



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

February 19, 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. Minutes February 5, 2025

Approve minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

6. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

7. OLD BUSINESS

8. NEW BUSINESS

A. Miscellaneous

1. Easement Vacate application (EAS) No. 3-2024 - 1558 Meadow Lark Drive
2. Memo re: Trucks on Local Roads
3. Clarification on Recommendation to City Council Regarding Future Land Use Policy 1.9.1

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: **Minutes February 5, 2025**
Department/Office: Planning

Recommended Action:

Approve minutes

Summary Explanation & Background:

Minutes February 5, 2025

Alternatives:

Modify the minutes.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 2.5.25 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 February 5, 2025 at 6:00 p.m.

XXX

Vice Chairman Dan Aton called the meeting to order at 6:00 p.m. Present were Secretary Romie Grant, Member Christopher Childs, Member Erron Fayson, Member Theodore Garrod, Member Janay Mack-Gelin, Member John Scully and Alternate Member John Rogers. Alternate Member Michael Fendler was absent. Also, in attendance were Principal Planner Eddy Galindo, Assistant City Attorney Chelsea Farrell and Recording Secretary Kim Amick.

XXX

Assistant City Attorney Farrell swore in Janay Mack-Gelin as a regular member.

Assistant City Attorney Farrell swore in John Scully as a regular member.

Member Mack and Member Scully took their seats on the dais.

XXX

Member Childs made a motion to approve the minutes from the January 22, 2025, meeting as presented. Member Garrod 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

Election of Officers

Assistant City Attorney Farrell explained the election of officer's procedures.

Vice-Chairman Aton opened the floor up for nominations.

Secretary Grant nominated Member Childs. Member Garrod seconded.

Member Fayson nominated Vice-Chairman Aton. Member Scully seconded.

Roll call was as follows:

Member Fayson	Vice-Chairman Aton
Member Childs	Member Childs
Secretary Grant	Member Childs
Member Mack-Gelin	Vice-Chairman Aton
Vice-Chairman	Vice-Chairman Aton
Member Garrod	Vice-Chairman Aton
Member Scully	Vice-Chairman Aton

Vice-Chairman Aton was appointed as Chairman.

XXX

Member Fayson nominated Member Childs as Vice-Chairman. Member Grant seconded.

Member Childs was willing to accept the nomination.

There was a unanimous voice vote.

XXX

Member Garrod nominated Member Grant as Secretary. Member Childs seconded.

Secretary Grant was willing to accept the nomination.

There was a unanimous voice vote.

XXX

New Business

Small Scale Comprehensive Plan Amendment (SSA) No. 10-2024 Grannis Ave Quadruplex

Principal Planner Eddy Galindo gave an overview of this item.

Member Garrod made comments on the functionality of roads and the interpretation of Policy 1.9.1 of the future land use element.

The Planning and Zoning Commissioners discussed Member Garrod's comments.

Member Rogers made comments on the zoning of the property, if Norwood Avenue is sufficient for the property and capable of handling the traffic.

The Planning and Zoning Commissions had further discussion on this item.

Mr. Edward Bremer, owner, spoke in favor of this item.

XXX

Member Garrod made a motion to change Policy 1.9.1 of the Future Land Use Element to embrace determining factors including functionality of a road to qualifiedly make it a collector or arterial by determination. Member Fayson seconded.

Roll call was as follows:

Member Garrod	Yes
Vice-Chairman Aton	Yes
Member Childs	Yes
Member Mack-Gelin	Yes
Secretary Grant	Yes
Member Fayson	Yes
Member Scully	Yes

Motion passed.

XXX

Member Garrod made a recommendation to approve the SSA#10-2024 Small Scale Comprehensive Amendment as requested. Secretary Grant seconded.

Roll call was as follows:

Member Garrod	Yes
Vice Chairman Aton	Yes
Member Childs	Yes
Member Mack-Gelin	Yes
Secretary Grant	Yes
Member Fayson	Yes
Member Scully	Yes

Motion passed.

XXX

Member Childs made a motion for approval of the rezoning for SSA#10-204 Small Scale Comprehensive Plan Amendment No. 10-2024. Member Fayson seconded.

Roll call was as follows:

Member Fayson	Yes
---------------	-----

Member Mack-Gelin	Yes
Member Garrod	Yes
Vice-Chairman Aton	Yes
Member Childs	Yes
Secretary Grant	Yes
Member Scully	Yes

Motion passed.

XXX

Petitions & Requests from the Public Present

None

XXX

Reports

Mr. Galindo congratulated the two new members.

Mr. Galindo asked the members to respond to Laurie Dargie’s emails regarding attendance.

Assistant City Attorney Farrell said the school board member has resigned and they are waiting for her replacement.

Member Childs wanted to thank Mr. Joe Richardson for serving as the Chairman, he was great and never missed a meeting.

Member Garrod welcomed the new members.

Member Fayson welcomed new members and encouraged the community to get involved.

XXX

Adjournment 6:56 p.m.

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: **Easement Vacate application (EAS) No. 3-2024 - 1558 Meadow Lark Drive**
Department/Office: Planning

Recommended Action:

Approve EAS #3-2024 to vacate a portion of the 20-foot public utility and drainage easement (P.U.D.E) on property located at 1558 Meadow Lark Drive.

Summary Explanation & Background:

A petition has been received from John Dacko, applicant, to vacate a portion of twenty (20) foot public drainage easement located towards the middle of the property at 1558 Meadow Lark Drive. The applicant submitted permit # PBP24-1386 to place pavers and landscaping within the 20-foot public drainage easement. The building permit is currently on hold pending the determination of the easement vacation.

Alternatives:

1. Approve the resolution.
2. Approve the resolution with changes.
3. Do not recommend approval.

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services

Strategic Plan Impact:

ATTACHMENTS:

1. EAS#3-2024 Staff Report

2. Application
3. Easement Legal Description
4. Concept Plan
5. Updated Survey
6. Utility Letters
7. Resolution



City of Titusville Community Development

1 I. Easement Vacation (EAS) No. 3-2024

2 **Meeting Date:** Planning and Zoning Commission February 19, 2025
3 City Council Public Hearing February 25, 2025

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

5 **Applicant(s):** John Dacko, property owner

6 **Staff Recommendation :** Approve EAS #3-2024 to vacate a portion of the
7 20-foot public utility and drainage easement (P.U.D.E) on
8 property located at 1558 Meadow Lark Drive.

