



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

February 5, 2025 - 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. ROLL CALL

3. DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. January 22, 2025 Meeting Minutes

Approve minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

6. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

7. OLD BUSINESS

- A. Election of Officers

8. NEW BUSINESS

- A. Rezoning

- B. Annexations

- C. Conditional Use Permit

- D. Miscellaneous

1. Small Scale Comprehensive Plan Amendment (SSA) No. 10-2024 Grannis Ave Quadruplex
2. Small Scale Comprehensive Plan Amendment (SSA) No. 8-2024, 1717 Barna Avenue – Royal Manor Townhomes

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

- A. City Staff

- B. City Attorney

- C. Chairman

- D. Members

11. 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 COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **January 22, 2025 Meeting Minutes**
Department/Office: Planning

Recommended Action:

Approve minutes

Summary Explanation & Background:

Minutes January 22, 2025

Alternatives:

Modify the minutes.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 01.22.25 Minutes Draft P&Z

The Planning and Zoning Commission (P&Z) of the City of Titusville, Florida met in regular session in City Hall Council Chamber located at 555 South Washington Avenue on Wednesday January 22, 2025 at 6:00 p.m.

XXX

Chairman Joseph Richardson called the meeting to order at 6:00 p.m. Present were Vice Chairman Dan Aton, Secretary Romie Grant, Member Christopher Childs, Member Erron Fayson and Member Theodore Garrod, Alternate Member Michael Fendler and Alternate John Rogers. School Board Member Jaqueline McLaughlin was absent. Also, in attendance were Principal Planner Eddy Galindo, Planner Tabitha Armstrong, Assistant City Attorney Chelsea Farrell and Recording Secretary Laurie Dargie.

XXX

Vice Chairman Aton made a motion to approve the minutes from the January 8, 2025 meeting as presented. Secretary Grant seconded. There was a unanimous voice vote in favor.

XXX

Quasi-Judicial Confirmation Procedures

XXX

Petitions and Requests from the Public Present

None

XXX

Old Business

None

XXX

New Business

CUP# 4-2024 – Conditional Use Permit – 800 Century Medical Drive

Planner Tabitha Armstrong gave an overview of this item.

Nicholas Giordano, applicant, of Titusville came to speak in favor of this item.

The Planning and Zoning Commission members had some discussion with Mr. Giordano.

Terrie Friend of Cocoa, Florida came to speak in favor of this item.

Sabrina Kennedy of Titusville, Florida came to speak in favor of this item.

Frank Kemper of Titusville, Florida came to speak in favor of this item.

David Head of Titusville, Florida came to speak in favor of this item.

Dr. Robert Rosen of Titusville, Florida came to speak in favor of this item.

Andrew Pondy of Titusville, Florida came to speak in favor of this item.

Debi Frakes of Titusville, Florida came to speak in favor of this item.

Angie Nelson of Titusville, Florida came to speak in favor of this item.

XXX

Member Childs made a motion recommending approval of CUP#4-2024 – 800 Century Medical with the staff recommended condition. Secretary Grant seconded.

Roll call was as follows:

Member Garrod	Yes
Vice Chairman Aton	Yes
Member Fendler	Yes
Member Childs	Yes
Secretary Grant	Yes
Member Fayson	Yes
Chairman Richardson	Yes

Motion passed.

XXX

EAS#2-2024 – Easement Vacate – 3520 Oakhill Drive

Principal Planner Eddy Galindo gave an overview of this item.

Member Garrod made comments about the easement vacate request and suggested that the entire easement be vacated instead of just a portion of the easement.

The Planning and Zoning Commission members had some discussion with staff.

Member Garrod requested that staff convey to the applicant that they consider making application to vacate the entire easement.

XXX

Vice Chairman Aton made a motion to recommend approval of EAS#2-2024 – Easement Vacate – 3520 Oakhill Drive as presented. Member Fayson seconded.

Roll call was as follows:

Secretary Grant	Yes
Member Fayson	Yes
Member Childs	Yes
Vice Chairman Aton	Yes
Member Garrod	Yes
Member Fendler	Yes
Chairman Richardson	Yes

Motion passed.

XXX

SSA#7-2024 - Small Scale Comprehensive Plan Map Amendment – 800 Lane Avenue

Principal Planner Eddy Galindo gave an overview of this item.

The Planning and Zoning Commission members had some discussion with staff.

Kelly Hyvonen, applicant, on behalf of 800 Land Avenue LLC, came to speak in favor of this item. Ms. Hyvonen provided a handout to review during her presentation.

The Planning and Zoning Commission members had discussion with Ms. Hyvonen.

Bob Wattwood of Indialantic, Florida came to speak of his concerns with regard to no binding concept plan and potential increased traffic on Lane Avenue. Mr. Wattwood provided a handout and spoke about the handout which was relating to traffic.

The Planning and Zoning Commission members had discussion relating to potential traffic on Lane Avenue and how to limit access to Lane Avenue south.

Mr. Galindo said a condition could be recommended to restrict right turns onto Lane Avenue.

Ms. Hyvonen gave a rebut and said they would fully support having a no right turn onto Lane Avenue.

XXX

Member Garrod made a motion to recommend approval of SSA#7-2024 Small Scale Comprehensive Plan Future Land Use Map by changing the future land use designation from Downtown Mixed Use, Educational, and Conservation to Downtown Mixed Use, Commercial High Intensity, and Commercial Low Intensity. Vice Chairman Aton seconded.

Roll call was as follows:

Member Fayson	Yes
Member Fendler	Yes
Member Garrod	Yes
Vice Chairman Aton	Yes
Member Childs	Yes
Secretary Grant	Yes
Chairman Richardson	Yes

Motion passed.

XXX

Member Garrod made a motion to recommend denial of SSA#7-2024 – Rezoning from Public (P) and Open Space/ Recreation (OR) to Community Commercial (CC). Member Fayson seconded.

Roll call was as follows:

Member Garrod	Yes
Secretary Grant	No
Member Childs	No
Member Fayson	Yes
Vice Chairman Aton	No
Member Fendler	Yes
Chairman Richardson	No

Motion failed with a 3 yes, 4 no vote.

XXX

Member Childs made a motion to recommend approval of SSA#7-2024 – Rezoning from Public (P) and Open Space/ Recreation (OR) to Community Commercial (CC) with the condition that right turns onto Lane Avenue be restricted. Vice Chairman Aton seconded.

Roll call was as follows:

Vice Chairman Aton	Yes
Secretary Grant	Yes
Member Fendler	No
Member Garrod	No
Member Childs	Yes
Member Fayson	No
Chairman Richardson	Yes

Motion passed with a 4 yes, 3 no vote.

Member Fendler, Member Garrod and Member Fayson voted no as they feel that Planned Development would be a more appropriate rezoning.

XXX

Election of Officers

Member Childs made a motion to table Election of Officers to the February 5, 2025 Planning and Zoning Commission meeting. Secretary Grant seconded.

Roll call was as follows:

Member Fayson	Yes
Member Childs	Yes
Secretary Grant	Yes
Member Fendler	Yes
Vice Chairman Aton	Yes
Member Garrod	Yes
Chairman Richardson	Yes

Motion passed.

XXX

Chairman Richardson announced that he will not be requesting to be reappointed to the Planning and Zoning Commission. Chairman Richardson said he has enjoyed serving with the Commission members.

XXX

Economics of Development in Florida

Principal Planner Eddy Galindo said that Laurilee Thompson shared a report titled “Economics of Development in Florida” prepared by Urban3 and the Planning and Zoning Commission requested that the information be presented at a future meeting.

The full presentation is available on the 1000 Friends of Florida website.

The Planning and Zoning Commission had some discussion regarding this item.

The Planning and Zoning Commission decided to have this agenda item come back to a future Planning and Zoning Commission meeting for discussion. Mr. Galindo will provide some additional information to the Planning and Zoning Commission relating to this item.

XXX

Petitions & Requests from the Public Present

Vicki Conklin of Titusville, Florida came to speak about the Board of Adjustments and Appeals meeting coming up on January 29, 2025 and encouraged members of the Commission to come as she has an application of appeal to be heard.

XXX

Reports

Mr. Galindo thanked Chairman Richardson for serving on the Planning and Zoning Commission.

Assistant City Attorney Chelsea Farrell also thanked Chairman Richardson for serving on the Planning and Zoning Commission.

The Planning and Zoning Commission members thanked Chairman Richardson for serving on the Planning and Zoning Commission.

XXX

Adjournment 8:31pm

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Election of Officers**
Department/Office: Planning

Recommended Action:

Elect officers

Summary Explanation & Background:

Election of Officers - Elect Chairman, Vice Chairman and Secretary.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Small Scale Comprehensive Plan Amendment (SSA) No. 10-2024 Grannis Ave Quadruplex**
Department/Office: Planning

Recommended Action:

Conduct the public hearing and make recommendation to City Council on Small Scale Comprehensive Plan Amendment (SSA) No. 10-2024.

Recommend approval of changing the future land use map designation from Commercial High Intensity to High Density Residential. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-23 of the Code, the adopted comprehensive plan, the provisions of Chapter 163 and 166, Florida Statutes, and as recommended in the Park and Dixie Small Area Study. **This is a legislative item.**

Recommend approval of the rezoning from Community Commercial (CC) to Multifamily High Density Residential (R-3). This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida Statutes.

A public hearing will be held by City Council on February 25, 2025. **This is a quasi-judicial item.**

Summary Explanation & Background:

The Applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning to bring an existing multifamily residential use (quadruplex) into conformance with the City's Future Land Use Map and zoning. The property is triangular with frontage on three roadways: N Grannis Avenue, Norwood Avenue, and Jones Street. The property is generally located east of Draa Field Stormwater Park and south of N. Washington Avenue (US-1).

There is an existing multifamily residential structure (quadruplex) on the property, which was made a nonconforming use when the zoning was changed from Multifamily High

Density Residential (R-3) to Community Commercial (CC) during the citywide administrative rezoning (Ord. No. 5-1993), presumably to make the zoning consistent with the City's 1981 Land Use Plan. Later, City Council adopted the Park and Dixie Small Area Study (2008) which acknowledged the nonconforming residential use on the subject property and recommended changing the future land use designation on this and several neighboring properties to one of the residential designations.

If the request is not approved, the existing structure will remain a nonconforming use. A nonconforming use which is destroyed by more than fifty (50) percent of the assessed value of the structure may not be rebuilt or repaired. City Council could confirm the intent to retain this land for commercial uses by denying the request and retaining the existing CC zoning district.

Zoning and Land Use History:

- The R-3 zoning district was applied to the subject property in 1964 (Ord. No. 47-1964).
- In 1980, the City's Existing Land Use Map identified the subject property as "residential".
- In 1981, the City adopted a Land Use Plan that designated the subject property and several others to the east as "Commercial High Intensity".
- In 1993, the citywide administrative rezoning (Ord. No. 5-1993) changed the zoning on the property from R-3 to CC, presumably to make the zoning consistent with the Commercial High Intensity future land use designation on the property.
- In 2008, City Council adopted the Park and Dixie Small Area Study. The study acknowledged the nonconforming residential uses on the properties "surrounded by Jones St., Robbins Avenue and Norwood Ave S.", which includes the subject property. Further, the study recommended changing the future land use designation on these properties to one of the residential designations; however, this was not completed.

Alternatives:

1. Recommend approval of the amendment and rezoning.
2. Do not recommend approval of the amendment and rezoning.
3. Other action.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 1: Quality of Life
Goal 6: Community Design

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Ordinance FLU
3. Ordinance REZ
4. Application Comp Plan
5. Application rezoning
6. Survey
7. MAPS
8. Park and Dixie Plan



City of Titusville

Planning Department Staff Report

Small Scale Comprehensive Plan Map Amendment and Rezoning

SSA No. 10-2024, GRANNIS AVENUE QUADRUPLEX – 200 N. GRANNIS AVENUE

Meeting Dates:

Commission/Council	Meeting dates
Planning and Zoning Commission	February 5, 2025
City Council First Ordinance Reading	February 11, 2025
City Council Public Hearing	February 25, 2025

Prepared By: Eddy Galindo, AICP – Principal Planner

Applicant(s): Kelly Bremer, on behalf of B.I.G. Properties, LLC, Owner

Applicant's Request: **SSA:** Amend the Comprehensive Plan Future Land Use Map by changing the future land use designation on 0.3± acres of property located at 200 N Grannis Avenue from Commercial High Intensity to High Density Residential.

REZ: Rezone the same 0.3± acres of property located at 200 N Grannis Avenue from Community Commercial (CC) to Multifamily High Density Residential (R-3).

Staff Recommendation: **SSA:** Approve the Small Scale Comprehensive Plan Amendment.

REZ: Approve the rezoning consistent with the Small Scale Amendment.

BACKGROUND INFORMATION

The Applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSA) with rezoning to bring an existing multifamily residential use (quadruplex) into conformance with the City's Future Land Use Map and zoning. The property is triangular with frontage on three roadways: N Grannis Avenue, Norwood Avenue, and Jones Street. The property is generally located east of Draa Field Stormwater Park and south of N. Washington Avenue (US-1).

There is an existing multifamily residential structure (quadruplex) on the property which was made a nonconforming use when the zoning was changed from Multifamily High Density Residential (R-3) to Community Commercial (CC) during the citywide administrative rezoning (Ord. No. 5-

1993), presumably to make the zoning consistent with the City's 1981 Land Use Plan. Later, City Council adopted the Park and Dixie Small Area Study (2008) which acknowledged the nonconforming residential use on the subject property and recommended changing the future land use designation on this and several neighboring properties to one of the residential designations.

If the request is not approved, the existing structure will remain a nonconforming use. A nonconforming use which is destroyed by more than fifty (50) percent of the assessed value of the structure may not be rebuilt or repaired. City Council could confirm the intent to retain this land for commercial uses by denying the request and retaining the existing CC zoning district.

Zoning and Land Use History:

- The R-3 zoning district was applied to the subject property in 1964 (Ord. No. 47-1964).
- In 1980, the City's Existing Land Use Map identified the subject property as "residential".
- In 1981, the City adopted a Land Use Plan that designated the subject property and several others to the east as "Commercial High Intensity".
- In 1993, the citywide administrative rezoning (Ord. No. 5-1993) changed the zoning on the property from R-3 to CC, presumably to make the zoning consistent with the Commercial High Intensity future land use designation on the property.
- In 2008, City Council adopted the Park and Dixie Small Area Study. The study acknowledged the nonconforming residential uses on the properties "surrounded by Jones St., Robbins Avenue and Norwood Ave S.", which includes the subject property. Further, the study recommended changing the future land use designation on these properties to one of the residential designations; however, this was not completed.

PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Existing Use	Future Land Use	Zoning
Quadruplex	Commercial High Intensity	Community Commercial (CC)

Proposed Use, Future Land Use, and Zoning

Proposed Use	Future Land Use	Zoning
Multifamily Residential (Quadruplex)	High Density Residential	Multifamily High Density Residential (R-3)

SURROUNDING PROPERTY INFORMATION

Existing Use, Future Land Use, and Zoning

Location	Use	Future Land Use	Zoning
North	Multifamily Residential (Townhomes)	Downtown Mixed Use	Multifamily High Density Residential (R-3)

Location	Use	Future Land Use	Zoning
South	Church	Commercial-High Intensity	Community Commercial (CC)
West	Church	Commercial-High Intensity	Community Commercial (CC)
East	Single Family Residences	Commercial-High Intensity	Community Commercial (CC)

STAFF ANALYSIS

General Information:

The surrounding properties are currently developed as a variety of uses including, single family residential, high density multifamily residential (townhomes), a church, a mini-warehouse use, and a medical office. The subject property also lies east of the East Central Florida Regional Rail Trail and Draa Field Stormwater Park. Access to the subject site is currently located on N Grannis Avenue, along the east property boundary. No access is currently provided along the other two frontages.

The applicant did not submit a concept plan with the request; therefore, the analysis in this report considers the maximum allowable buildout scenario of fifteen (15) dwelling units per acre under the requested High Density Residential future land use designation and the Multifamily High Density Residential (R-3) zoning district. For a property 0.3± acres in size this yields 4 dwelling units.

