intensity thresholds for the Space Coast Innovation Phase 3 Development on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a legislative item.)

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 South of Shepard Drive, east of S.R. 407, and west of Grissom Parkway from the Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned Industrial Park future land use designations to the Planned Industrial Park future land use designation on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a legislative item.)

An ordinance amending Ordinance No. 5-1993 of the City of Titusville, Florida, by amending the zoning map referenced therein by changing the zoning classification on property located south of Shepard Drive, east of S.R. 407, and west of Grissom

Parkway from Industrial (M-2), Single-Family Medium Density (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Planned Industrial Development (PID) zoning to Planned Industrial Development (PID) zoning with Master Plan on +/- 353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; providing for severability, repeal of conflicting ordinances, and an effective date. (This ordinance is a quasi-judicial item.)

The City Council will hold a public hearing on this item on October 13, 2026.

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 also requesting a Comprehensive Plan Text Amendment to Future Land Use Element Policy 1.8.14 to establish the maximum intensity threshold of the development.

The staff recommends the following conditions be adopted with the master plan.

1. Sidewalks shall be installed with each phase as site plans are submitted.
[Sec.33-23(e)]
2. Concurrency for transportation, utilities, solid waste, et cetera. will be evaluated with each phase and site plan as they are submitted.
3. The Titusville-Cocoa Airport Authority retain ownership, control of maintenance and administer all common open space as specified in Chapter 30, Article I, Division 3, Section 30-5(a)(2)c of the Land Development Regulations.
4. Any future commerce components shall remain ancillary to the primary industrial use and may comprise up to 25% of the development within each phase.

Transmittal hearings were conducted in July 2026 and were forwarded to the State Land Planning Agency (Florida Commerce) for review. The State had no

objection to or comment on the proposed amendments.

Alternatives:

1. Approve the comprehensive plan amendments with rezoning and master plan.
2. Approve the comprehensive plan amendments with rezoning and master plan with changes.
3. Do not approve the comprehensive plan amendments with rezoning and master plan.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Florida Commerce No Comment Letter - Amendment No. 26-02ESR
3. Future Land Use Map Ordinance - CPA 1-2026
4. Rezoning Ordinance - CPA 1-2026
5. Future Land Use Element Text Ordinance - CPA 2-2026
6. Comprehensive Plan Amendment Application
7. Rezoning Application
8. Owner Authorization
9. Amended Application - Email
10. Warranty Deed
11. Legal Description
12. Certified Survey
13. Future Land Use and Rezoning Exhibit
14. Master Plan
15. Open Space Exhibit
16. Phasing Plan
17. Stormwater Management Plan
18. Wetland Map
19. Wetland Impacts Exhibit
20. Wetland Mitigation Strategy
21. Preliminary Concurrency Assessment

22. SCIP - Phase 3 Water Sewer Demand Calcs
23. Traffic Memo
24. City Traffic Count Assessment Map
25. Maps



City of Titusville

Planning Department Staff Report

Adoption Hearings

Comprehensive Plan Text Amendment, Comprehensive Plan Map Amendment & 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	September 16, 2026
City Council First Reading	September 22, 2026
City Council Public Hearing	October 13, 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:

1. Amend the Comprehensive Plan Future Land Use Map by changing the Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned Industrial Park future land use designations to Planned Industrial Park. (CPA 1-2026, Map)
2. Amend Comprehensive Plan Future Land Use Element Policy 1.8.14 (CPA 2-2026, Text)

3. 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.

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 a 148.06-acre conservation easement which includes +/-120.78 acres of wetlands.

Transmittal hearings were conducted in July 2026, and the State's Land Planning Agency (Florida Commerce) reviewed the amendments for compliance with statutes. **The State had no objection or comment on the amendments.**

PROPERTY INFORMATION



1 **Existing Use, Future Land Use, and Zoning**

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

2 **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)

3 **SURROUNDING PROPERTY INFORMATION**4 **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)

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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.

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

5 *Traffic.*

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

12 *“State Road 407 capacity based on context classification C3C*
13 *(Commercial) and LOS C per City of Titusville Comp Plan.”*

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

16 *Utilities.*

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

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

32 *Solid waste.*

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

35 *Drainage.*

36 *A statement addressing stormwater management was submitted by the*
37 *applicant. According to the applicant, a surface water management system*
38 *is proposed to be constructed to provide both water quality and quantity*
39 *consistent with the requirements set forth by the St. John’s River Water*
40 *Management District (SJRWMD) and the City of Titusville. The design will*
41 *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 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

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

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

Staff Comment: Any unavoidable impacts to wetlands shall be mitigated in accordance with the City's Stormwater Management Technical Manual, as applicable. The allowable impacts shall be based upon site-specific evaluations conducted through the permitting process by the St. Johns River Water Management District, the U.S. Army Corps of Engineers, and any other regulatory agencies with jurisdiction.

[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. 4 Frontiers 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.

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.*** *The proposed rezoning to the Planned Industrial Development (PID) zoning district is consistent with the proposed Planned Unit Development land use designation.*

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. Public facilities are available to serve the site. 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. Reclaimed water service is available along Grissom Parkway. The plan illustrates a phased development in which the full build out of the planned industrial development 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.

Transportation impact.

Staff Comment: 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.

Solid Waste.

Staff Comment: Solid waste services are available to serve industrial development at the subject property. Solid waste will be evaluated with each phase and site plan as they are submitted.

1.2. Public streets are adequate to access the property.

Staff Comment: The subject property has frontages along an arterial roadway S.R.405 (South Street), a collector roadway (South Singleton Avenue) and two local roads (Poinsettia Avenue and Highland Terrace).

1.3. The land will support the proposed development.

Staff Comment: The property appears able to support the proposed Planned Industrial Park development. The property is located within Flood Zone X (area of minimal flood hazard). The development includes +/-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 a 148.06-acre conservation easement which includes +/-120.78 acres of wetlands. A soils map is included in the agenda item for this request. The property is not within the Area of Critical Concern.

1.4. Environmental impact.

Staff Comment: The +/-353.55-acre master plan is proposing a +/-148.06-acre conservation easement preserving +/-120.78 acres of wetlands and +/-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, impacts to wetlands from the proposed development will be addressed and offset. The allowable wetland impacts shall be based upon site-specific evaluations conducted through the permitting process by the St. Johns River Water Management District, the U.S. Army Corps of Engineers, and any other regulatory agencies with jurisdiction.

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 existing 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. 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.

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 area's existing development pattern is predominantly 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. The Planned Industrial Park land use designation has maximum intensity of 1.5 FAR. The project intends to limit the maximum intensity from 1.5 FAR to 0.23 FAR and will be used to determine concurrency and impacts of the project.

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

Staff Comment: The rezoning is unlikely to cause a depreciation of property values in the area. Industrial uses are compatible with the adjacent land uses proximity to the Space Coast Regional Airport further enhances its suitability for industrial development.

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

Staff Comment: The predominant zoning in the area is Planned Industrial Development (PID), Industrial (M-2) and Public (P). The adjacent Public (P) zoning is associated with airport operations and aviation-related uses. The character of the area is primarily industrial in nature. The requested Planned Industrial Development (PID) zoning is consistent with the surrounding area.

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

Staff Comment: 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. 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.

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

Staff Comment: 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 adjacent to a major roadway or to land uses that are not industrial. The residential subdivision to the south, which is currently under development, is required to provide a minimum 20-foot-wide landscape buffer yard. Together, these required buffers will create a minimum 70-foot-wide landscaped separation between the proposed industrial development and the adjacent residential neighborhood. To further minimize visual impacts, all mechanical, electrical, and utility equipment must either be screened from public view with materials that match the building's exterior or be located so they are not visible from public streets or neighboring properties.

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

Staff Comment: The Single-Family Residential (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Industrial (M-2) zoning districts were established on the property in 2002 under Ordinance 26-2002. In 2010, the property was rezoned to Planned Industrial Development (PID) under Ordinance 29-2010, which proposed a technology development and public demonstration facility; however, the project was never developed. The property has remained vacant since that time, potentially due to the fragmented configuration of multiple zoning districts or a lack of market demand for the previously proposed uses in the area.

The Master Plan proposes a unified ±353.55-acre Planned Industrial Park, including a ±148.06-acre conservation easement that preserves approximately ±120.78 acres of wetlands. Consolidating the existing fragmented zoning districts into a unified Planned Industrial Development would improve site readiness by establishing a more cohesive and predictable framework for future development while preserving significant environmental resources.

PLANNED INDUSTRIAL DEVELOPMENT (PID) REVIEW CRITERIA

The Planned Industrial Development (PID) district was created to provide for areas of large scale, high technology and other clean light industry in an attractive parklike atmosphere. It is further intended that this district be utilized to promote industrial activity, more efficient and economical industrial land use, harmony in physical design and industrial relationships, variety and amenity in industrial development and the protection of adjacent and nearby existing and future nonindustrial uses and activities. Planned Industrial Development districts will encourage originality, flexibility and innovation in site planning and development including architecture, landscaping, and graphic design. This district is intended to develop within those areas identified as Planned Industrial Park on the Comprehensive Plan Future Land Use Map. [Sec. 33-21].

Sections 33-23 of the Land Development Regulations list the review criteria under which the Planning and Zoning Commission and the City Council review applications as they relate to Planned Industrial Development (PID) applications.

The following are staff's findings.

1. Greenbelt. Within a Planned Industrial Development, a greenbelt shall be designated on the Master Plan. [Sec. 33-23(a)]

Staff Comment: 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 master plan illustrates a 50-foot-wide greenbelt provided along both S.R. 407(a 300-foot right of way) and Grissom Parkway (a 200-foot right of way). The remaining perimeter is required to provide a minimum 25-foot greenbelt. A 50-foot greenbelt landscape buffer will be installed along the southern property line, and a 35-

foot greenbelt landscape buffer will be provided along the northern property line.

2. Lots. Each lot shall front on a public right-of-way or private street within the PID. [Sec. 33-23(b)]

Staff Comment: The master plan illustrates a phased development, and all proposed lots will be required to front a public right-of-way or private street. Every subdivision of land within the City shall meet the requirements contained within the Land Development Regulations, Chapter 34, Article III, Subdivisions.

3. Common open space. A minimum of twenty (20) percent of the total site area, exclusive of rights-of-way, shall be set aside as common open space and dedicated for public use or held in common by the owners of the industrial park, subject to maintenance provisions in deed restrictions approved by the City Council. [Sec. 33-23(c)]

Staff Comment: The Master Plan designates approximately +/-97.62 acres (27.6%) as open space, consisting of greenbelts, landscape buffers, and wetlands in which regulatory wetlands may be credited for up to a fifty (50) percent credit to the required common open space at a 2:1 ratio. In addition, the Master Plan includes a proposed +/-148.06-acre conservation easement preserving approximately +/-120.78 acres of wetlands. The proposed conservation easement equals approximately 41% of the total site area.

4. All parks and open space shall be preserved for its intended purpose as expressed in the Master Plan. The developer shall choose a method of administering open space as specified in Chapter 30, Development Standards, Article I, General Provisions, Division 3, Operations and Maintenance. [Sec. 33-23(d)]

Staff Comment: The Titusville-Cocoa Airport Authority will retain ownership of the property and lease the property to prospective tenants. The Titusville-Cocoa Airport Authority will be responsible for the control and maintenance of the proposed open space in accordance with Chapter 30, Development Standards, Article I, General Provisions, Division 3, Operations and Maintenance.

5. Sidewalk and bicycle lanes. Five-foot sidewalks and five-foot bike lanes shall be required on both sides of all streets within the Planned [Industrial] Development. In lieu of sidewalks and bike lanes, the developer may propose a pedestrian/bicycle path. [Sec. 33-23(e)]

Staff Comment: Sidewalk and bicycle lanes are not illustrated on the proposed master plan. Five-foot sidewalks and five-foot bike lanes will be required on both sides of all streets within the development, unless a pedestrian/bicycle path is proposed.

6. Commerce component. The developer may, as part of the Master Development Plan, designate and provide specific areas of the development as commercial, office, educational institution and service uses within a park like setting provided that these

commerce areas do not exceed twenty-five (25) percent of the total area of the PID development. [Sec. 33-23(f)]

Staff Comment: The master plan identifies five industrial areas encompassing approximately 206.11 acres, with a maximum gross floor area of approximately 3,542,146 square feet. Commerce components are not currently proposed or depicted on the master plan. Any future commerce components shall remain ancillary to the primary industrial use and may comprise up to 25% of the development within each phase.

A minor modification to the master plan may be required if a commerce component is proposed in the future. Pursuant to Section 6.3.1 of the Development Review Procedures Manual, a change from one permitted use to another permitted use constitutes a minor modification and may be approved by the Administrator.

MASTER PLAN REVIEW CRITERIA

- a. **Master Plan required.** A Master Plan is a land-use plan focused on one or more sites within an area that identifies site access and general improvements and is intended to guide growth and development over a number of years or in several phases. A Master Plan is required with a PID rezoning. [Sections 34-51 and 34-52(c)].

Staff Comment: The site plan will be in general conformance with the layout illustrated in the master plan. Substantial modifications require a recommendation from the Planning and Zoning Commission and approval from the City Council [Sec. 6.3.2].

- b. **Conceptual Plat.** A conceptual plat may be submitted with a Master Plan and approved as part of the rezoning. All information required to review and approve a Master Plan shall be submitted per Chapter 34, Procedures, Article III, Subdivisions, Division 4, Plat, Subdivision 1, Preliminary Plat, of the Land Development Regulations. The Master Plan procedures shall not preclude the need for a recorded plat or approved site plan prior to the first lot conveyance or certificate of occupancy. [Sections 34-60 and 34-151]

Staff Comment: A conceptual plat was not provided as part of the application. Every subdivision of land within the City shall meet the requirements contained within the Land Development Regulations, Chapter 34, Article III, Subdivisions.

- c. **Unified control.** All land included in a Master Plan shall be under the legal control of the applicant, whether the applicant is an individual, partnership, corporation or group of individuals. [Sec 34-54]

Staff Comment: The property is under single ownership by the Titusville-Cocoa Airport Authority.

- d. **Concurrency.** Concurrency for potable water, sewer, stormwater and solid waste are required by the State. Concurrency for transportation, parks and schools are required by the City's comprehensive plan. [Sec 34-55]

Staff Comment: The land use amendment demonstrates a reduction in the potential built-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 for transportation, utilities, solid waste, et cetera. will be evaluated with each phase and site plan as they are submitted. 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. According to the applicant, a surface water management system is proposed and will 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.

COMMUNITY ENGAGEMENT MEETING [LDR Section 34-13.]

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

FINDINGS:

Comprehensive Plan Amendment

The comprehensive plan future land use map amendment (CPA 1-2026) and comprehensive plan text amendment (CPA 2-2026) are consistent with the City’s comprehensive plan.

Rezoning

The rezoning is consistent with the proposed land use amendments, City’s Comprehensive Plan, and the Land Development Regulations, including PID and rezoning criteria described in Section 34-40 of the Code.

Master Plan

The master plan is consistent with the proposed land use amendments, City’s Comprehensive Plan, Land Development Regulations, and Master Plan requirements described in Chapter 33, Article II, Section 33-23 of the code.

RECOMMENDATION:

- Amend the Comprehensive Plan Future Land Use Map by changing the Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned

Industrial Park future land use designations to Planned Industrial Park. (CPA 1-2026, Map)

- Amend Comprehensive Plan Future Land Use Element Policy 1.8.14 (CPA 2-2026, Text)
- 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) and Master Plan with the following conditions:
 1. Sidewalks shall be installed with each phase as site plans are submitted. [Sec.33-23(e)]
 2. Concurrency for transportation, utilities, solid waste, et cetera. will be evaluated with each phase and site plan as they are submitted.
 3. The Titusville-Cocoa Airport Authority retain ownership, control of maintenance and administer of all common open space as specified in Chapter 30, Article I, Division 3, Section 30-5(a)(2)c of the Land Development Regulations.
 4. Any future commerce components shall remain ancillary to the primary industrial use and may comprise up to 25% of the development within each phase.

August 17, 2026

The Honorable Andrew Connors
Mayor, City of Titusville
P.O. Box 2806
555 S Washington Avenue
Titusville, Florida 32796

Dear Mayor Connors,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for the City of Titusville (Amendment No. 26-02ESR) received on July 16, 2026. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The local government should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the local government is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the local government. **If the local government receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- The local government shall hold a second public hearing, which shall be a hearing on whether to adopt the comprehensive plan amendment. **If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendment is deemed withdrawn** unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment pursuant to section 163.3184(3)(c)1., F.S. **If the amendment is not adopted at the second public hearing, the amendment shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendment is deemed withdrawn.**
- **The adopted amendment must be transmitted to FloridaCommerce within 30 working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under section 163.3184(3)(c)2. and 4., F.S., **the amendment effective date is 31 days after FloridaCommerce notifies the local government that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.**

If you have any questions concerning this review, please contact Jon Coulter, Planning Analyst, by telephone at (850) 717-8421 or by email via Jon.Coulter@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /jc

Enclosure(s): Procedures for Adoption

cc: Brad Parrish, AICP, Community Development Director, City of Titusville
John Patterson, AICP, East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

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 SOUTH OF SHEPARD DRIVE, EAST OF S.R. 407, AND WEST OF GRISSOM PARKWAY FROM THE INDUSTRIAL, LOW DENSITY RESIDENTIAL, CONSERVATION, COMMERCIAL HIGH INTENSITY, AND PLANNED INDUSTRIAL PARK FUTURE LAND USE DESIGNATIONS TO THE PLANNED INDUSTRIAL PARK FUTURE LAND USE DESIGNATION ON +/-353.55 ACRES OF PROPERTY HAVING BREVARD COUNTY PARCEL ID NOS. 23-35-04-00-7 AND 23-35-03-BB-*-225; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, AND 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 have been held on the Comprehensive Plan amendment 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 Comprehensive Plan Amendment (CPA) No. 1-2026 which amends the City of Titusville's Future Land Use Map by changing the land use designation on property located south of Shepard Drive, east of S.R. 407, and west of Grissom Parkway from the Industrial, Low Density Residential, Conservation, Commercial High Intensity, and Planned Industrial Park future land use designations to the Planned Industrial Park future land use designation on +/-353.55 acres of property having Brevard County Parcel ID Nos. 23-35-04-00-7 and 23-35-03-Bb-*-225; as described in Exhibit A.

SECTION 3. 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 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:

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.