9 II. Background

10 A petition has been received from John Dacko, applicant, to vacate a portion
11 of twenty (20) foot public drainage easement located towards the middle of
12 the property at 1558 Meadow Lark Drive. The applicant submitted permit #
13 PBP24-1386 to place pavers and landscaping within the 20-foot public
14 drainage easement. The building permit is currently on hold pending the
15 determination of the easement vacation.

16 All required utility letters have been received and there were no objections
17 from four of the five utility providers to the request to vacate a 10-foot portion
18 of the 20-foot easement. The City of Titusville Public Works department letter
19 stated that there were no objections to vacating the portion of the easement,
20 pending that the remaining 10-foot portion of the easement will house the
21 relocated swale and drainage flow must be maintained.

22 During staff review, it was found that a re-evaluation of the drainage system
23 engineering was needed if the easement were to be vacated. Staff requested
24 the applicant provide information showing that the drainage will be maintained
25 with the vacation of the easement. The applicant has provided a survey with
26 elevations to depict the flow will be maintained. The survey was reviewed by
27 the Community Development Engineer and was found to be sufficient.

28 III. Staff Analysis

29 According to the Easement Vacation process, the easement vacation
30 requests have been sent to the various public and private utility providers and
31 their comments are provided below:

32 1) FLORIDA CITY GAS – **No objection**

Easement: EAS No. 3-2024

1 Email from Gustavo Pena, 9/9/2024.

2 2) FLORIDA POWER AND LIGHT – FPL has **no objections** to the
3 requested vacate. Joel Beltran, 8/30/2024.

4 3) AT&T– AT&T had **no objection** to the request.

5 Email from Jason Kaufman 2/6/2023

6 4) SPECTRUM – **No objections** to the request. Eric Anderson, 2/7/2022.

7 5) CITY OF TITUSVILLE PUBLIC WORKS – **No objection to a partial**
8 **(one-half) vacation of the existing easement pending that an**
9 **easement of 10 (ten) feet width shall remain and house the relocated**
10 **swale and drainage flow must be maintained.** Kevin Cook, 1/26/2023

11 **IV. Conclusion**

12 Staff recommend approval of the request to vacate a portion of the 20-foot
13 public drainage easement within the rear yard.



To be Completed by City Clerk
 Application No. _____
 Date Received: _____
 Received by: _____

APPLICATION FOR EASEMENT VACATION

Please submit a completed application to the Planning Department for payment and meeting scheduling. Chapter 47 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

1. Project Information	Property Address/Location Description <i>1558 Meadowhawk Dr. Titusville FL 32780</i>		
2. Applicant/ Owner	Name of Applicant/Contact <i>John E Dacko</i>		Name of Owner <i>John Dacko</i>
	Street Address <i>1558 Meadowhawk Dr.</i>		Street Address <i>1558 Meadowhawk Dr.</i>
	City State Zip <i>Titusville FL 32780</i>		City State Zip <i>Titusville FL 32780</i>
	Telephone # <i>321 383 3353</i>		Telephone # <i>321 383 3353</i>
	Fax #		Fax #
	E-Mail Address <i>SRFDERTH@belkouthotel.com</i>		E-Mail Address
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other		
4. Parcel ID	<i>22-35-34-50*-20</i>	Tax Acct.	<i>2223150</i>
5. Site Size (Attach Legal Description)	Acres: <i>See attached survey</i> Square Feet:		
6. Legal Description of Easement to be vacated	A verified legal description is required before hearings can be scheduled. <i>20' wide Drainage Easement</i>		
7. Note any previous vacations			
15. Check other applications submitted	Conditional Use ☐	Vacation of Easement ☒	Master Plan Approval ☐
	Vacation of Right of Way ☐	Site Plan ☐	Subdivision/ Plat ☐
16. Narrative	Please provide a brief description of your request and the proposed project: <i>We are requesting to vacate the 20' drainage easement on our property so we can build a pool. The local pool builders in our area will not entertain our request due to the limited space in our backyard. Thank you for your consideration. John Karmay + Sophia Dacko</i>		

- **All applications shall require Planning Staff review prior to submittal.**
- All applications shall be submitted to the Planning Department and officially logged in by 4:00 p.m. on deadline dates.
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Planning and Zoning Commission (P&Z)/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.
- Per Section 39-211 (a) of the Concurrency Management System: "Rezoning applications and annexation requests may be approved; however, such approval shall be conditional in nature and shall not entitle the applicant to proceed with the development unless the public facilities are available concurrent with the impacts of development as provided in Section 39-212..." (See Acknowledgement statement #5 below)

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.

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

(Signature) _____

(Date) _____

02/04/2023

FOR OFFICE USE ONLY

DATE

RECEIVED: _____

ACCEPTED

BY: _____

PLANNING AND ZONING
COMMISSION DATE & TIME: _____

CASE NUMBER: _____

CITY
COUNCIL
DATE & TIME: _____

LISA CULLEN, CFC**BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****2023 PAID REAL ESTATE****Corrected**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2223150	LE-37590	14A0

