



**CITY OF TITUSVILLE**  
**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
**City Hall Council Chamber**  
**555 South Washington Avenue, Titusville, FL 32781**  
**February 18, 2025 at 2:00 pm**

**NOTICE**

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

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

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

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **DETERMINATION OF A QUORUM**
5. **APPROVAL OF MINUTES**
6. **QUASI-JUDICIAL CONFIRMATION PROCEDURES**
  - a. **Verify all persons wishing to speak before the committee has signed an Oath Card.**
  - b. **Chairman confirms that all agenda items have been properly advertised.**
  - c. **Member's statements if they have visited any of the sites, or spoken to any members of the public regarding an item to be reviewed today.**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
  - a. **DRC #2-2025**

Discussion of the following waiver request:  
To utilize certain Low Impact Development (LID) BMPs to obtain incentives including:

    - Expedited Application
    - Parking Count Flexibility
    - BMP permitted within a landscape buffer

For property located south of Knox McRae Drive and west of Barna Avenue with Parcel IDs 22-35-21-00-258.1 and 22-35-21-00-258.3.

## 9. PUBLIC COMMENT

## 10. ADJOURNMENT

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

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

***Development Review Committee  
February 4, 2025***

The Development Review Committee (DRC) of the City of Titusville, Florida met in session in Council Chambers located at 555 South Washington Avenue on Tuesday February 4, 2025 at 2:00 p.m.

XXX

Chairman and City Engineer Kwabena Ofofu called the meeting to order at 2:00 p.m. Present were Public Works City Engineer Ashleigh Smith, Principal Planner Eddy Galindo, Deputy Building Official Martin Abell, Fire Inspector Michael Shervington. Also present was Deputy Community Development Director Mandy Lamothe and Recording Secretary Kim Amick.

XXX

Member Galindo made a motion to approve the January 9, 2025 minutes as presented.

Chairman Ofofu had a correction to the January 9, 2025 minutes. On page two, Mr. Rice's first name was misspelled.

Member Smith seconded. There was a unanimous voice vote in favor.

XXX

***New Business***

***DRC #06-2025 – Race Trac northwest corner of SR 50 and Helen Hauser Blvd***

Ms. Lamothe read the staff report.

The waiver requested is as follows:

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

1. To the criteria specified in the City's Transportation Infrastructure Technical Design Manual Chapter 9 – Transportation Infrastructure, Section 9.11.1.3.2 which establishes the maximum driveway access width at the property line for development within the City.

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

Member Galindo wanted to understand the request, the code requires the driveway width be no greater than 30 feet but the request is to go to 51, almost double what the code requires. Chairman Ofofu stated yes.

Charlotte Ferguson gave an overview of what they were requesting.

***Development Review Committee  
February 4, 2025***

The Development Review Committee members discussed the extra wide opening, sidewalk and pedestrian safety.

Mercedes Gregorio spoke in favor of the item and if they were to provide the sidewalk within the property line that will not negatively affect the landscape buffer.

Member Galindo state typically if you are providing an amenity, like a sidewalk, in the landscape buffer you would still provide the same number of tree plantings that were required in that same space just provide them elsewhere on the site.

Ms. Gregorio asked because the site is already tight and a lot of environmental factors that also need to be taken into consideration.

Member Galindo looked at Section 30-337, Permitted Uses Within the a Landscape Yard and it says “landscape yard shall not be included as drainage, right-of-way, utility or other easements” and if the sidewalk is going to be moved onto the property then Public Works is going to require an easement over that sidewalk so you would have to provide the same width of landscape buffer and plantings shifted over on a site with space constraints that might be an issue.

The Development Review Committee members discussed other options such as curbing as a solution.

XXX

Member Galindo made a motion to approve DRC Waiver # 06-2025 to allow the maximum driveway width at the property line to be increased to 51.43 feet with the following condition:

1. Painted stripping be provided on the asphalt provided to give a visual reduction down to what the code would have required.

Chairman Ofosu asked if a condition needed to be added for the sidewalk.

Member Galindo stated he heard the moving the sidewalk would cause further site constraints and that the stripping would help provide that barrier or visually give that smaller gap across the driveway connections so it not necessarily required.

Member Shervington seconded.

Roll call was as follows:

Chairman Ofosu	Yes
Member Galindo	Yes
Member Abell	Yes
Member Smith	Yes
Member Shervington	Yes

Motion passed.

XXX

**Public Comment**  
None

XXX

**Adjournment 2:27 p.m.**

DRAFT



# City of Titusville

## Staff Report

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### DEVELOPMENT REVIEW COMMITTEE (DRC) - #2-2025

#### Waiver Requests for Titusville Multi-Family Project – South of Knox McRae Drive, west of Barna Avenue, Parcel IDs 22-35-21-00-258.1 and 22-35-21-00-258.3

<b>Meeting Date:</b>	February 18, 2025
<b>Prepared By:</b>	Mandy Lamothe, Deputy Community Development Director
<b>Applicant(s):</b>	Bowman Consulting Group
<b>Applicant's Request:</b>	To utilize certain Low Impact Development (LID) BMPs to obtain incentives including: <ul style="list-style-type: none"><li>• Expedited Application</li><li>• Parking Count Flexibility</li><li>• BMP permitted within a landscape buffer</li></ul>
<b>Staff Recommendation:</b>	Consideration of the proposed waiver requests

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#### Background Information

The applicant, Bowman Consulting Group, is requesting the Development Review Committee (DRC) grant the following LID incentive waivers for the site located at south of Knox McRae Drive and west of Barna Avenue for an apartment complex:

- Expedited Site Plan Application
- Parking Count Flexibility
- BMP permitted within landscape buffer

#### Waiver Criteria

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

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

## **Analysis**

The LID incentive requests are associated with a proposed 56-unit apartment complex that is currently under site plan review.

The following are the requested LID incentives:

- Expedited Site Plan Application
- Parking Count Flexibility
- BMP permitted within landscape buffer