Area of Critical Concern:

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

COMPREHENSIVE PLAN AMENDMENT (CPA) REVIEW

Future Land Use Map Amendment Sprawl Criteria

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

Summary of Staff's findings

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:

A challenge with applying a zoning code to a community that is already substantially developed is the potential for creating non-conforming uses. It is common for zoning codes to allow a nonconforming use or structure to remain, but limit its ability to expand, prohibit the change to another prohibited use, and prevent the reestablishment of the use if discontinued for a set period of time or prevent the reconstruction if substantially destroyed. The theory was that by restricting nonconformities the zoning code would eventually cause them to disappear. However, there are few reliable statistics to demonstrate that this approach has been successful in eliminating nonconforming uses. (The Practice of Local Government Planning, pp.428-429)

1 In 2008, City Council adopted the Park and Dixie Small Area Study. The study
2 acknowledged the nonconforming residential uses on the subject property, specifically, the
3 properties “surrounded by Jones St., Robbins Avenue and Norwood Ave S.” and
4 recommended changing the future land use designation on these properties to one of the
5 residential future land use designations; however, there are no records of this change.

6 The adjacent block to the east consists of eight (8) lots which are similarly developed with
7 residential uses; however, the future land use designation is Commercial High Intensity, and
8 the zoning is Community Commercial (CC).

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

11 Staff Comment: The amendment will not increase the number of vested residential units
12 above what is already constructed on the site. The maximum density permitted in the High
13 Density Residential future land use is fifteen (15) units per acre. For a site 0.3± acres in size
14 the maximum density yields four (4) dwelling units. The amendment will make the existing
15 quadruplex a conforming use.

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

20 Staff Comment: The amendment will not require new infrastructure to serve the site.
21 Existing infrastructure near the site includes an eight (8) inch sewer gravity main on
22 Grannis Avenue, a six (6) inch water main on Grannis Avenue, a six (6) inch water main
23 on Jones Street, and a six (6) inch reclaimed water main on Norwood Avenue.

24 Approval of the request would not increase the maximum allowable number of units above
25 the existing number of units and is expected to have a de minimis impact on the City’s
26 transportation infrastructure; therefore, a preliminary concurrency analysis is not required.

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

29 Staff Comment: There is an existing quadruplex on the site which is connected to city
30 utilities. The amendment will not require new infrastructure to serve the site. The site has
31 frontage on three improved rights of ways: Jones Street, Norwood Avenue, and N. Grannis
32 Avenue. Existing infrastructure near the site includes an eight (8) inch sewer gravity main
33 on Grannis Avenue, a six (6) inch water main on Grannis Avenue, a six (6) inch water
34 main on Jones Street, and a six (6) inch reclaimed water main on Norwood Avenue.

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

39 Staff Comment: The subject site is located within the City’s Urban Service Area and is
40 currently served by city utilities. Development of the site will not result in a sprawl
41 development pattern or discourage infilling of other areas. The surrounding properties are
42 developed.

- 43 6. The extent to which the amendment will result in a sustainable development pattern through
44 a balance of land uses that is internally interrelated, demonstrates an efficient use of land,
45 ensures compatible development adjacent to agriculture lands, protects environmental

1 qualities and characteristics, provides interconnectivity of roadways, supports the use of
2 non-automobile modes of transportation, and appropriately addresses the infrastructure
3 needs of the community.

4 Staff Comment: The development is located along Norwood Avenue within the City's Urban
5 Service Area. In determining the appropriate use of the property, it should be noted that the
6 area is predominantly residential in nature. The nearest commercial development is a
7 medical office building located approximately two-hundred and fifty (250) feet to the
8 northeast with frontage on N. Washington Ave. (US1). Access to the subject property is
9 currently located on N. Grannis Avenue, a local road.

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

13 Staff Comment: The amendment is expected to have a neutral impact on market demand
14 and economic activity because the amendment will not increase the number of vested
15 residential units above what is already constructed on the site. Approval of the request would
16 reduce the acreage of land (0.3+/- acres) intended for commercial uses according to the
17 City's future land use map. However, there are two properties approximately three hundred
18 and seventy-five (375) feet to the north, with frontage on N. Washington Ave (US1), which
19 are zoned Community Commercial (CC) and remain vacant. This could be indicative of a
20 lack of demand for commercial development in the immediate area.

21 **Consistency with the Comprehensive Plan**

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

26 Future Land Use [FLUE] Policy 1.9.1: Sites for high intensity commercial development
27 shall be located with convenient and direct access at arterial intersections.
28 Collector/arterial intersections are acceptable provided minimal access is necessary on
29 the collector street.

30 Staff Comment: The current Commercial High Intensity future land use designation on
31 the subject property is not located near a collector intersection.

32 Future Land Use [FLUE] Policy 1.9.4: Commercial land use designations shall be
33 encouraged in a pattern, which offers maximum accessibility, compatibility, and clustering.
34 Commercial land use designations shall be given priority at locations exhibiting proximity
35 to other types of non-residential uses, including employment centers and marketing
36 centers.

37 Staff Comment: The current Commercial High Intensity future land use designation is
38 located in an area that is predominantly residential in nature and does not offer a high
39 degree of clustering with other commercial uses.

40 Future Land Use [FLUE] Policy 1.14.6: High density residential uses (maximum fifteen
41 (15) units per acre) or mobile homes shall consider existing and proposed land uses to
42 ensure compatibility. Further, such densities shall be located adjacent to at least a
43 collector or arterial street unless the property is located along the following local road,

which already has a multi-family development pattern and is capable of supporting higher density: Rock Pit Road (from Tropic Street to South Street).

Staff Comment: The property has frontage on three roadways: N Grannis Avenue, Norwood Avenue, and Jones Street. The requested High Density Residential future land use designation is generally compatible with the surrounding properties which are currently developed as a mix of single family residential, high density multifamily residential (townhomes), a church, a mini-warehouse use, and a medical office. The property is located on Norwood Avenue, a local road, and is near N. Park Avenue, a collector roadway.

Norwood Avenue is a local road which connects two arterial roads, N. Washington Avenue and Garden Street. Local roadways are typically designed for slower speeds and lower volumes and have numerous single family residential driveway connections. Norwood Avenue is not a typical local road in that it does not provide access to single family residences. There is a multifamily development and several non-residential developments that access onto Norwood Avenue. This development pattern appears to cause Norwood Avenue to function more like a collector road than a local road, and suggests that the property is capable of supporting higher density like Rock Pit Road.

Future Land Use Element [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: Maps depicting soils, flood hazard areas, location etc. are provided within the agenda package. Surrounding land uses, description of the site are addressed in other areas of this report. The property **is not** located within the Area of Critical Concern.*

Future Land Use Element [FLUE] objective 1.6: Encourage the elimination or reduction of land use, which are inconsistent with the Comprehensive Plan and gradually reduce them toward eventual elimination.

Staff Comment: The existing residential quadruplex was constructed prior to adoption of the 1981 Land Use Plan, which designated the property as Commercial High Intensity. The nonconforming residential use has existed for more than 40 years and there does not appear to be significant redevelopment in the area to conforming uses. This could indicate a lack of market demand for commercial uses in the area.

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.** Please see the previous pages for analysis of the proposed request and consistency with the Comprehensive Plan.

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

Staff Comment: The property is in the City's urban service area. Sewer service is available via an 8-inch sewer gravity main and water service is available via a 6-inch water main on Grannis Avenue. Reclaimed water service is available to the property via a 6-inch reclaimed pressurized main on Jones Street. The request is expected to have a de minimis impact on the City's facilities.

Transportation impact.

Staff Comment: A traffic study is not required.

Solid Waste.

Staff Comment: Solid waste is currently available to serve the site.

1.2. Public streets are adequate to access the property.

Staff Comment: The property is triangular in shape with frontage on three roadways: N Grannis Avenue, Norwood Avenue, and Jones Street.

1.3. The land will support the proposed development.

*Staff Comment: The subject property is located within **Flood Zone X (area of minimal flood hazard)**.*

1.4. Environmental impact.

Staff Comment: According to the National Wetlands Inventory Map, no wetlands are indicated on the site. No portions of the site are designated as Conservation on the City's Future Land Use Map.

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 R-3 zoning district was applied to the subject property in 1964 (Ord. No. 47-1964). In 1980, the City's Existing Land Use Map identified the subject property as residential. In 1981, the City adopted a Land Use Plan that designated the subject property and several others to the east as Commercial High Intensity. The zoning was changed from R-3 to CC during the citywide administrative rezoning (Ord. No. 5-1993), presumably to make the zoning consistent with the City's Future Land Use Plan. In 2008, City Council adopted the Park and Dixie Small Area Study. The study acknowledged the nonconforming residential uses on the properties "surrounded by Jones St., Robbins Avenue and Norwood Ave S.", which includes the subject property. Further, the study recommended changing the future land use designation on these properties to one of the residential designations; however, this does not appear to have been completed.

In addition, the purpose statement of the existing Community Commercial zoning district in Section 28-314. Community Commercial (CC) states, "Development within this district requires larger land areas and is primary located along arterial thoroughfares and major street intersections." The purpose statement of the requested Multifamily High Density Residential (R-3) zoning district in Section 28-307. Multifamily High Density Residential (R-3) states, "This district is further intended to satisfy the need for a high concentration of population, is located adjacent to arterial or collector streets and is well served by public services and facilities."

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 surrounding area is largely developed with residential uses. The block to the east is zoned Community Commercial (CC) and has both single family residences and a multifamily structure. The existing residential structures on this block are developed at a density of 8.27 units per acre. The property to the north is developed as the Shady Pines Townhouses and is zoned R-3. The maximum density in the R-3 district is 15 dwelling units per acre; however, the townhomes are developed at a residential density of 12 units per acre. The property to the southwest is a church zoned CC.

The Park & Dixie Avenue Small Area Plan identified the nonconforming residential uses on the subject property and surrounding area and recommended changing the future land use to a residential designation:

Recommendation B: As discussed previously, an inconsistency is found between the regulatory frameworks and the actual existing uses for the corner of Norwood, Jones and Robins. According to Brevard County Property Appraiser's data, the said area is currently residential uses; the city's Future Land Use Designation and zoning category for this area are Commercial High Intensity and Community Commercial (CC) respectively. Staff recommends changing its land use from Commercial High Intensity to certain land uses that would allow residential uses.

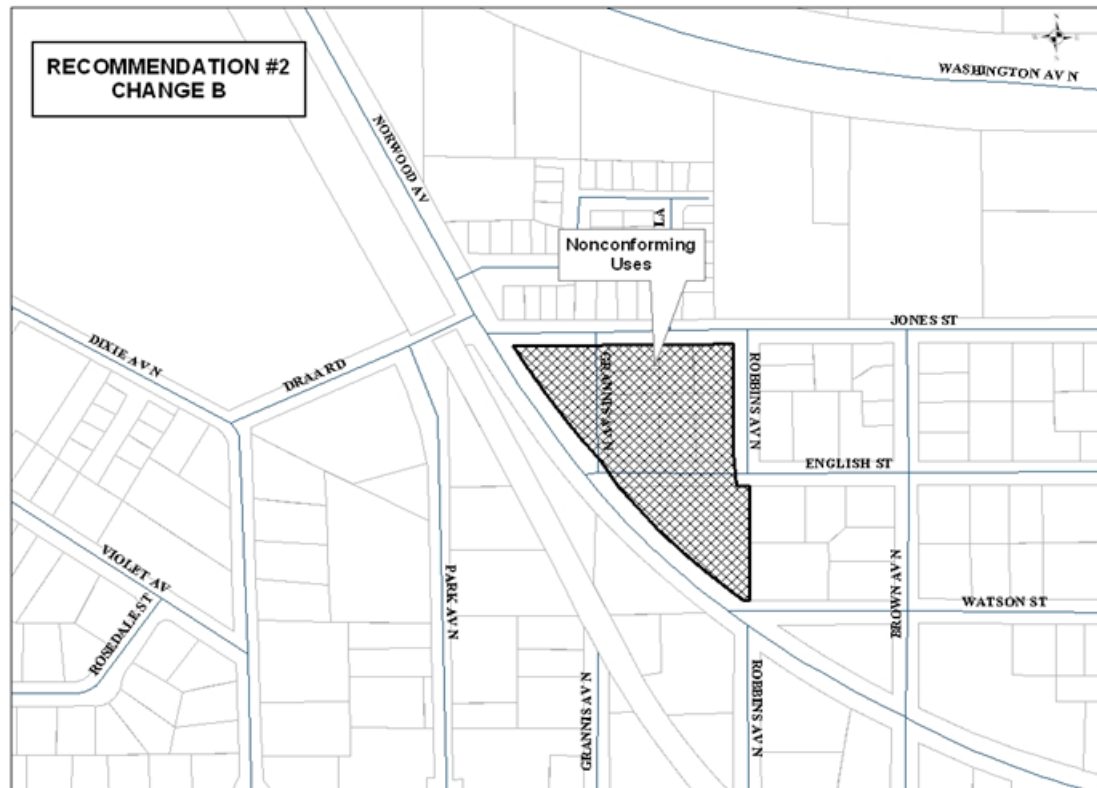


Figure 1 Park & Dixie Small Area Plan: Recommendation #2 Change B

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

Staff Comment: There is an existing quadruplex on the property and the surrounding area is largely developed with residential uses. The amendment will not increase the

number of vested residential units above what is already constructed on the site. Approval of the request and bringing the existing residential use into conformance is not expected to cause a depreciation of property values in the area.

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

Staff Comment: The requested R-3 zoning district is found on the adjacent property to the north, currently developed as Shady Pines Townhomes. The Park and Dixie Small Area Study recommended changing the future land use designation (and presumably the zoning district) to a residential designation to bring the existing uses into conformance. The single family residences to the east and the church to the southwest are zoned Community Commercial (CC).

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

Staff Comment: Single-family residences and multifamily residential uses (townhomes) are established in the surrounding area. Approval of the request and bringing the existing residential use into conformance will not change the residential nature of the surrounding area and is not expected to generate any detriment to the public safety and welfare of the general area.

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

Staff Comment: No redevelopment is proposed currently. Redevelopment of the site will require that all buffering, screening and landscaping requirements are met.

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

Staff Comment: The existing multifamily structure is a nonconforming use which cannot be expanded and cannot be rebuilt if damaged by more than fifty (50) percent of the assessed value of the structure.

City Council could confirm the intent to retain this land for commercial uses by denying the request and retaining the existing CC zoning district.

This application is exempt from the community engagement requirements of Section 34-13. – Community engagement.

FINDINGS:

Items that support the proposed request:

- The surrounding area is predominantly residential in nature.
- The Park & Dixie Small Area Plan was adopted by City Council in 2008 which recommended changing the future land use designation on the property to a residential designation. The recommendation would bring the existing nonconforming residential use into conformance.

RECOMMENDATION:

Comprehensive Plan Amendment Recommendation: Approve the Small Scale Comprehensive Plan Amendment changing the future land use map designation from Commercial High Intensity to High Density Residential. This recommendation is based upon the staff analysis, information and evidence presented, and in accordance with the City Charter of the

1 City of Titusville, the Code of Ordinances and Land Development Regulations, Section 34-23 of
2 the Code, the adopted comprehensive plan, the provisions of Chapter 163 and 166, Florida
3 Statutes, and as recommended in the Park and Dixie Small Area Study.

4 **Rezoning Recommendation:** Approve the rezoning from Community Commercial (CC) to
5 Multifamily High Density Residential (R-3). This recommendation is based upon the staff analysis,
6 information and evidence presented, and in accordance with the City Charter of the City of
7 Titusville, the Code of Ordinances and Land Development Regulations, Section 34-40 of the
8 Code, the adopted comprehensive plan and the provisions of Chapter 163 and 166, Florida
9 Statutes.