Pay your taxes online at www.brevardtc.com

Dacko, John E
Dacko, Lisa S
1558 Meadow Lark DR
Titusville, FL 32780

1558 MEADOW LARK DR TITUSVILLE
FL 32780

BENT OAK AT MEADOWRIDGE PHASE
II LOT 20

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.0486	142,490	50,000	92,490	281.97
BREVARD LIBRARY DISTRICT	0.3467	142,490	50,000	92,490	32.07
BREVARD MOSQUITO CONTROL	0.1427	142,490	50,000	92,490	13.20
TI-CO AIRPORT AUTHORITY	0.0000	142,490	50,000	92,490	0.00
SCHOOL - BY STATE LAW	3.1350	142,490	25,000	117,490	368.33
SCHOOL - BY LOCAL BOARD	0.7480	142,490	25,000	117,490	87.88
BPS VOTED TEACHER PAY	1.0000	142,490	25,000	117,490	117.49
SCHOOL - CAPITAL OUTLAY	1.5000	142,490	25,000	117,490	176.24
CITY OF TITUSVILLE	6.7945	142,490	50,000	92,490	628.42
TITUSVILLE IND RVR ACQ	0.2234	142,490	50,000	92,490	20.66
REC DIST 1 MSTU INCL TITUS	0.4430	142,490	50,000	92,490	40.97
ST JOHNS RIVER WATER MGMT DST	0.1793	142,490	50,000	92,490	16.58
FLA INLAND NAVIGATION DIST	0.0288	142,490	50,000	92,490	2.66
ENV END LD/WTR LTD	0.0488	142,490	50,000	92,490	4.51
ENV END LD/WTR LTD(DBTP)	0.0163	142,490	50,000	92,490	1.51
N BREV REC D1/TTS (DBTP)	0.2128	142,490	50,000	92,490	19.68
N BREV REC DST 1/TTS	0.1728	142,490	50,000	92,490	15.98

TOTAL MILLAGE**18.0407****AD VALOREM TAXES****\$1,828.15****NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
114 STORMWATER TITUSVILLE	80.60
158 SOLID WASTE DISPOSAL	66.48

PAY ONLY ONE AMOUNT IN BOXES BELOW**NON-AD VALOREM ASSESSMENTS****\$147.08**

If Paid By	Nov 30, 2023				
Please Pay	\$1,896.22				

LISA CULLEN, CFC**BREVARD COUNTY TAX COLLECTOR****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****2023 PAID REAL ESTATE****Corrected**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2223150	LE-37590	14A0

Pay your taxes online at www.brevardtc.com

RETURN
WITH
PAYMENT

Dacko, John E
Dacko, Lisa S
1558 Meadow Lark DR
Titusville, FL 32780

PAYING ONLINE VIA
E-CHECK IS FREE

**"PAY ONLINE. NOT IN LINE"**

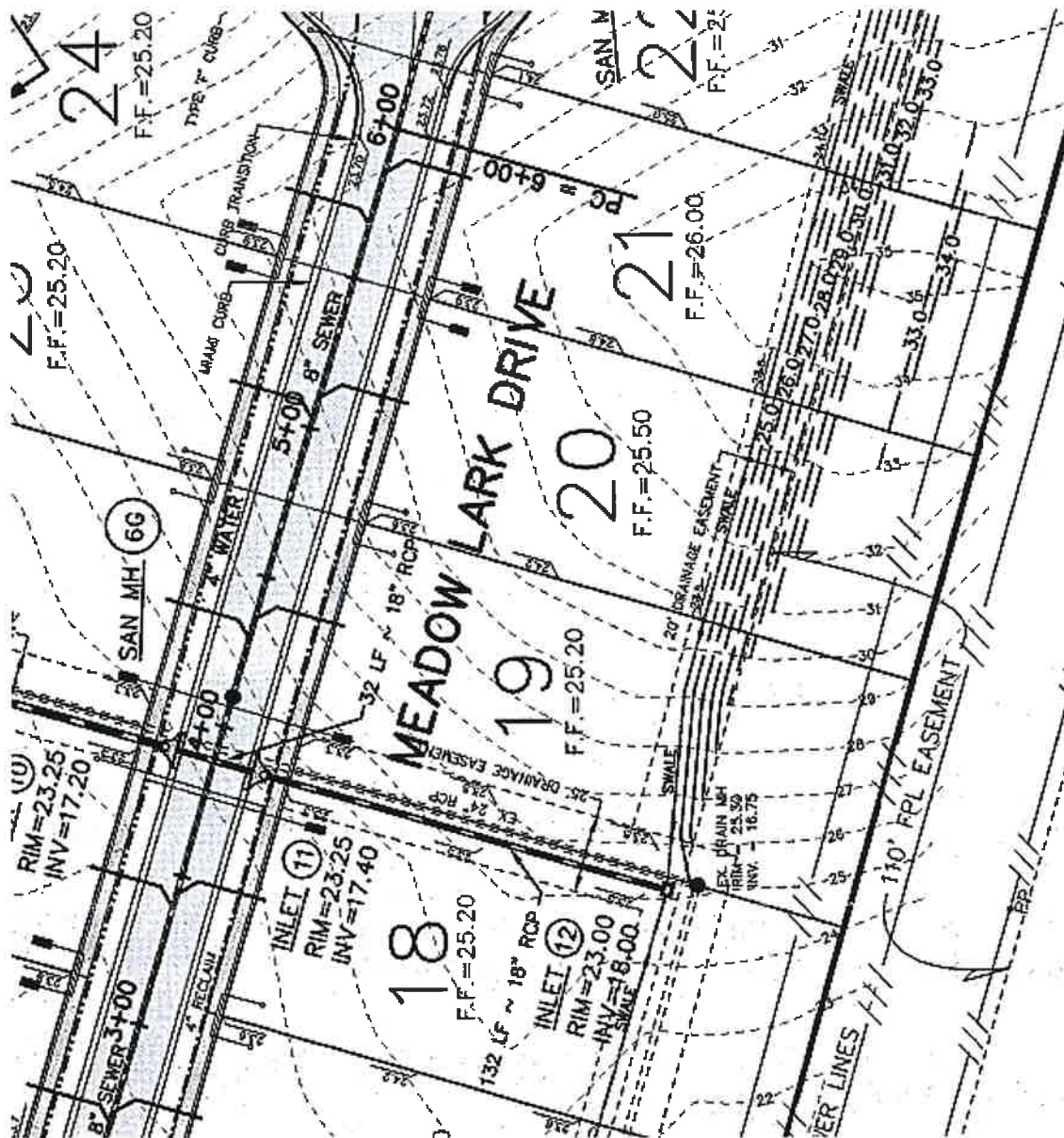
PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2023				
Please Pay	\$1,896.22				