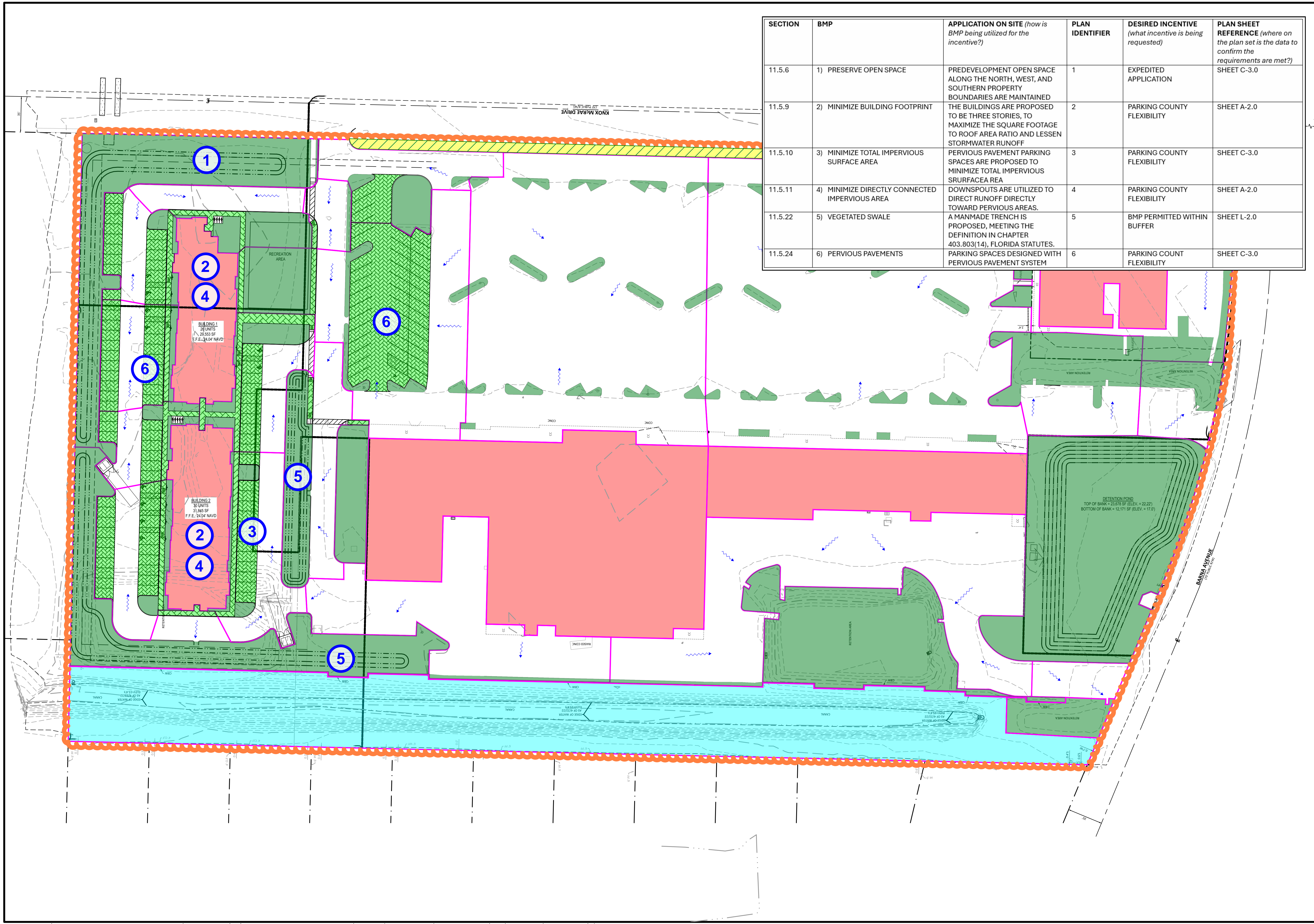
The applicant is proposing a series of Low Impact Development BMPs including the following:

- Preserve Open Space - Section 11.5.6
  - Pre-development open space along the north, west and southern property boundaries are maintained
- Minimize Building Footprint – Section 11.5.9
  - Buildings are proposed to be three stories to maximize the square footage to roof area ratio and lessen stormwater runoff
- Minimize Total Impervious Surface Area – Section 11.5.10
  - Pervious parking spaces are proposed to minimize total impervious surface area
- Minimize Directly Connected Impervious Area (DCIA) – Section 11.5.11
  - Downspouts are utilized to direct runoff directly toward pervious areas.
- Vegetated Swales – Section 11.5.22
  - A manmade trench is proposed meeting the definition in Chapter 403.803(14), Florida Statute
- Pervious Pavements – Section 11.5.24
  - Parking spaced designed with pervious pavement system

## **Recommendation**

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

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



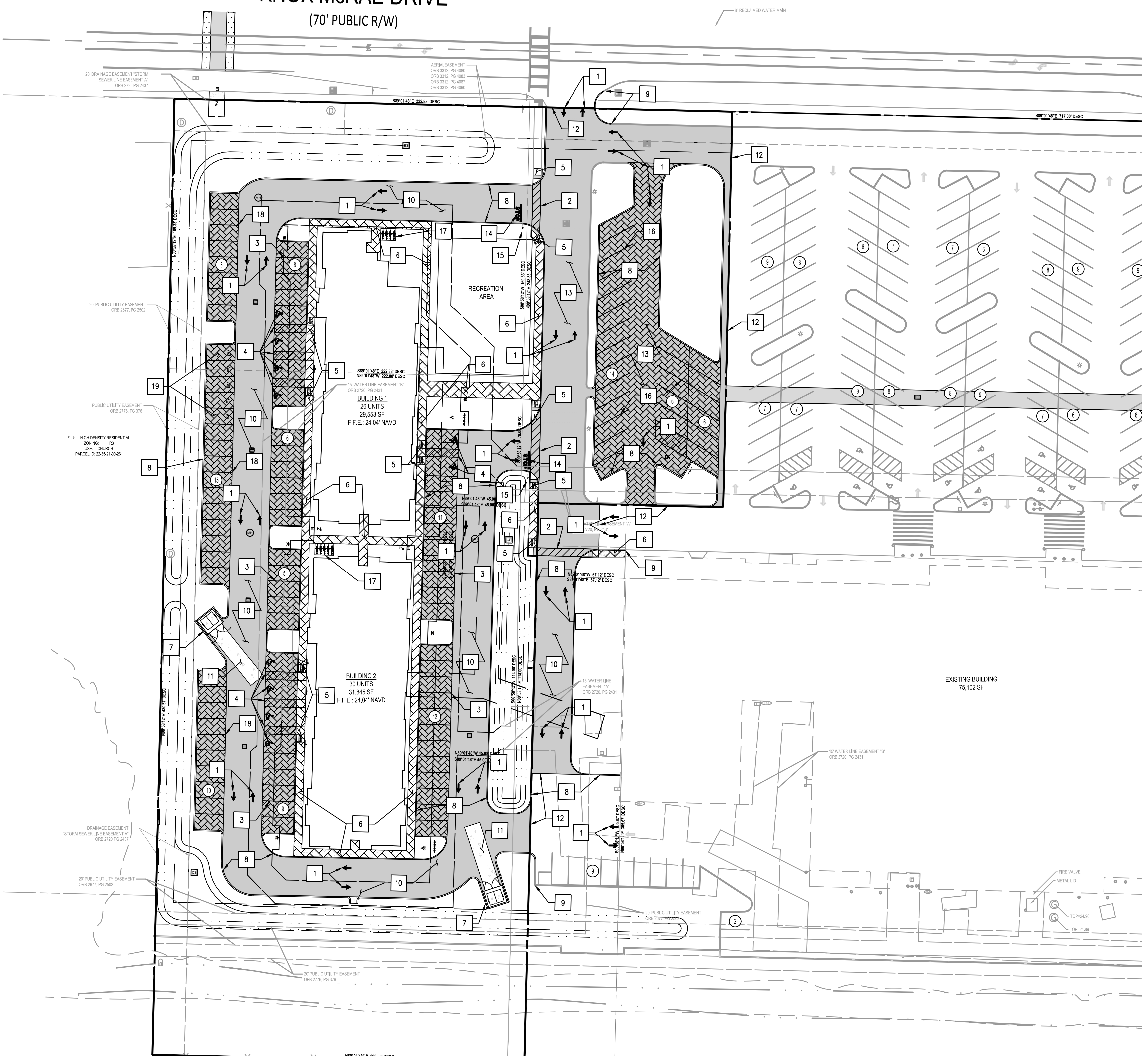
SECTION	BMP	APPLICATION ON SITE (how is BMP being utilized for the incentive?)	PLAN IDENTIFIER	DESIRED INCENTIVE (what incentive is being requested)	PLAN SHEET REFERENCE (where on the plan set is the data to confirm the requirements are met?)
11.5.6	1) PRESERVE OPEN SPACE	PREDEVELOPMENT OPEN SPACE ALONG THE NORTH, WEST, AND SOUTHERN PROPERTY BOUNDARIES ARE MAINTAINED	1	EXPEDITED APPLICATION	SHEET C-3.0
11.5.9	2) MINIMIZE BUILDING FOOTPRINT	THE BUILDINGS ARE PROPOSED TO BE THREE STORIES, TO MAXIMIZE THE SQUARE FOOTAGE TO ROOF AREA RATIO AND LESSEN STORMWATER RUNOFF	2	PARKING COUNTY FLEXIBILITY	SHEET A-2.0
11.5.10	3) MINIMIZE TOTAL IMPERVIOUS SURFACE AREA	PERVIOUS PAVEMENT PARKING SPACES ARE PROPOSED TO MINIMIZE TOTAL IMPERVIOUS SURFACE AREA	3	PARKING COUNTY FLEXIBILITY	SHEET C-3.0
11.5.11	4) MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREA	DOWNSPOUTS ARE UTILIZED TO DIRECT RUNOFF DIRECTLY TOWARD PERVIOUS AREAS.	4	PARKING COUNTY FLEXIBILITY	SHEET A-2.0
11.5.22	5) VEGETATED SWALE	A MANMADE TRENCH IS PROPOSED, MEETING THE DEFINITION IN CHAPTER 403.803(14), FLORIDA STATUTES.	5	BMP PERMITTED WITHIN BUFFER	SHEET L-2.0
11.5.24	6) PERVIOUS PAVEMENTS	PARKING SPACES DESIGNED WITH PERVIOUS PAVEMENT SYSTEM	6	PARKING COUNTY FLEXIBILITY	SHEET C-3.0