ORDINANCE NO. XX-2026

AN ORDINANCE AMENDING ORDINANCE NO. 5-1993 OF THE CITY OF TITUSVILLE, FLORIDA, BY AMENDING THE ZONING MAP REFERENCED THEREIN BY CHANGING THE ZONING CLASSIFICATION ON PROPERTY LOCATED SOUTH OF SHEPARD DRIVE, EAST OF S.R. 407, AND WEST OF GRISSOM PARKWAY FROM INDUSTRIAL (M-2), SINGLE-FAMILY MEDIUM DENSITY (R-1B), OPEN SPACE AND RECREATION (OR), COMMUNITY COMMERCIAL (CC), AND PLANNED INDUSTRIAL DEVELOPMENT (PID) ZONING TO PLANNED INDUSTRIAL DEVELOPMENT (PID) ZONING WITH MASTER PLAN ON +/-353.55 ACRES OF PROPERTY HAVING BREVARD COUNTY PARCEL ID NOS. 23-35-04-00-7 AND 23-35-03-BB-*-225; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, AND 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 have been held on the rezoning before the Local Planning Agency and the local governing body, and after considering 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 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, referenced therein, by designating the following property described in Exhibit A, presently zoned Industrial (M-2), Single-Family Medium Density (R-1B), Open Space and Recreation (OR), Community Commercial (CC), and Planned Industrial Development (PID) as Planned Industrial Development (PID) with Master Plan, as approved by City Council.

SECTION 3. This Ordinance shall take effect simultaneously with the effective date of Comprehensive Plan Amendment (CPA) 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 or 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:

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 $00^{\circ} 24' 47''$ 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 $89^{\circ} 59' 36''$ 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 $00^{\circ} 27' 57''$ 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 $15^{\circ} 46' 55''$ EAST A CHORD DISTANCE OF 1444.19 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH $31^{\circ} 06' 38''$ 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.

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 ADOPTING COMPREHENSIVE PLAN AMENDMENT 2-2026 AND AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY CHANGING POLICY 1.8.14 TO ADD THE MAXIMUM INTENSITY THRESHOLDS FOR THE SPACE COAST INNOVATION PHASE 3 DEVELOPMENT ON +/-353.55 ACRES OF PROPERTY HAVING BREVARD COUNTY PARCEL ID NOS. 23-35-04-00-7 AND 23-35-03-BB-*-225; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, AND 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 have been held on the Comprehensive Plan amendment before the Local Planning Agency and the local governing body; and

WHEREAS, the City of Titusville has received and considered the written objections, recommendations, and comments of the State Land Planning Agency and any other person, agency, or governing body; and

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

WHEREAS, the City Council of the City of Titusville desires to amend the Future Land Use Element of 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 Comprehensive Plan Amendment 2-2026 and amending Policy 1.8.14 of the Future Land Use Element to read as follows:

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. 4 <u>Frontiers</u> <u>Space Coast Innovation Phase 3</u> — a 73 <u>350</u> acre property located East of State Road 407 and south of Sheppard Drive	Floor Area Ratio of .32 <u>0.23</u>

(Ord. No. 30-2010, §2 10-12-2010)

SECTION 3. 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 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. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

PASSED AND ADOPTED this ____ day of _____ 2026.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

Exhibit A

LEGAL DESCRIPTION:

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 $84^{\circ} 24' 02''$ 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 $84^{\circ} 24' 02''$ WEST, A DISTANCE OF 164.11 FEET TO A REBAR FOUND IN THE SOUTHWEST $1/4$ CORNER OF SECTION 3;

THENCE NORTH $89^{\circ} 49' 11''$ 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 $00^{\circ} 24' 55''$ 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 $89^{\circ} 52' 25''$ 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 $30^{\circ} 58' 39''$ EAST, A DISTANCE OF 3683.83 FEET TO A 3X3 CONCRETE MONUMENT W/ NAIL AND DISK FOUND STAMPED PRM, PLS 4014;

THENCE SOUTH $00^{\circ} 13' 23''$ 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 $89^{\circ} 56' 15''$ 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 $00^{\circ} 24' 47''$ 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 $89^{\circ} 59' 36''$ 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 $00^{\circ} 27' 57''$ 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 $15^{\circ} 46' 55''$ EAST A CHORD DISTANCE OF 1444.19 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH $31^{\circ} 06' 38''$ 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.



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) P roperty 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 State Zip Atlanta GA 30363	City State Zip Titusville FL 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)	402.37 ac (Full Parcels) 17,527,237.2 sf (Full Parcels) Acres: 281.79 ac (Portion to be rezoned) Square Feet: 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 ☐ Vacation of Right of Way ☐ Site Plan ☐	Master Plan Approval ☐ Rezoning ☒ 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/  _____ (Signature*)
5/21/26 _____ (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. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
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 State Zip Atlanta GA 30363	City State Zip Titusville FL 32780	
	Telephone # 347-753-2048	Telephone # 321-267-8780	
	Fax #	Fax #	
2. Applicant/ Owner	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)		
6. Current Land Uses	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.**
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- 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/

(Signature)

5/21/26

(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. <i>Note: This listing is available from either the Brevard County Property Appraiser's Office or the City of Titusville Planning Department. Current charge for this service is \$35.00.</i>	☒
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.	☒



Gateway to Nature & Space

OWNER'S AUTHORIZATION FORM



Date: 6/12/2026

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

This authorization form is for:

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

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

[Signature]
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.

[Signature]

Notary Public Signature

My Commission Expires: 03/07/2030

Date



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

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

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.

$350 \text{ AC} * 43,560 \text{ SF/Acre} = 15,246,000 \text{ SF}$

$3,500,000 \text{ SF} / 15,246,000 \text{ SF} = 0.22957 = 0.23$

Please let me know if you need anything else.

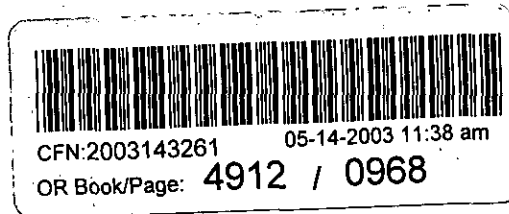
Kinan Husainy, P.E.

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

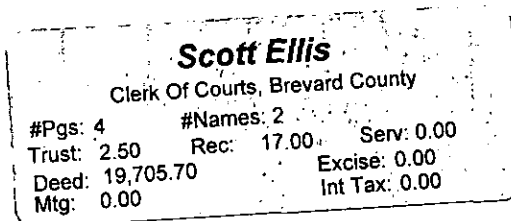
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This instrument prepared by & return to:
→ ROBERT L. BEALS, ESQ.
ALLIANCE TITLE OF BREVARD
730 East Strawbridge Avenue
Melbourne, FL 32901



WARRANTY DEED

THIS INDENTURE, made this 7th 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

IDAENE Sullivan

Print Witness Name

Maria A. Cox

Witness Signature

Maria A. Cox

Print Witness Name

GRANTOR:

WILLOW CREEK DEVELOPMENT, LLC,
a Florida limited liability companyBy: B. E. JefferiesBenjamin E. Jefferies,
Managing MemberAddress: 3391 Bayside Lakes Blvd. SE
Palm Bay, FL 32909

STATE OF FLORIDA

COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 1st 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:

Linda A. Wilkinson

Witness Signature

Linda A. Wilkinson

Print Witness Name

Henry Minnebo Jr.

Witness Signature

HENRY MINNEBO JR.

Print Witness Name

GRANTOR:

WILLOW CREEK DEVELOPMENT, LLC,
a Florida limited liability company

By: Duane A. Watson

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.

Linda A. Wilkinson

Notary Public Signature

My commission expires:

Linda A. Wilkinson

Print Notary Public Name

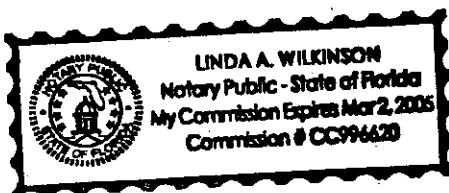


EXHIBIT A



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°24'07"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 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:

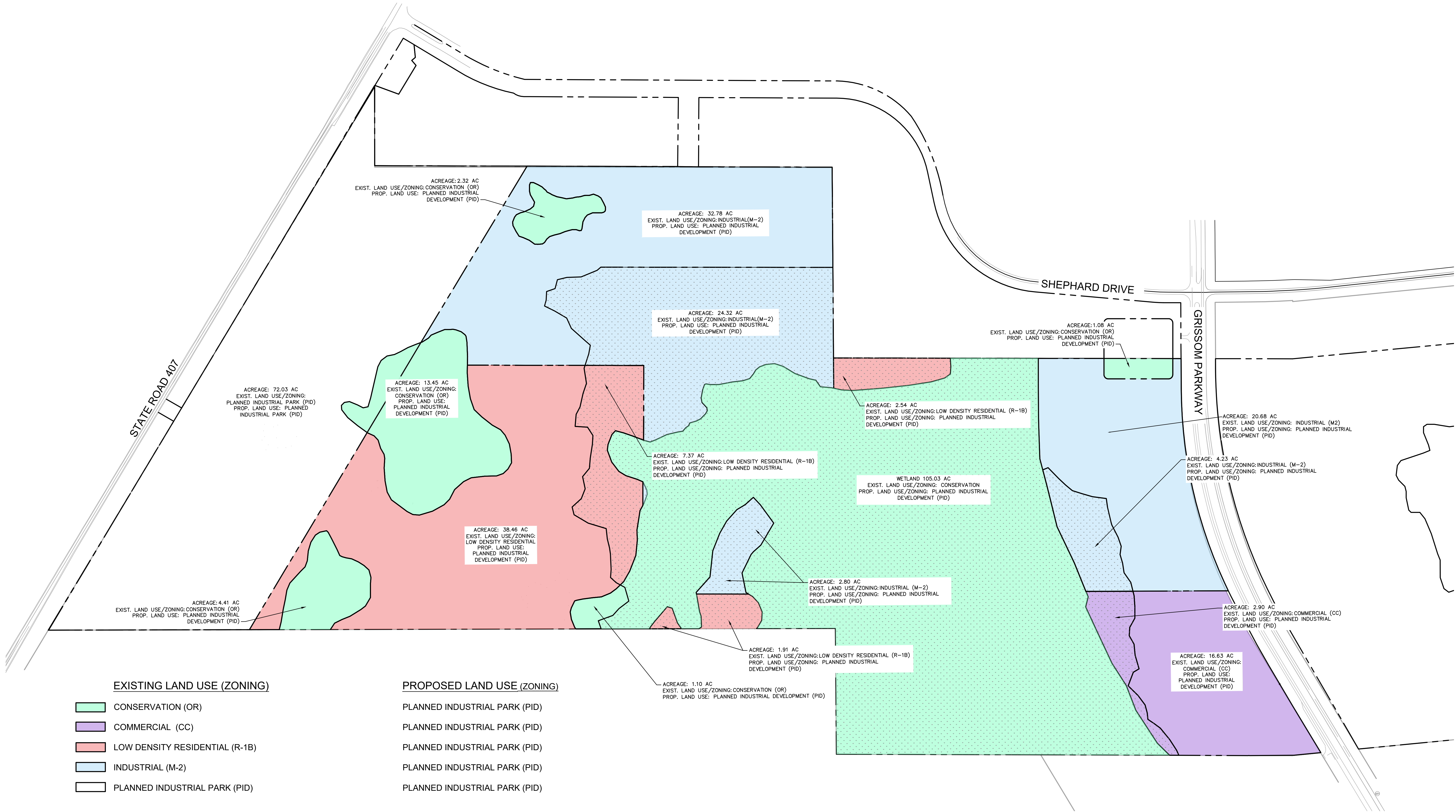
COMMENCE AT A 4X4 CONCRETE MONUMENT FOUND IN THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 23, RANGE 35 AND THE SOUTHEAST CORNER OF LOT 228 AS SHOWN ON SAID PLAT OF COCOA-INDIAN RIVER PROPERTIES;

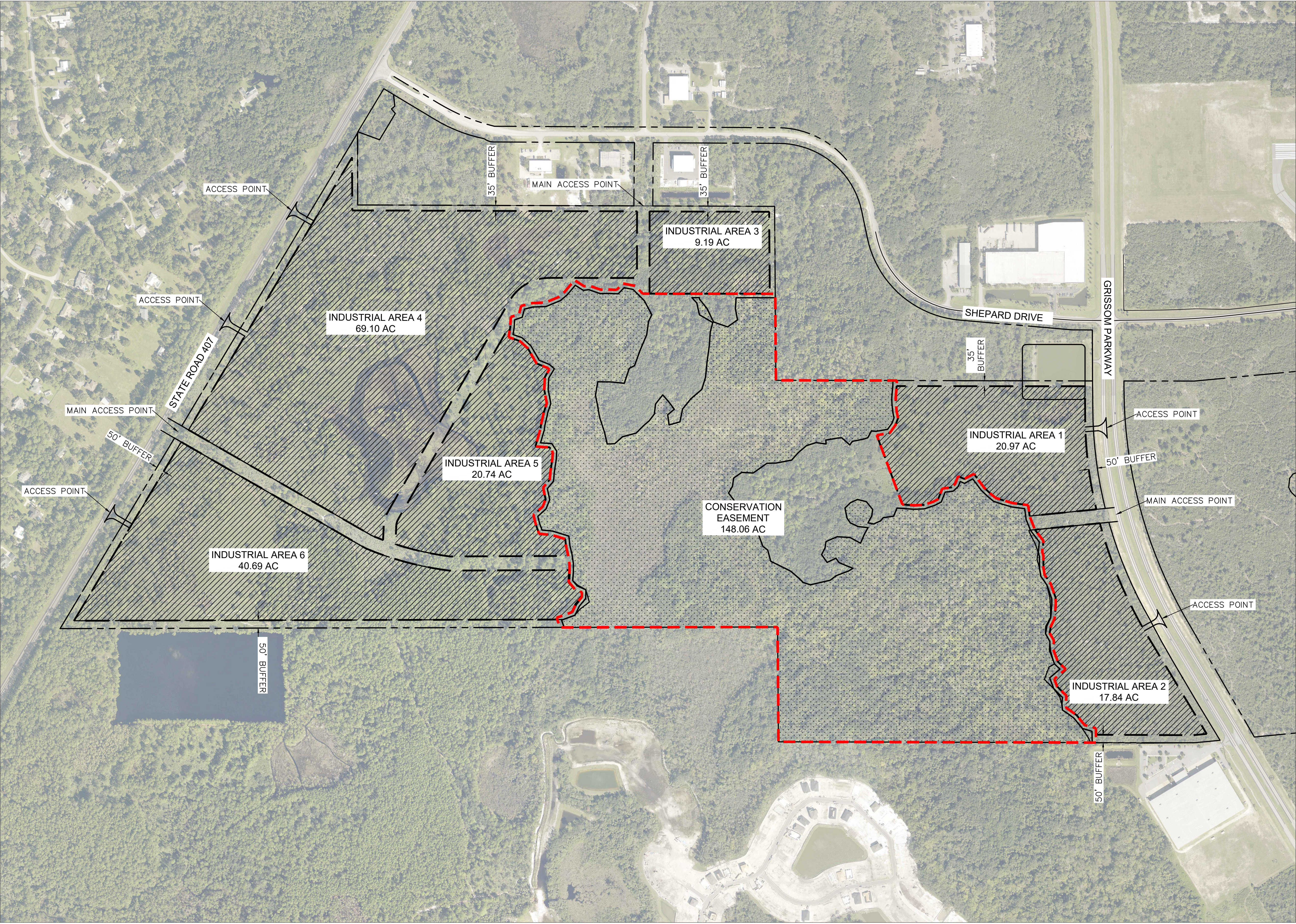
THENCE SOUTH $84^{\circ} 24' 02''$ WEST ALONG THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 3 AND THE SOUTH LINE OF SAID LOTS 227 AND 228 A DISTANCE OF 2515.28 FEET TO A 5/8-INCH REBAR WITH CAP SET FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF GRISSOM PARKWAY (200-FOOT R/W) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING IN THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

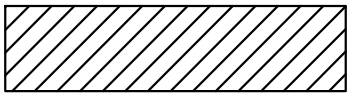
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 3 AND THE SOUTH LINE OF SAID LOTS 227 AND 226, SOUTH $86^{\circ} 24' 02''$ WEST, A DISTANCE OF 164.11 FEET TO A REBAR FOUND IN THE SOUTHWEST $\frac{1}{4}$ CORNER OF SECTION 3; THENCE NORTH $89^{\circ} 49' 11''$ WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 $00^{\circ} 24' 55''$ 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 $89^{\circ} 52' 25''$ 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 $30^{\circ} 58' 39''$ EAST, A DISTANCE OF 3683.83 FEET TO A 3X3 CONCRETE MONUMENT WITH NAIL AND DISK FOUND STAMPED PRM, PLS 4014; THENCE SOUTH $00^{\circ} 13' 23''$ 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 $\frac{3}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 4; THENCE SOUTH $89^{\circ} 56' 15''$ 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 $00^{\circ} 24' 47''$ 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 $89^{\circ} 59' 36''$ 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 $00^{\circ} 27' 57''$ 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 $15^{\circ} 46' 55''$ EAST A CHORD DISTANCE OF 1444.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $31^{\circ} 06' 38''$ 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.