11/28/2023
Paid

Receipt # 000-24-00092413

\$1,896.22 Paid By LAUNCH FEDERAL CREDIT UNION





SUBMITTAL CHECKLIST

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

1. Complete Application and Fees	☐
2. Warranty Deed	☒
3. Notarized Owner Authorization Form (If applicable)	☐
4. Legal Description (from a certified survey)	☒
5. Certified Survey (sealed and containing permanent reference points as described by Chapter 177, Florida Statutes, with bearings, distances and closures)	☒
6. Proof that taxes are paid on property where easement is located.	☒
Utility Provider Letters:	☐
AT&T	☐
Florida Power & Light	☐
7. NUI/City Gas Company of Florida	☐
Bright House Networks	☐
City of Titusville Water Resources Department	☒
City of Titusville Public Works Department	☒
Pre-Application Meeting Held –	☐
8. Date: 4/19/2017 Staff in Attendance:	☐

Applicant/Owner Signature

Date

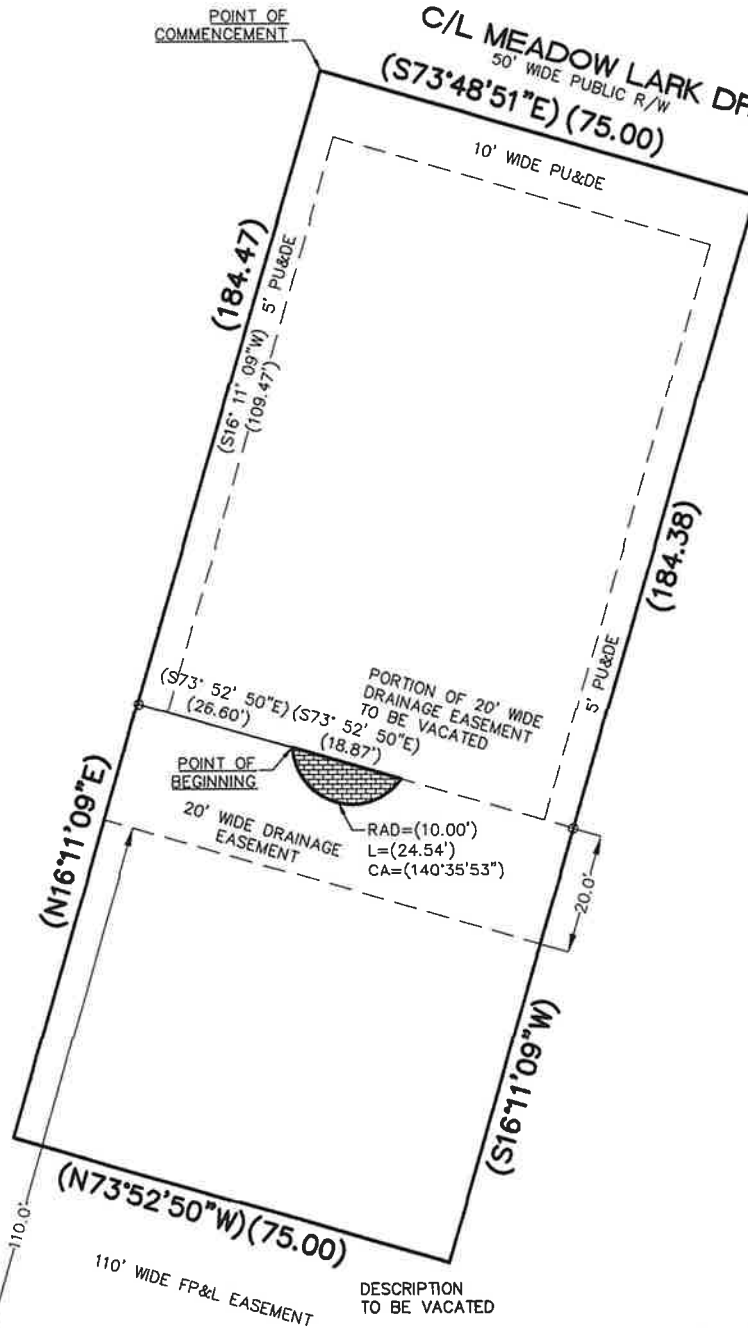
02/04/2023

UTILITY PROVIDER	TELEPHONE NUMBER
AT&T Southeast. Francis Martin Network Geo Manager 712 Florida Avenue Cocoa, Florida 32922	321-690-2071 321-636-0233 FAX FM4718@att.com
Florida Power and Light Company Alan Howard 9001 Ellis Road Melbourne, Florida 32904	321-383-7261 Alan.Howard@fpl.com
NUI City Gas Company of Florida Mary Pelkey 4180 South US 1 Rockledge, Florida 32955-5309	321-638-3425 Mpelkey@aglresources.com
Bright House Networks Mike Isom 720 Magnolia Avenue Melbourne, Florida 32935	321-757-6451 321-254-1307 FAX Mike.isom@mybriighthouse.com
City of Titusville Water Resources Ashleigh Corbridge City of Titusville P.O. Box 2806 Attn: Water Resources Department Titusville, Florida 32781-2806	321-567-3859 321-383-5653 FAX Ashleigh.Corbridge@Titusville.com
City of Titusville Public Works Department Kevin Cook 445 South Washington Avenue P.O. Box 2806 Titusville, Florida 32781-2806	321-567-3845 321-383-5705 FAX Kevin.Cook@Titusville.com

EAS#3-2024 - 1558 Meadow Lark Drive

MAP OF EASEMENT

THIS IS NOT A SURVEY OF THE SUBJECT PROPERTY



DESCRIPTION
TO BE VACATED

BEING A PORTION OF LOT 20, BENT OAK AT MEADOWRIDGE, PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF AFORESAID LOT 20, THENCE WITH THE WESTERLY LINE OF SAID LOT 20 S 16°11'09" W, FOR A DISTANCE OF 109.47 FEET TO THE NORTHERLY LINE OF A 20' WIDE DRAINAGE EASEMENT; THENCE WITH SAID EASEMENT LINE S 73°52'50" E, FOR A DISTANCE OF 26.60 FEET TO THE POINT OF BEGINNING, PROCEED THENCE AND CONTINUING WITH SAID EASEMENT LINE S 73°52'50" E, FOR A DISTANCE OF 18.87 FEET; THENCE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 10.00 FEET; A CENTRAL ANGLE OF 140°35'53", A CHORD BEARING N 73°52'50" W, A CHORD DISTANCE OF 18.87 FEET, ALONG THE ARC A DISTANCE OF 24.54 FEET TO THE POINT OF BEGINNING.