**LOW IMPACT DEVELOPMENT ANALYSIS**  
**RESIDENTIAL KNOX MCRAE**  
 PROPOSED BASINS

PROJECT NO		
COUNTY PROJECT NUMBER		
PLAN STATUS		
XX/XX/XX	XXXXX	
DATE	DESCRIPTION	
XXX	XXX	
DESIGN	DRAWN	CHKD
SCALE	H:	V:
JOB No.	XXXX-XX-XXX	
DATE	MONTH, YEAR	
FILE No.	XXXX-D-XX-XXX	
SHEET	OF XX	

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. RELIANCE ON AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

# KNOX McRAE DRIVE (70' PUBLIC R/W)



### SITE NOTES

- 1 CONST. DIRECTIONAL ARROW (TYP.)
- 2 CONST. CROSSWALK (TYP.)
- 3 CONST. STANDARD PARKING STALL 10' X 20' (TYP.)
- 4 CONST. ADA PARKING STALL 12' X 20' W. 5' ACCESSIBLE (TYP.)
- 5 CONST. ADA ACCESSIBLE RAMP (TYP.)
- 6 CONST. SIDEWALK (TYP.)
- 7 CONST. DUMPSTER ENCLOSURE (TYP.)
- 8 CONST. TYPE "D" CURB (TYP.)
- 9 CONNECT TO EXISTING CURB
- 10 CONST. ASPHALT PAVEMENT (TYP.)
- 11 CONST. CONCRETE PAD IN FRONT OF DUMPSTER (TYP.)
- 12 CONNECT TO PAVEMENT EDGE (TYP.)
- 13 1" MILL AND RESURFACE
- 14 CONST. STOP BAR AND GRAPHIC (TYP.)
- 15 CONST. "STOP" SIGN (TYP.)
- 16 CONST. PARKING STALL STRIPING TO MATCH EXISTING (TYP.)
- 17 CONST. BIKE RACKS
- 18 CONST. STANDARD PARKING STALL 10' X 18' (TYP.)
- 19 CONST. EV PARKING STALL 10' X 15' (TYP.) W/ "EV" PAVEMENT MARKING