 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

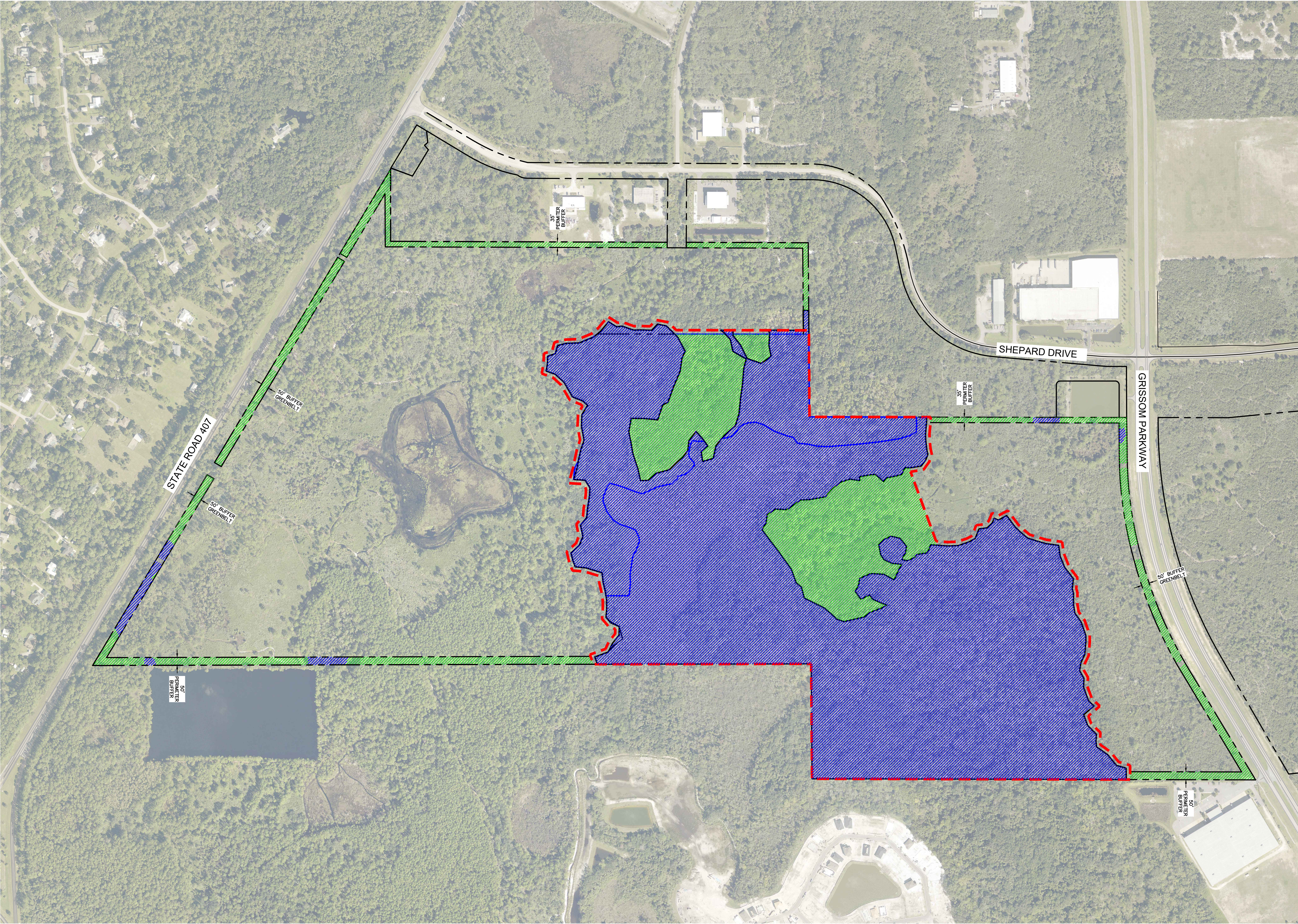
GRAPHIC SCALE IN FEET

0 125 250 500

Kimley»Horn

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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.



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

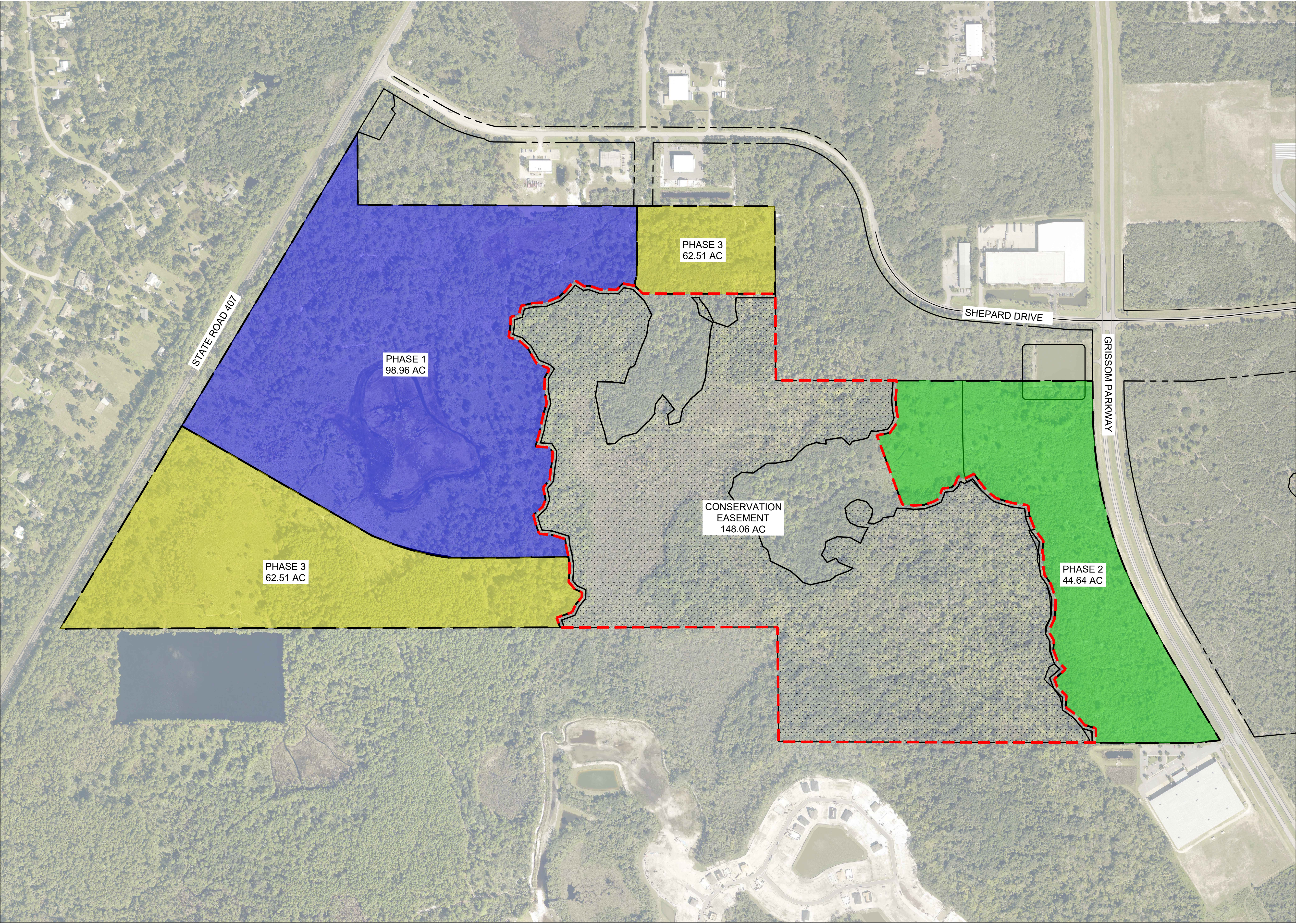
OPEN SPACE EXHIBIT

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

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Kimley»Horn



- 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

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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.



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.

A handwritten signature in blue ink, appearing to read "Kinan Husainy".

Kinan Husainy, P.E.

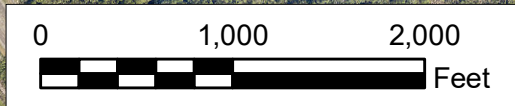
 Upland Area (~206.25 acres)
 Wetlands (~148.16 acres)

Wetland Areas Acreage
 A: ~2.04
 B: ~2.31
 C: ~0.19
 D: ~3.94
 E: ~0.62
 F: ~15.05
 G: ~2.20
 H: ~0.24
 I: ~120.56
 J: ~0.28
 K: ~0.74

Subject Property



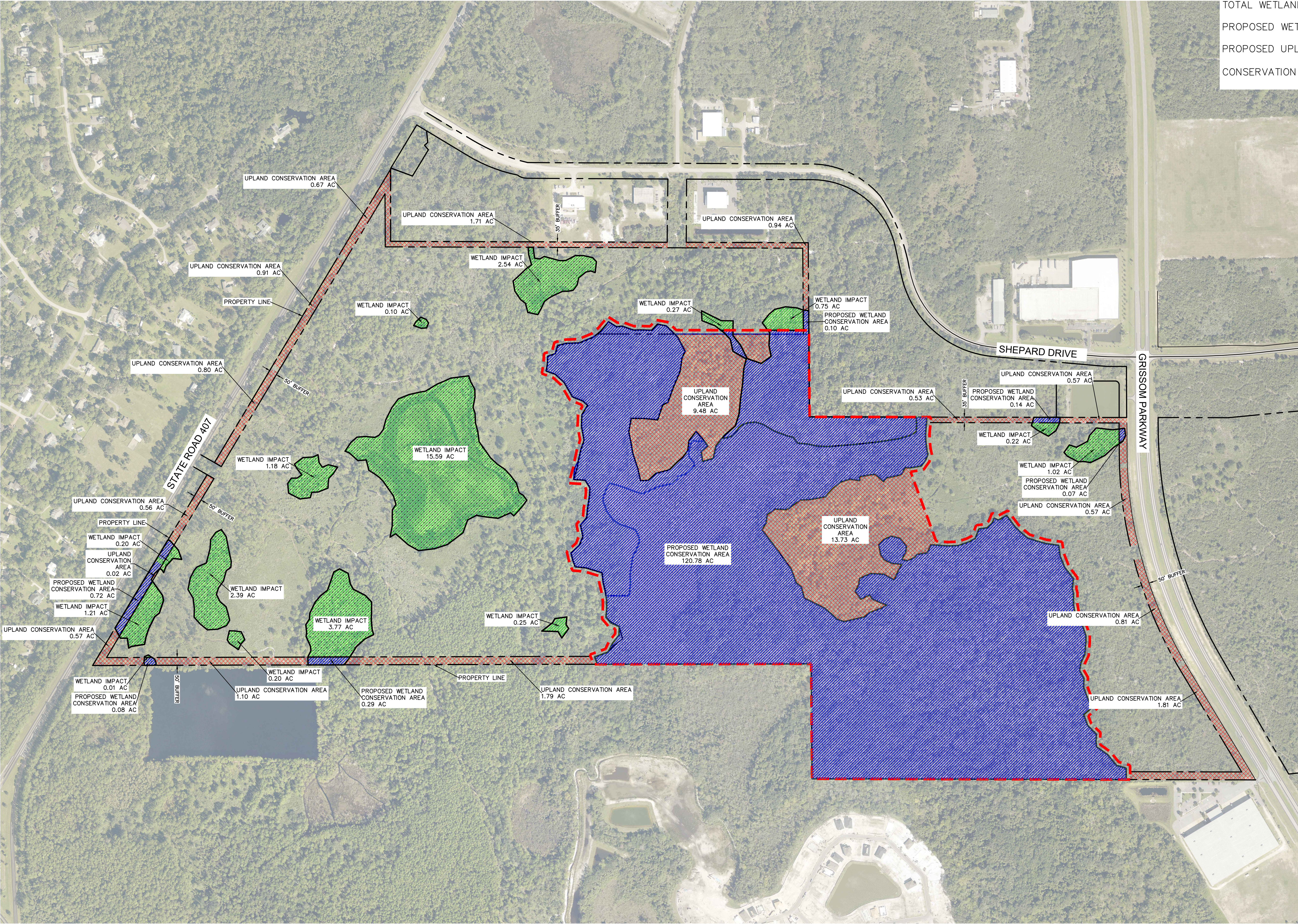
1 inch = 1,000 feet



2021 True Color Orthophotos From Florida DOT

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.



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

2A

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

GRAPHIC SCALE IN FEET
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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.

***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**

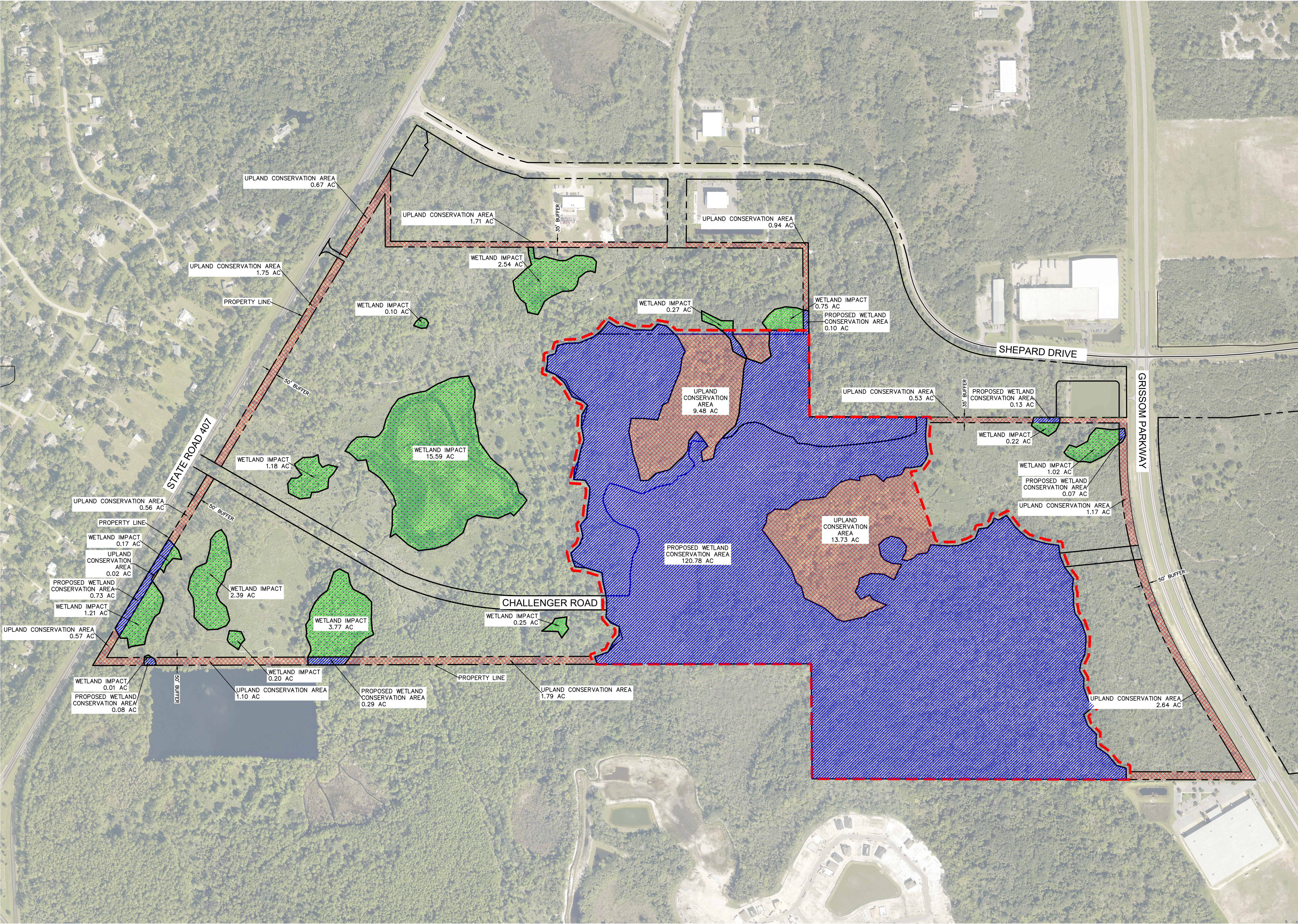
date: **5/28/2026**

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	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						
preservation													
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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Kimley»Horn

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 <u>is</u> required.			
Evaluated By: AS, KO, CA		Evaluation Expiration Date: 12/14/2026	

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
Low Density Residential	R-1B	50.28	766569	291	72750
Industrial	M-2	84.81	2216594	0	443319
Planned Industrial Park	PID	72.03	1882576	0	376515
TOTAL		354.04	5120957	291	943628

*0.2 GPD/sf **0.30 FAR
*5.8 du/acre **250 GPD/unit
*0.2 GPD/sf **0.60 FAR
*0.2 GPD/sf **0.60 FAR

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

*0.2 GPD/sf

TECHNICAL MEMORANDUM

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

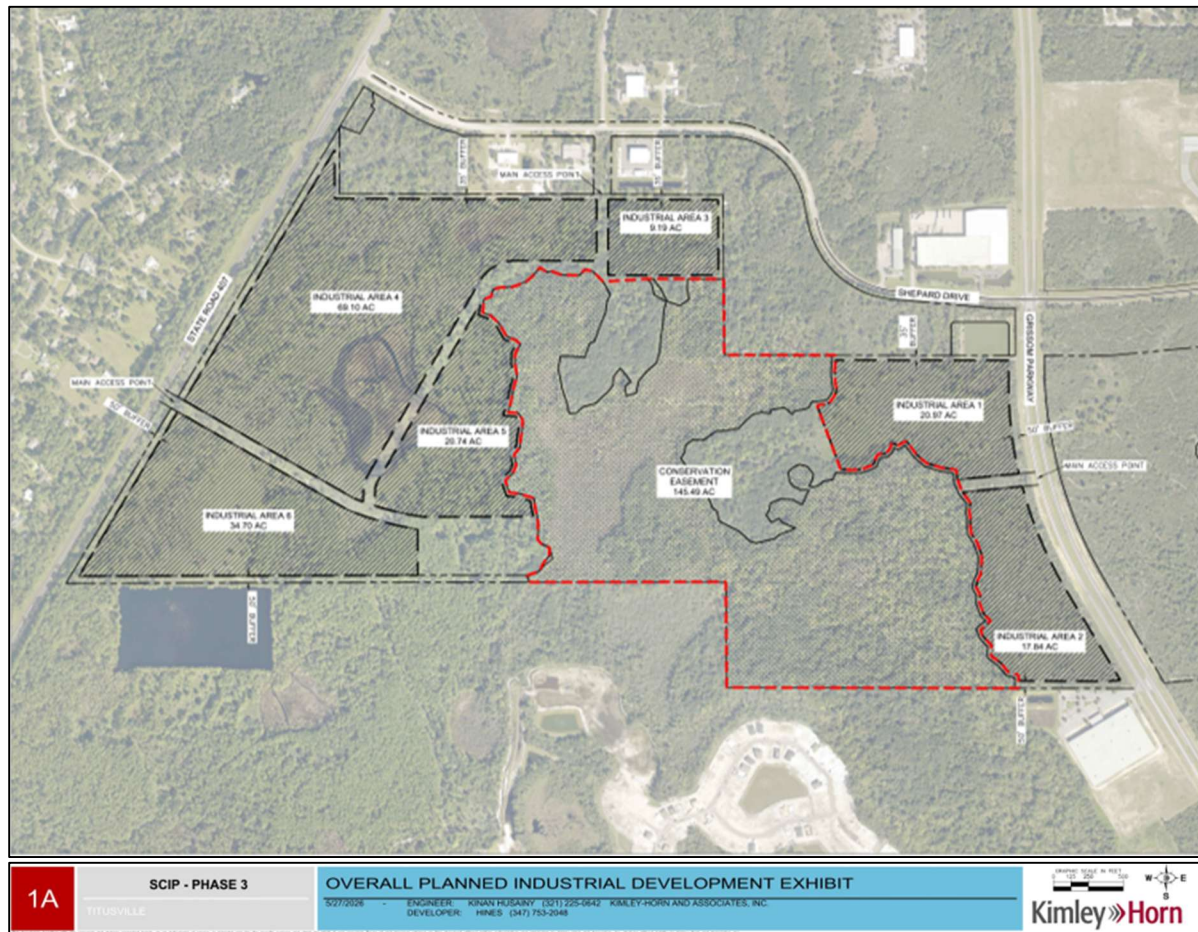
From: Nelson Caparas, PE

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 1.1.1.1). 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