Jon Brunner
Digitally signed by Jon Brunner
Date: 2025.01.27 11:59:16 -05'00'

JON E. BRUNNER, FLORIDA PSM 6431
STATE OF FLORIDA

F.B/P.	DATE: 1/27/25
DRAWN BY: JEB	SCALE: 1"=30'
CHECKED BY: JEB	DWG. # 061-13

**BRUNNER
HAGEN**

801 Carolin Street Melbourne, FL 32901
8175 S. Virginia St. No. 850 Reno, NV 89511
phone (321)728-1961 info@brunner-hagen.com

LAND SURVEYORS
CONSULTING ENGINEERS

SEC. 34
TWP. 22 S.
RNG. 35 E.



LEGEND

CONC CONCRETE
MAG MAGNETIC
MAS MASONRY
C/L CENTERLINE
EOP EDGE OF PAVEMENT
FT FOOT
PB PLAT BOOK
ORB OFFICIAL RECORD BOOK
PG PAGE
WM WATER METER
SS SANITARY SEWER
UB UTILITY BOX
LP LIGHT POLE
S/W SIDEWALK
R/W RIGHT OF WAY
P/W POWER POLE
-OH- OVERHEAD WIRES
CORNER MARKER RECOVERED
CORNER MARKER SET
PCP PERMANENT CONTROL POINT
PC POINT OF CURVE
PT POINT OF TANGENCY
PRC POINT OF REVERSE CURVE
PCC POINT OF COMPOUND CURVE
PI POINT OF INTERSECTION
(---) INDICATES RECORD DATA
X0.0 INDICATES GROUND ELEVATION
--> INDICATES SURFACE WATER FLOW
Δ INDICATES NAIL OR NAIL AND DISK

CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
HDPP HIGH DENSITY POLYETHYLENE PIPE
PU&DE PUBLIC UTILITIES & DRAINAGE EASEMENT
NGVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
PLS PROFESSIONAL LAND SURVEYOR
RLS REGISTERED LAND SURVEYOR
PSM PROFESSIONAL SURVEYOR & MAPPER
LB LICENSED BUSINESS
CA CENTRAL ANGLE
RAD RADIUS
EL ELEVATION
FF FINISH FLOOR
RNG RANGE
SEC SECTION
TWP TOWNSHIP
COV COVERED
INT INTERSECTION
AVE AVENUE
BLVD BOULEVARD
CT COURT
PL PLACE
ST STREET
SQ SQUARE
TERR TERRACE
BSL BUILDING SETBACK LINE
A/C AIR CONDITIONER
M/T MAGNETIC NAIL & TIN TAB
N/D NAIL & DISK
-X.XX- INDICATES PROPOSED GRADE
WELL

NOTES:

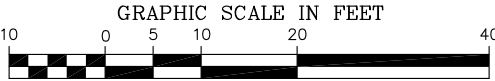
1. THE LANDS SURVEYED LIE WITHIN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 12009C, COMMUNITY 125152, PANEL 0220H, DATED JANUARY 29, 2021. THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.
2. THERE MAY OR MAY NOT BE RECORDED OR UNRECORDED RIGHTS OF WAY RESERVATIONS OR RESTRICTIONS AFFECTING THE LANDS SURVEYED.
3. UNLESS SHOWN OTHERWISE, THERE ARE NO ENCROACHMENTS, GAPS OR OVERLAPS. FENCE OWNERSHIP, IF ANY IS NOT KNOWN, FOUNDATIONS BENEATH THE SURFACE ARE NOT LOCATED.
4. UNLESS SHOWN OTHERWISE, DIMENSIONS AND DIRECTIONS SHOWN ARE FIELD MEASURED AND ARE THE SAME AS RECORD DATA.
5. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. THIS SURVEY WAS MADE FOR THE PURPOSE DESCRIBED, AND SHALL BE USED FOR NO OTHER PURPOSE WHATSOEVER. "THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER", EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.
7. BEARINGS REFER TO THE LINE INDICATED BASED ON RECORD INFORMATION OBTAINED FROM PLAT OR DEED.
8. ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS, BASED ON THE PROJECT BENCHMARK DATUM AS SHOWN. PROJECT BENCHMARK ELEVATIONS ESTABLISHED BASED ON A LEVEL LOOP BENCH RUN REFERENCED TO DESCRIBED CONTROL MONUMENT.
9. THIS SURVEY WAS PREPARED FROM THE AVAILABLE DATA BASED ON THE DESCRIPTION PROVIDED BY THE CLIENT. THE UNDERSIGNED SURVEYOR DID NOT CONDUCT A TITLE SEARCH AND DID NOT RECEIVE ATTORNEY'S TITLE OPINION, UNLESS OTHERWISE NOTED HEREON. LANDS DESCRIBED AND GRAPHICALLY SHOWN ON THIS SURVEY WERE NOT ABSTRACTED FOR ANY ENCUMBRANCES WHATSOEVER. SURVEY AND DRAWING IS THE PROFESSIONAL STATEMENT OF THE SIGNING SURVEYOR, BASED ON FIELD AND DOCUMENTARY EVIDENCE.
10. THIS SURVEY AND DRAWING IS MADE TO COMPLY WITH THE STATE OF FLORIDA "STANDARDS OF PRACTICE, PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE".

DESCRIPTION

THIS SURVEY IS CERTIFIED TO AND SPECIFICALLY MADE FOR

LOT 20, BENT OAK AT MEADOWRIDGE, PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DATE OF FIELD SURVEY: APRIL 29, 2013



REVISED 12/15/13 RECORD SURVEY.
REVISED 9/23/13 FOUNDATION SURVEY
REVISED 8/13/13 GARAGE LOCATION.
REVISED 1/10/25 UP-DATED SURVEY.