ORDINANCE NO. **XX**-2025

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 0.3+/- ACRES OF LAND HAVING BREVARD COUNTY PARCEL ID NO. 21-35-33-78-4-.01 FROM COMMERCIAL HIGH INTENSITY TO HIGH DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

NOW, THEREFORE, 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. The City of Titusville's Comprehensive Plan is hereby amended by adopting Small Scale Comprehensive Plan Amendment #10-2024 and amends its Future Land Use Map, by changing the land use designation on 0.3+/- acres of property having Brevard County Parcel ID No. 21-35-33-78-4-.01, as described in Exhibit A, from Commercial High Intensity to High Density Residential;

SECTION 3. SEVERABILITY. If any provisions 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 _____, 2025.

Andrew Connors, Mayor

ATTEST:

WANDA F. WELLS, CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF BLOCK 4, PLAT OF E H RICE'S ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 1, PAGE 6, LYING EAST OF NORWOOD AVENUE, LESS SOUTHWESTERLY 8
FEET FOR RIGHT OF WAY, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

ORDINANCE NO. XX-2025

AN ORDINANCE AMENDING ORDINANCE NO. 5-1993 OF THE CITY OF TITUSVILLE, FLORIDA, BY AMENDING THE ZONING MAP MADE A PART OF SAID ORDINANCE BY REFERENCE BY CHANGING THE ZONING CLASSIFICATION ON 0.3+/- ACRES OF LAND HAVING BREVARD COUNTY PARCEL ID NO. 21-35-33-78-4-.01 FROM THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT TO THE MULTIFAMILY HIGH DENSITY RESIDENTIAL (R-3) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

BE IT ENACTED BY THE CITY COUNCIL OF 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. Ordinance No. 5-1993 is hereby amended by amending the Zoning Map of the City of Titusville, made a part of said Ordinance by reference, by designating the following property described in Exhibit A presently zoned Community Commercial (CC) to Multifamily High Density Residential (R-3).

SECTION 3. This ordinance shall take effect simultaneously with the effective date of Small-Scale Amendment (SSA) No. 10-2024 contained in Ordinance XX-2025.

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2025.

Andrew Connors, Mayor

ATTEST:

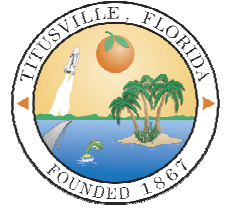
Wanda F. Wells, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF BLOCK 4, PLAT OF E H RICE'S ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 6, LYING EAST OF NORWOOD AVENUE, LESS SOUTHWESTERLY 8 FEET FOR RIGHT OF WAY, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA



Gateway to Nature & Space



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

1. Annexation	Does the request include an annexation?		☐ Yes ☐ No
2. Regular or Small Scale Amendment	Regular Amendment (CPA) Property 50 acres or greater ☐	Small Scale Amendment (SSA) Property less than 50 acres ☐	
3. Project Information	Project Name		Property Address/Location Description
4. Applicant / Owner	Name of Applicant/Contact		Name of Owner
	Street Address		Street Address
	City	State Zip	City State Zip
	Telephone #		Telephone #
	Fax #		Fax #
4. Applicant / Owner	E-Mail Address		E-Mail Address
5. Applicant Status	☐ Owner ☐ Tenant ☐ Agent ☐ Other		
6. Parcel ID		Tax Acct.	
7. Site Size (Attach Legal Description)	Acres: _____ Square Feet: _____		
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: _____		
	NORTH: _____		
	SOUTH: _____		
	EAST: _____		
8. Current Land Uses	WEST: _____		

9. Current Designation	Future Land Use:	Zoning:		
10. Proposed Designations	Future Land Use:	Zoning:		
11. Subject Property	Current Use:	Proposed Use:		
12. Note any previous amendments on the site				
13. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☐
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/Plat ☐	Other: ☐
14. Narrative	Please provide a brief description of the request and the proposed project: (Attach separate narrative page if necessary)			

- **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.



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 Quadruplex Rezoning	Property Address/Location Description 200 N Grannis Ave, Titusv
2. Type of Request	Rezoning (REZ) ☒ Planned Development (PD) ☐ Master Plan (MP) ☐	
2. Applicant/ Owner	Name of Applicant/Contact Kelly Bremer	Name of Owner Kelly Bremer
	Street Address 3472 Parkland St	Street Address 3472 Parkland St
	City State Zip TITUSVILLE FL 32796	City State Zip TITUSVILLE FL 32796
	Telephone # 3216932869 Fax #	Telephone # 3216932869 Fax #
	E-Mail Address kbrockledge@gmail.com	E-Mail Address kbrockledge@gmail.com
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other	
4. Parcel ID	21-35-33-78-4-.01	Tax Acct. 2110006
5. Site Size	Acres: 0.3 Square Feet: 3604	
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:	
	NORTH:	Multi family residential
	SOUTH:	N/A
	EAST:	Single family residential
	WEST:	N/A

7. Current Future Land Use Designation	Future Land Use: Multi family residential			
8. Existing Zoning District	FL CC			
9. Proposed Zoning District	FL R-3			
10. Building Status	Existing Building(s) on the site? 0840 - QUADRUPLEX		New Buildings Proposed? 0840 - QUADRUPLEX	
11. Note any previous rezonings on the site				
12. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☐	Master Plan Approval ☐	Rezoning ☒
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/Plat ☐	Other:
13. Narrative	Please provide a brief description of your request and the proposed project: (Attach separate narrative page if necessary) Property was purchased in 2017. It was built in 19 Prope			

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

ACKNOWLEDGEMENT

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

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

/s/ Kelly M Bremer
(Signature*)

7/14/2024
(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: _____



THAT PART OF BLOCK 4, PLAT OF E H RICE'S ADDITION TO TITUSVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 6, LYING EAST OF NORWOOD AVENUE, LESS SOUTHWESTELY 8 FEET FOR RIGHT OF WAY, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- LEGEND:
- | | | |
|--------|---|--------------------------|
| A/O | = | AIR CONDITIONER |
| A/W | = | ALSO KNOWN AS |
| ALU | = | ALUMINUM |
| AV | = | AVERAGE |
| BLK | = | BLACK |
| BLVD | = | BULEVARD |
| BR | = | BENCHMARK |
| CAUD | = | CANAL |
| CB | = | CONCRETE BLOCK |
| CLBS | = | CLIMBING |
| CL | = | CHORD DISTANCE |
| CLT | = | CLIMB |
| C | = | CONCRETE |
| CM | = | CONCRETE MONUMENT |
| CONC | = | CONCRETE |
| CU | = | CULVERT |
| D | = | DEED |
| DR | = | DEED BOOK |
| D/W | = | DOWNWAY |
| E | = | ELEVATION |
| ESMT | = | EASEMENT |
| EV | = | ELEVATION |
| FF | = | FINISH FLOOR |
| FR | = | FIRE |
| FRM | = | FIRE PROOF |
| FR | = | FRONT |
| IP | = | IRON PIPE |
| LP | = | IRON ROD |
| LS | = | LEGGED |
| M | = | MASONRY BUSINESS |
| N/D | = | N/A & DISK |
| NATD. | = | NATIONAL RECORDS SERVICE |
| OFF | = | OFFICIAL RECORDS BOOK |
| PH | = | PHOTOGRAPH |
| PLA | = | PLAT |
| PRO | = | PRO-WATD |
| (P&L) | = | POINT OF BEGINNING |
| P.O.B. | = | POINT OF BEGINNING |
| P.O.C. | = | POINT OF COMMENCEMENT |

- | | |
|--------|----------------------------|
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| P.C. | POINT OF CURVATURE |
| P.I. | POINT OF INTERSECTION |
| P.O.P. | PERMANENT CONTROL POINT |
| P.S. | PROFESSIONAL LAND SURVEYOR |
| P.B. | PLAT BOOK |
| R/W | RIGHT-OF-WAY |
| S.P. | SECTION POINT |
| S.T. | STREET CORNER |
| T.W. | TOWNSHIP |
| W. | WOOD FENCE |

- SURVEY SYMBOLS
 ± = MORE OR LESS
 O = POWER POLE
 ~ = GUY WIRE
 L = ARC LENGTH
 R = RADIUS
 Δ = DELTA
 [X] = COVERED AREA

- = COVERED AREA
 = CONC.
 = CENTER LINE
 = FENCE
 = EASEMENT
 FOUND AS NOTED
 FOUND NAIL & DISK
 FOUND CONCRETE
 SET S/B IRON ROD
 SET NAIL & DISK
 SET S/B IRON ROD

SCALE: 1" = 30'

LEGAL DESCRIPTION:

according to the plat thereof as recorded
in Plat Book at Page of the Public
Records of Brevard County, Florida.

NATHANIEL JOSEPH LaFLEUR and
ELAINE SCHOMBURG LaFLEUR
FAIRWINDS CREDIT UNION
FIDELITY NATIONAL TITLE OF FLORIDA, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

PROJECT No.	DATE	REVISION
SURVEY DATE: 11/4/16	PROJECT # 16-10-63	

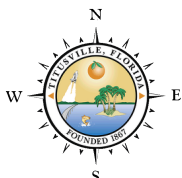
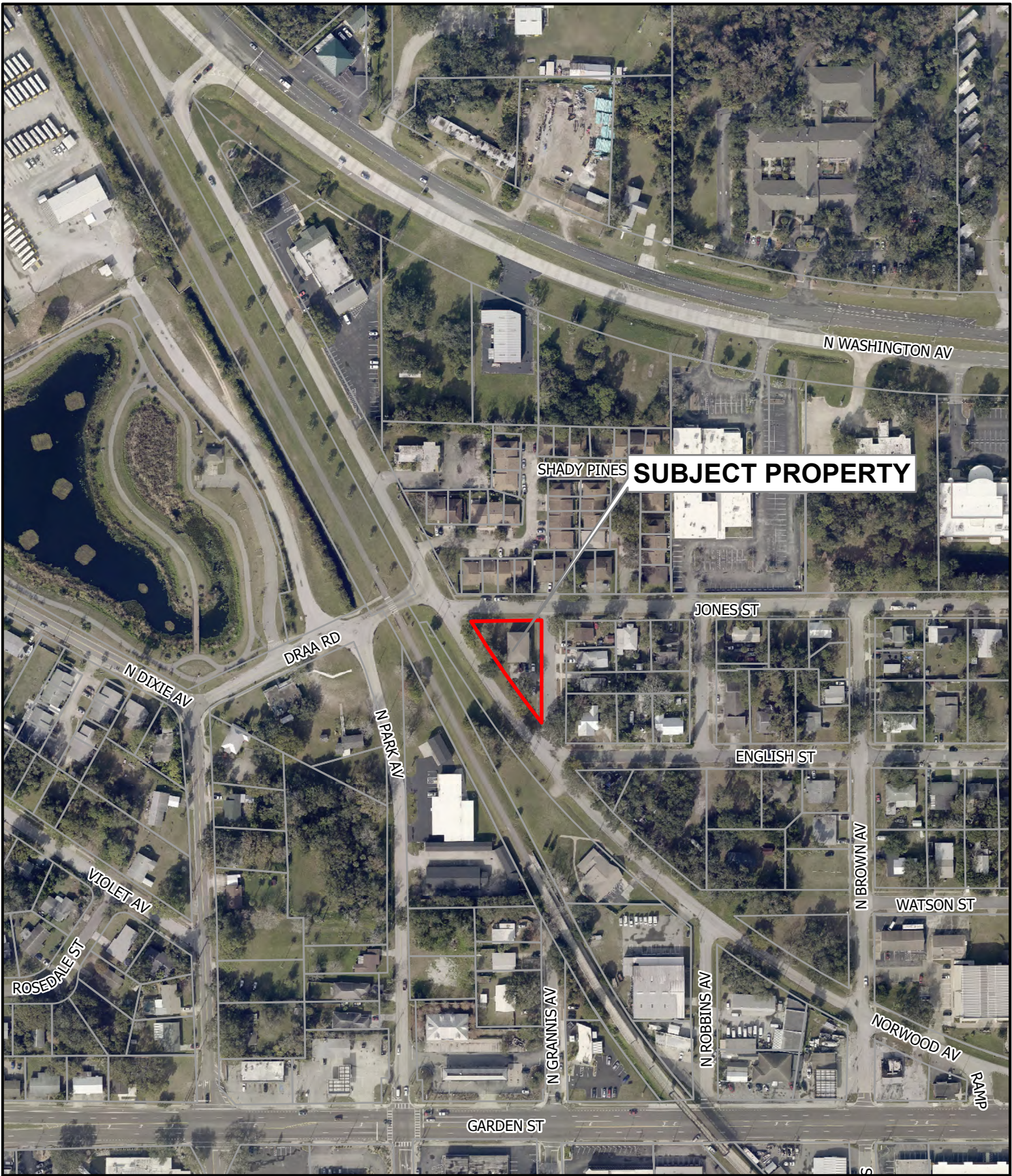
7. Unless otherwise noted only plotted movement are shown herein.

2. No underground utilities or improvements were located unless otherwise shown.
3. The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an important contractor of the Federal Government. This way to the client this surveyor feels that this is not in F.E.M.A. Zone X per Community Panel No. 120153202DBG dated 3/17/2014.
4. Unless otherwise noted, any elevations shown are based on assumed datum.
5. Existing shown hereon are based on the WESTLEY R/W LINE (N. 05-20-35" W. so being S 05-20-35" W).
6. This survey is prepared and certified for the exclusive use of the client named hereon.
7. Under this sketch of survey bears the signature of the surveyor and is not a valid survey.
8. Additions or deletions to this sketch of survey may be made by other than the signing party is prohibited without written consent of the signing party.
9. Ownership of fences is unknown unless otherwise noted. Due to the nature of this survey it is recommended that you contact the witnesses of any fences prior to removal or installation of any fences.