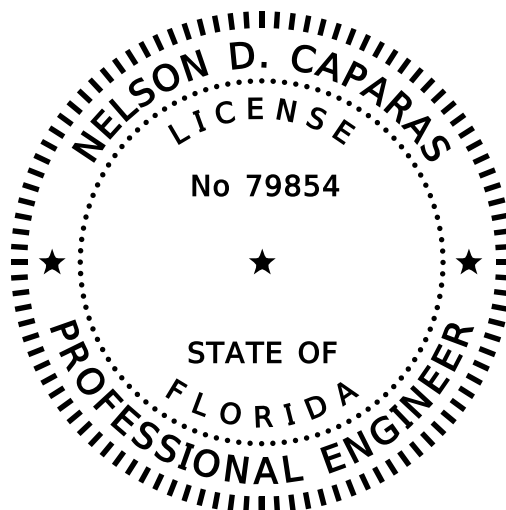
Exhibit C – Existing and Proposed Land Uses

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

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THIS DOCUMENT HAS BEEN
 DIGITALLY SIGNED AND SEALED BY:

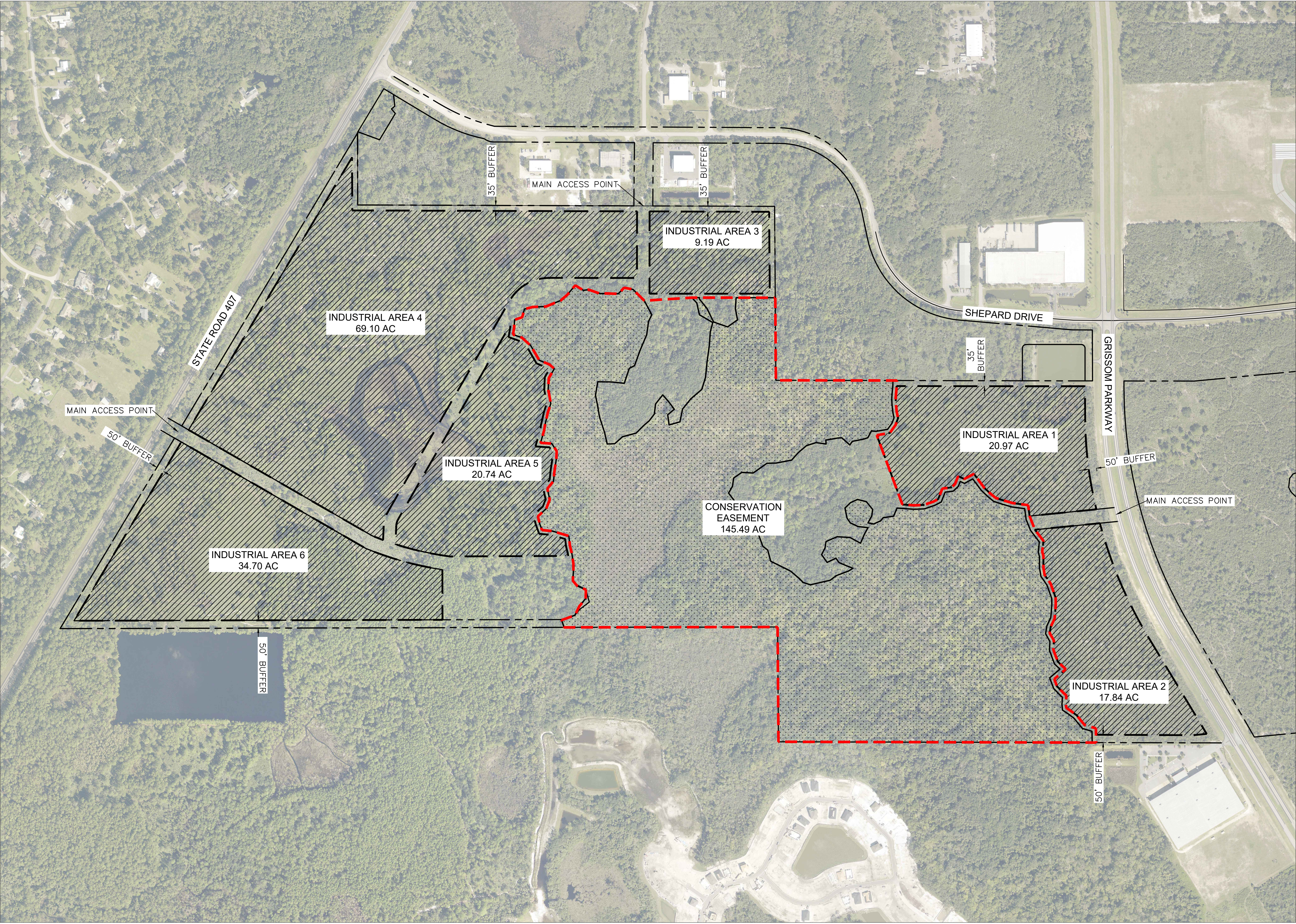
Digitally signed by
 Nelson D Caparas
 DN: CN=Nelson D
 Caparas, O=Nelson D
 Nelson D Caparas Caparas,
 L=Jacksonville,
 S=Florida, C=US
 Date: 2026.06.05
 18:04:57-04'00'

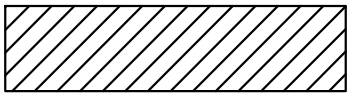
ON THE DATE ADJACENT TO THE SEAL

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

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



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

Date
Thursday, May 21, 2026

Weather
Light Rain Shower
81°F

Lat/Long
28.512076°, -80.831552°

[Click here for Detailed Weather](#)

 [Click here for Map](#)

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

	Northbound (Movement 1.1)													15min Total	60min Total
Time	1	2	3	4	5	6	7	8	9	10	11	12	13		
0000 - 0015	0	13	1	0	0	0	0	0	3	0	0	0	0	17	74
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	
0100 - 0115	0	7	0	0	0	0	0	0	0	0	0	0	0	7	29
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	
0200 - 0215	0	4	0	0	0	0	0	0	1	0	0	0	0	5	23
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	
0300 - 0315	0	9	1	0	1	0	0	0	0	0	0	0	0	11	61
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	
0400 - 0415	0	15	0	0	0	0	0	0	1	0	0	0	0	16	163
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	
0500 - 0515	0	74	11	0	2	0	0	0	1	0	0	0	0	88	441
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	
0600 - 0615	0	76	24	0	1	0	0	0	2	0	0	0	1	104	571
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	
0700 - 0715	0	102	39	0	7	2	0	0	5	1	0	0	0	156	668
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	
0800 - 0815	0	124	39	1	1	3	0	1	2	0	0	0	0	171	690
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	
0900 - 0915	0	83	23	1	1	0	0	1	7	0	0	0	0	116	478
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	
1000 - 1015	0	85	18	2	4	1	0	0	6	0	0	0	0	116	395
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	
1100 - 1115	0	60	15	0	1	3	0	0	5	0	0	0	0	84	349
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	
1200 - 1215	0	69	18	0	2	0	0	0	9	0	0	0	0	98	330
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	
1300 - 1315	0	43	11	1	1	1	0	0	2	0	0	0	0	59	300
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	
1400 - 1415	1	69	13	0	2	2	0	0	3	0	0	0	0	90	350
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	
1500 - 1515	0	87	10	0	2	0	0	0	2	0	0	0	0	101	452
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	
1600 - 1615	2	76	21	0	6	0	0	1	3	0	0	0	0	109	484
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	
1700 - 1715	0	94	30	0	2	0	0	0	0	0	0	0	0	126	589
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	
1800 - 1815	2	73	11	0	1	0	1	0	0	0	0	0	0	88	305
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	
1900 - 1915	0	45	10	0	1	0	0	1	1	0	0	0	0	58	217
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	
2000 - 2015	0	36	7	0	0	0	0	0	1	0	0	0	0	44	233
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	
2100 - 2115	1	49	6	0	0	0	0	0	1	0	0	0	0	57	197
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	
2200 - 2215	0	26	5	0	0	0	0	0	0	0	0	0	0	31	144
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	
2300 - 2315	0	22	3	0	0	0	0	0	0	0	0	0	0	25	108
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	

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	

Bi-Directional Class Count || SB WB 15min

Brevard County, FL



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

Date
Thursday, May 21, 2026

Weather
Light Rain Shower
81°F

Lat/Long
28.512076°, -80.831552°

[Click here for Detailed Weather](#)

[Click here for Map](#)

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

	Southbound (Movement 1.2)													15min Total	60min Total
Time	1	2	3	4	5	6	7	8	9	10	11	12	13		
0000 - 0015	0	9	0	0	0	0	0	0	0	0	0	0	0	9	35
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	
0100 - 0115	0	3	0	0	0	0	0	0	0	0	0	0	0	3	21
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	
0200 - 0215	0	7	0	0	0	0	0	0	3	0	0	0	0	10	54
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	
0300 - 0315	0	17	0	0	0	0	0	0	2	0	0	0	0	19	64
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	
0400 - 0415	0	13	0	0	0	0	0	0	3	0	0	0	0	16	91
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	
0500 - 0515	0	48	0	0	0	0	0	0	1	0	0	0	0	49	211
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	
0600 - 0615	0	63	25	0	0	0	0	0	1	0	0	0	0	89	429
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	
0700 - 0715	0	96	25	0	3	1	0	0	1	0	0	0	0	126	502
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	
0800 - 0815	0	63	25	0	1	1	0	2	2	0	0	0	0	94	352
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	
0900 - 0915	0	56	16	0	1	2	0	0	9	0	0	0	0	84	296
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	
1000 - 1015	0	35	9	0	2	0	0	1	1	0	0	0	0	48	221
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	
1100 - 1115	0	40	9	0	2	2	1	1	5	0	0	0	0	60	292
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	
1200 - 1215	0	48	18	0	1	2	0	0	7	0	0	0	0	76	314
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	
1300 - 1315	0	45	22	0	1	2	0	1	4	0	0	0	0	75	366
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	
1400 - 1415	0	60	21	0	3	2	0	1	5	0	0	0	0	92	436
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	
1500 - 1515	0	106	41	5	1	4	0	0	3	0	0	0	0	160	798
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	
1600 - 1615	0	160	48	3	3	0	0	1	1	0	0	0	0	216	828
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	
1700 - 1715	1	192	47	2	1	0	0	3	1	0	0	0	0	247	913
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	
1800 - 1815	1	124	27	0	0	0	0	2	1	0	0	0	0	155	419
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	
1900 - 1915	1	41	9	0	0	0	0	0	2	0	0	0	0	53	188
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	
2000 - 2015	0	35	9	0	0	0	0	0	2	0	0	0	0	46	158
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	
2100 - 2115	0	18	3	0	0	0	0	2	1	0	0	0	0	24	85
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	
2200 - 2215	0	18	6	0	0	1	0	0	2	0	0	0	0	27	86
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	
2300 - 2315	0	10	2	0	0	0	0	0	0	0	0	0	0	12	55
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	

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	0
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Bi-Directional Class Count || Bi-Directional 15min

Brevard County, FL



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 Total	60min Total
Time	1	2	3	4	5	6	7	8	9	10	11	12	13		
0000 - 0015	0	22	1	0	0	0	0	0	3	0	0	0	0	26	109
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	
0100 - 0115	0	10	0	0	0	0	0	0	0	0	0	0	0	10	50
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	
0200 - 0215	0	11	0	0	0	0	0	0	4	0	0	0	0	15	77
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	
0300 - 0315	0	26	1	0	1	0	0	0	2	0	0	0	0	30	125
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	
0400 - 0415	0	28	0	0	0	0	0	0	4	0	0	0	0	32	254
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	
0500 - 0515	0	122	11	0	2	0	0	0	2	0	0	0	0	137	652
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	
0600 - 0615	0	139	49	0	1	0	0	0	3	0	0	0	1	193	1000
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	
0700 - 0715	0	198	64	0	10	3	0	0	6	1	0	0	0	282	1170
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	
0800 - 0815	0	187	64	1	2	4	0	3	4	0	0	0	0	265	1042
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	
0900 - 0915	0	139	39	1	2	2	0	1	16	0	0	0	0	200	774
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	
1000 - 1015	0	120	27	2	6	1	0	1	7	0	0	0	0	164	616
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	
1100 - 1115	0	100	24	0	3	5	1	1	10	0	0	0	0	144	641
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	
1200 - 1215	0	117	36	0	3	2	0	0	16	0	0	0	0	174	644
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	
1300 - 1315	0	88	33	1	2	3	0	1	6	0	0	0	0	134	666
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	
1400 - 1415	1	129	34	0	5	4	0	1	8	0	0	0	0	182	786
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	
1500 - 1515	0	193	51	5	3	4	0	0	5	0	0	0	0	261	1250
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	
1600 - 1615	2	236	69	3	9	0	0	2	4	0	0	0	0	325	1312
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	
1700 - 1715	1	286	77	2	3	0	0	3	1	0	0	0	0	373	1502
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	
1800 - 1815	3	197	38	0	1	0	1	2	1	0	0	0	0	243	724
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	
1900 - 1915	1	86	19	0	1	0	0	1	3	0	0	0	0	111	405
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	
2000 - 2015	0	71	16	0	0	0	0	0	3	0	0	0	0	90	391
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	
2100 - 2115	1	67	9	0	0	0	0	2	2	0	0	0	0	81	282
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	
2200 - 2215	0	44	11	0	0	1	0	0	2	0	0	0	0	58	230
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	
2300 - 2315	0	32	5	0	0	0	0	0	0	0	0	0	0	37	163
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	

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	

Bi-Directional Class Count || Volume Summary 15min

Brevard County, FL



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

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

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

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)
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

Brevard County, FL

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)
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

Site 1
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Light Rain Shower
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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	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

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

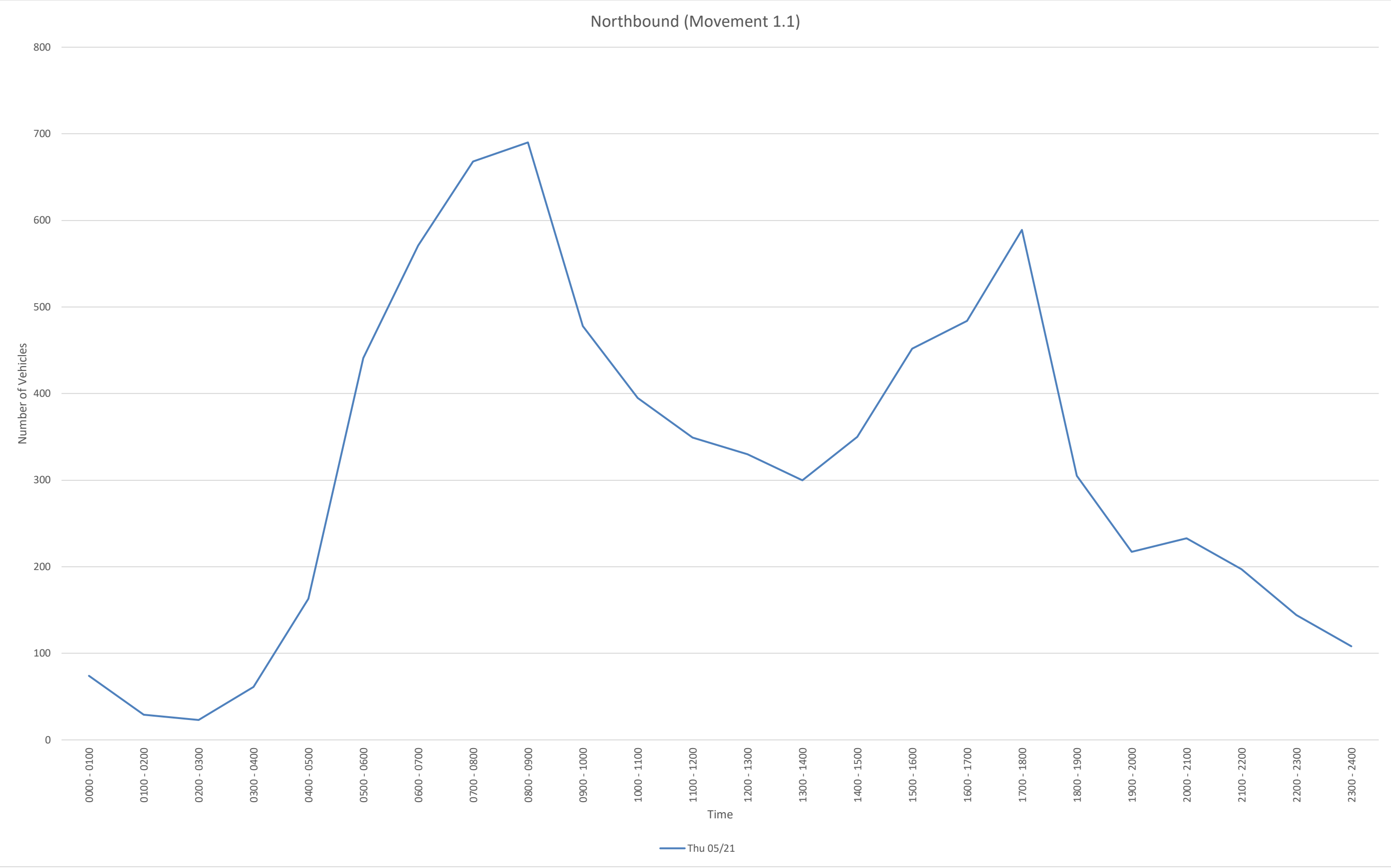
Bi-Directional Class Count || Graphical Analysis NB EB