JON E. BRUNNER, FLORIDA PSM 6431
STATE OF FLORIDA

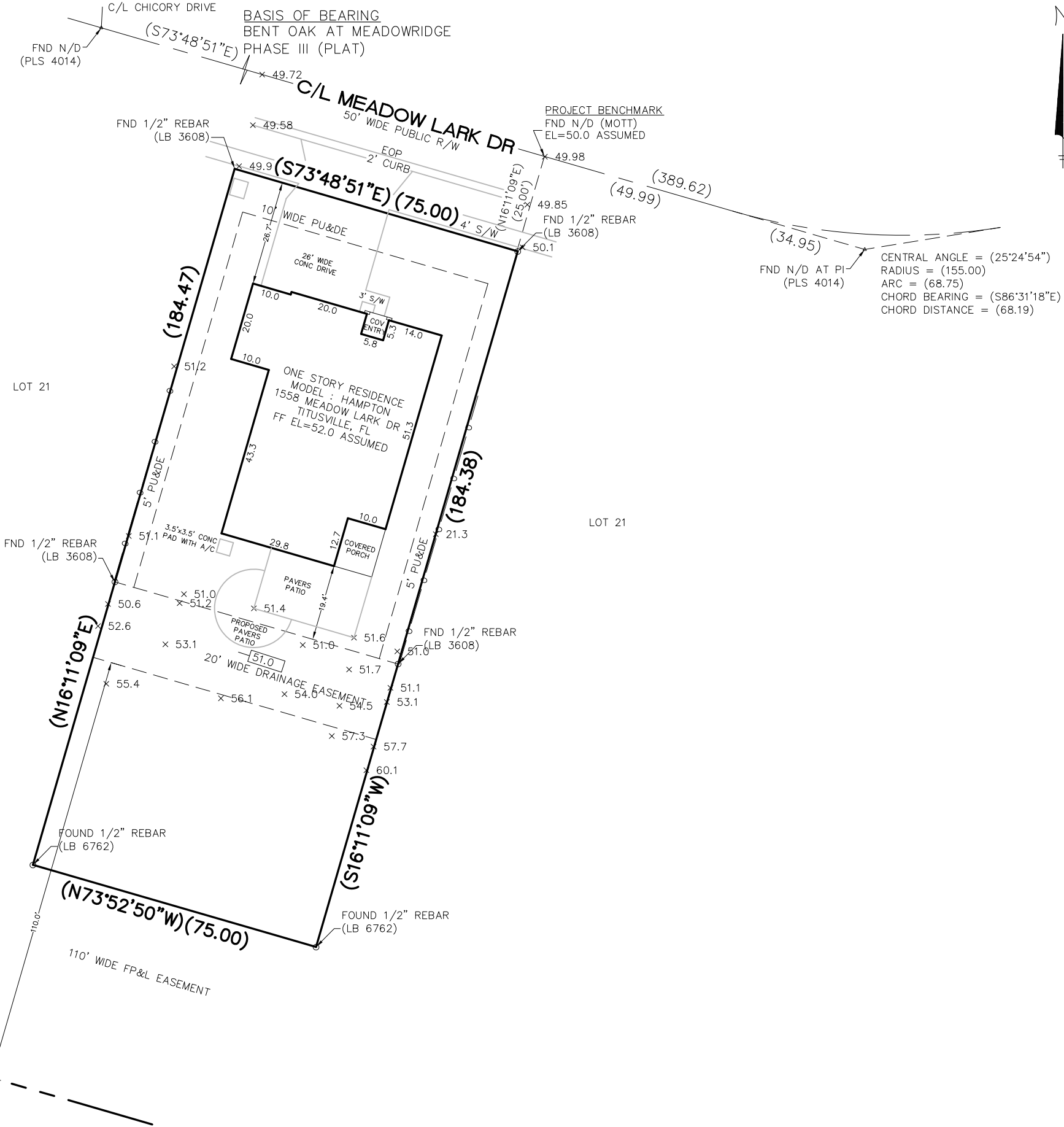
F.B/P. 528/65	DATE: 5/2/13
DRAWN BY: JEB	SCALE: 1"= 20'
CHECKED BY: JEB	DWG. # 061-13

**BRUNNER
HAGEN**

801 Carolin Street Melbourne, FL 32901
phone (321)728-1961 fax (321) 779-8607
info@brunner-hagen.com
LAND SURVEYORS LB No. 7864
CONSULTING ENGINEERS CA No. 29254

MAP OF RECORD SURVEY FOR
JOHN E. DACKO
LISA S. DACKO

PROJECT NO:
061-13
SEC. 34
TWP. 22 S.
RNG. 35 E.
Page 20 of 37





Jason Kaufman
Geo Manager – Outside Plant Engineering

AT&T
712 Florida Ave
Cocoa, FL. 32922

T 386-795-1703
jk0276@att.com 

February 6, 2023

John E Dacko II
1558 Meadow Lark Dr
3212587583

Subject: Request to vacate the 20' Drainage Easement.

This letter is regarding your correspondence dated 02/03/2023, requesting utilities to vacate the 20' Drainage Easement which crosses through a portion of Lot 20 BENT OAK AT MEADOWRIDGE PHASE II in Titusville, FL. as recorded in plat book 53, pages 92 and 93, public records of Brevard County, Florida. otherwise known by 1558 Meadow Lark Dr Titusville, FL. 32780

AT&T would have no objection to this vacate easement request. AT&T has no conflicts withing the area depicted in the attached survey for the drainage easement specified at the rear of the structure. Regardless, prior to any construction activities, it is important that your contractor have all telecommunications cables located via Sunshine 811(800-432-4770) and use due care in avoiding the disturbance of any AT&T facilities that may be in the area to prevent a loss of telecommunications service in that distribution area.

If you have any additional questions or comments on this matter, please feel free to contact me.

Sincerely,

Jason Kaufman

JASON KAUFMAN
AT&T Southeast
GEO Manager – Titusville, Merritt Island and Cocoa Beach
Outside Plant Engineering
Office: 386-795-1703





Florida Power & Light Company
9001 Ellis Rd.
West Melbourne, FL 32904

August 30, 2024

John Dacko
1558 Meadow Lark Dr
Titusville, FL 32780

RE: Vacate easement @ 1558 Meadow Lark Dr Titusville, FL 32780

Dear John Dacko

Request of portion to be vacated:

Subject: Request to vacate a portion of the Drainage Easement.