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

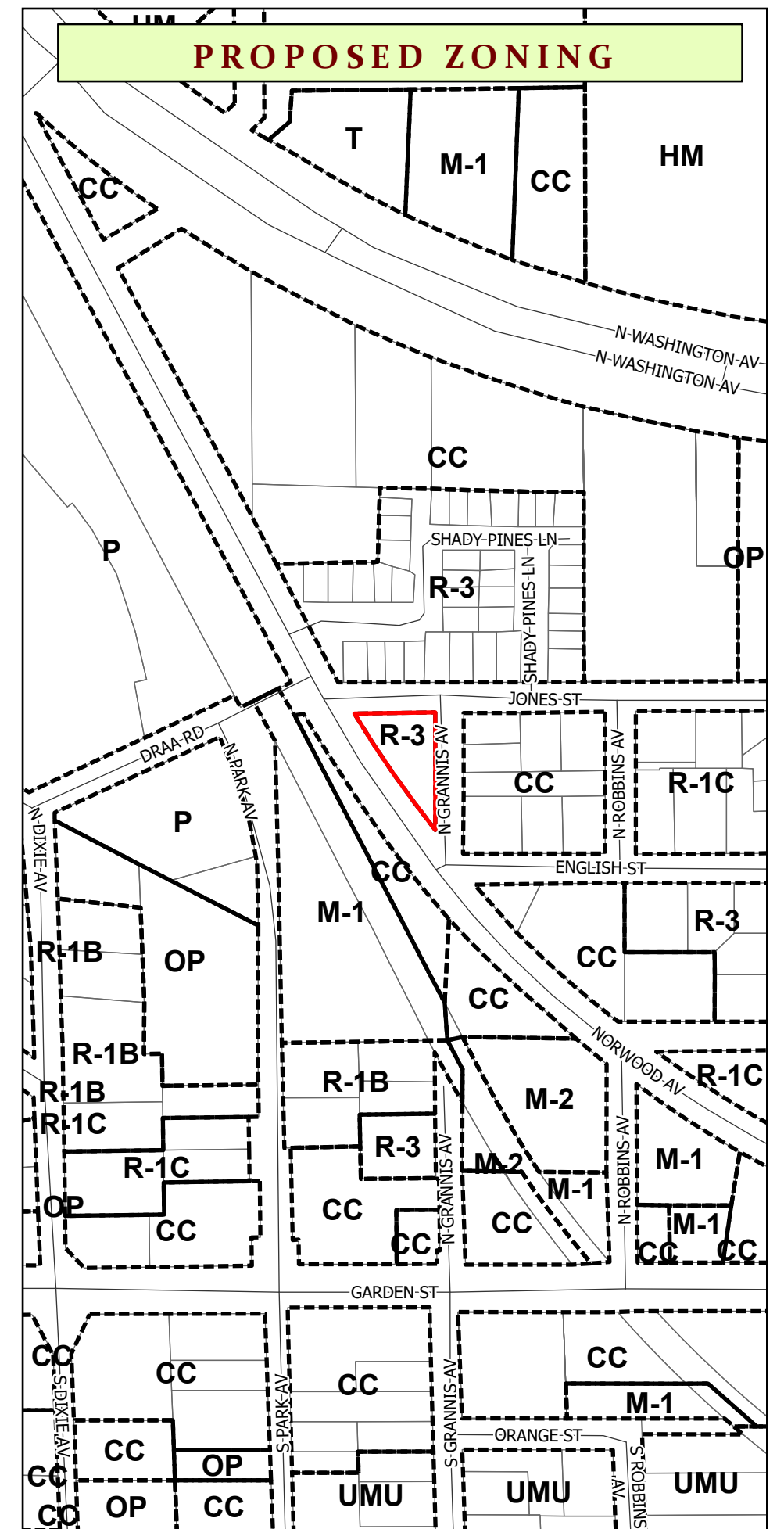
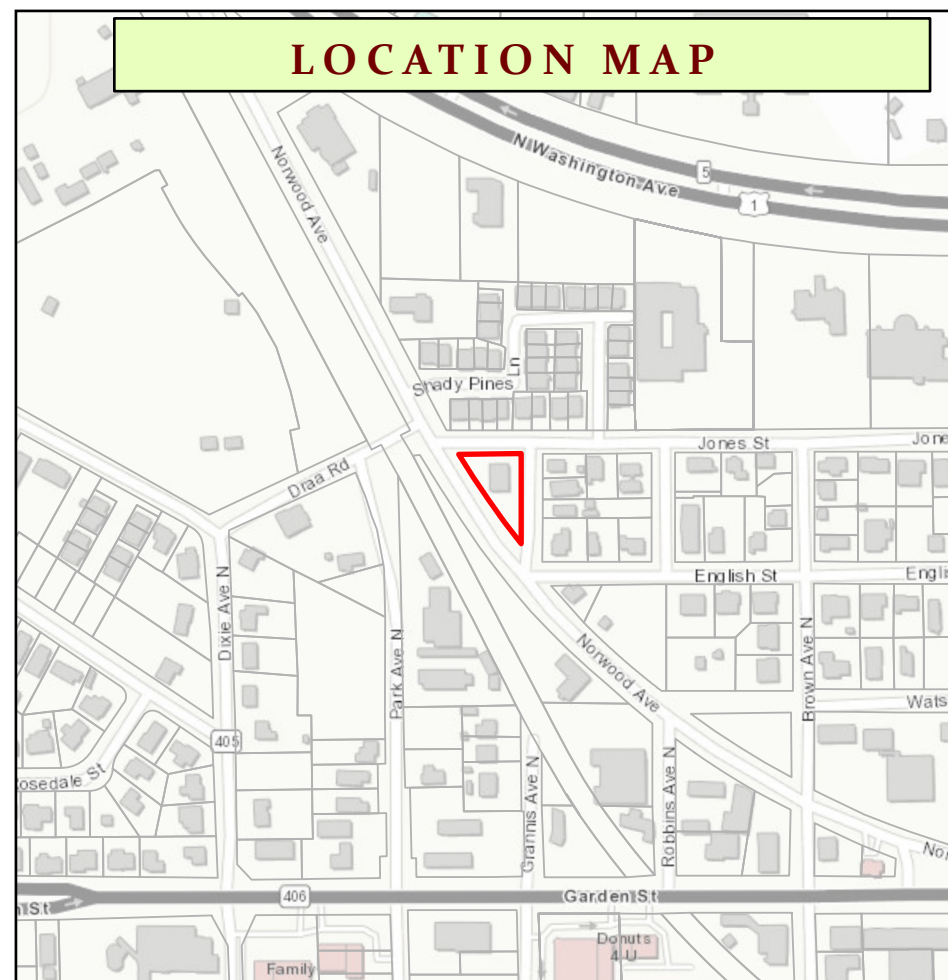
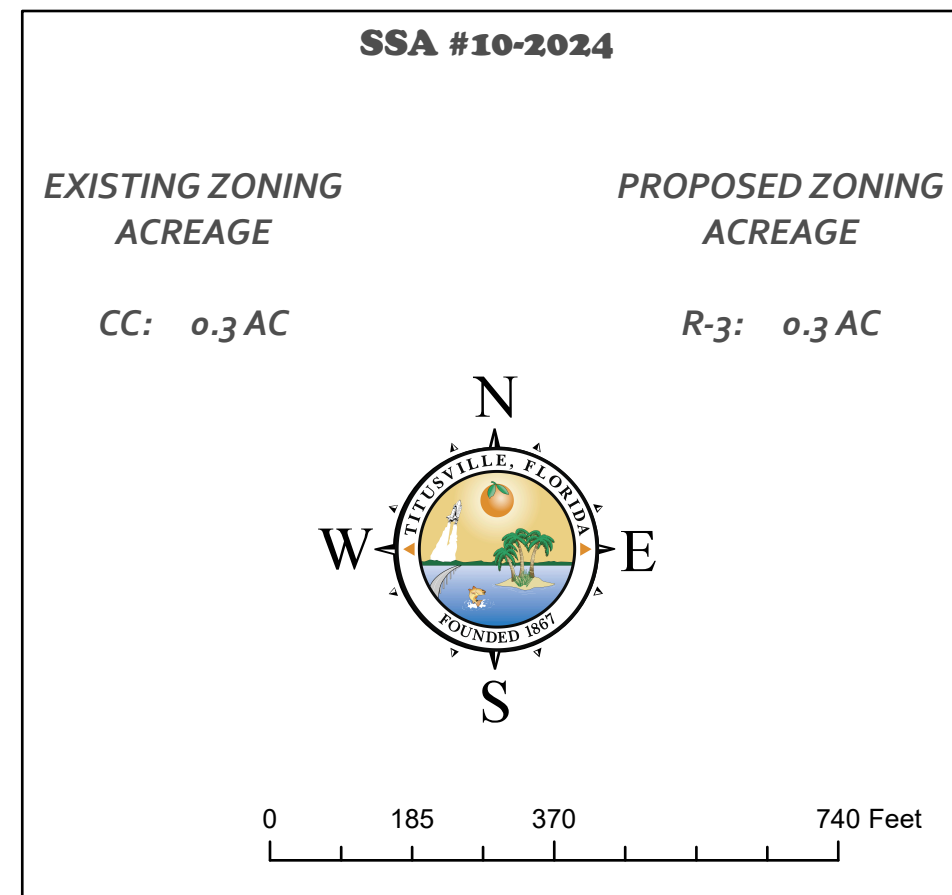
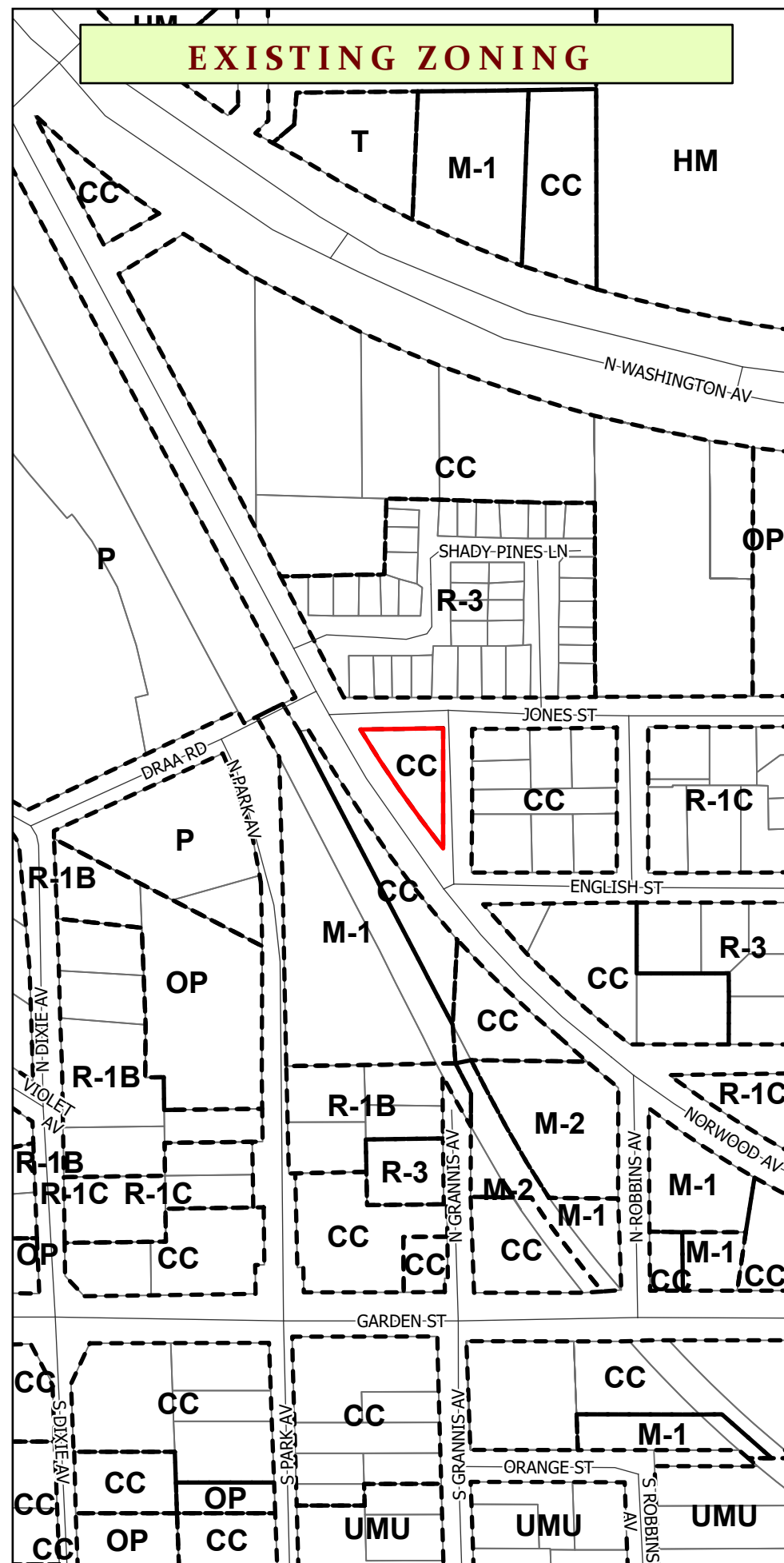
I hereby certify that this survey meets the Minimum Technical Standards as set forth by the Florida Department of Agriculture and Consumer Services (FC Chapter 51-15.95) Florida Administrative Code, pursuant to section 472.007, Florida Statute.

John W. Cooper



Aerial 2024 SSA #10-2024

0 145 290 580 Feet





FEMA FLOOD HAZARD AREAS

SSA #10-2024

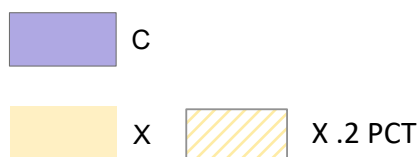
Special Flood Hazard Area Zones



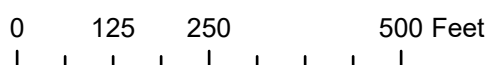
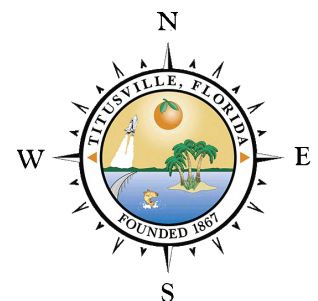
Moderate Flood Hazard Area Zone