Brevard County, FL

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						

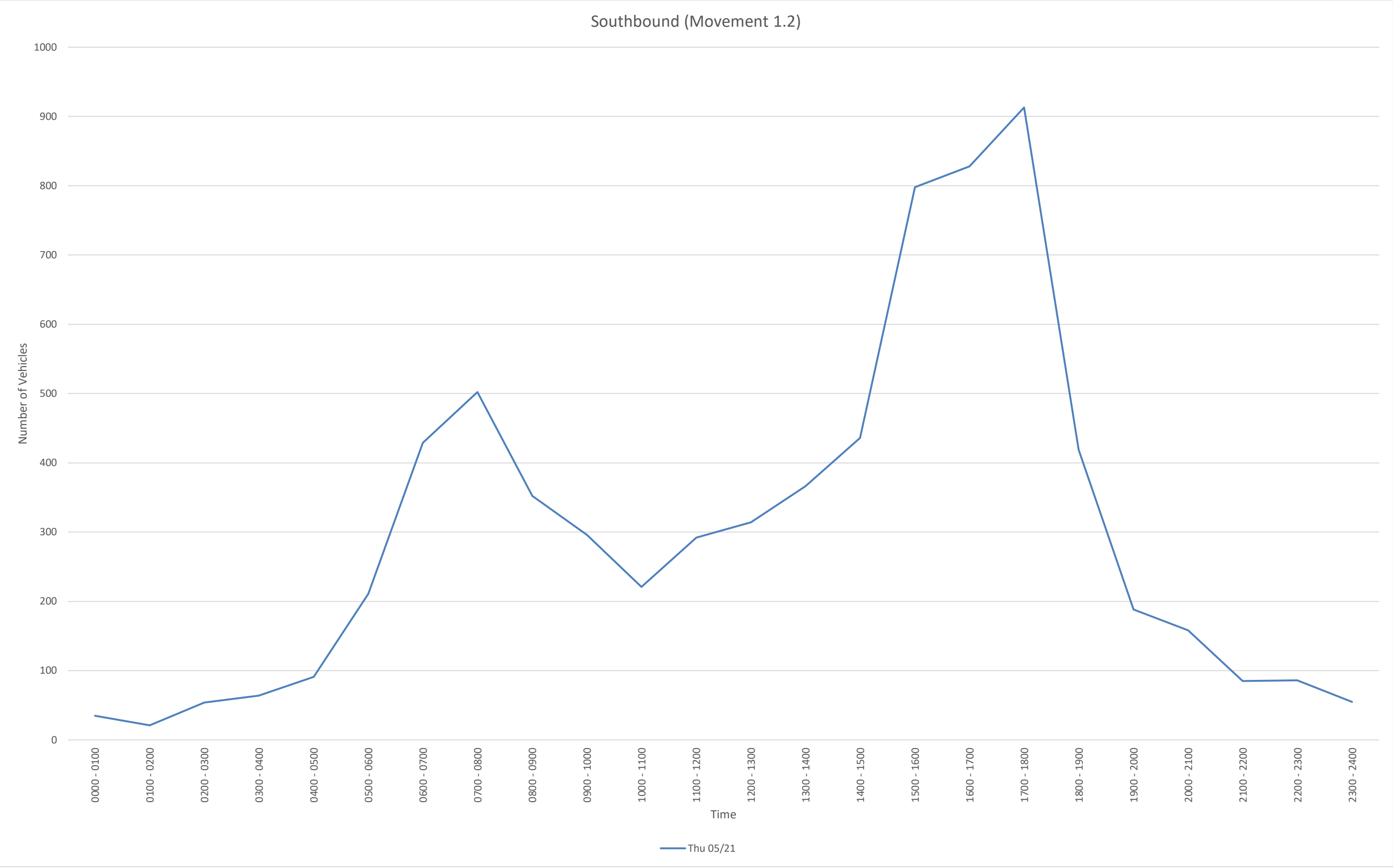
Bi-Directional Class Count | | Graphical Analysis SB WB

Brevard County, FL

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						

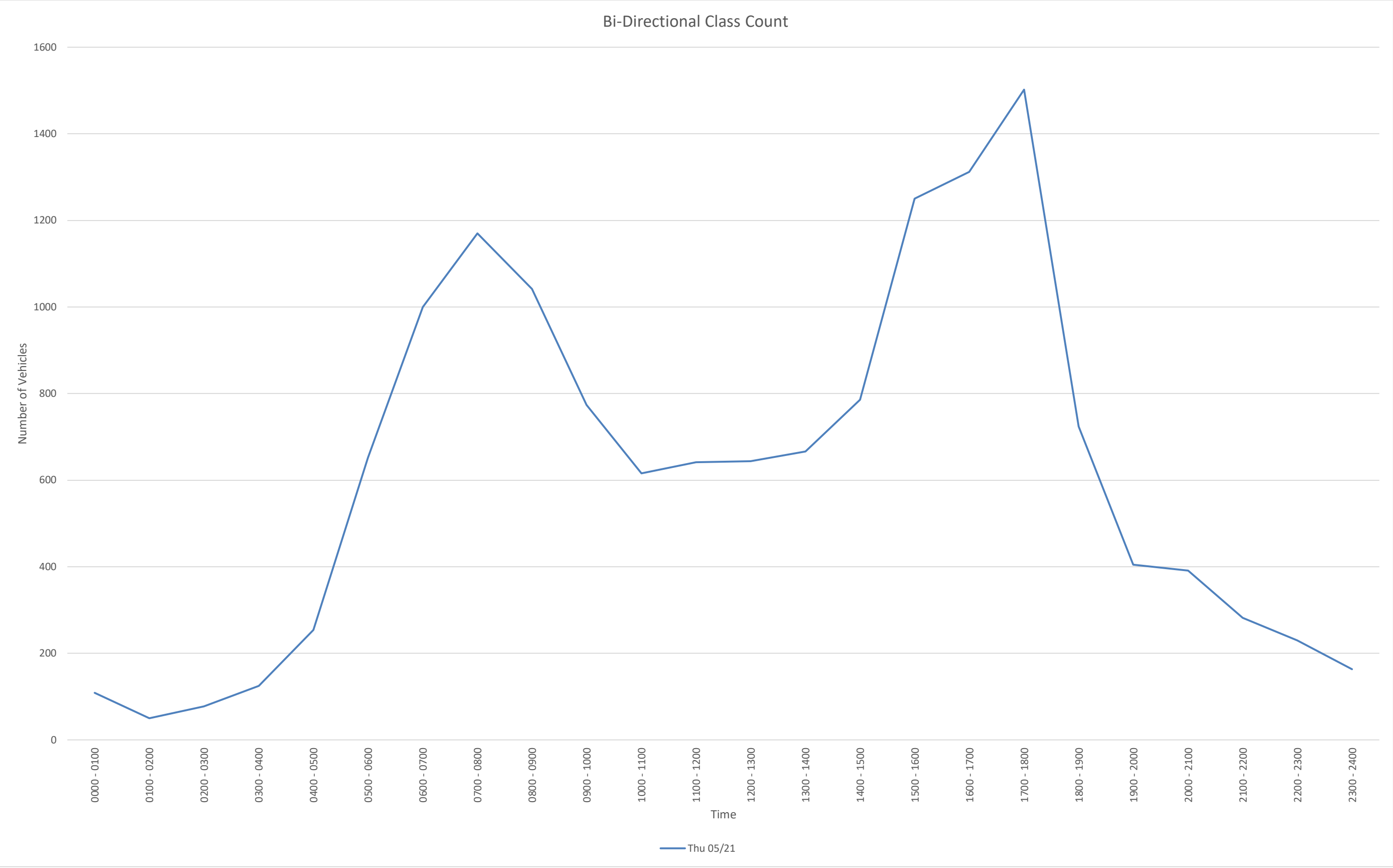
Bi-Directional Class Count || Graphical Analysis BiDir

Brevard County, FL

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

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



Site 2
Shepard Dr,
west of Armstrong Dr

Date
Thursday, May 21, 2026

Weather
Light Rain Shower
81°F

Lat/Long
28.515409°, -80.824313°

[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 Total	60min Total
Time	1	2	3	4	5	6	7	8	9	10	11	12	13		
0000 - 0015	0	2	0	0	0	0	0	0	0	0	0	0	0	2	16
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	
0100 - 0115	0	2	0	0	0	0	0	0	0	0	0	0	0	2	10
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	
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
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	
0300 - 0315	0	1	0	0	0	0	0	0	0	0	0	0	0	1	4
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	
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
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	
0500 - 0515	0	2	1	0	1	0	0	0	0	0	0	0	0	4	38
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	
0600 - 0615	0	12	8	0	0	0	0	0	0	0	0	0	0	20	118
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	
0700 - 0715	0	24	8	0	1	1	0	0	1	0	0	0	0	35	162
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	
0800 - 0815	0	32	15	0	0	0	0	0	2	0	0	0	0	49	197
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	
0900 - 0915	0	16	5	0	0	0	0	0	1	0	0	0	0	22	79
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	
1000 - 1015	0	9	4	0	2	1	0	1	0	0	0	0	0	17	64
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	
1100 - 1115	0	12	7	0	0	0	0	0	2	0	0	0	0	21	71
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	
1200 - 1215	0	14	6	0	1	0	0	0	2	0	0	0	0	23	86
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	
1300 - 1315	0	9	3	1	0	1	0	0	0	0	0	0	0	14	99
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	
1400 - 1415	0	16	8	0	1	0	0	0	0	1	0	0	0	26	100
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	
1500 - 1515	0	19	4	0	0	1	0	0	1	0	0	0	0	25	118
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	
1600 - 1615	0	21	13	0	1	0	0	0	0	0	0	0	0	35	130
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	
1700 - 1715	0	24	13	0	0	0	0	0	0	0	0	0	0	37	152
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	
1800 - 1815	1	18	8	0	1	0	1	0	0	0	0	0	0	29	91
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	
1900 - 1915	0	11	3	0	0	0	0	0	0	0	0	0	0	14	51
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	
2000 - 2015	0	14	4	0	0	0	0	0	0	0	0	0	0	18	52
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	
2100 - 2115	0	7	1	0	0	0	0	0	0	0	0	0	0	8	29
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	
2200 - 2215	0	10	3	0	0	0	0	0	0	0	0	0	0	13	35
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	
2300 - 2315	0	3	0	0	0	0	0	0	0	0	0	0	0	3	21
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	

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	-	-</
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Bi-Directional Class Count || SB WB 15min

Brevard County, FL



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)
SB WB 15min

	Westbound (Movement 2.2)													15min Total	60min Total
Time	1	2	3	4	5	6	7	8	9	10	11	12	13		
0000 - 0015	0	3	0	0	0	0	0	0	0	0	0	0	0	3	8
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	
0100 - 0115	0	1	0	0	0	0	0	0	0	0	0	0	0	1	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	
0200 - 0215	0	1	0	0	0	0	0	0	0	0	0	0	0	1	4
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	
0300 - 0315	0	3	0	0	0	0	0	0	0	0	0	0	0	3	9
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	
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	2	15
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	
0500 - 0515	0	14	2	0	1	0	0	0	1	0	0	0	0	18	66
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	
0600 - 0615	0	15	7	0	0	0	0	0	0	0	0	0	0	22	112
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	
0700 - 0715	0	20	6	0	2	0	0	0	0	0	0	0	0	28	104
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	
0800 - 0815	0	17	6	1	0	2	0	0	0	0	0	0	0	26	116
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	
0900 - 0915	0	14	4	0	0	1	0	1	1	0	0	0	0	21	74
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	
1000 - 1015	0	8	5	0	0	0	0	0	0	0	0	0	0	13	53
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	
1100 - 1115	0	4	3	0	0	1	0	1	0	0	0	0	0	9	77
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	
1200 - 1215	0	13	4	0	1	0	0	0	1	0	0	0	0	19	80
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	
1300 - 1315	0	15	4	0	0	0	0	1	0	0	0	0	0	20	91
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	
1400 - 1415	0	18	14	0	1	1	0	0	0	0	0	0	0	34	112
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	
1500 - 1515	0	24	12	2	0	1	0	0	0	0	0	0	0	39	169
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	
1600 - 1615	0	23	14	0	0	0	0	0	0	0	0	0	0	37	153
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	
1700 - 1715	1	26	10	0	0	0	0	0	0	0	0	0	0	37	107
1715 - 1730	0	26	6	0	0	0	0	0	1	0	0	0	0	33	
1730 - 1745	0	17	4	0	0	0	0	1	0	0	0	0	0	22	
1745 - 1800	0	11	3	0	0	0	0	0	1	0	0	0	0	15	
1800 - 1815	0	16	6	0	0	0	0	0	0	0	0	0	0	22	65
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	
1900 - 1915	0	7	1	0	0	0	0	0	1	0	0	0	0	9	50
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	
2000 - 2015	0	8	1	0	0	0	0	0	0	0	0	0	0	9	33
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	
2100 - 2115	0	4	1	0	0	0	0	2	0	0	0	0	0	7	18
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	
2200 - 2215	0	2	0	0	0	0	0	0	0	0	0	0	0	2	8
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	
2300 - 2315	0	3	0	0	0	0	0	0	0	0	0	0	0	3	7
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	

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	

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

Brevard County, FL



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)
Bi-Directional 15min

Time	Bi-Directional 15min														15min Total	60min Total
0000 - 0015	0	5	0	0	0	0	0	0	0	0	0	0	0	5	24	
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		
0100 - 0115	0	3	0	0	0	0	0	0	0	0	0	0	0	3	11	
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		
0200 - 0215	0	1	0	0	0	0	0	0	0	0	0	0	0	1	5	
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		
0300 - 0315	0	4	0	0	0	0	0	0	0	0	0	0	0	4	13	
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		
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	2	26	
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		
0500 - 0515	0	16	3	0	2	0	0	0	1	0	0	0	0	22	104	
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		
0600 - 0615	0	27	15	0	0	0	0	0	0	0	0	0	0	42	230	
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		
0700 - 0715	0	44	14	0	3	1	0	0	1	0	0	0	0	63	266	
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		
0800 - 0815	0	49	21	1	0	2	0	0	2	0	0	0	0	75	313	
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		
0900 - 0915	0	30	9	0	0	1	0	1	2	0	0	0	0	43	153	
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		
1000 - 1015	0	17	9	0	2	1	0	1	0	0	0	0	0	30	117	
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		
1100 - 1115	0	16	10	0	0	1	0	1	2	0	0	0	0	30	148	
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		
1200 - 1215	0	27	10	0	2	0	0	0	3	0	0	0	0	42	166	
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		
1300 - 1315	0	24	7	1	0	1	0	1	0	0	0	0	0	34	190	
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		
1400 - 1415	0	34	22	0	2	1	0	0	0	1	0	0	0	60	212	
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		
1500 - 1515	0	43	16	2	0	2	0	0	1	0	0	0	0	64	287	
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		
1600 - 1615	0	44	27	0	1	0	0	0	0	0	0	0	0	72	283	
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		
1700 - 1715	1	50	23	0	0	0	0	0	0	0	0	0	0	74	259	
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		
1800 - 1815	1	34	14	0	1	0	1	0	0	0	0	0	0	51	156	
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		
1900 - 1915	0	18	4	0	0	0	0	0	1	0	0	0	0	23	101	
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		
2000 - 2015	0	22	5	0	0	0	0	0	0	0	0	0	0	27	85	
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		
2100 - 2115	0	11	2	0	0	0	0	2	0	0	0	0	0	15	47	
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		
2200 - 2215	0	12	3	0	0	0	0	0	0	0	0	0	0	15	43	
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		
2300 - 2315	0	6	0	0	0	0	0	0	0	0	0	0	0	6	28	
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		
Session Total	13	2275	799	11	58	38	3	18	50	2</						

Bi-Directional Class Count || Volume Summary 15min

Brevard County, FL



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

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

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

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)
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

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)
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

Brevard County, FL

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 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

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

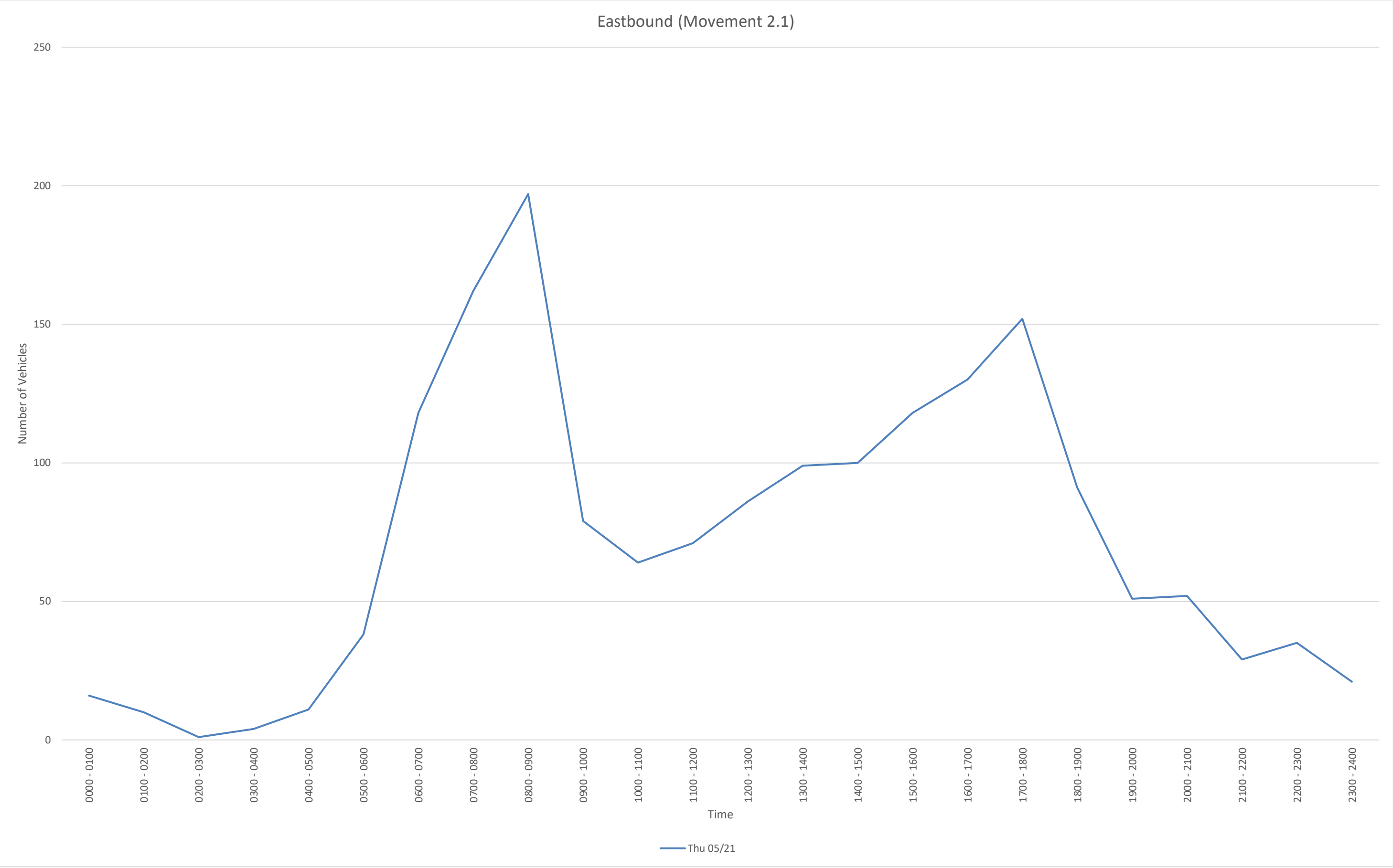
Site 2

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

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						
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Bi-Directional Class Count || Graphical Analysis BiDir