This letter is regarding your correspondence dated 07/15/2024, requesting FPL to vacate the south (rear) Drainage Easement located at Lot 20 Bent Oak At Meadowridge Phase II. as recorded in plat book 53, pages 91 and 92, public records of Brevard County, Florida. Otherwise known by 1558 Meadow Lark Dr Titusville, FL 32780

FPL would have no objection to vacating the easement along the south side of Lot 20 mentioned in the attached county plat record.

If you have any additional questions or comments on this matter, please feel free to contact me.

This request to vacate FPL facilities has been APPROVED with exhibit

NOTE - Florida Power and Light Company has approved request to the above referenced vacate.

Sincerely,

A handwritten signature in black ink that reads "Joel Beltran".

Joel Beltran
Area Planner



September 9, 2024

John E Dacko II
1558 Meadow Lark Drive
Titusville, FL 32780

RE: No Objection Request - Vacating of Existing 20' Drainage Easement lying within the rear of 1558 Meadow Lark Drive (Lot 20), as shown on attached Exhibit "A" and as recorded in Plat Book 53, at Pages 91 and 92, said plat recorded in the public records of Brevard County, Florida.

Dear Mr. Dacko:

Florida City Gas (FCG) has received your request to vacate a section of the aforementioned easements. Based on a review of available records and/or field verification of existing FCG facilities, the following has been determined for the subject request:

FCG does not have existing facilities within the identified limits of the aforementioned defined area. Therefore, FCG has no objections to the proposed vacation of the said Easement(s).

If you need additional information or should any questions, comments or concerns arise, please do not hesitate to contact me.

Regards,

Gustavo Peña
Designer
Engineering Services



2/7/22

Mr. Dacko

1558 Meadow Lark Dr.

Titusville FL. 32780

Dear Sir

Spectrum has received and reviewed your request to vacate the 20' public utility drainage easement pursuant to the petition filed by you.

Spectrum has no objection to vacate this easement located in plat book 53 pages 91&92 of the public records of Brevard County FL.

If you have any questions or require additional information, please contact me at 321-757-6452.

Sincerely,

A handwritten signature in black ink, appearing to be "J. Dacko", written over a light blue horizontal line.

Construction Coordinator II
Spectrum Communications LLC



455 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32796
POST OFFICE BOX 2806 (32781-2806)



PUBLIC WORKS DEPARTMENT
(321)-383-5797
Fax (321)-383-5705
www.titusville.com

January 26, 2023

Mr. John Dacko
1558 Meadowlark Drive
Titusville, FL 32780

RE: Request for Easement Vacation

Dear Mr. Dacko:

The City of Titusville Public Works Department has no objection to a partial (one-half) vacation of the existing easement, however, due to the swale shown on the approved plans of the subdivision, drainage from the neighboring lots to the south must be maintained. Therefore, an easement of 10 (ten) feet width shall remain and house the relocated swale. Please see swale drawing which is included.

Please note this response does not represent the collective interest of the City.

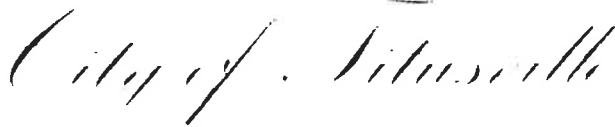
Sincerely,

Kevin Cook, P.E.
Public Works Director

KC:gg

Attachments

C: Ashleigh Smith, Engineering Manager
Brad Parrish, Community Development Director
Wanda Wells, City Clerk



"Gateway to Nature and Space"

WATER RESOURCES DEPARTMENT
2836 GARDEN STREET
TITUSVILLE, FLORIDA 32796



UTILITY ENGINEERING
321-567-3589
321-383-5653
www.titusville.com

April 21, 2017

John Dacko
1558 Meadow Lark Drive
Titusville, FL 32780

RE: Vacating easement at 1558 Meadow Lark Drive

Dear Mr. Dacko,

The Water Resources Department has reviewed the information you have provided. The City of Titusville Water Resources Department does not object to the vacation of the portion of the easement indicated on the attachments you provided.

This response does not represent the collective interest of the City.

Please let me know if you have any questions or need any additional information.

Sincerely,

Ashleigh Smith
Interim Utility Engineering Manager

Attachments

CC: Kevin Cook, Public Works Director

Peggy Busacca, Department of Planning and Growth Management Director

RESOLUTION NO. XX-2025

**A RESOLUTION OF THE CITY OF TITUSVILLE, FLORIDA, VACATING
A PORTION OF A CERTAIN DRAINAGE EASEMENT; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, a Petition was presented by John Dacko, property owner, for property located at 1558 Meadow Lark Drive, Titusville, Florida, requesting the vacation of that portion of a drainage easement described in "Exhibit A" attached hereto; and

WHEREAS, there was attached to said Petition a copy of a Notice published according to law, giving notice of the meeting of this Council at which said Petition was to be heard; and

WHEREAS, a public hearing was held on the date noticed for the same and the City Council, being fully advised in the premises, determines that said portion of the easement to be vacated does not now serve and is not needed for any public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, as follows:

Section 1. That the above described easement is hereby vacated pursuant to Florida Statutes 177.101.

Section 2. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED, this 25th day of February, 2025.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk

EXHIBIT A

BEING A PORTION OF LOT 20, BENT OAK AT MEADOWRIDGE, PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF AFORESAID LOT 20, THENCE WITH THE WESTERLY LINE OF SAID LOT 20 S 16°11'09" W, FOR A DISTANCE OF 109.47 FEET TO THE NORTHERLY LINE OF A 20' WIDE DRAINAGE EASEMENT; THENCE WITH SAID EASEMENT LINE S 73°52'50" E, FOR A DISTANCE OF 26.60 FEET TO THE POINT OF BEGINNING, PROCEED THENCE AND CONTINUING WITH SAID EASEMENT LINE S 73°52'50" E, FOR A DISTANCE OF 18.87 FEET; THENCE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 10.00 FEET; A CENTRAL ANGLE OF 140°35'53", A CHORD BEARING N 73°52'50" W, A CHORD DISTANCE OF 18.87 FEET, ALONG THE ARC A DISTANCE OF 24.54 FEET TO THE POINT OF BEGINNING.