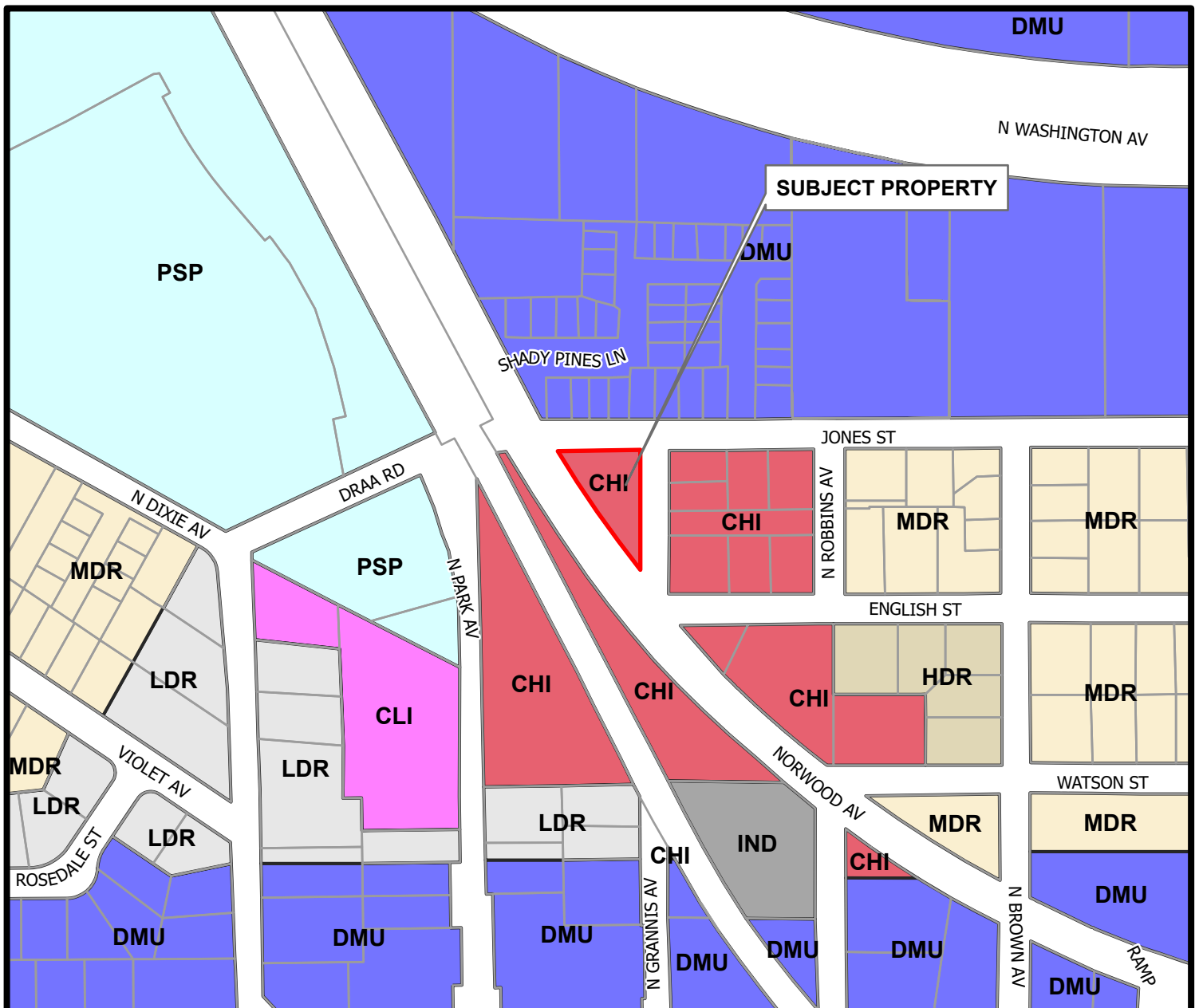


Minimal Flood Hazard Zones



Other Flood Zone Areas

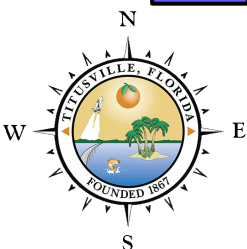




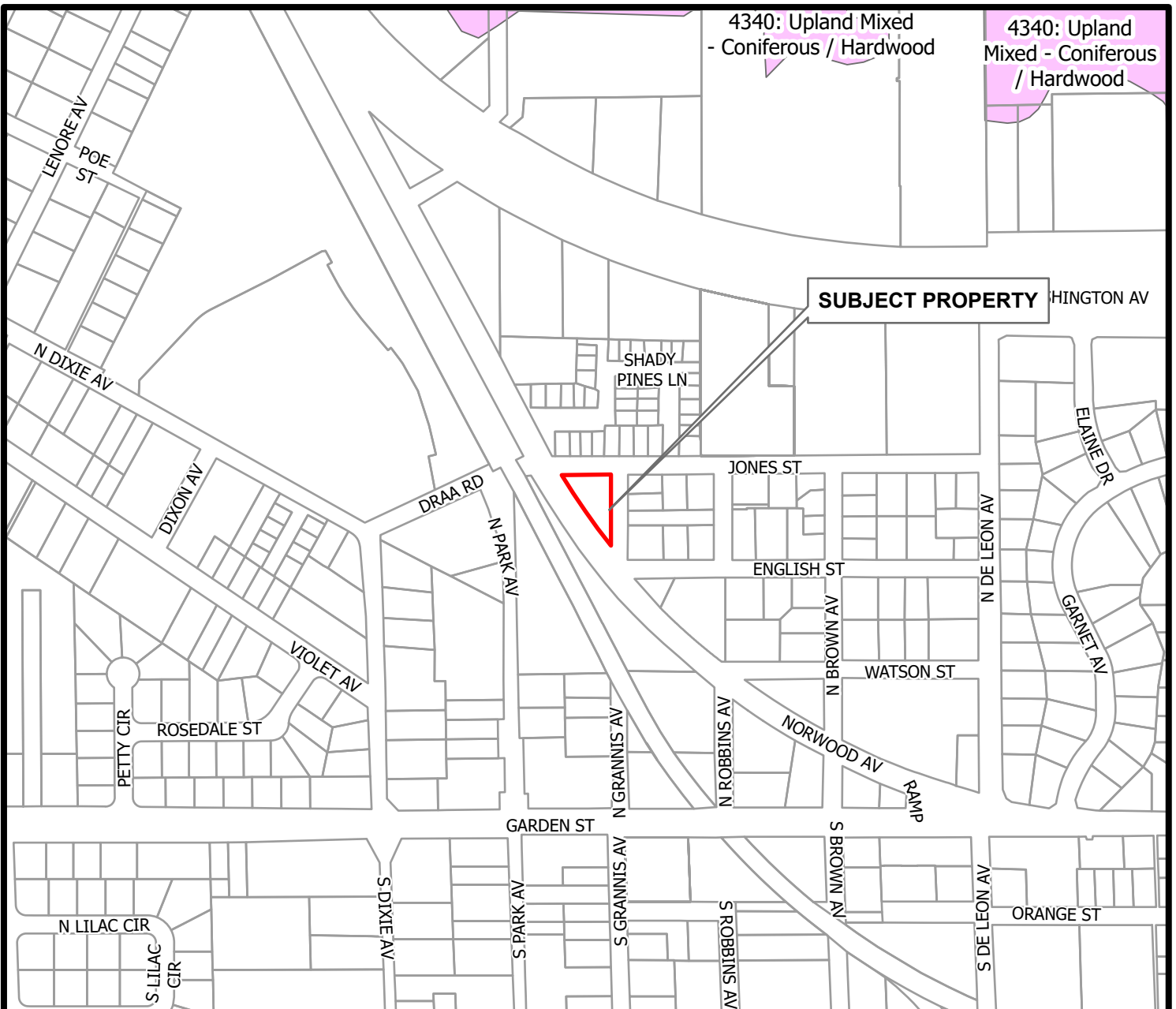
LOCATION OF PROPERTY AND FUTURE LAND USE MAP

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



0 160 320 640 Feet



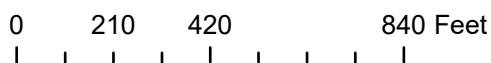
SJRWMD Florida Land Use Cover Classification System **Upland Forests - 4000 Series** **SSA#10-2024**

LANDCOVER DESCRIPTION

4340: Upland Mixed - Coniferous / Hardwood

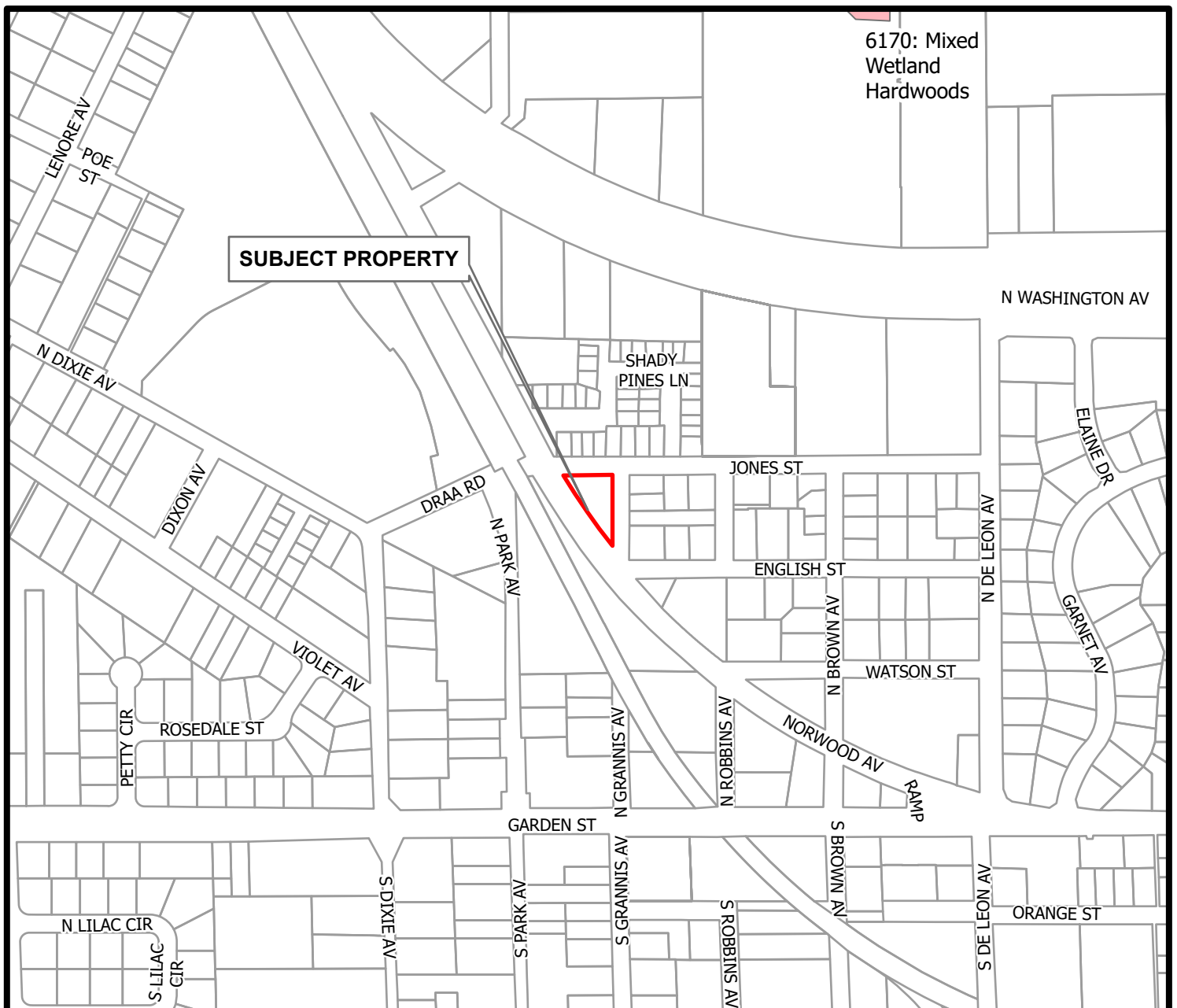


Community Development Department



9/20/2024

This dataset (2017) is a compilation of the Land Use/Land Cover datasets created by St. John's River Water Management District



SJRWMD Florida Land Use Cover Classification System Wetlands - 6000 Series

SSA #10-2024

SJRWMD Land Cover 6000 Series

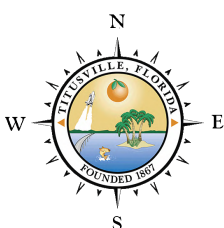
LANDCOVER DESCRIPTION

6170: Mixed Wetland Hardwood

Base Ma

Parcels

Subject



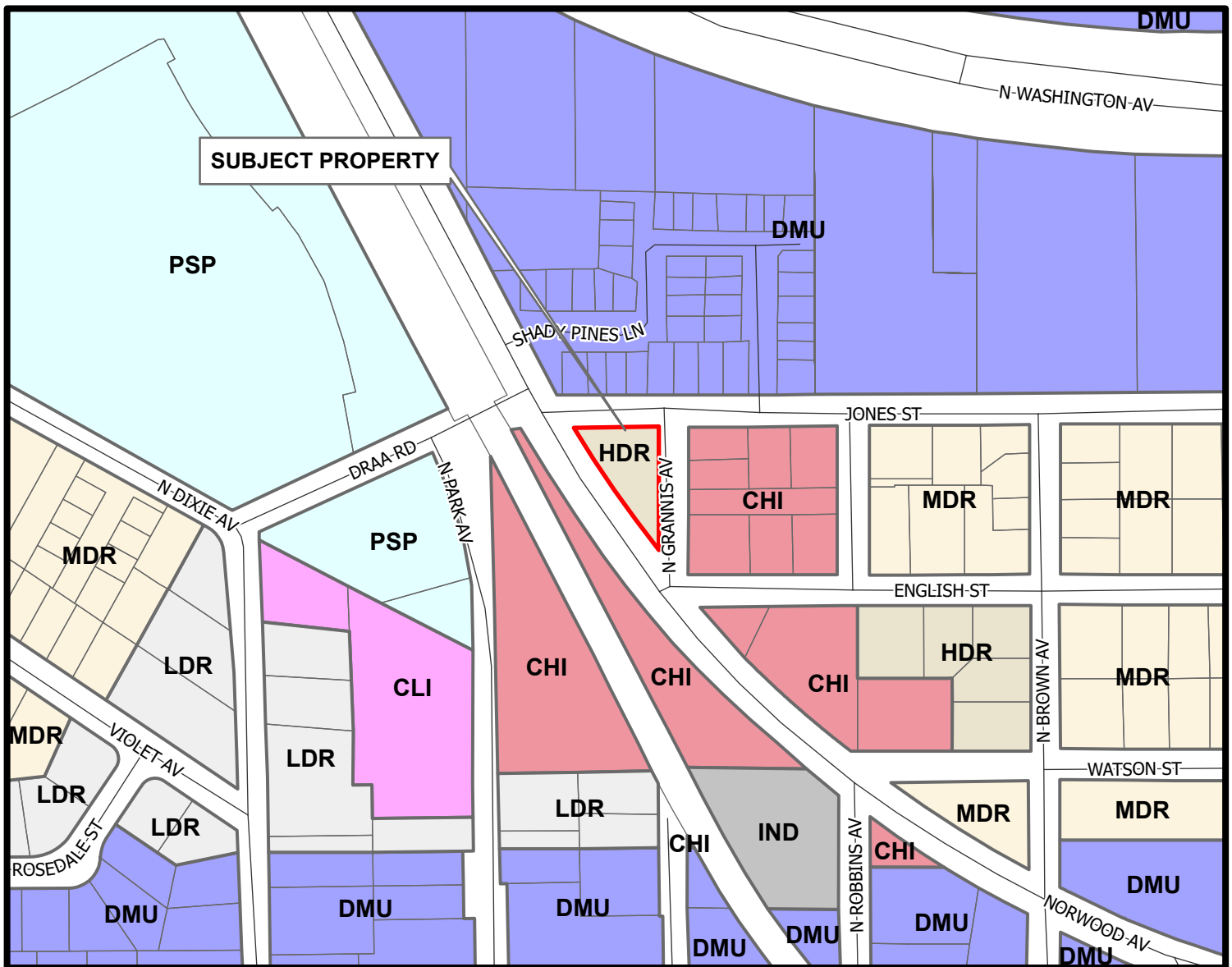
Community Development Department

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This dataset (2017) is a compilation of the Land Use/Land Cover datasets created by St. John's River Water Management District

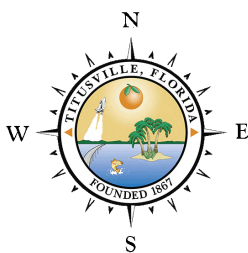
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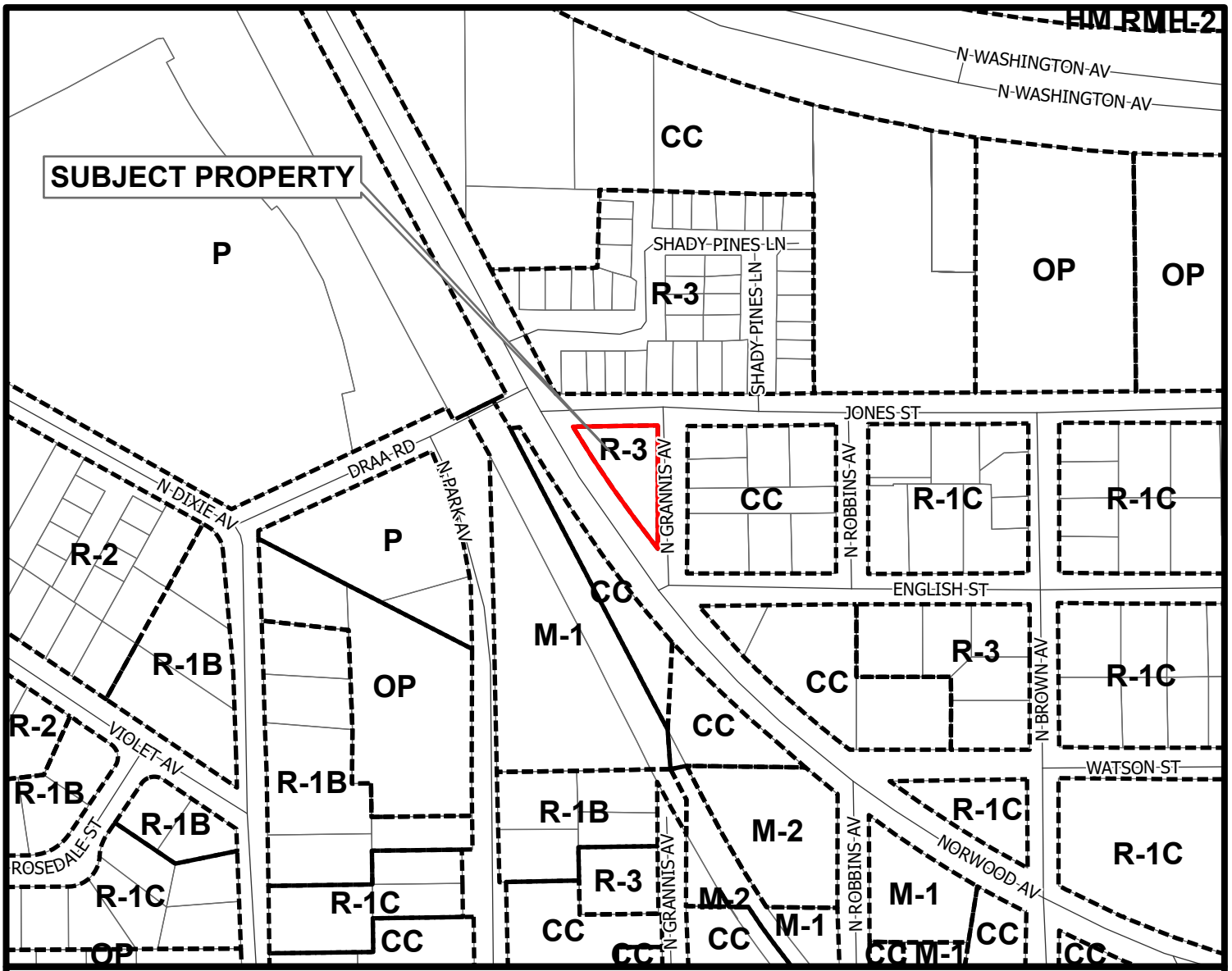
PROPOSED FUTURE LAND USE MAP