### SITE DATA TABLE

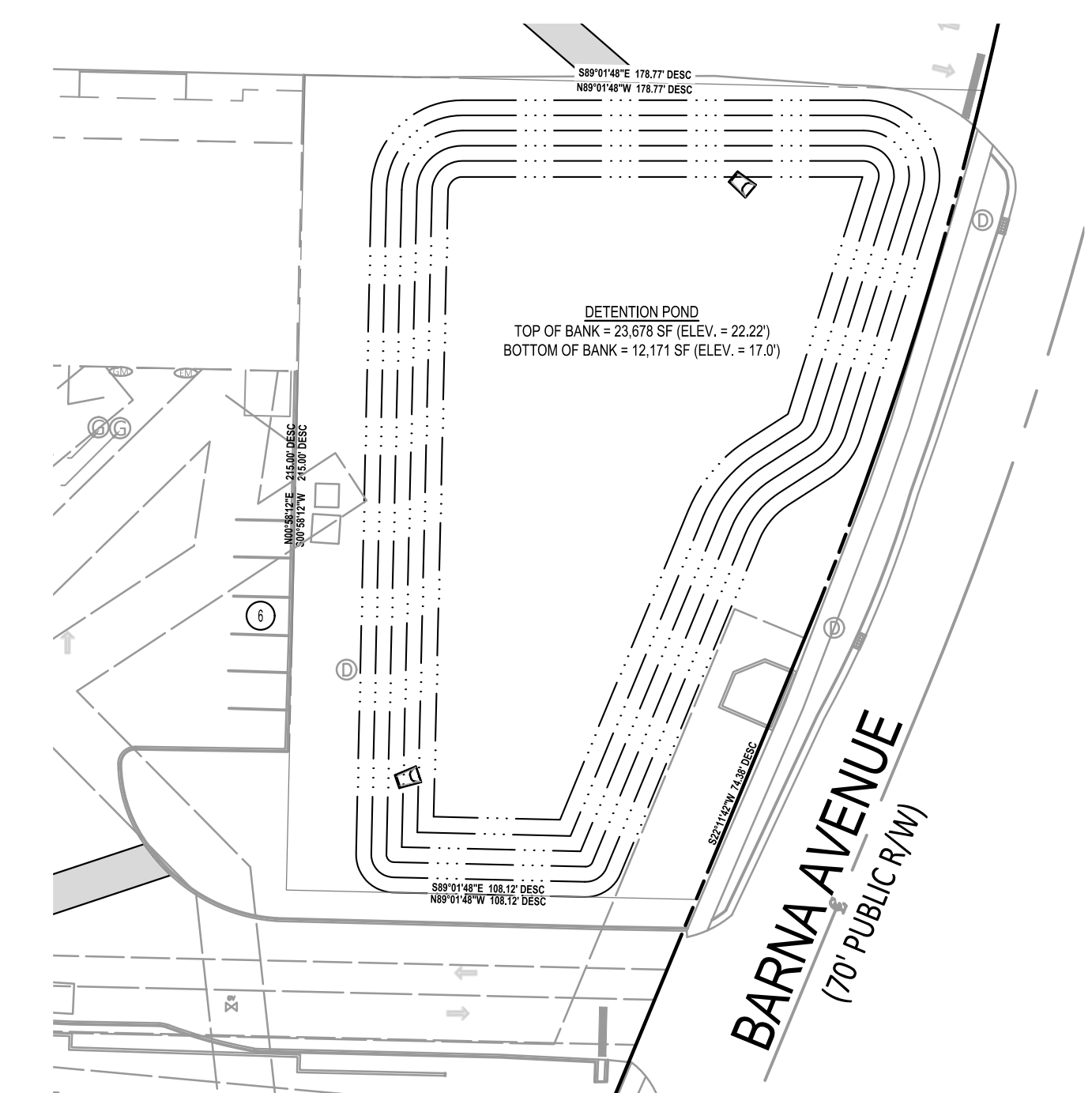
LOCATION:	INTERSECTION OF KNOX McRAE DRIVE & BARNA AVE
APPLICATION NAME:	MULTI-FAMILY PROJECT
APPLICATION NUMBER:	
LAND USE CLASSIFICATION:	HIGH DENSITY RESIDENTIAL
ZONING DISTRICT:	MULTI-FAMILY HIGH DENSITY RESIDENTIAL (R-3)
SECTION/TOWNSHIP/RANGE:	21 / 22 S / 35 E
PARCEL ID NUMBER:	22-35-21-00-258; 22-35-21-00-258.1; 22-35-21-00-258.3
EXISTING USE:	VACANT COMMERCIAL LAND
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
NET SITE AREA:	3.88 AC (169,102 SF) 100%
IMPERVIOUS AREAS: PAVEMENT:	0.88 AC (38,632.6 SF) 22.9%
MAX BUILDING COVERAGE: MAX 50%:	1.94 AC (84,551 SF) 50.0%
PROPOSED BUILDING COVERAGE:	0.47 AC (20,466.45 SF) 12.0%
TOTAL IMPERVIOUS AREA:	1.55 AC (67,720 SF) 40.0%
OPEN SPACE (GREEN):	1.74 AC (75,625 SF) 44.8%
PERVIOUS PAVERS:	0.78 AC (34,342 SF) 20.3%
PERVIOUS PAVERS (25% REDUCTION):	0.59 AC (25,757 SF) 15.2%
TOTAL PERVIOUS AREA:	2.33 AC (101,382 SF) 60.0%
DETENTION POND:	0.54 AC (23,678 SF)
SWALE AREA:	0.42 AC (18,347 SF) 10.8%
REQUIRED PARKING (56 DWELLING UNITS):	140 SPACES
(2 SPACES PER DWELLING UNIT & 0.5 GUEST PARKING PER UNIT)	
PROPOSED PARKING:	114 SPACES
REQUIRED ACCESSIBLE SPACES:	8 SPACES
PROPOSED ACCESSIBLE PARKING:	10 SPACES
MAX BUILDING HEIGHT:	35' - 0"
PROPOSED BUILDING HEIGHT:	3 STORY (35' - 0")
GROSS FLOOR AREA:	61,398 SF

### EXISTING LEGEND

- CONCRETE SIDEWALK
- EDGE OF PAVEMENT
- EDGE OF SIDEWALK
- UTILITY EASEMENT
- LANDSCAPE EASEMENT / ACCESS EASEMENT
- CATCH BASIN
- SIGN / CROSSWALK SIGNAL
- LIGHT POLE
- CONCRETE UTILITY POLE/CONCRETE POWER POLE
- FIRE HYDRANT

### PROPOSED LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- TYPE "D" CURB
- PARKING COUNT
- PARKING STRIPING
- RAMP
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- 1" MILL & RESURFACE
- PERVIOUS PAVEMENT
- PERVIOUS PAVERS ON WALKWAYS



**Bowman**

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**MULTI-FAMILY PROJECT**

1881 KNOX McRAE DR.  
 TITUSVILLE, FL 32780

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011032-01-001  
 BOWMAN PROJECT NUMBER

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This item has been digitally signed and sealed by **Andres Mizrahi, P.E.** on the date adjacent to this seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

12/20/2024

ANDRES MIZRAHI, P.E.  
 FLORIDA REG. NO. 92421

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PLAN STATUS	
DATE	COMMENTS

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SK DESIGN	JM DRAWN	SK CHKD
JOB No. 011032-01-001		
DATE: 12/16/2024		
SCALE: 1" = 40'		

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Know what's below.  
**Call before you dig.**

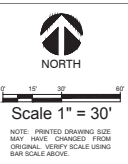
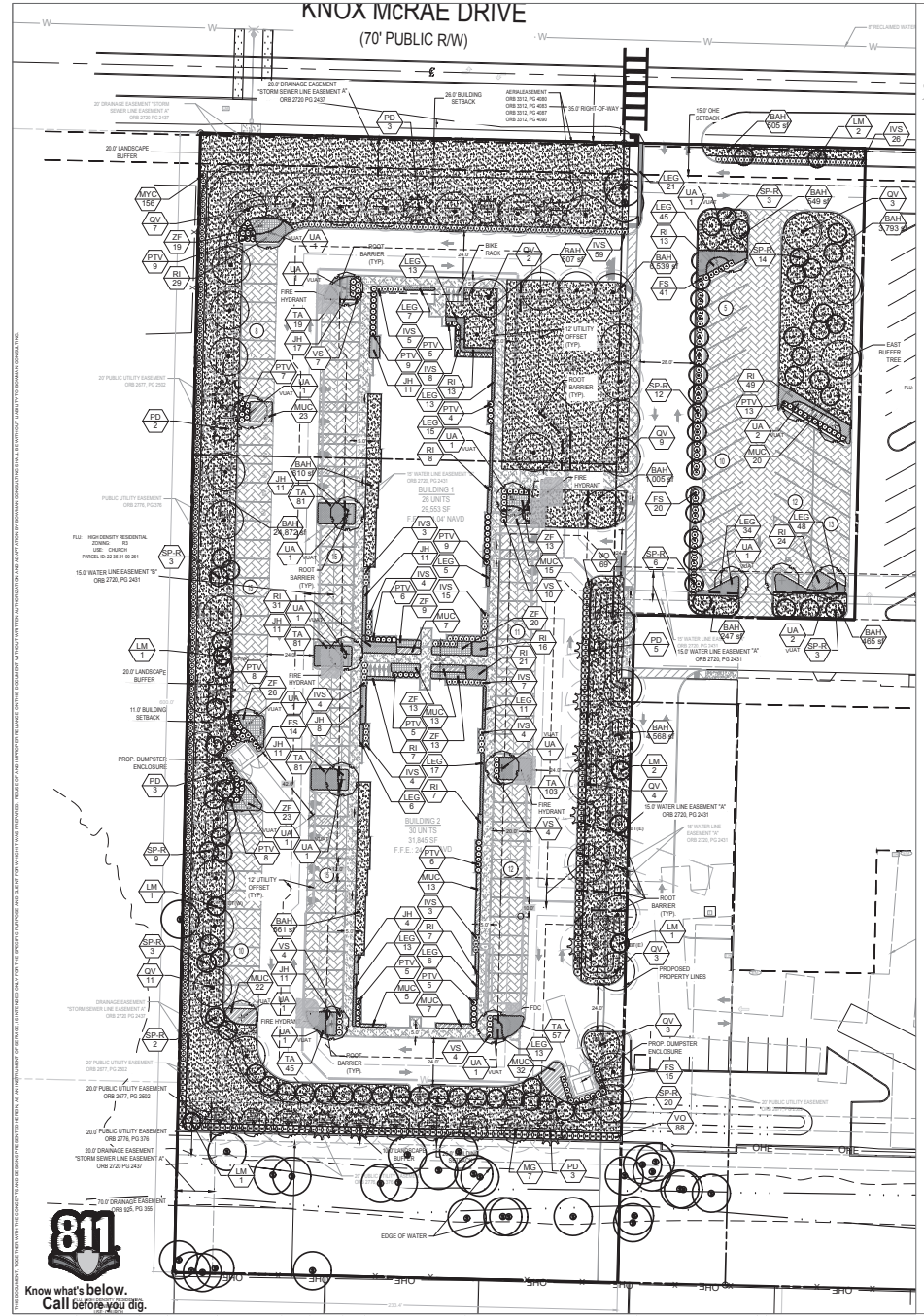
GRAPHIC SCALE