Brevard County, FL

Site 2

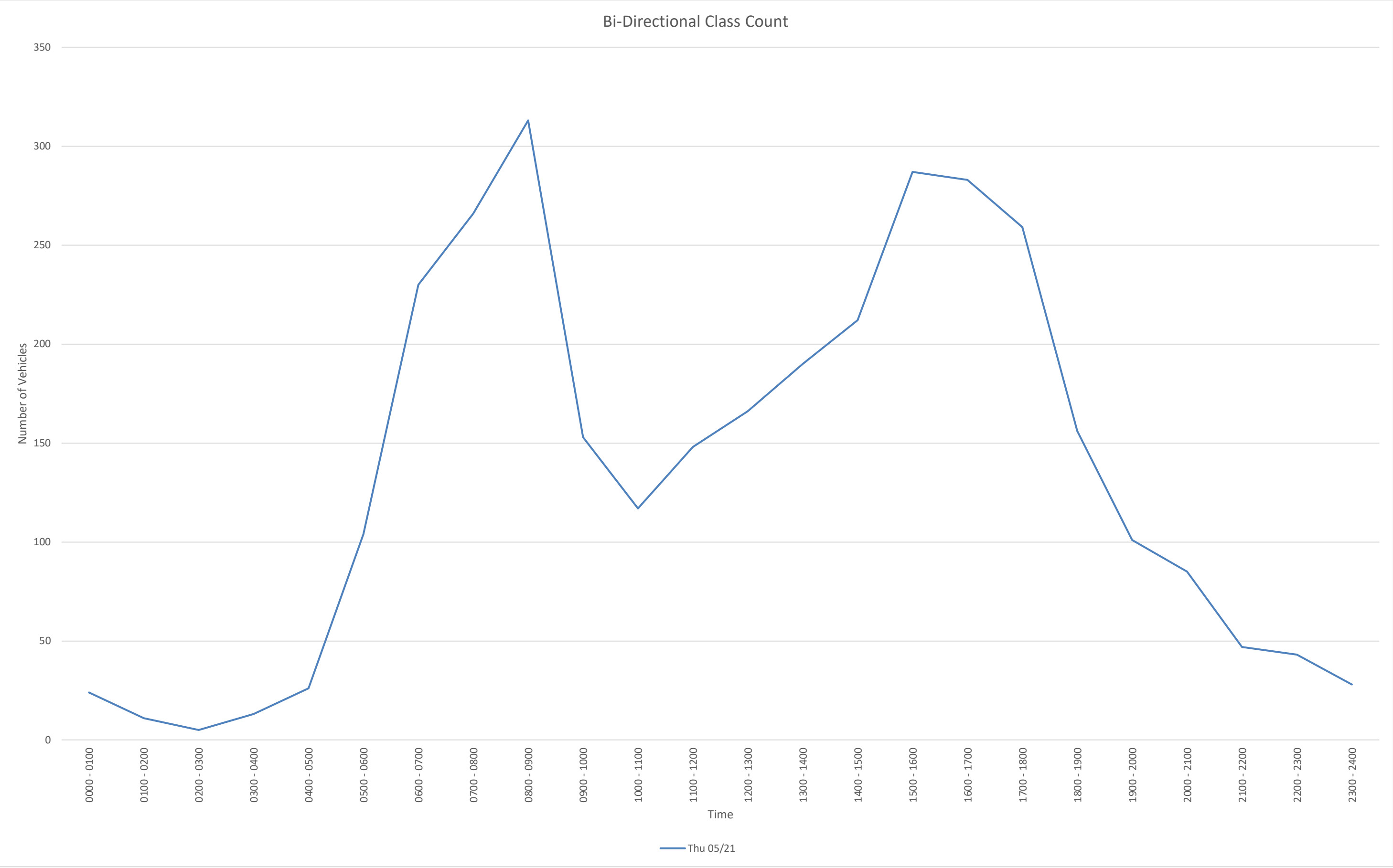
Shepard Dr,
west of Armstrong Dr

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

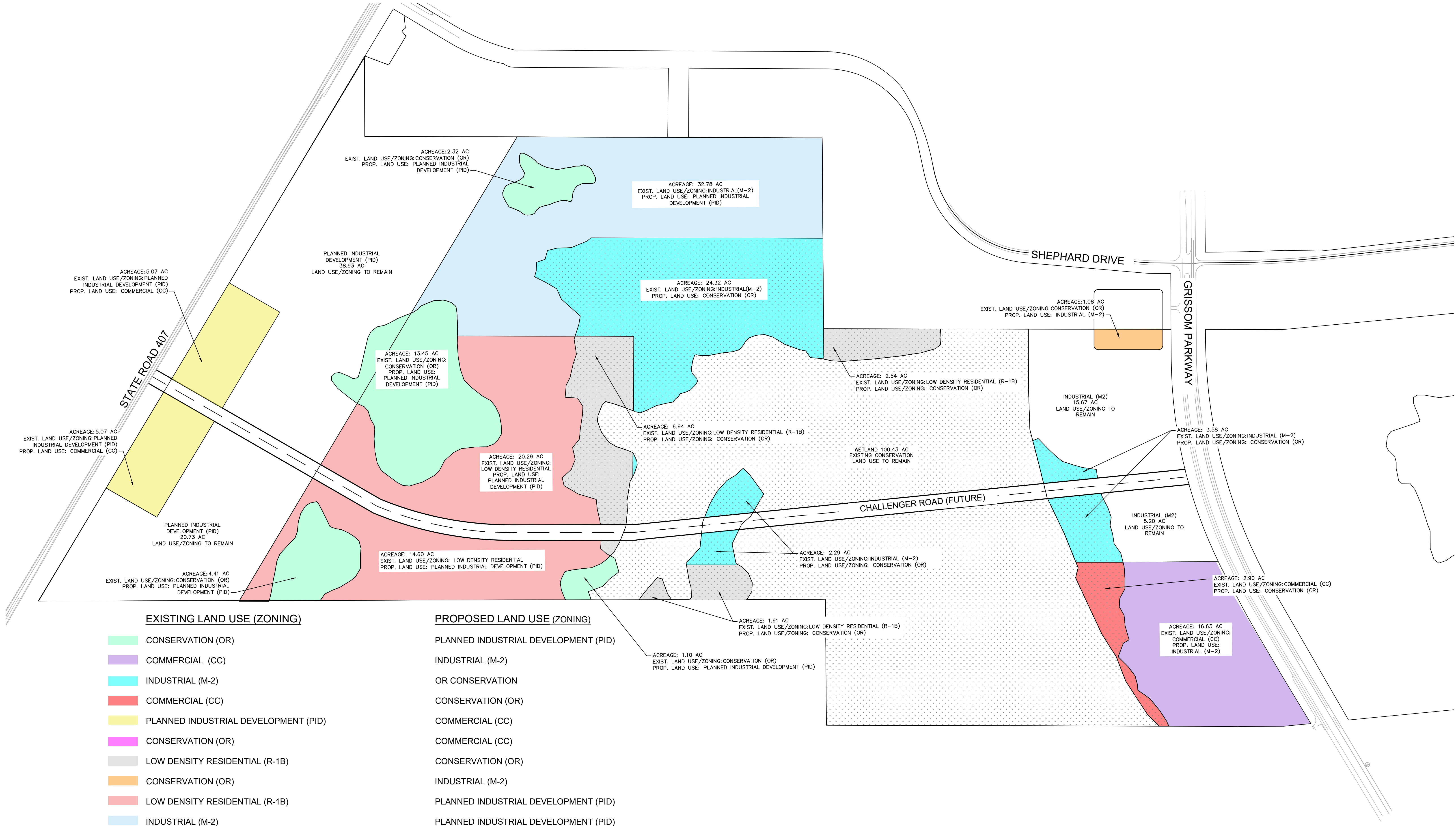
EB
File Name:
Start Date: 5/21/2026
Start Time: 0
Site Code: 2
Station ID: 1
Location 1: Shepard Dr, west of Armstrong Dr
Location 2:

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
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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
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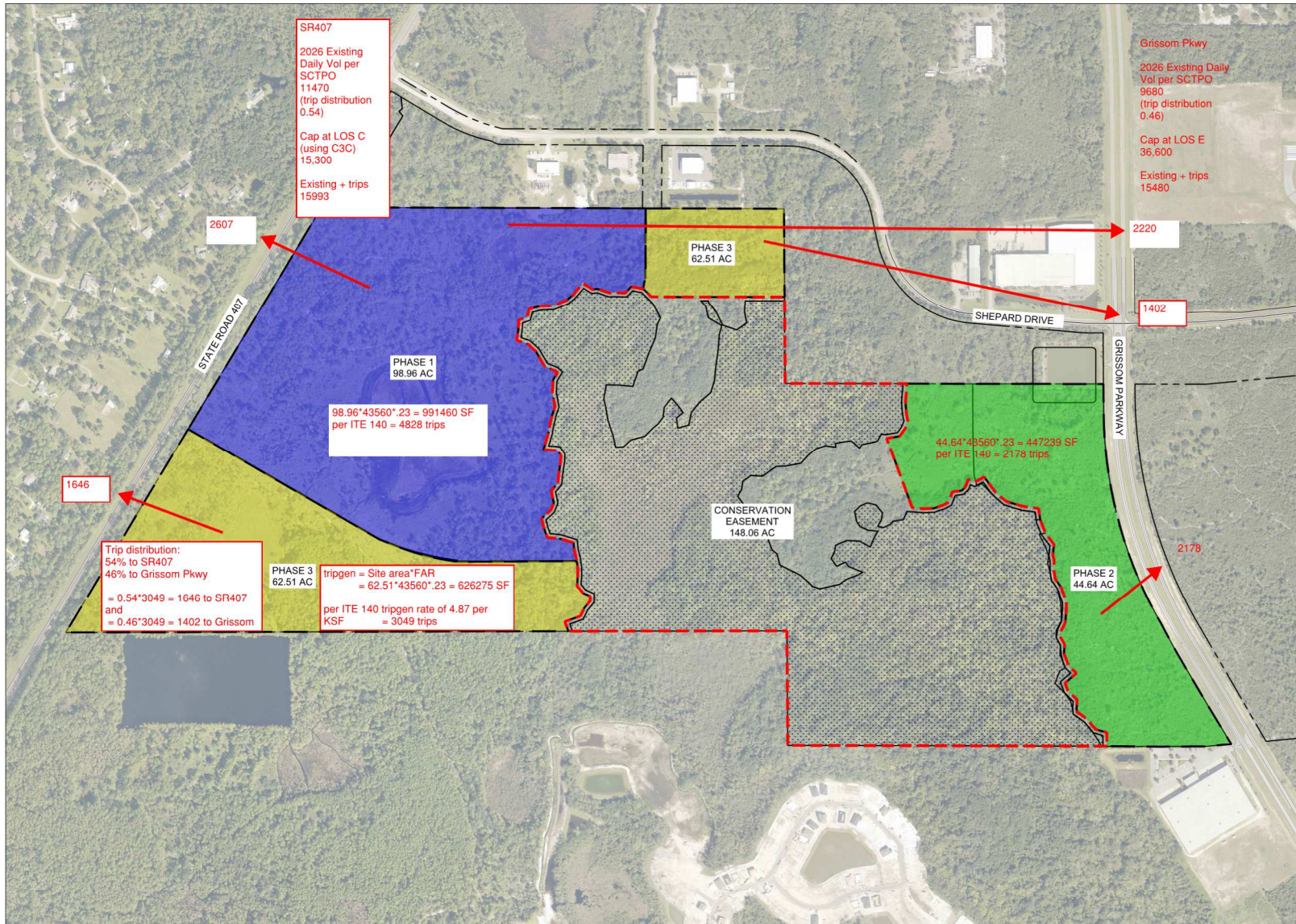
Attachment C: Existing & Proposed Land Uses

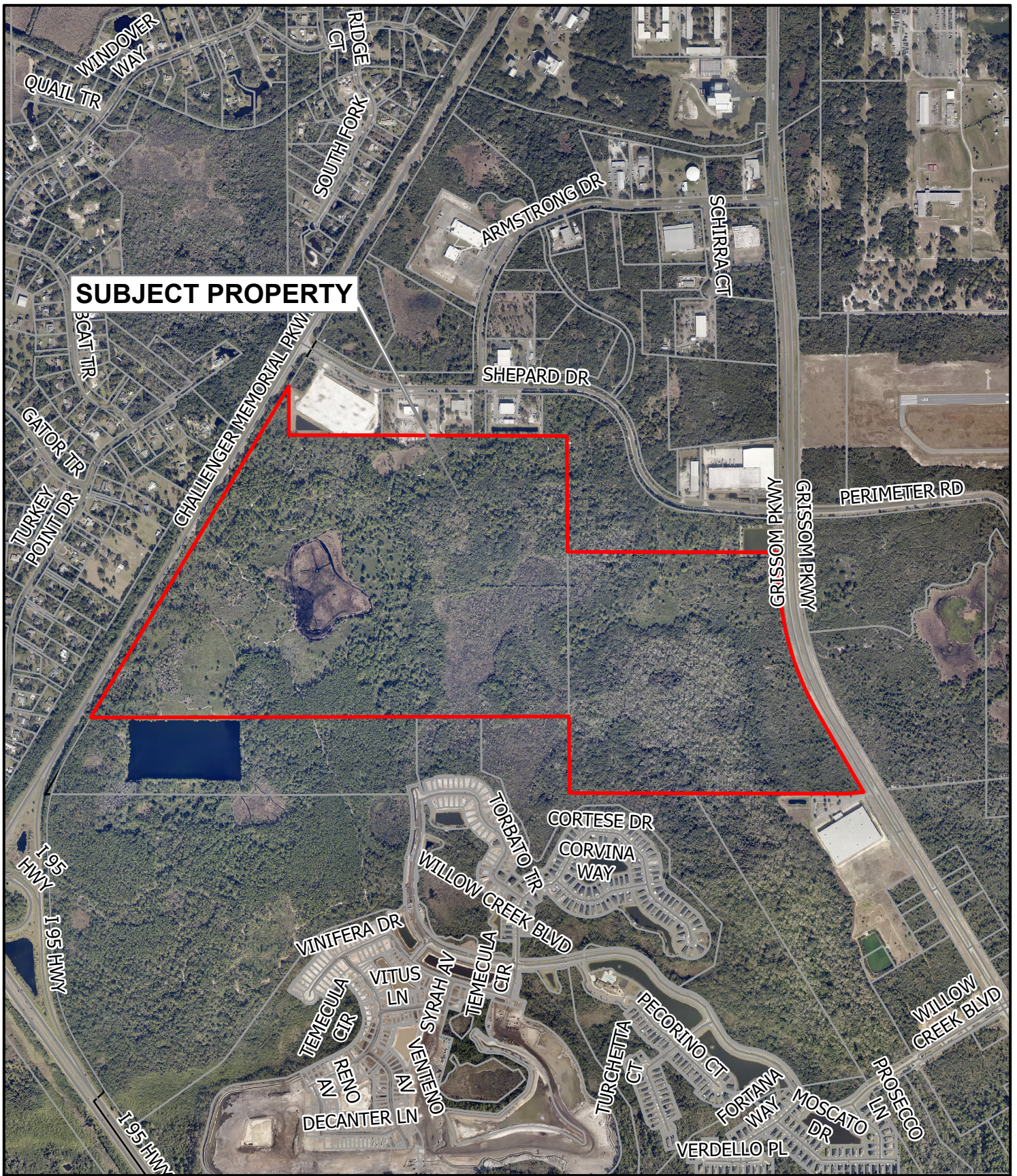


Attachment D:
Existing & Proposed Land Use
Trip Generation

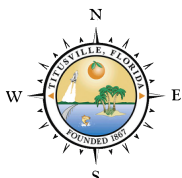
									Trip Gen - Existing LUZ								Trip Gen - Proposed LUZ								Trip Gen - Difference Between Existing & Proposed										
									Daily			AM			PM		Daily			AM			PM		Daily			AM			PM				
Lot	Existing Land Use Zoning	LUC	Acres	Number of SFD Homes	Parcel #	Area (ft ²)	Planned Land Use Zoning	LUC	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit			
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		
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		
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		
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		
6	Conservation	undeveloped	10.76	--		191,949		130 - Industrial Park	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	
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	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	Planned Industrial Development	130 - Industrial Park	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	Area 1	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			60,016	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		Area 2	240,064	Planned Industrial Development	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	--		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		
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