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
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	LDR LOW-DENSITY RESIDENTIAL	RES-1 RESIDENTIAL-1	US1 US-1 CORRIDOR



Subject
 — Local Roads

0 125 250 500 Feet



PROPOSED ZONING MAP

RESIDENTIAL DISTRICTS

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

COMMERCIAL DISTRICTS

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

SPECIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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

OVERLAY DISTRICTS

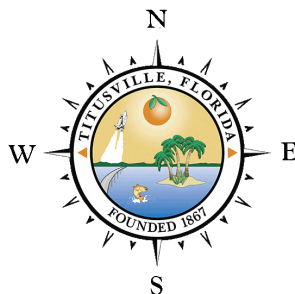
TSA	TITUSVILLE SHORELINE AREA
AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREA
ACC	AREA OF CRITICAL CONCERN
HPA	HISTORIC PRESERVATION AREA

Proposed Zoning

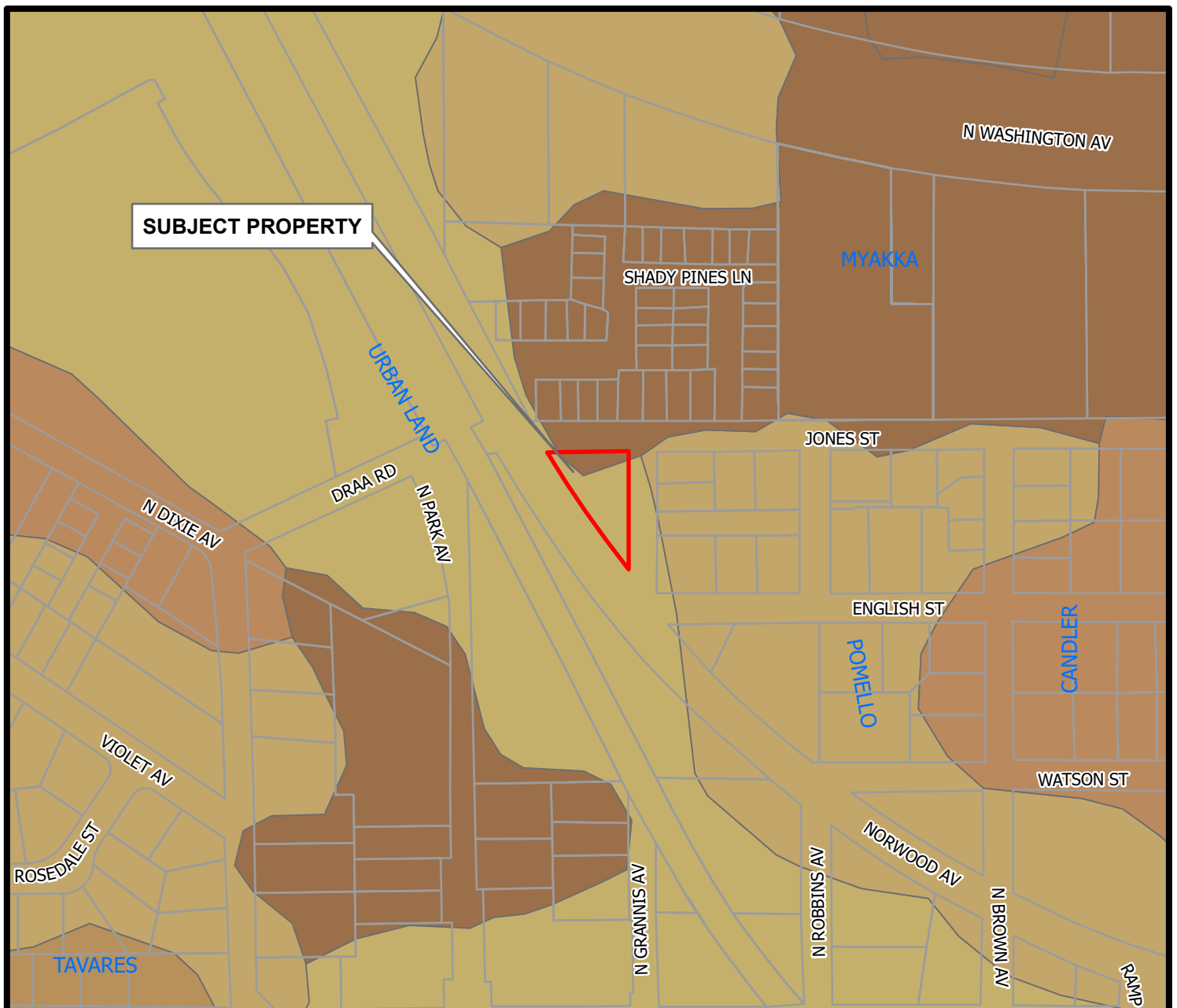
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Subject

Local Roads



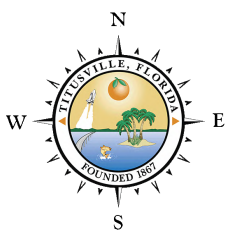
0 125 250 500 Feet



SOILS IN THE VICINITY OF SUBJECT PROPERTY SSA#10-2024

SoilName

- CANDLER
- MYAKKA
- POMELLO
- TAVARES
- URBANLAND



Community Development Department

0 125 250 500 Feet

Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2019)

9/20/2024

Park & Dixie Avenue Small Area Plan

June 24, 2008

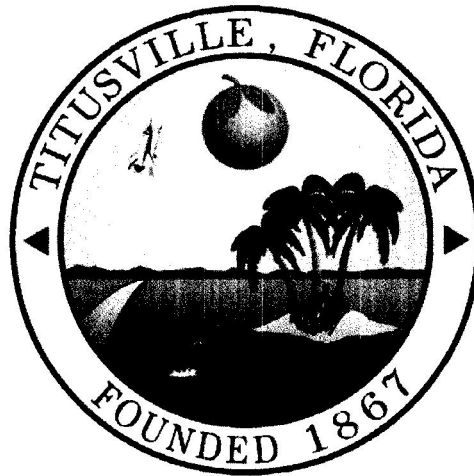


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SPA Neighborhood Meeting Memo

INTRODUCTION

Executive Summary

The Park & Dixie Avenue Study Area is predominately a residential neighborhood that was established in 1960's. The Study Area was created to contain two sections: the primary area and the secondary area (see attached maps). The primary area is surrounded by Draa Road to the north, Park Avenue to the east, Dixie Avenue to the west and Garden Street to the south. The secondary area is an extension of the primary area, which is defined by Lenore, Pinela, and Lynwood Avenue to the west, Washington Avenue (US Highway 1) to the north, Robins Avenue to the east, and Garden Street to the South.

As a community with more than 40 years of history, the study area has experienced decline, such as housing vacancies and infrastructure deterioration. On the other hand, commensurate with the City's overall growth, progresses have been taking place in the area, such as opening of businesses and construction of new homes.

The Park and Dixie Study, catalyzed by a failed comprehensive plan amendment and rezoning request of a residential property located in the primary area, this plan was created as an effort made by the City to address issues identified by the Planning Department staff and the residents during the public hearings. Public involvement is an essential factor in generating the document.

The purpose of the plan is to demonstrate the characteristics of the Study Area, analyze the regulatory framework in relation to existing conditions, reflect the concerns and ideas of the citizens, and provide policy recommendations for future development and redevelopment. It is intended to serve as the overall development guide for the community.

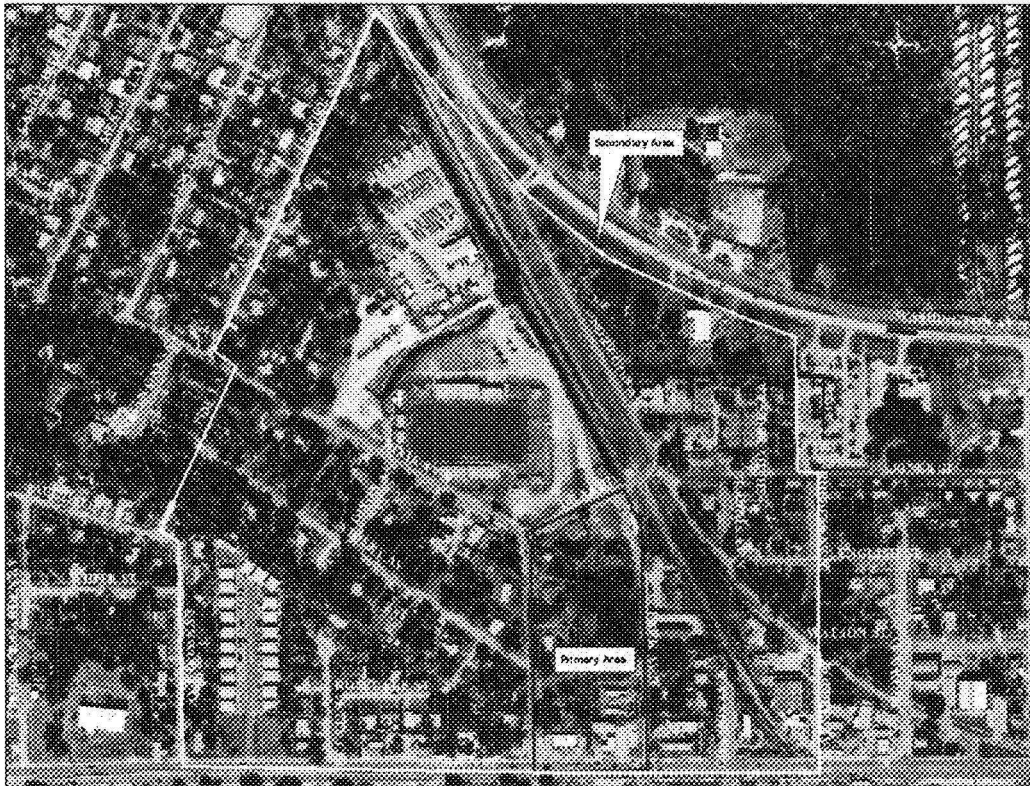
Origin of the Study

The study was initiated by a future land use change and rezoning application. In 2006, the applicant, Nitin Hate, requested a future land use map amendment of approximately 1.81 acres from High Density Residential land use to Commercial Low Intensity and a rezoning from Single Family Medium Density (R-1B) to Neighborhood Commercial (NC) for the purpose of constructing a commercial / office complex and to rehabilitate a vacant home for a coffee shop. The proposed property is located in the primary study area (see attached Aerial map). The site comprises of two parcels – one is where a deteriorated house is located (131 N. Dixie Road); the other is a vacant property which occupies two-thirds (2/3) of the entire project.

Staff did not support this change due to consideration of the comprehensive plan and compatibility issues with introducing intense retail and commercial uses into the neighborhood. The application was presented to the Planning and Zoning Board two different times and was recommended for approval by the Planning and Zoning Commission on March 22nd, 2006. In May 2006, when the application was presented by the Council, it was denied unanimously. The neighbors spoke against the proposed changes during both P&Z meetings and the Council meeting. The community raised infrastructure concerns regarding the proposed development, including drainage and traffic concerns. Many residents had concerns regarding the impacts of a commercial and retail strip center in the neighborhood.

It was staff's recommendation that when redevelopment requests are made that may have the potential of changing the character of a neighborhood, particularly in predominately residential neighborhoods, that consideration be made for the long term changes that can occur on the block, and subsequent blocks, due to the impact of the request.

In response to the issues revealed by the application, the City's Planning Department offered to conduct a small area plan to study the entire neighborhood strategically in relation to the changes in the surrounding area.



ANALYSIS I - COMMUNITY PROFILE

This section presents data research and windshield survey results of the entire Study Area (primary & secondary). It compares existing land uses and regulatory future land uses and zonings. It is intended to identify inconsistent uses in the neighborhood to look into the necessity of potential adjustments to the City's regulatory frameworks. This section also touches upon its history and changes of the neighborhood.

Exiting Uses, Future Land Uses and Zonings (See attached FLU, zoning and existing use maps)

Florida law provides for local governments to adopt several related, but different mechanisms to guide land use. Two of the most important are: the comprehensive plan (which includes the Future Land Use Map and text), and land-development regulations which stipulate zoning regulations. In addition to the Comprehensive Plan and the Future Land Use Map to regulate how the city shall grow, the City of Titusville Land Development Regulations, (LDR) provides standards for site development, such as minimum lot size, setback requirements, building size, accessory uses, parking, loading, drainage, and other design and development criteria. While this plan doesn't intent to illustrate how these regulations operate, it focuses on their geographical applications in the Park & Dixie Study Area.

The following section compares regulatory uses and existing uses within the entire Study Area. The frameworks constructed by the City's Comprehensive Plan and Land Use Regulation provide regulatory use designations. On the other hand, existing use data was obtained from the County's Property Appraiser's use codes and mapped to reflect the current land use patterns. In an ideal situation, the regulatory uses and existing uses should overlap perfectly. However, in an aging neighborhood in transition, like the Park / Dixie area, differential or "non-conforming" uses are usually presumable.

Inventories of the area

The study area is regulated for four types of **Land Use Designations** – High Density Residential; Downtown Mixed Use; Commercial High Intensity; and Public Use. **Zoning** districts reflect the above regulatory uses. **Exiting Land Uses**, on the other hand, reflect how the properties are used by the owners. They do not necessarily match with the regulatory frameworks. In this Study Area, there are some residential homes on commercial future land use and zoning districts in the east corner of the study area. It will be discussed at end of this section.

Land Use Category	Zoning District
Downtown Mixed Use	Community commercial - CC, Neighborhood commercial – NC, Office professional - OP, Single family high density – R 1C, Multi family high density – R3
Public / Semi Public	Public use - P
Commercial High Intensity	Community Commercial - CC, Light industrial services and warehousing – M1, Neighborhood Commercial - NC, Office professional - OP

High Density Residential	Office professional - OP, Single family low density – R-1A, Single family medium density – R-1B, Single family High Density – R-1C Multi family medium density – R-2, Multi family high density – R-3
--------------------------	--

Residential Land Use dominates the study area. It takes 72% of the entire 197 parcels in the study area. Along west lines and south half of the area is residential. While the LDR's regulate the east part of the study area for mixed uses, existing residential use takes at least half of the area east of Norwood Avenue.