(IN FEET)  
 1 inch = 40 ft.

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**C-3.0**

SHEET



### PLANT SCHEDULE

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
BIG	7	Southern Magnolia	Magnolia grandiflora	B & B	4.5" Cal	12-14' H.	5-6'	Yes	Medium	
PD	16	Slash Pine	Pinus Elliotti densa	B & B	3.75" Cal	10-12' H.	4-5'	Yes	Low	6' CT
QV	42	Southern Live Oak	Quercus virginiana	B & B	4.5" Cal	12-14' H.	5-6'	Yes	Low	6' CT
UA	19	Winged Elm	Ulmus alata	B & B	4.5" Cal	12-14' H.	5-6'	Yes	High	6' CT
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
LM	8	'Muskoeg' Grape Myrtle	Lagerstroemia indica 'Muskoeg'	B & B	3.75" Cal	8-10' H.	4-5'	No	Medium	5' CT, STD
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SP-R	75	Cabbage Palmetto	Sabal palmetto	B & B	(EXISTING)	16-20' ca	8'	Yes	High	RELOCATED
MEDIUM SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
FS	90	Florida privet	Foresteria segregata	3 Gal	36"	18-20"	18-24"	Yes	Medium	
IVS	142	Schillingia holly	Ilex vomitoria	3 Gal	36"	18-20"	18-24"	Yes	Low	
MYC	156	Wax Myrtle	Myrica cerifera	3 Gal	36"	18-20"	18-24"	Yes	High	
PTV	99	Philippodium	Philippodium tobira	3 Gal	36"	18-20"	18-24"	Yes	High	
VO	157	Walter Viburnum	Viburnum odoratum	3 Gal	36"	18-20"	18-24"	Yes	High	
VS	29	Sandbarke viburnum	Viburnum suspensum	3 Gal	36"	18-20"	18-24"	No	Medium	
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
JH	95	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	1 Gal	30"	6"	12-15"	No	Medium	
LEG	267	Evergreen Giant Lily Turf	Liriope muscari 'Evergreen Giant'	1 Gal, 8-10 pip/pot	24"	8"	8"	Yes	Low	
MUC	187	Gulf Muhly Grass	Muhlenbergia capensis	3 Gal	12"	12-14"	12"	No	High	
TA	225	Indian Hawthorn	Raphiolepis indica	1 Gal	24"	8"	8-10"	No	Medium	
TA	447	Asian Jasmine	Trachelosperma Asiaticum	1 Gal, 3 runners min.	18"	8"	12-15"	No	Medium	
ZF	136	Coonice	Zamia floridana	3 Gal	30"	12-14"	12"	Yes	Medium	
SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
BAH	44,321 sf	Argentine Bahia Grass	Paspalum notatum 'Argentine'	solid sod	n/a	n/a	n/a	No	High	weed-free

CITY OF TITUSVILLE - LANDSCAPE NOTES:

- A. PER SECTION 30-300 (A)(4), ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO CERTIFIED PLANTING PRACTICES INCLUDING PROPER CARE AND MAINTENANCE. SPECIES SHALL BE PROTECTED AND PRESENT A FINISHED APPEARANCE WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. A QUALIFIED LANDSCAPING CONTRACTOR SHALL BE EMPLOYED TO DESIGN, INSTALL, MAINTAIN, AND MONITOR THE LANDSCAPING AND NO CERTIFICATE OF OCCUPANCY OR SIMILAR AUTHORITY SHALL BE ISSUED UNTIL THE LANDSCAPING MEETS THE REQUIREMENTS PROVIDED HEREIN.
- B. PER SECTION 30-300 (A)(5), THE HEALTH AND VIABILITY OF ALL REQUIRED LANDSCAPE MATERIALS AND THE SITE IN WHICH THEY ARE PLANTED SHALL BE MAINTAINED THROUGH PROPER CARE OR PROTECTION IN PERPETUITY AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CERTIFICATE OF COMPLETION OR RESTORATION MAY BE REQUIRED TO VERIFY PROPER CARE.
- C. PER SECTION 30-300 (A)(6), ANY PERSON OWNING OR OCCUPYING THE SITE SHALL HAVE THE CONTROLLING DUTY AND OBLIGATION TO MAINTAIN OR RESTORE THE LANDSCAPING TO THE ORIGINAL CONDITION OR BETTER. THIS OBLIGATION SHALL BE ENFORCED BY THE CITY OF TITUSVILLE THROUGH THE REQUIREMENTS OF THIS ARTICLE BY THE APPROVED SITE PLAN, LANDSCAPE PLAN, OR THIS CODE. IN COMPLIANCE WITH THE FOLLOWING MINIMUM MAINTENANCE STANDARDS FOR LANDSCAPING AND LANDSCAPE MATERIALS: (1) ALL PLANTS SHALL BE PLANTED IN A MANNER THAT PRESENTS A NEAT AND ORDERLY APPEARANCE; (2) ALL DEAD PLANT MATERIAL SHALL BE PROMPTLY REPLACED WITH LIKE MATERIAL WITHIN THE APPROVED SITE PLAN, LANDSCAPE PLAN, OR THIS CODE; (3) TREES AND PALMS THAT ARE REMOVED, EXCESSIVELY PRUNED, DEAD, OR BEYOND RECOVERY SHALL BE REPLACED.
- D. PER SECTION 30-300 (A)(7), ALL PROPERTY WHERE THERE IS REDEVELOPMENT PROPOSED OR WHERE AN ADDITION OR AN INCREASE IN MERCHANDISE SURFACE TO AN EXISTING DEVELOPMENT IS PROPOSED SHALL BE REQUIRED TO COMPLY WITH THE OBLIGATION TO MAINTAIN OR RESTORE THE LANDSCAPING TO THE ORIGINAL CONDITION OR BETTER.
- E. PER SECTION 2.1.1.3 OF THE ENVIRONMENTAL PROTECTION TECHNICAL MANUAL, TREES AND PLANTS SHOWING EVIDENCE OF CONSTRUCTION DAMAGE SHALL NOT BE CROPPED, TRIMMED, OR DESTROYED.
- F. PER SECTION 30-300 (A)(8), ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER THAT PRESENTS A NEAT AND ORDERLY APPEARANCE. PLANT MATERIALS WHICH ARE KNOWN TO BE TOLERANT OF PAVING ENVIRONMENTS OR WHOSE PHYSICAL CHARACTERISTICS MAY BE HARMFUL TO THE PUBLIC OR WHICH PRODUCE A QUANTITY AND/OR QUALITY OF DEBRIS SO AS TO PRESENT MAINTENANCE DIFFICULTY SHALL NOT BE SPECIFIED FOR USE UNDER THIS ARTICLE.
- G. PER SECTION 30-301 (C), GROUND COVERS, OTHER THAN GRASS, SHALL BE PLANTED IN SUCH A MANNER SO AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN 90 MONTHS AFTER PLANTING (SEE LANDSCAPE TECHNICAL MANUAL).
- H. PER SECTION 30-301 (D), GRASS AREAS SHALL BE PLANTED IN SPECIES NORMALLY GRASS OR PERMANENT LAWNS IN BROADWAY CURVES, SEEDING AND PROPPING MAY BE USED IF GRASS COVER IS COMPLETE WITHIN SIX (6) MONTHS OR DRIVING WHEELS SHALL BE PROTECTED FROM DAMAGE BY A MANNER OF SIX (6) MONTHS AFTER TIME OF PLANTING (SEE LANDSCAPE TECHNICAL MANUAL).
- I. PER SECTION 30-301 (E), TREES SHALL BE PLANTED IN SUCH A MANNER AS TO REACH A MATURE HEIGHT OF AT LEAST SIXTY (60) FEET AND BE HEALTHY AND STURDY PLANTS. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER THAT PRESENTS A NEAT AND ORDERLY APPEARANCE. PLANT MATERIALS WHICH ARE KNOWN TO BE TOLERANT OF PAVING ENVIRONMENTS OR WHOSE PHYSICAL CHARACTERISTICS MAY BE HARMFUL TO THE PUBLIC OR WHICH PRODUCE A QUANTITY AND/OR QUALITY OF DEBRIS SO AS TO PRESENT MAINTENANCE DIFFICULTY SHALL NOT BE SPECIFIED FOR USE UNDER THIS ARTICLE.
- J. PER SECTION 30-301 (F), EACH OVERSTORY, CONVERSELY UNDERSTORY TREE OR SHRUB SHALL BE PLANTED AT LEAST TWELVE INCHES FROM THE EDGE OF ANY PAVED SURFACE.
- K. PER SECTION 30-301 (G), OPEN AREAS OF ANY SIZE NOT OCCUPIED BY BUILDING, PARKING, STORAGE, OR STORAGE OF CONCRETE CURBS, WHEEL STOPS OR OTHER PERMANENT BARRIERS, EACH PLANTED TREE, SMALL TREE, OR LARGE SHRUB SHALL BE PLANTED AT LEAST TWELVE (12) INCHES FROM THE EDGE OF ANY PAVED SURFACE. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 60 FEET TO SUCH PUBLIC WORKS.
- L. PER SECTION 30-301 (H), SOIL IN ALL PLANTING AREAS IS TO BE OF SUFFICIENT QUALITY WITH ADEQUATE PH VALUE AND NUTRIENT ADJUSTMENTS AS TO SUPPORT THE PLANT.
- M. PER SECTION 30-301 (I), ALL NEWLY PLANTED TREES SHALL BE PLANTED IN A MANNER THAT IS AT LEAST EQUAL TO THE QUALITY OF THE PLANT MATERIALS WHICH ARE PLANTED IN THE SAME AREA.
- N. PER SECTION 30-301 (J), LANDSCAPE ISLANDS ARE TO BE FREE OF BARE MATERIAL OR PAVEMENT. HARDWARE CONTAINING METALS WHICH ARE TOXIC TO PLANTS SHALL NOT BE PLACED ELSEWHERE WITHIN THE DEVELOPMENT TO AVOID CONTACT WITH PLANTS.
- O. PER SECTION 30-301 (K), LARGE SPECIES TREES SHALL NOT BE PLANTED UNDER OR WITHIN FIFTEEN (15) FEET OF ANY OVERSTORY, CONVERSELY UNDERSTORY TREE OR SHRUB WHICH IS TO BE PLANTED IN THE SAME AREA.
- P. PER SECTION 30-301 (L), FERTILIZER SHALL NOT BE APPLIED WITHIN TEN (10) FEET OF ANY FORD, STREAM, WATERCOURSE, LAKE, CANAL, OR RETENTION POND TO AVOID NUTRIENT ENRICHMENT OF ENVIRONMENTAL PROTECTION CHAPTER 63.00, FLORIDA ADMINISTRATIVE CODE, OR FROM THE TOP OF A HILL OR SLOPE. STRONG CITY CODE REGULATIONS APPLY. THIS PROVISION DOES NOT RELIEVE THE REQUIREMENT TO ADHERE TO THE MORE STRINGENT REGULATIONS NEWLY PLANTED TURF AND LANDSCAPE MATERIALS MAY BE FERTILIZED IN THE ZONE DESCRIBED ABOVE SIXTY (60) FEET FROM THE PLANTING IF NEEDED TO ALLOW THE PLANTS TO BECOME WELL ESTABLISHED. CAUTION SHALL BE USED TO PREVENT DIRECT APPLICATION OF NUTRIENTS INTO THE SOIL.