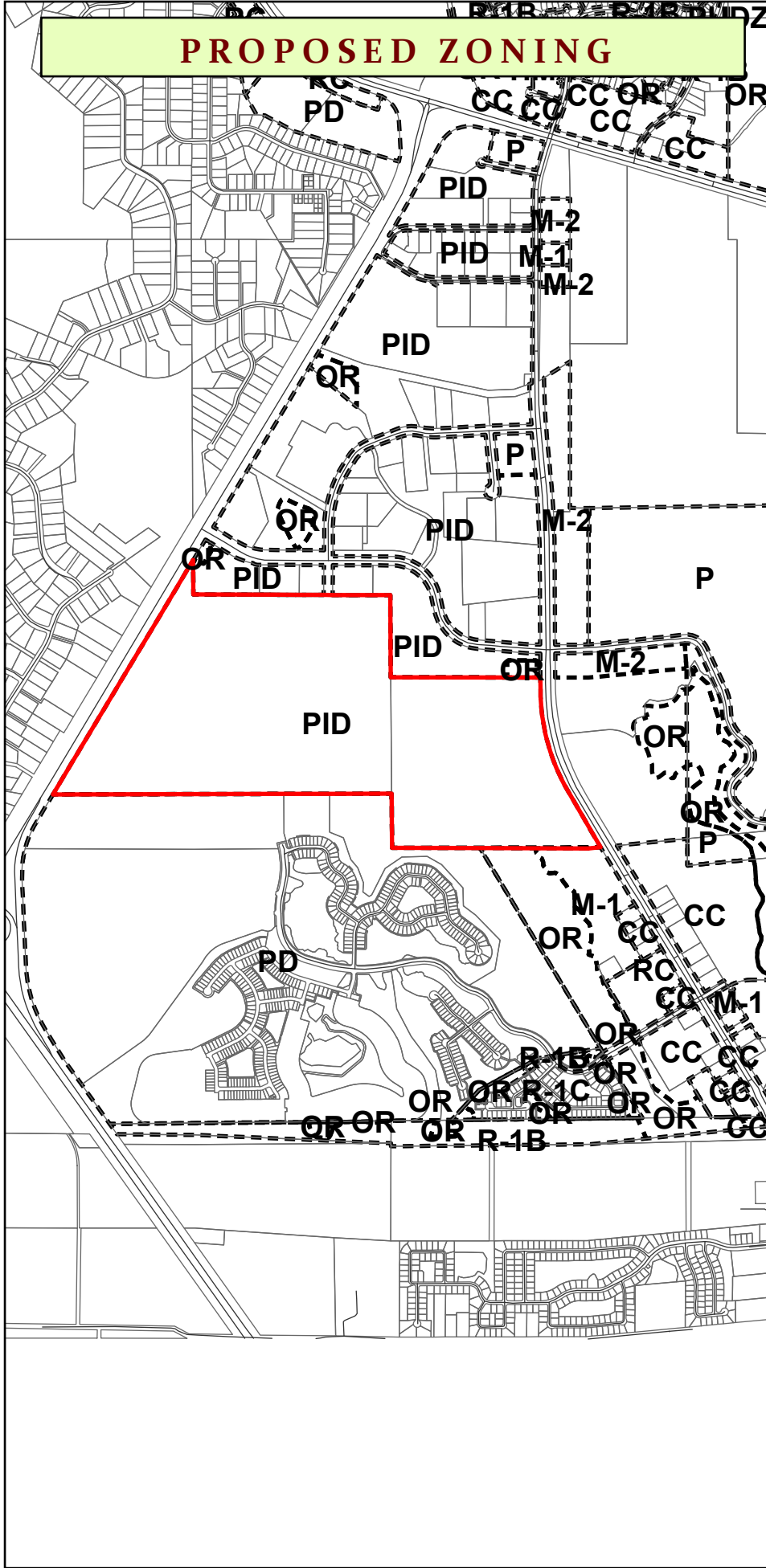
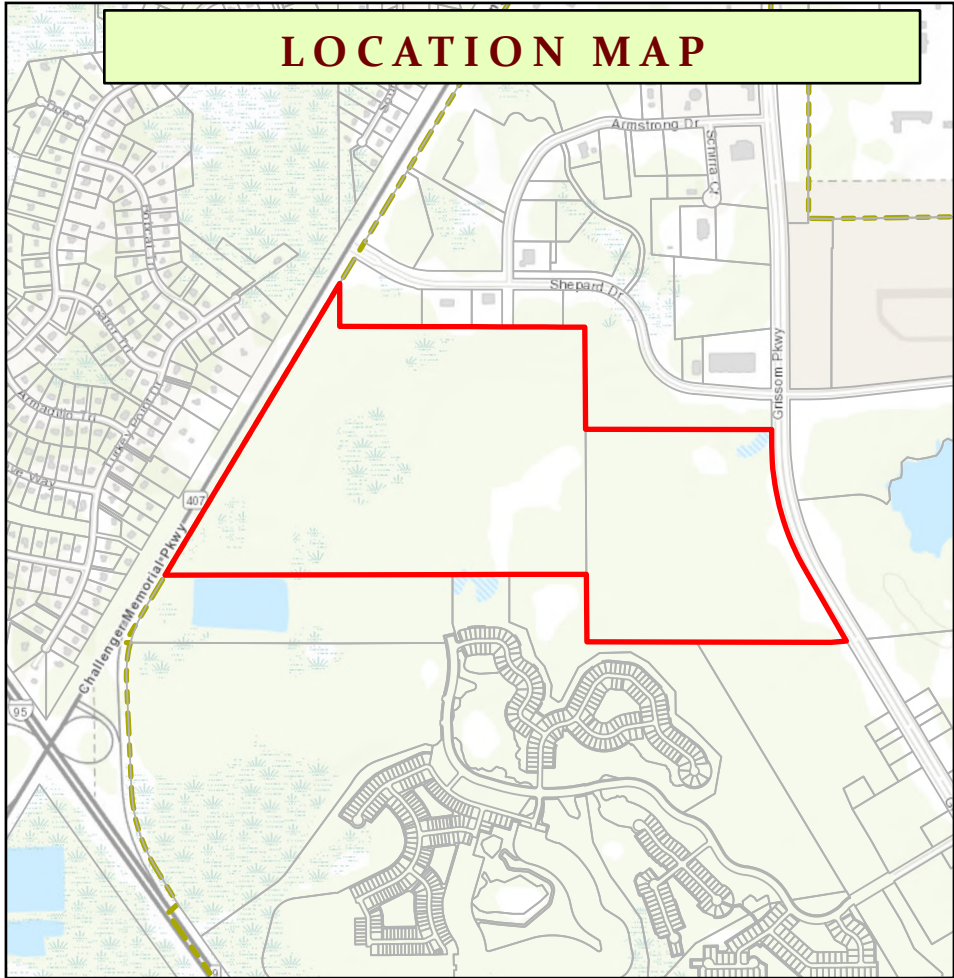
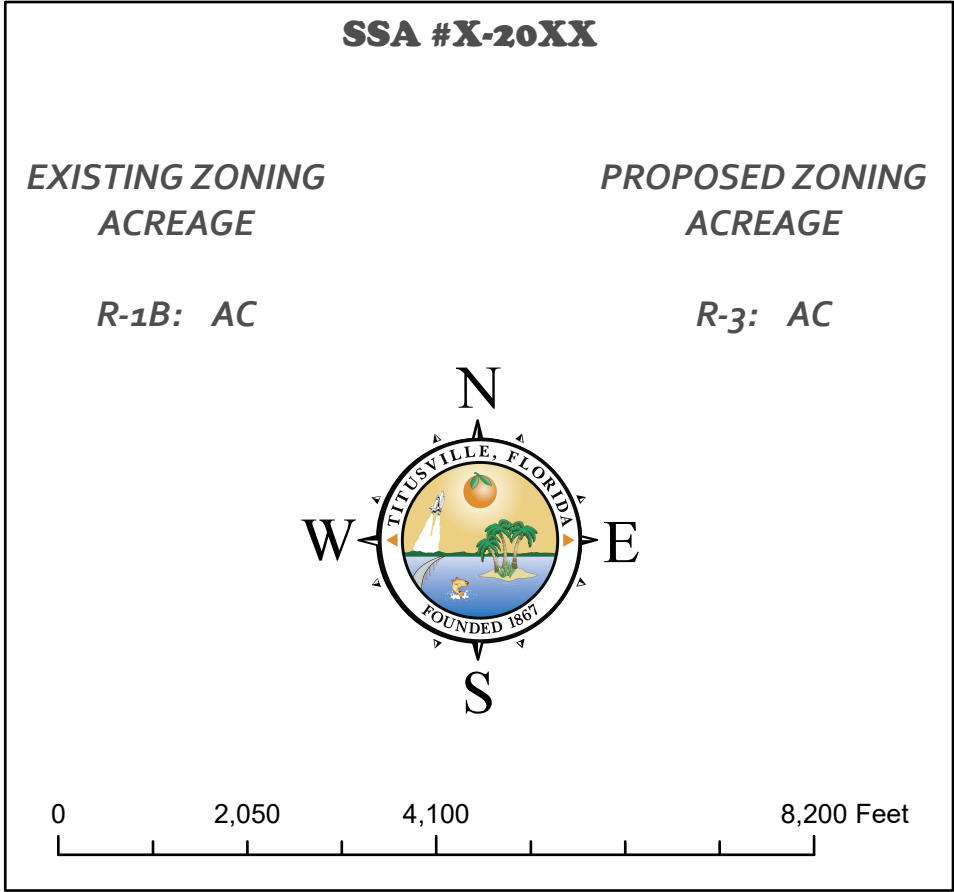
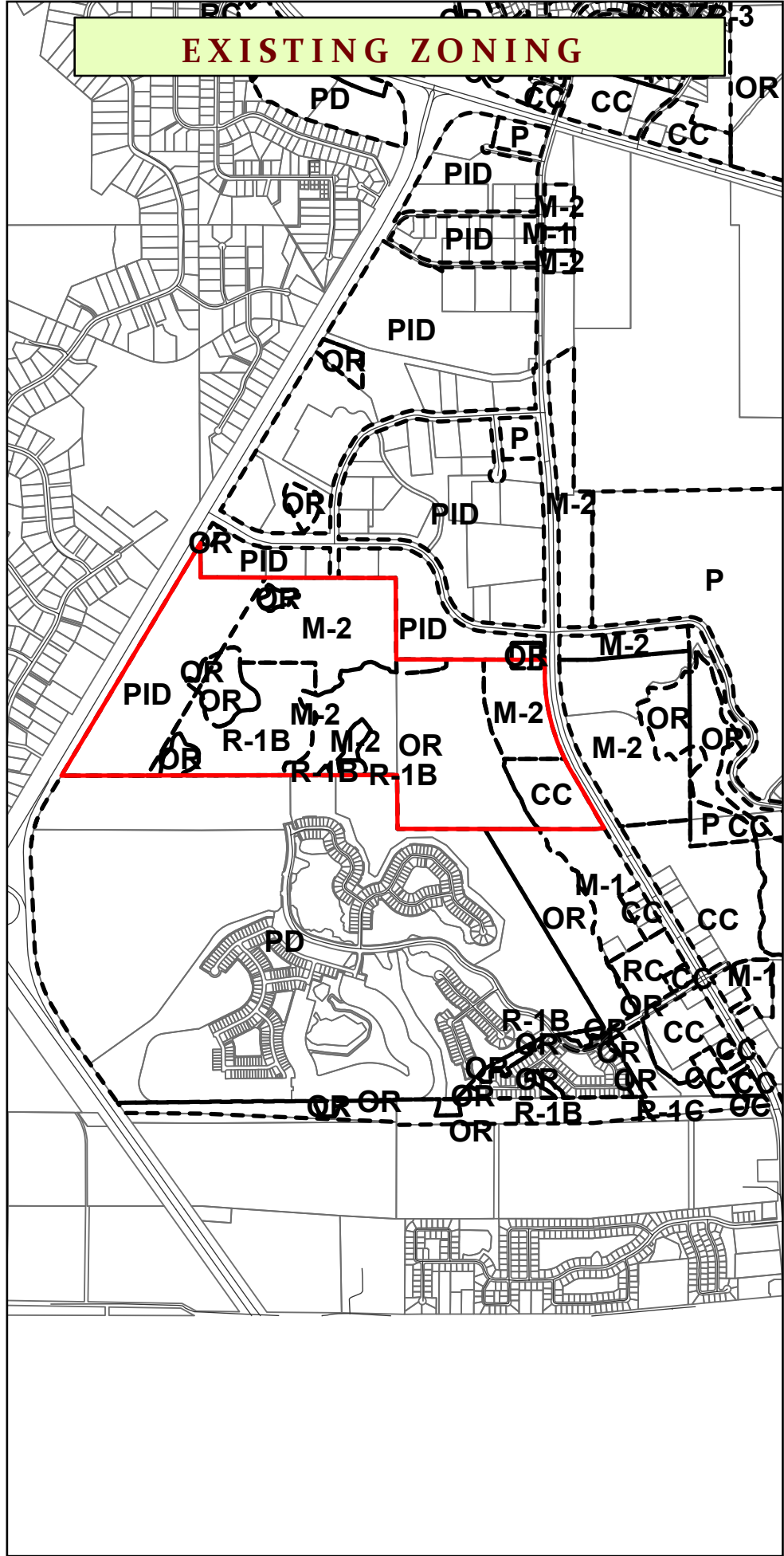
SUBJECT PROPERTY

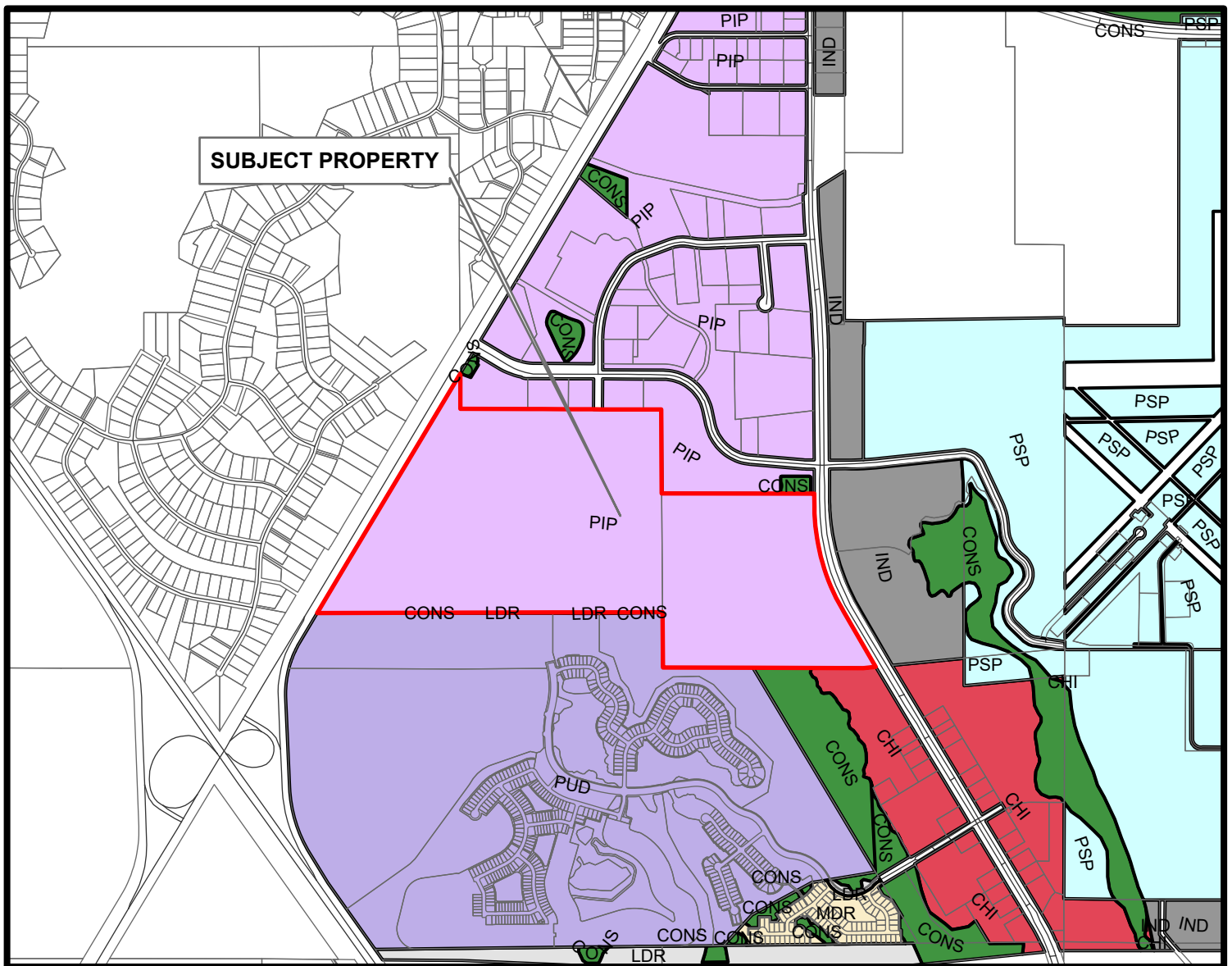


Aerial 2025

CPA #1-2026

0 750 1,500 3,000 Feet



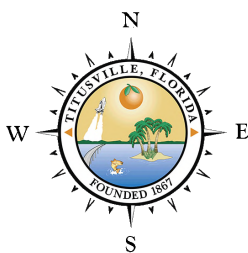


PROPOSED FUTURE LAND USE MAP

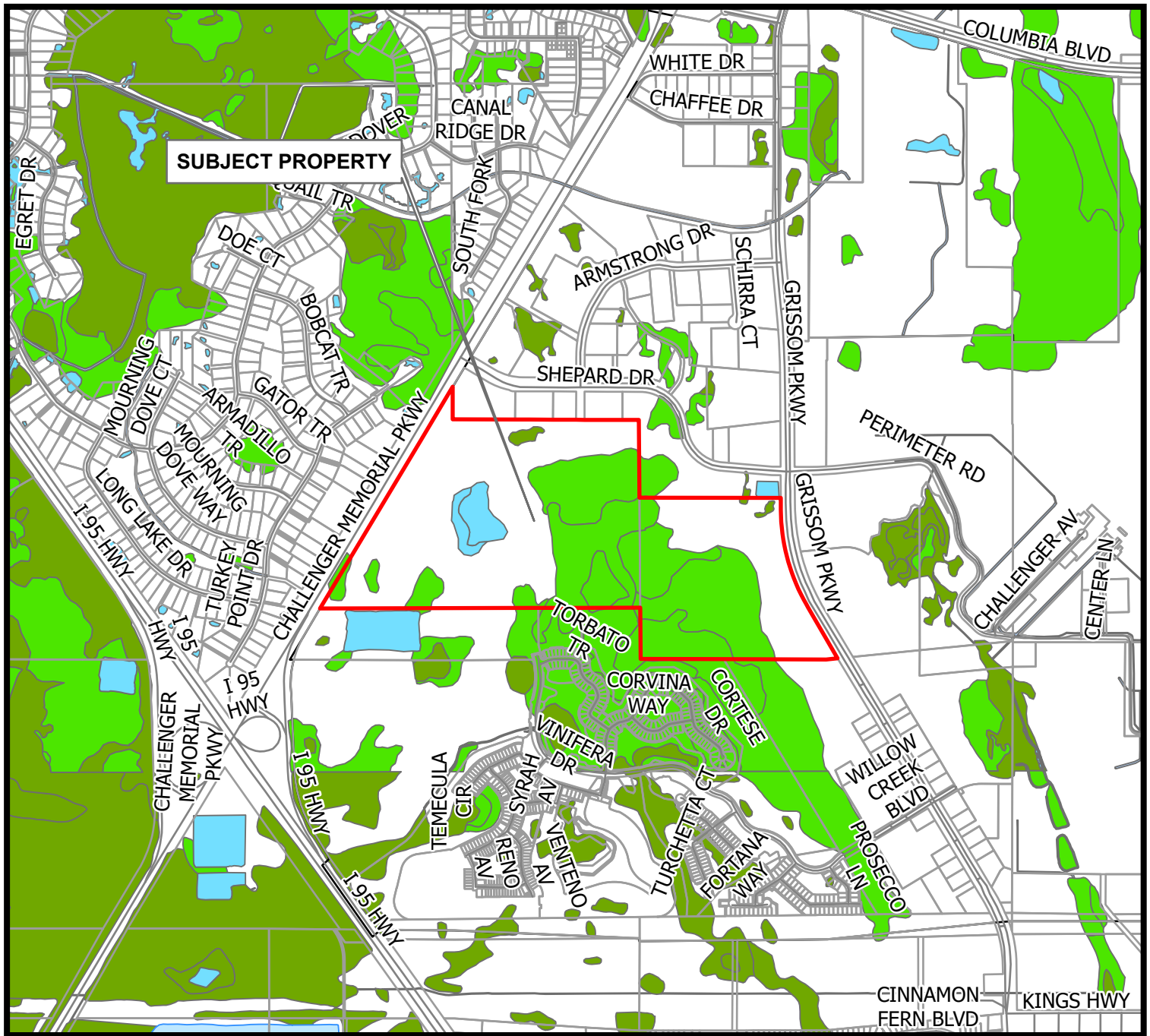
CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE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