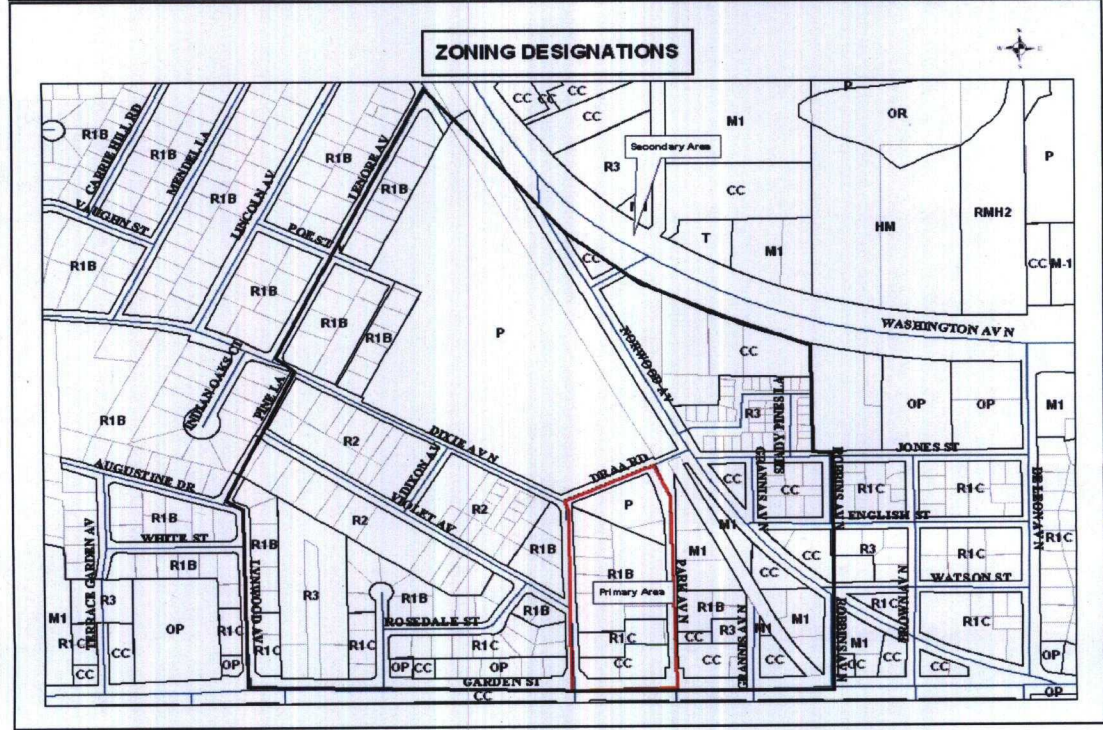
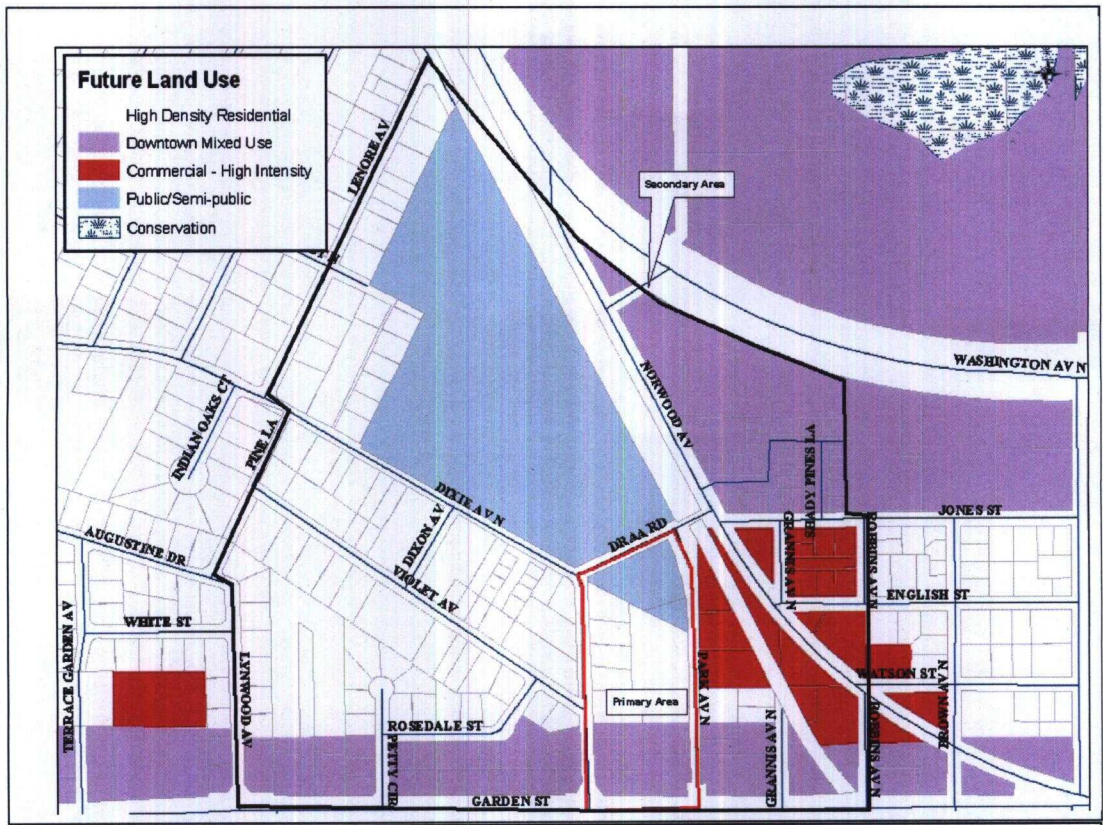
Downtown Mixed Land Use is designated for properties along Garden Street and Washington Avenue (US1). In the study area, it is located the south end and part of the north east corner. Existing uses reflect this regulatory design. The difference in the color codes between the existing use and FLU maps represent a church and a privately owned railway in transition (it is addressed in the "rail-to-trial" section).

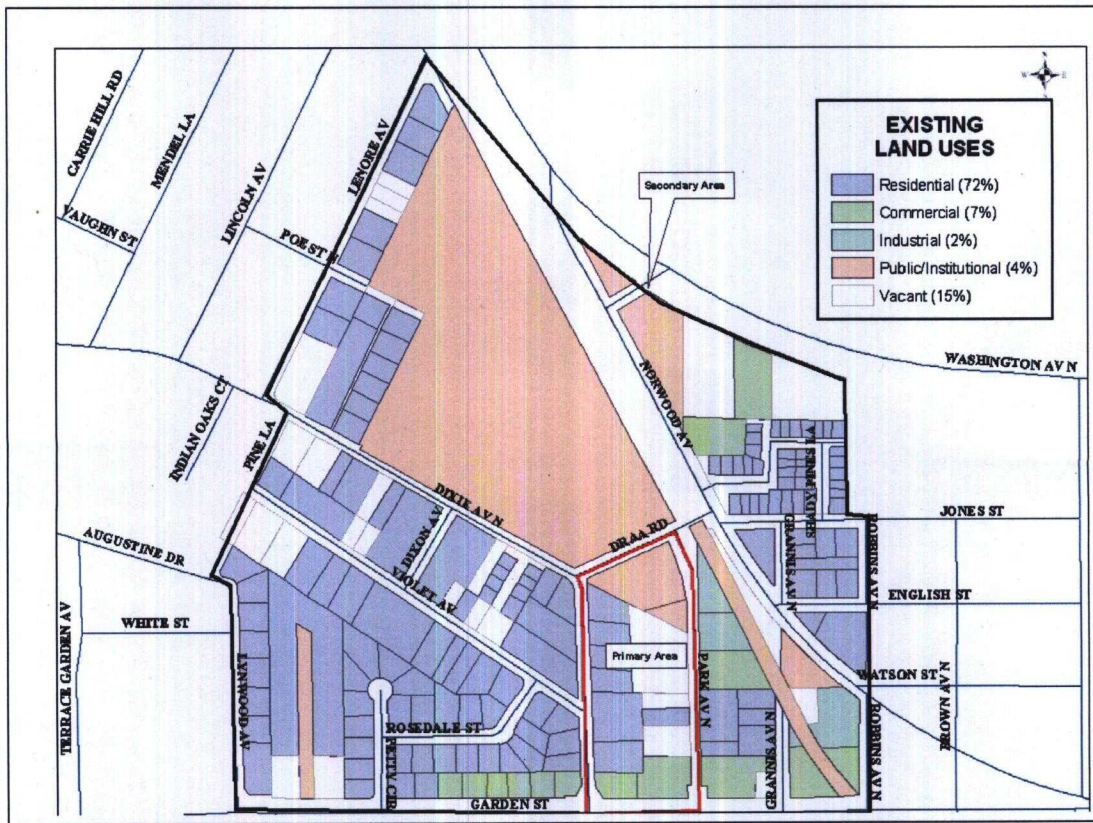
Commercial High Intensity Land Use is concentrated on the south east corner of the study area in the Future Land Use Map. The existing use, however, conflicts over the corner surrounded by Jones St., Robbins Avenue and Norwood Ave. S. This corner is currently occupied by residential housing. The zoning for this corner area is community commercial which is compatible with the Future Land Use map.

Public / Institutional Land Use concentrates on the north middle part of the study area. Only 4% of the parcels fall into this category. However, they are large sized parcels with one piece over 17 acres belonging to the School Board (Draa Field and its solution will be discussed later in the report). The existing use conforms to the regulatory frameworks.

Industrial Land Use is part of the existing uses according to the use codes. This category does not exist in the Future Land Use map of the study area although industrial zoned (Light Industrial Services and Warehousing zoning – M1) properties are located and allowed in the study area. Downtown Mixed Use and Commercial High Intensity use allow M1 zoning. Therefore, there is no conflict between Land Use /Zoning and Existing Use in terms of industrial zoning and uses in the study area.

To conclude the findings, it is a neighborhood with a variety of uses. However, residential uses are the predominant land use in both Future Land Use and existing use maps. Existing uses conform to the regulatory frameworks (Future Land Use Map and zoning districts). One identified at the corner surrounded by Jones Street, Robbins Avenue and Norwood Avenue has inconsistent existing uses and land use and zoning designations. Future Land Use and Zoning Designation regulate this portion for commercial uses. However, it exists as residential homes.





Neighborhood Changes

The economy of the City of Titusville is closely associated with the space programs. The first boom took its place in the 60's when the "Manned Moon" program was started in the Space Center nearby. By the same token, the Park & Dixie neighborhood was constructed shortly before and during this period. Commercial uses started along Garden Street during the period as well.

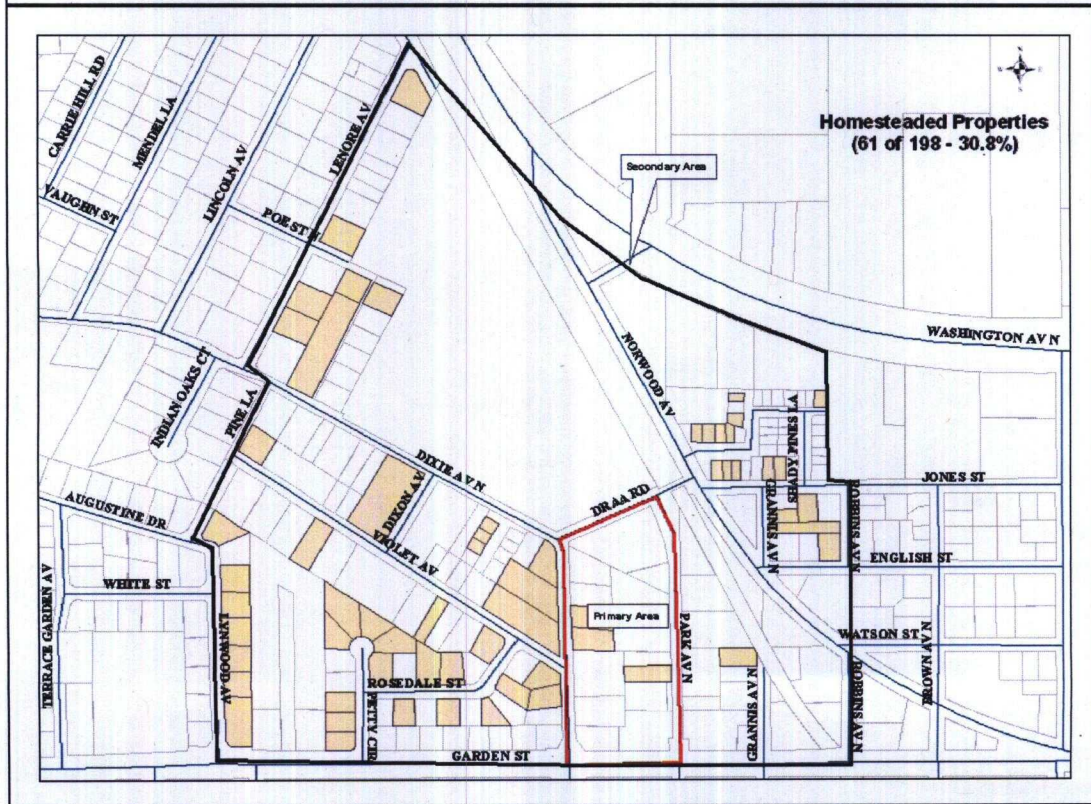
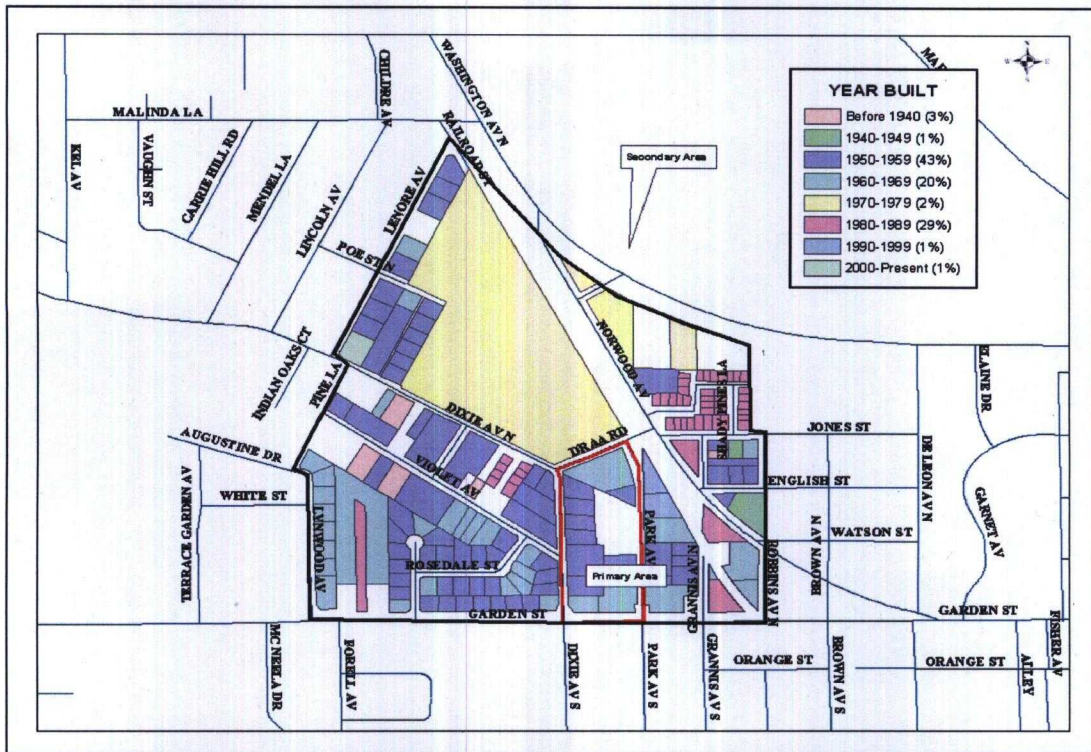
Through examining the "Year Built" map, it is found that most of the buildings were built in late 50's. Over the years, there has been non-residential encroachment in the neighborhood. In the 80's Highway US 1 completed its section north of the town. More commercial buildings were then added to the neighborhood along US 1.