- Q. PER SECTION 30-301 (M), NO FERTILIZER CONTAINING PHOSPHORUS SHALL BE APPLIED TO TURF OR LANDSCAPE PLANTS IN THE CITY OF TITUSVILLE. SOIL OR PLANT TISSUE ANALYSIS SHALL BE CONDUCTED BY A UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURE SCIENCES APPROVED TESTING LABORATORY IN THE CASE OF A LACK OF SUFFICIENT DATA. THE APPLICATION OF FERTILIZER CONTAINING PHOSPHORUS SHALL BE IN ACCORDANCE WITH THE RATES AND DIRECTIONS PROVIDED BY THE FLORIDA ADMINISTRATIVE CODE. TESTING AND VERIFICATION SHALL BE MORE THAN TWO (2) YEARS OLD, HOWEVER, RECENT APPLICATION OF COMPOST, MANURE, OR TOP SOIL SHALL WARRANT MORE RECENT TESTING TO THIS SITE.
- R. PER SECTION 30-301 (N), THE NITROGEN CONTENT OF FERTILIZER APPLIED TO TURF OR LANDSCAPE PLANTS SHALL CONFORM TO AT LEAST FIFTY (50) PERCENT D.I.W. RELEASE NITROGEN PER GUARANTEED ANALYSIS LABEL.
- S. PER SECTION 30-301 (O), FERTILIZER SHALL NOT BE APPLIED TO TURF WITHIN THE CITY OF TITUSVILLE SHALL BE APPLIED AT RATES THAT ARE IN ACCORDANCE WITH REQUIREMENTS AND DIRECTIONS PROVIDED BY THE FLORIDA ADMINISTRATIVE CODE. FERTILIZER APPLICATIONS FOR GRASSY TURF FIELDS SHALL BE IN ACCORDANCE WITH THE MORE STRINGENT REGULATIONS NEWLY PLANTED TURF AND LANDSCAPE MATERIALS MAY BE FERTILIZED IN THE ZONE DESCRIBED ABOVE SIXTY (60) FEET FROM THE PLANTING IF NEEDED TO ALLOW THE PLANTS TO BECOME WELL ESTABLISHED. CAUTION SHALL BE USED TO PREVENT DIRECT APPLICATION OF NUTRIENTS INTO THE SOIL.
- T. PER SECTION 30-301 (P), FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS SHALL NOT BE APPLIED TO TURF OR LANDSCAPE PLANTS IN THE CITY OF TITUSVILLE. SOIL OR PLANT TISSUE ANALYSIS SHALL BE CONDUCTED BY A UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURE SCIENCES APPROVED TESTING LABORATORY IN THE CASE OF A LACK OF SUFFICIENT DATA. THE APPLICATION OF FERTILIZER CONTAINING PHOSPHORUS SHALL BE IN ACCORDANCE WITH THE RATES AND DIRECTIONS PROVIDED BY THE FLORIDA ADMINISTRATIVE CODE. TESTING AND VERIFICATION SHALL BE MORE THAN TWO (2) YEARS OLD, HOWEVER, RECENT APPLICATION OF COMPOST, MANURE, OR TOP SOIL SHALL WARRANT MORE RECENT TESTING TO THIS SITE.
- U. PER SECTION 30-301 (Q), THE NITROGEN CONTENT OF FERTILIZER APPLIED TO TURF OR LANDSCAPE PLANTS SHALL CONFORM TO AT LEAST FIFTY (50) PERCENT D.I.W. RELEASE NITROGEN PER GUARANTEED ANALYSIS LABEL.
- V. PER SECTION 30-301 (R), FERTILIZER SHALL NOT BE APPLIED TO TURF WITHIN THE CITY OF TITUSVILLE SHALL BE APPLIED AT RATES THAT ARE IN ACCORDANCE WITH REQUIREMENTS AND DIRECTIONS PROVIDED BY THE FLORIDA ADMINISTRATIVE CODE. FERTILIZER APPLICATIONS FOR GRASSY TURF FIELDS SHALL BE IN ACCORDANCE WITH THE MORE STRINGENT REGULATIONS NEWLY PLANTED TURF AND LANDSCAPE MATERIALS MAY BE FERTILIZED IN THE ZONE DESCRIBED ABOVE SIXTY (60) FEET FROM THE PLANTING IF NEEDED TO ALLOW THE PLANTS TO BECOME WELL ESTABLISHED. CAUTION SHALL BE USED TO PREVENT DIRECT APPLICATION OF NUTRIENTS INTO THE SOIL.
- W. PER SECTION 30-301 (S), FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS SHALL NOT BE APPLIED TO TURF OR LANDSCAPE PLANTS IN THE CITY OF TITUSVILLE. SOIL OR PLANT TISSUE ANALYSIS SHALL BE CONDUCTED BY A UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURE SCIENCES APPROVED TESTING LABORATORY IN THE CASE OF A LACK OF SUFFICIENT DATA. THE APPLICATION OF FERTILIZER CONTAINING PHOSPHORUS SHALL BE IN ACCORDANCE WITH THE RATES AND DIRECTIONS PROVIDED BY THE FLORIDA ADMINISTRATIVE CODE. TESTING AND VERIFICATION SHALL BE MORE THAN TWO (2) YEARS OLD, HOWEVER, RECENT APPLICATION OF COMPOST, MANURE, OR TOP SOIL SHALL WARRANT MORE RECENT TESTING TO THIS SITE.
- X. PER SECTION 30-301 (T), FERTILIZER SHALL NOT BE APPLIED TO TURF WITHIN THE CITY OF TITUSVILLE SHALL BE APPLIED AT RATES THAT ARE IN ACCORDANCE WITH REQUIREMENTS AND DIRECTIONS PROVIDED BY THE FLORIDA ADMINISTRATIVE CODE. FERTILIZER APPLICATIONS FOR GRASSY TURF FIELDS SHALL BE IN ACCORDANCE WITH THE MORE STRINGENT REGULATIONS NEWLY PLANTED TURF AND LANDSCAPE MATERIALS MAY BE FERTILIZED IN THE ZONE DESCRIBED ABOVE SIXTY (60) FEET FROM THE PLANTING IF NEEDED TO ALLOW THE PLANTS TO BECOME WELL ESTABLISHED. CAUTION SHALL BE USED TO PREVENT DIRECT APPLICATION OF NUTRIENTS INTO THE SOIL.
- Y. PER SECTION 30-301 (U), FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS SHALL NOT BE APPLIED TO TURF OR LANDSCAPE PLANTS IN THE CITY OF TITUSVILLE. SOIL OR PLANT TISSUE ANALYSIS SHALL BE CONDUCTED BY A UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURE SCIENCES APPROVED TESTING LABORATORY IN THE CASE OF A LACK OF SUFFICIENT DATA. THE APPLICATION OF FERTILIZER CONTAINING PHOSPHORUS SHALL BE IN ACCORDANCE WITH THE RATES AND DIRECTIONS PROVIDED BY THE FLORIDA ADMINISTRATIVE CODE. TESTING AND VERIFICATION SHALL BE MORE THAN TWO (2) YEARS OLD, HOWEVER, RECENT APPLICATION OF COMPOST, MANURE, OR TOP SOIL SHALL WARRANT MORE RECENT TESTING TO THIS SITE.
- Z. PER SECTION 30-301 (V), FERTILIZER SHALL NOT BE APPLIED TO TURF WITHIN THE CITY OF TITUSVILLE SHALL BE APPLIED AT RATES THAT ARE IN ACCORDANCE WITH REQUIREMENTS AND DIRECTIONS PROVIDED BY THE FLORIDA ADMINISTRATIVE CODE. FERTILIZER APPLICATIONS FOR GRASSY TURF FIELDS SHALL BE IN ACCORDANCE WITH THE MORE STRINGENT REGULATIONS NEWLY PLANTED TURF AND LANDSCAPE MATERIALS MAY BE FERTILIZED IN THE ZONE DESCRIBED ABOVE SIXTY (60) FEET FROM THE PLANTING IF NEEDED TO ALLOW THE PLANTS TO BECOME WELL ESTABLISHED. CAUTION SHALL BE USED TO PREVENT DIRECT APPLICATION OF NUTRIENTS INTO THE SOIL.