Subject

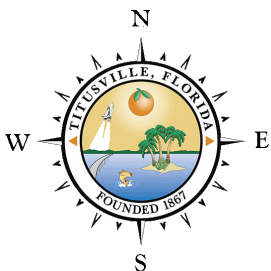
— Local Roads



0 1,000 2,000 4,000 Feet



WETLANDS IN VICINITY OF PROPERTY CPA #1-2026



6/29/2026

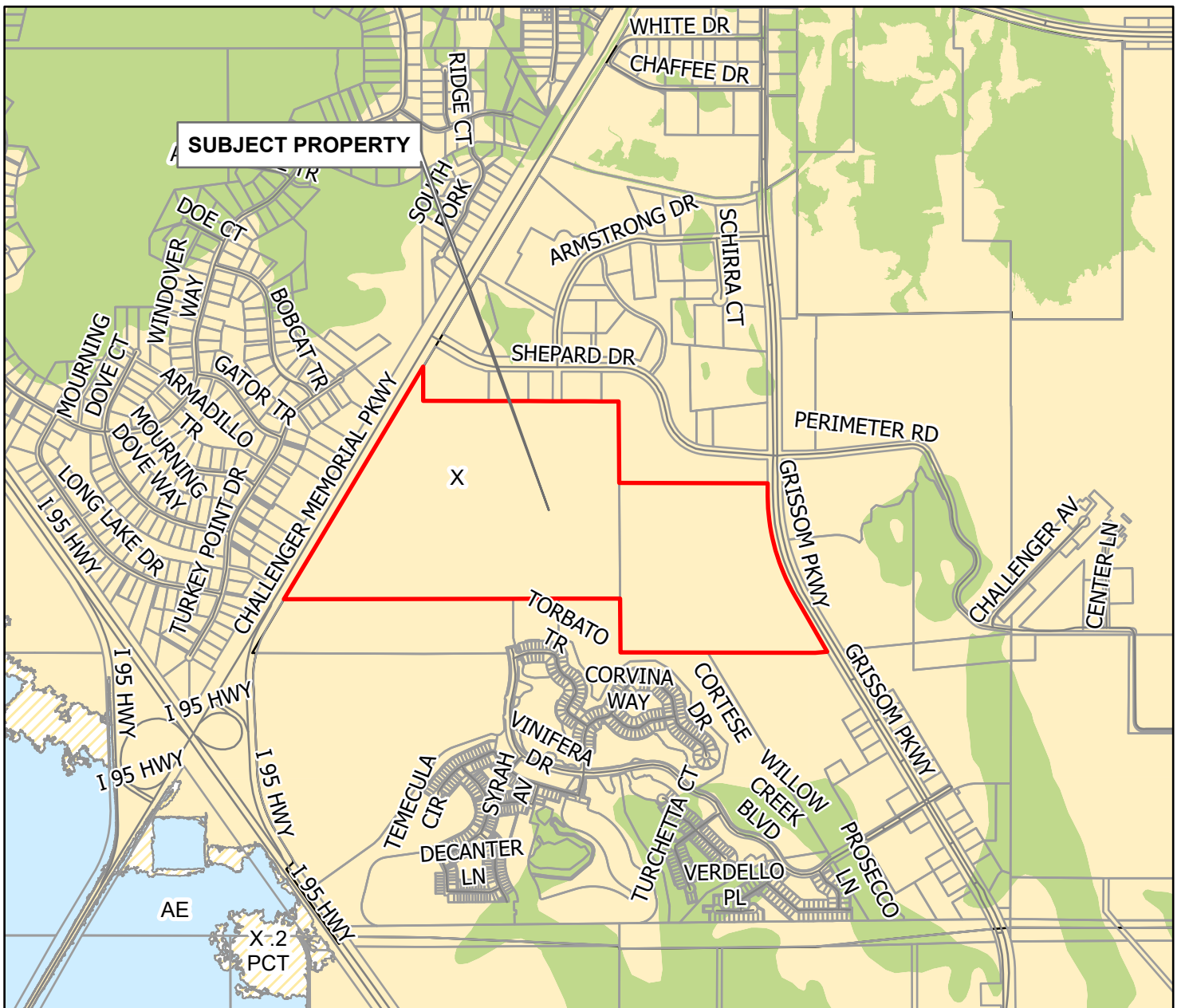
Scale:1:25,000

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.



 4110: Pine Flatwoods
 4120: Longleaf Pine - Xeric Oak
 4200: Upland Hardwood Forests
 4340: Upland Mixed - Coniferous / Hardwood



FEMA FLOOD HAZARD AREAS CPA #1-2026

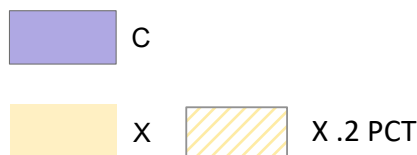
Special Flood Hazard Area Zones



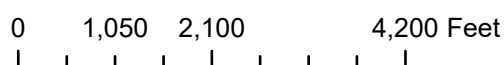
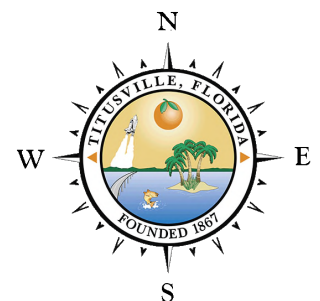
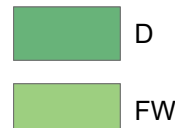
Moderate Flood Hazard Area Zone



Minimal Flood Hazard Zones



Other Flood Zone Areas



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 Convenience Stores and Retail Gasoline Sales**
Department/Office: Community Development

Recommended Action:

Conduct the public hearing and make a recommendation to City Council on the Ordinance amending Convenience Stores and Retail Gasoline Sales.

An ordinance of the City Of Titusville, Florida, amending the code of ordinances to consolidate Retail Gasoline Sales and Convenience Store uses and allow Convenience Stores as a Limited Use in the Tourist (T), Community Commercial (CC), Downtown Mixed Use Midtown (DMU-M), and Civic Waterfront (DMU-C) subdistricts, by amending Sections 28-54 "Use Table, Commercial Uses" and 28-112, "Convenience Stores (Without Retail Gasoline Sales)" and deleting Section 28-168 "Retail Gasoline Sales"; providing for severability, repeal of conflicting ordinances, incorporation into the code, and an effective date. (This is a legislative item.)

The City Council will hold the final public hearing on October 13, 2026.

Summary Explanation & Background:

The staff recommends the City Council amend the zoning use code to address ambiguities related to convenience stores and gasoline sales. The Zoning Use Table found in Section 28-54 of the Code lists the allowable uses in each zoning district. Currently convenience stores and the retail sale of gasoline are listed as two separately independent uses with conditions specific to each. In addition, the Code lacks a definition for convenience stores. The staff desires to clarify convenience stores and retail gasoline sales under the convenience store use and introduce a definition. This is a staff initiated ordinance based on City Council's May 26, 2020, directive to review the Land Development Regulations to encourage redevelopment.

Alternatives:

1. Conduct the first reading of the ordinance as written.
2. Conduct the first reading of the ordinance with changes.
3. Do not approve the ordinance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Gas Retail Ord Ver5

ORDINANCE NO. X-2026

AN ORDINANCE OF THE CITY OF TITUSVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CONSOLIDATE RETAIL GASOLINE SALES AND CONVENIENCE STORE USES AND ALLOW CONVENIENCE STORES AS A LIMITED USE IN THE TOURIST (T), COMMUNITY COMMERCIAL (CC), DOWNTOWN MIXED USE MIDTOWN (DMU-M), AND CIVIC WATERFRONT (DMU-C) SUBDISTRICTS, BY AMENDING SECTIONS 28-54 "USE TABLE, COMMERCIAL USES" AND 28-112, "CONVENIENCE STORES (WITHOUT RETAIL GASOLINE SALES)" AND DELETING SECTION 28-168 "RETAIL GASOLINE SALES"; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, INCORPORATION INTO THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, the current ordinance separating convenience stores and retail gasoline sales creates ambiguity in its application; and

WHEREAS, the City Council desires to amend the zoning code to clarify convenience stores and retail gasoline sales under the convenience store use; and

WHEREAS, the Planning and Zoning Commission has reviewed the proposed amendments and made recommendations on the adoption of the amendments.

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, Commercial Uses", of the Code of Ordinances, City of Titusville is hereby amended to read as follows:

Sec. 28-54. Use Table.

	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				
Commercial																																								
Adult day care																L	L	L	L						L	L	L		L			L	L			28-90				
Advertising agency																P	P	P	P						P	P	P	P	P		P	P	P		P		28-91			
Animal kennel	P														L	C	L	L	C						L	C	L		L								28-92			
Animal shelter	P															C	C	L	C	C	L	L									L						28-93			
Arcade amusement center																		C																				28-94		
Art, craft, and hobby shop																P	P	P	P						P	P	P		P			P	P	P		P	P		28-95	
Art studio																P	P	P	P						P	P	P		P	P		P	P	P		P	P		28-96	
Automobile repair																	P	P		P	P	P	L				L				C	P			L			28-97		
Automobile/vehicle sales																	P	P							L		L		L			C	P		L	L			28-98	
Bakery, retail																P	P	P					L	P	P	P		P			P	P	P		P	L			28-99	
Barber/beauty shop/salon															P	P	P	P	P					P	P	P		P			P	P	P		P	P			28-100	
Bed and breakfast inns	L	L		L	L	L	L	L	L	L														L	L	L	C	L	L		C	C	L			L	L		28-101	
Bicycle sales/service															P	P	P	P						P	P	P		P							P				28-101.1	
Billboard (principal use)	L														L		L	L		L	L	L																	28-102	
Billiards/pool hall																	C	P						P	P	P	P	L				C	P			P			28-103	
Boat sales																	P	P															P			L				28-104
Book store																P	P	P						P	P	P	P				P	P	P			P				28-105
Buildings over 60 feet in height																																			C					28-106
Car rental agencies															P		P	P									L						P							28-107
Car wash															L		L	L		L	L	L				L	L					C	C	L						28-108

SECTION 3: That Chapter 28, "Zoning", Article V, "Use Standards", Division 3, "Commercial", Section 28-112, "Convenience store (without retail gasoline sales)", of the Code of Ordinances, City of Titusville is hereby amended to read as follows:

Sec. 28-112. – Convenience Store ~~(Without Retail Gasoline Sales)~~.

(a) Districts where permitted

RE	RR	R-1A	R-1B	R-1C	R-2	R-3	RMH-1		RMH-2		RH P					
HM	T	NC	CC	RC	OP	M-1	M-2		M-3		PID					
	<u>LG</u>	C	<u>LG</u>	L												
GU	OR	P	DMU				UMU	SMU	RMU					UV	IRCN	
			D	U	M	C			10 0	20 0	30 0	40 0	50 0		C	R
			L	L	<u>LG</u>	<u>LG</u>	L		C	L	L			C		

(b) Definition

Convenience Stores means: ~~As defined by Florida Statutes §500.03 as may be amended.~~
A retail business occupying a relatively small floor area, designed to provide for the frequent purchase of convenience items, including food, beverages, personal care products, and other everyday merchandise. The establishment may operate independently or in conjunction with motor fuel dispensing facilities.

(c) Standards for Permitted Uses with Limitations

(1) Convenience Stores in any permitted zoning district:

- a. Shall be free of all obstructions of view from the adjacent street to the main store windows giving a clear and unobstructed view of the cashier's station, including obstructions ~~of by~~ landscaping and gasoline service islands.
- ~~b. Shall be subject to all special requirements for retail gasoline sales establishments if the proposed store is to include such use as set forth per Section 28-168 Retail Gasoline Sales of this Article.~~
- be. Shall have appropriate security systems to include, but not be limited to, the following: convenience stores s shall be equipped with cameras with video retrieval capabilities. This requirement shall be exempted if the convenience store employs two (2) or more employees at the same time between the hours of 11:00 p.m. and 7:00 a.m. or if the convenience store closes on a permanent daily basis by 11:00 p.m.
- cd. Shall not have as a part of its operation coin operational amusement devices.
- de. Shall have all gasoline or other fuel pumps supported by a dedicated standby generator to ensure continuity of service after severe weather events, or acts of God, subject to approval by the City.

(2) In the Tourist (T), Community Commercial (CC), Regional Commercial (RC), Downtown Mixed-Use (DMU) Downtown, Uptown, and Mid-Town sub-districts, and

Regional Mixed-Use 300 and 400 sub-districts (RMU-300, RMU-400) zoning districts, retail gasoline sales:

- a. Shall require all gasoline pumps, tanks, vents, pump islands, and pump island canopies to conform to setback requirements for the district except that no such pumps, tanks, vents, pump islands, or pump island canopies shall be located closer than twenty-five (25) feet to any side property line.
- b. Shall prohibit all outdoor display of merchandise.
- c. Shall require off-street loading spaces which are provided for the delivery of materials, merchandise, fuel oils, or any similar accessory or product to be located in such a manner on the site in order to completely separate these off-street loading areas from customer parking areas and access lanes and aisles thereto.

(3) In addition to the standards in (c)(1) and (c)(2) above, retail gasoline sales in the Downtown Mixed-Use (DMU), Civic waterfrontWaterfront sub-district shall be accessory to a marina. In addition to the regulations in (c)(1) above, in the Downtown Mixed Use (DMU) zoning district, Convenience Stores:

- ~~a. Shall not allow any outdoor display of merchandise.~~
- ~~b. Shall have all gasoline or other fuel pumps supported by a dedicated standby generator to ensure continuity of service after severe weather events, or acts of God, subject to approval by the City.~~

(3) In addition to the regulations in (c)(1) above, in the Urban Mixed Use (UMU) zoning district, convenience stores:

- a. Shall be located on property that is adjoining to an intersection of Deleon Avenue or Park Avenue.
- b. Shall have hours of operation limited to 6:00 a.m. to 10:00 p.m.

(d) Standards for Conditional Uses – these uses require public hearings:

(1) In the ~~Tourist (T)~~, Neighborhood Commercial (NC) zoning district, ~~Community Commercial (CC), Downtown Mixed Use (DMU) Midtown and Civic Waterfront Sub-districts~~, Regional Mixed Use 200 sub-district (RMU-200), and Indian River City Neighborhood-Commercial (IRCN-C) zoning districts, Convenience Stores may be approved by meeting all applicable regulations in (c)(1) and where applicable in (c)(2) or (3) above by obtaining a conditional use permit.

(1)(2) A convenience store located within the Area of Critical Concern may be required to obtain a Conditional Use Permit in accordance with Section 3.9.4.4, Conditional Uses, of the Hazardous Materials Technical Manual. The applicability of this provision to convenience stores shall not be construed to preclude or limit the requirement for other uses to obtain a Conditional Use Permit when otherwise required by this Code or applicable regulations.

SECTION 4: That Chapter 28, “Zoning”, Article V, “Use Standards”, Division 3, “Commercial”, Section 28-168, “Retail gasoline sales”, of the Code of Ordinances, City of Titusville is hereby amended to read as follows:

Sec. 28-168. Reserved. Retail gasoline sales.

~~(a) Districts where permitted.~~

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

~~(b) Reserved.~~

~~(c) Standards for permitted uses with limitations.~~

~~(1) In the Tourist (T), Community Commercial (CC), Regional Commercial (RC), Downtown Mixed Use (DMU) Downtown, Uptown, and Mid-Town sub-districts, and Regional Mixed Use 300 and 400 sub-districts (RMU-300, RMU-400) zoning districts, retail gasoline sales:~~

- ~~a. Shall require all gasoline pumps, tanks, vents, pump islands, and pump island canopies to conform to setback requirements for the district except that no such pumps, tanks, vents, pump islands or pump island canopies shall be located closer than twenty-five (25) feet to any side property line.~~
- ~~b. Shall prohibit all outdoor display of merchandise.~~
- ~~c. Shall require off-street loading spaces which are provided for the delivery of materials, merchandise, fuel oils or any similar accessory or product to be located in such a manner on the site in order to completely separate these off-street loading areas from customer parking areas and access lanes and aisles thereto.~~
- ~~d. Shall have all gasoline or other fuel pumps supported by a dedicated standby generator to ensure continuity of service after severe weather events, or acts of God, subject to approval by the City.~~

~~(2) In addition to the standards in (c)(1) above, retail gasoline sales in the Downtown Mixed Use (DMU), Civic waterfront sub-district shall be accessory to a marina and have all fuel pumps supported by a dedicated standby generator to ensure continuity of service after severe weather events, or acts of God, subject to approval by the City.~~

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

~~(1) In the Neighborhood Commercial (NC), Regional Mixed-Use 200 sub-district (RMU-200) and Indian River City Neighborhood Commercial (IRCN-C) zoning districts, Retail Gasoline Sales shall be required to meet the standards in (c)(1) above, and may be approved by obtaining a conditional use permit.~~

SECTION 5. 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 6. 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 7. 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 8. 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

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 Food Pantries**
Department/Office: Community Development

Recommended Action:

This item was withdrawn by staff.

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None