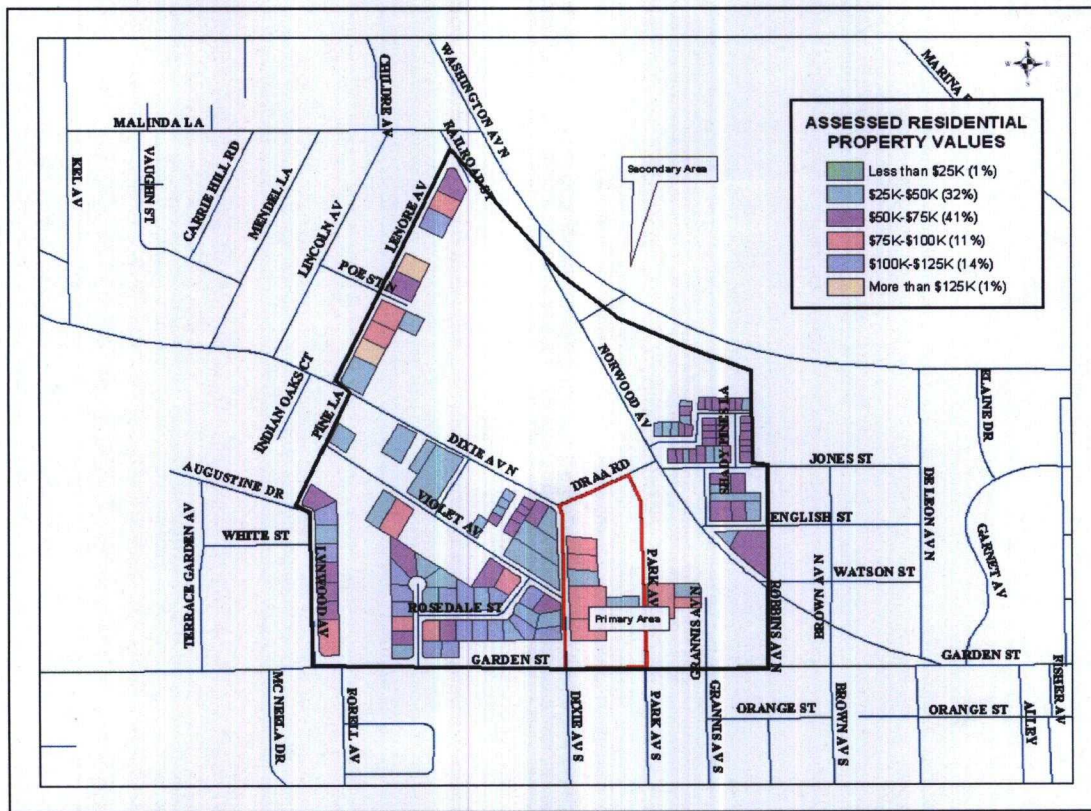
Another significant change to the neighborhood is reflected by the Homestead data. The data shows that only 30% of the properties are utilized as primary residency. In the primary area, the rate is even lower. This information shows that this community is becoming an investment neighborhood for their owners. Falling primary residency rate is usually associated with lack of care and maintenance of the properties. Normally the neighborhood would endure deterioration gradually.

The assessed property values in this neighborhood are relatively lower than average with over 70% of the properties under \$100,000. It contributes to the changes associated with investment-based neighborhoods. In addition to rental homes by the property owners, developers see the profit of purchasing and development in the neighborhood. It calls again for a long term plan for this area in order to meet the needs of the future and present.

Conclusion

The Community Profile presents and analyzes the existing uses and the regulatory land use frameworks set up by the Future Land Use and Zoning maps. The residential characteristic is significant within the larger secondary area but is less a factor closer to the collector/arterial roads. The development time line reflects the changes of the neighborhood's overall atmosphere. It concurs with the perception of the neighborhood being aging and subject to market transition. The City should work to protect the neighborhood from an influx of intense commercial and industrial uses that are incompatible with the residential neighborhood.





ANALYSIS II –PUBLIC PARTICIPATION & INFRASTRUCTURE

In addition to obtaining data to generate findings, staff also conducted a public meeting to gather resident's opinions and input on the area and the requested redevelopment project. This section is to report and analyze the issues revealed in the public meetings.

Public Involvement

As a means to address the city's strategic and comprehensive plans, the Planning & Growth Management Department strives to empower citizens and encourage them to voice their opinions regarding growth and development within their neighborhoods. In addition to the public hearings at the Planning and Zoning Commission meetings and the City Council meeting, the Planning and Growth Management Department also held a neighborhood meeting to better inform and listen to the citizens. On June 28th, 2007 a neighborhood meeting was held at a facility next to the proposed property. Sixteen (16) neighbors participated in the meeting. Some of them have been living in the neighborhood for many years.

Their concerns catalyzed by the land use and rezoning request, in fact, reflect a series of interrelated infrastructure issues and land use issues.

Infrastructure

"Infrastructure" usually refers to the fundamental facilities and systems serving a country, a city or area. The principal infrastructure elements in any planning capacity assessment typically include transportation (roads), water and waste water (sewer) service, and drainage facilities.

When assessing the infrastructure needs the following conditions are found:

- Stormwater management / drainage needs
- Park Avenue roadway expansion
- Rail to trails project
- Draa Field (School Board property)

1. Stormwater drainage

Neighborhood residents identified drainage issues in the area as being the most problematic. Many residents provided staff with pictures showing standing water in their yards and along Park Avenue & Dixie Avenue. Residents fear that any development in the area would exacerbate the existing drainage issues.

Dr. Hate's property is located in the primary area, and much of the drainage issues within this area are associated with the properties on the block being lower in elevation than the adjacent roadways. Additionally, this existing condition has been worsened by construction of new infill lots that occurred without building permits. There is a City maintained drainage ditch (with no current easement) along the rear of three properties on this block, which is open and prone to clogging, as well as inadequate to support the drainage needs of the area. When they are clogged, stormwater runs off from North Dixie Avenue to the other residential streets east of Park Avenue. Although the city has cleared the ditch in the primary Study Area, a regional solution is needed.

2. Roads

Arterials are defined by Land Development Regulation as "those routes intended to carry relatively heavy volumes of traffic for major distances through the Titusville area. ... They are generally state and federal numbered roadways."

Collectors are defined as "those streets designed to carry medium volumes of traffic, provide access to major and minor arterials, and collect traffic from intersecting local streets."

Local streets are defined as "those streets which function primarily to provide access and service to abutting properties. This includes access and service to residential, business and public uses."

Primary Area Roadways:

Park Avenue	Collector
Dixie Avenue North	Collector
Garden Street	Arterial

Secondary Area Roadways:

Washington Avenue N.	Arterial
Garden Street	Arterial
Remaining Public Roadways	Local

Garden and U.S. 1 have been undergoing significant development recently. The Future Land Use category along the two roads makes it possible for the development to be vibrant. They both have Downtown Mixed Land Use that allows residential, commercial, and light industrial uses.

Park and Dixie, on the other hand, are two collector roads in the neighborhood. Although collector roads are not usually compatible with single family residential homes, Park and Dixie are located among residential uses in the study area. Park Avenue is planned to be widened within the next 5 years through impact fee funding mechanism. The portion where the study area is located is north of Garden Street. According to demand assessment throughout the entire Park Avenue, this portion is scheduled for last phase of construction (Phase III). Phase III will not take place until late 2012 depending on funding sources.

It should be noted that many residents felt that the current configuration and intersections of the collector roadways near Draa field were confusing and accident prone. The City has an opportunity to utilize existing rights-of-way and portions of city-owned property currently occupied by the Art League, to correct some of these issues in the future.

3. Rails to Trails

A portion of railway goes through the Study Area along Norwood Avenue, and formerly it belonged to Florida East Coast Railway (FEC). FEC sold the ownership to the State of Florida. Brevard County Metropolitan Planning Organization (MPO) leases the property from the State. The MPO has a tentative plan to convert the railway into a walking trail. The trail is currently in the early planning process and the City is actively working with the MPO to insure that City road or sidewalk programs coincide with the area of the proposed trails.

4. Draa Field

Located at the corner of Draa Road, Dixie and the old rail track is a 17 acre piece of property belonging to the Brevard County School Board. It is known as Draa Field. Part of the property (2.96 acres) is a stadium for both Titusville High and Astronaut High School. It is also a school bus depot (11.69 acres). This facility is located in the north middle part of the study area. It is

also adjacent to the primary Study Area. Public input indicates that the facility contributes to the traffic issues in the neighborhood. The traffic and noise caused by the sports events was a concern for the residents. In 2007, when both the high schools built their own stadiums, the Draa field stadium is no longer in use. Meanwhile, it is also reported by the residents that the facility lacks maintenance.

The City has approached the School Board previously in pursuit of obtaining part of the field for a stormwater facility for the wellness of the entire neighborhood. The School Board has expressed willingness to move forward with the City's pursuit.

Land Use & Zoning Issues

During the public meeting, it was clearly addressed by the public that a retail plaza type of commercial use would not be acceptable. The public was concerned about potential crime issues related to commercial uses. However, office uses would be accepted.

RECOMMENDATIONS

1. Regional Stormwater:

The City should work with Brevard County to address drainage issues with the local roads and the county owned roads to determine what long term solutions should be created that will address most if not all regional issues within the secondary area. Possible solutions may include acquiring Draa field from the Brevard County School Board and create a regional stormwater pond with amenities like park benches, native landscaping around and along the right-of-way and sidewalks to promote outdoor pedestrian activities for the existing and potential residents of the future. Redeveloping the area to include such stormwater ponds will reinforce the existing community pride and address the flooding issues which will benefit all.

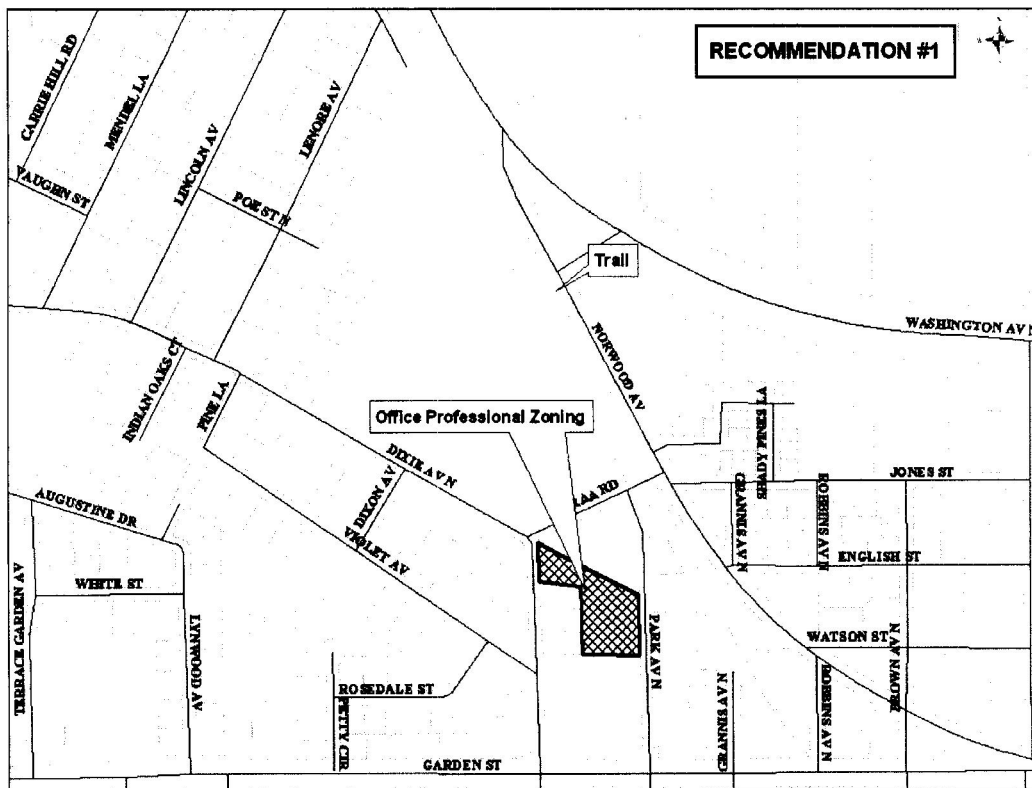
2. Land Use and Zoning:

In review of the maps of Existing Land Uses, Future Land Use Designation Map, and Zoning District, staff has identified inconsistencies in terms of the current uses and what the regulatory frameworks allow. Therefore, staff recommends the following land use and zoning regulatory changes to be reflected in mapping.

Recommendation A: Staff recommends changing the land use and zoning category for the railway road to be Public land use and zoning. It currently does not have land use and zoning designations. Considering its ownership, which has changed from the Florida East Coast Railway to Brevard County, its land use designation and zoning category should be consistent with other public owned properties in the City. Land Use Designations are recommended to be Public / Semi-public; Zoning to be Public.

Recommendation B: As discussed previously, an inconsistency is found between the regulatory frameworks and the actual exiting uses for the corner of Norwood, Jones and Robins. According to Brevard County Property Appraiser's data, the said area is currently residential uses; the city's Future Land Use Designation and zoning category for this area are Commercial High Intensity and Community Commercial (CC) respectively. Staff recommends changing its land use from Commercial High Intensity to certain land uses that would allow residential uses.

Recommendation C: Staff recommends the primary area be changed from Downtown Mixed Use and High Density Residential to Downtown Mixed Use and Commercial Low Intensity land use. The change in land use would allow the mixture of uses, which should be proposed in a low intense type development and future development should take into account appropriate buffers, increased landscaping and architectural compatibility with the surrounding area.



Appendix- Neighborhood Meeting Memo

Subject: Park/ Dixie SAP neighborhood meeting

Date: June 28th, 2007

- **Attendees (3 staff, 1 representative, 14 residents):**

Staff:

Courtney Harris (Planning Director, city of Titusville); Art Interiano (Senior Planner); Yvonne Kimball (Management Intern)

Residents Contact Information:

Robert McGullough (537 7386); F.R. Kendrick (2838 Shady Oaks, 269 3912); Jerry Rouston (18 N. Dixie, 264 4991); Shirley Lopenhaver & Gordon Benson (123 N. Dixie Ave 383 0255); Richard Lovato (13 N. Dixie Ave, 377 5452); Robert Leftegreve (119 N. Dixie Ave., 269 6643); Charles Waller (1422 Norwood, 383 3030) Doug Clow (75 N. Williams, 269 3209); Wesley Baskin (1214 Shady Pines, 383 9153); Bill & Bernice Greig (217 N. Dixie Ave., 264 3228); Diana Griffin (112 Dixie Ave., 264 0193); Thuy Vanto (114 N. Dixie Ave., 264 2987); Fran Thorne (215 N. Dixie, 383 1849)

Applicant:

John Evan (267 5504)

- **Topics of Concern**

Residents' Concerns:

1. Drainage

Drainage remained as the biggest concern in the area. Photos that were taken on rainy days were provided by the residents. A pastor from a Church located on Norwood addressed the same concern.

While most residents thought a medical office in the place of the abandoned house would be appropriate for the neighborhood, some residents were extremely concerned about the drainage issue in the area. They thought the current condition would be "dangerous for anything"; even just to renovate the existing house.

2. Compatibility

Residents had a consensus that a strip mall would not be compatible with the neighborhood. Therefore, it would be too intense for the neighborhood.

3. Draa Field

Residents reported that in the past they had made requests to the school board to clean up the field. No response or action has been taken. The request remains.

4. Traffic / roads

Residents request to

- 1) Put a traffic light at the corner of Draa and N. Dixie.
- 2) Make N. Dixie one way going north.

Applicant's Suggestions & Solutions:

Mr. John Evans (the representative) suggested that the applicant has amended his plans for the subject property. In lieu of proposing developing a medical office and a retail plaza, the applicant (Dr. Hate) would agree to remove the retail plaza proposal which would take place on the vacant land.

The applicant will be willing to partner with concerned parties solving the drainage issue.

- **Summary**

- A medical office taking the place of the old house is agreeable.
- No shopping center or structures alike on the vacant piece of property.
- Drainage has to be fixed regardless what is going to be built at the property.
- The Brevard County School Board is asked to maintain the Draa Field and shall contribute to solve the drainage issue.
- Plans shall be made to address the heavy traffic flow through the intersection at Draa and N. Dixie

- **Actions Suggested by Staff**

1. Contact the County School Board regarding Draa field maintenance, partnership on improving the drainage condition.
2. Contact Public Works Department regarding the possibilities of
 - 1) Installing a traffic light at Draa and N. Dixie
 - 2) Making N. Dixie one way street
3. Contact Storm Water Department regarding potential plans for drainage issues in the area.

City of Titusville
"Gateway to Nature and Space"

REPORT TO COUNCIL

To: Members of the Planning and Zoning Commission
From: Brad Parrish, Community Development Director
Subject: **Small Scale Comprehensive Plan Amendment (SSA) No. 8-2024, 1717 Barna Avenue – Royal Manor Townhomes**
Department/Office: Planning

Recommended Action:

The applicant has requested this item be moved to the March 5, 2025 Planning and Zoning Commission meeting and the March 11, 2025 City Council meeting. This item will be readvertised.

Summary Explanation & Background:

Informational update due to item being advertised.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None