### LANDSCAPE COMPLIANCE CHART

CITY OF TITUSVILLE LAND DEVELOPMENT CODE

Sec. 30-303 - PLANTING MINIMUM STANDARDS

Sec. 30-304 - VISUAL BUFFERS/SCREENING DUMPTERS

Sec. 30-305 - BUILDING LANDSCAPING

Sec. 30-306 - PARKING AREA LANDSCAPING

Sec. 30-307 - MITIGATION PLAN REQUIREMENTS

Sec. 30-308 - CONCRETE AREA REQUIREMENTS

Sec. 30-309 - CONCRETE AREA REQUIREMENTS

Sec. 30-310 - CONCRETE AREA REQUIREMENTS

Sec. 30-311 - CONCRETE AREA REQUIREMENTS

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Sec. 30-399 - CONCRETE AREA REQUIREMENTS

Sec. 30-400 - CONCRETE AREA REQUIREMENTS

### NOTES:

- A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANT. NO LANDSCAPE GROWTH IS ALLOWED WITHIN THESE AREAS OTHER THAN GRASSES BELOW THE LEVEL OF THE HYDRANT DISCHARGE NPPA 1-18.5.7.
- A CLEAR SPACE OF NOT LESS THAN 60 IN. SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 IN NPPA 1-18.5.7.

# Bowman

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Suite 300  
Titusville, FL 32780  
Phone (321) 316-4880  
www.bowman.com

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CERTIFICATE OF AUTHORIZATION LICENSE NO. 30682

## LANDSCAPE PLAN

### MULTI-FAMILY PROJECT

1881 KNOX MCRAE DR.  
TITUSVILLE, FL 32780

011032-01-001

**BOWMAN PROJECT NUMBER**

Digitally signed by  
Kenneth D Bates  
Reason:  
LA6666710, State  
of Florida  
Date: 2025.01.09  
11:34:26 -0700

PLAN STATUS: **REVISION 11**

DATE: 25/01/25  
DRAWN BY: JAS  
REVISED BY: JAS

EDG DESIGN  
EDG DRAWN  
JOB NO: 011032-01-001  
DATE: 01/03/25  
SCALE: AS SHOWN

KB  
CHKD

EVERGREEN DESIGN GROUP  
205.445.2430  
www.evergreendesign.com

FLA  
L-2.0  
SHEET



Gateway to Nature & Space



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

Please submit electronically a completed application and required submittals to the Community Development Department for payment and meeting scheduling. Section 34-296 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. **INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.**

<b>1. Project Location</b>	Property Address/Location Description		
<b>2. Applicant/ Owner</b>	Name of Applicant/Contact		Name of Owner
	Street Address		Street Address
	City	State	Zip
		FL	UT
	Telephone #		Telephone #
	Fax #		Fax #
E-Mail Address		E-Mail Address	
<b>3. Applicant Status</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other		
<b>4. Parcel ID</b>		<b>Tax Acct.</b>	
<b>5. Site Size</b>	Acres:		Square Feet:
<b>6. Property Information</b>	Current Zoning		Current Use of Property
<b>7. Waiver(s) Requested</b>	<i>Section Number</i>	<i>LDR/Technical Manual Requirement</i>	<i>Waiver Requested</i>
	1) _____	1) _____	1) _____
	2) _____	2) _____	2) _____
	3) _____	3) _____	3) _____
	4) _____	4) _____	4) _____
	5) _____	5) _____	5) _____
	6) 11.5.24	6) PERVIOUS PAVEMENTS	6) PARKING COUNTY FLEXIBILITY

<b>8. Design Review and or Waivers Required by CRA in DMU Zoning</b>	Property is > 1.5 acres <input type="checkbox"/> Building is > 10,001 square feet in size <input type="checkbox"/> Not applicable ( property ≤ 1.5 acres or building ≤ 10,000 square in size) <input type="checkbox"/>
<b>9. Narrative</b>	Please provide a brief description of your request and the proposed project:

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

**ACKNOWLEDGEMENT**

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

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the DRC Committee and or the Community Redevelopment Agency (CRA) on this topic to properly noticed public meetings or to written communication to the Redevelopment Planner for DMU waivers and the Development Services Manager for Technical Manual waivers, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/ \_\_\_\_\_ (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:** \_\_\_\_\_

## **Development Review Committee Waiver Criteria**

Section 31-91 of the Land Development Regulations of the City of Titusville establishes the Development Review Committee (DRC) to grant waivers to certain Downtown Mixed Use (DMU) Zoning District regulations and certain City Technical Manual requirements where alternative standards ay promote flexibility and environmental soundness in layout and design where justified by need, hardship, physical constraint, or to improve the overall layout and design of a development in the City. The DRC may grant a waiver based on the criteria noted in Section 34-288, Waivers to Technical Manuals and Section 34-296, Waivers to the Downtown Mixed Use Zoning District of the LDRs. The DRC shall review waiver applications with staff comments and either approve, approve with conditions, or deny the request by a majority of the attending committee members. The criteria for granting such waivers shall be the following:

- (a) Technical Manual Waiver Criteria:
  - (1) The alternative standards promotes flexibility and environmental soundness in layout and design; or
  - (2) The proposed new standards are appropriate to the proposed type of development; or
  - (3) The property exhibits physical constraints that prevent the implementation of provisions of the City's technical manuals and the waiver would allow the implementation of the code provision to the greatest extent possible; or
  - (4) The waiver would be based on the latest best professional practices that would not be possible in implementing the code provision.
  
- (b) DMU, Downtown Mixed Use Zoning District Waiver Criteria:
  - (1) The property exhibits physical constraints that prevent the implementation of the Code provision and the waiver would allow the implementation of the Code provision to the greatest extent possible; or
  - (2) The waiver would facilitate a greater adherence to the Urban Design Manual that would not be possible in implementing the Code provision as required; or
  - (3) The waiver would facilitate an agreement for participation in a regional stormwater or parking program with the Downtown; or
  - (4) The waiver would facilitate the provision of required landscaping within a public space.

## **Waiver Applicability**

(a) The Development Review Committee (DRC) shall have the authority to waive the following zoning district requirements on any project within the Downtown Mixed Use (DMU) Zoning District:

- (1) Parking.
  
- (2) Stormwater management: When any requirements above the SJRWMD permitting standards or, if on-site stormwater is required and there are regional retention, storage or detention options available, a waiver or payment in lieu of cost may be levied.
  
- (3) Setbacks.
  
- (4) Sign setbacks.
  
- (5) Landscaping.
  
- (6) One (1) story height increase in the Downtown sub-district.

(b) The DRC shall have the authority to waive technical requirements found in the City's adopted Technical Manuals.



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### SUBMITTAL CHECKLIST

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

1. Complete Application and Fees	<input type="checkbox"/>
2. Warranty Deed	<input type="checkbox"/>
3. Notarized Owner Authorization Form (If applicable)	<input type="checkbox"/>
4. Legal Description (from a certified survey)	<input type="checkbox"/>
5. Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures) in electronic PDF format.	<input type="checkbox"/>
6. Digital plot or site plan, drawn to scale, illustrating the waiver requested.	<input type="checkbox"/>
7. Pre-Application Meeting Date: Staff in Attendance:	<input type="checkbox"/>