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: **Memo re: Trucks on Local Roads**
Department/Office: City Attorney

Recommended Action:

Review the attached memorandum regarding the City's ability to regulate trucks on local roads and provide a recommendation to City Council.

Summary Explanation & Background:

City Council requested information regarding the City's ability to regulate trucks on local roads. On January 28, 2025, the City Attorney submitted the attached memorandum for Council's consideration. The City Council then directed staff to bring back additional information on the site plan review process. In addition, Council requested the memorandum prepared by the City Attorney be sent to the Planning and Zoning Commission to review and make recommendations. Council also directed staff to prepare an ordinance to establish "No Thru Truck Zones" that will prohibit trucks from traveling on certain local roads when an alternative route is available.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Memo re Trucks on Local Roads

INTEROFFICE MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Chelsea A. Farrell, Assistant City Attorney

CP

SUBJECT: Trucks on Local Roads

DATE: December 11, 2024

At the December 10, 2024 City Council meeting, Council directed the City Attorney to research the ability to regulate construction vehicles and large trucks on local roads. Discussion included the concern of moving and delivery trucks, limiting construction vehicles, among other issues. This Memorandum intends to address the legal authorities on the matter, as well as potential solutions for Council to consider.

In 1971, the Florida Legislature enacted Ch. 316, F.S., the *Florida Uniform Traffic Control Law*, in order to “make uniform traffic laws to apply throughout the state and its several counties and uniform traffic ordinances to apply in all municipalities.” Section 316.002, F.S. The Legislature recognized that there are conditions which require municipalities to pass certain other traffic ordinances regulating municipal traffic, and it expressly specified that s. 316.008, F.S., enumerates the area within which the municipalities are authorized to control certain traffic movement in their respective jurisdictions, copy attached for reference. Section 316.002, F.S. Section 316.002 also makes it unlawful for a municipality to pass or attempt to enforce any ordinance in conflict with the provisions of Ch. 316.

Section 316.008, F.S, *Powers of local authorities*, provides the authority to municipalities, with respect to streets under their jurisdiction and within the reasonable exercise of the police power, to regulate traffic in the following subsections, which may relate to the health, safety, and welfare of residents on a particular road, including the following:

- (a) Regulating or prohibiting stopping, standing, or parking.**
- (b) Regulating traffic by means of police officers or official traffic control devices.**
- (c) Regulating or prohibiting processions or assemblages on the streets or highways, including all state or federal highways lying within their boundaries.
- (d) Designating particular highways or roadways for use by traffic moving in one direction.**
- (e) Establishing speed limits for vehicles in public parks.
- (f) Designating any street as a through street or designating any intersection as a stop or yield intersection.**
- (g) Restricting the use of streets.
- (h) Regulating the operation of bicycles.
- (i) Regulating or prohibiting the turning of vehicles or specified types of vehicles.**
- (j) Altering or establishing speed limits within the provisions of this chapter.
- (k) Requiring written crash reports.
- (l) Designating no-passing zones.**
- (m) Prohibiting or regulating the use of controlled access roadways by any class or kind of traffic.

(n) Prohibiting or regulating the use of heavily traveled streets by any class or kind of traffic found to be incompatible with the normal and safe movement of traffic.

(o) Designating hazardous railroad grade crossings in conformity to criteria promulgated by the Department of Transportation.

(p) Designating and regulating traffic on play streets.

(q) Prohibiting pedestrians from crossing a roadway in a business district or any designated highway except on a crosswalk.

(r) Regulating pedestrian crossings at unmarked crosswalks.

(s) Regulating persons upon skates, coasters, and other toy vehicles.

(t) Adopting and enforcing such temporary or experimental regulations as may be necessary to cover emergencies or special conditions.

(u) Enacting ordinances or erecting signs in the rights-of-way to control, regulate, or prohibit hitchhiking on streets or highways, including all state or federal highways lying within their boundaries.

(v) Regulating, restricting, or prohibiting traffic within the boundary of any airport owned by the state, a county, a municipality, or a political subdivision and enforcing violations under the provisions of this chapter and chapter 318.

(w) Regulating, restricting, or monitoring traffic by security devices or personnel on public streets and highways, whether by public or private parties and providing for the construction and maintenance of such streets and highways.

However, sec. 316.008(3), F.S. does prohibit the City from erecting or maintaining any traffic control device at any location so as to regulate the traffic on any state road unless approval in writing has first been obtained from the Department of Transportation.

In our research, we have found that certain local governments have created ordinances establishing “No Thru Truck Zones” that prohibit trucks from travelling on particular roads, provided that certain criteria is met and provided that an alternative route of travel is possible. See attached code language from Bonita Springs, Florida. Some local governments require a traffic control plan in their land development code, with requirements for developers to manage traffic flow and safety during construction on a new development site, including details like construction routes, lane closures, signage, flagging procedures, hours of operation and other necessary traffic control measures, to ensure the smooth movement of vehicles while minimizing disruptions to existing traffic patterns.

Section 316.515, F.S., *Maximum width, height, length*; provides that local authorities may restrict the use of public roads by vehicles exceeding 96 inches in width on public roads that do not have at least one through lane of 12 feet or more in width in each direction, and the use of such public roads are deemed unsafe for wider vehicles on the basis of safety and engineering analyses, with respect to streets and highways under their jurisdiction. Section 316.555, F.S., *Weight, load, speed limits may be lowered; condition precedent*; further provides that local authorities may prescribe by notice loads and weights and speed limits lower than the limits prescribed by Chapter 316 with respect to streets and highways under their jurisdiction, whenever in its or their judgment, such regulation or prohibition is necessary to provide for the public safety and convenience on the highways, or parts thereof, by reason of traffic density, intensive use thereof by the traveling public, or other reasons of public safety and convenience. It should be noted that exemptions must be provided for garbage collection vehicles and local deliveries, or transport of agricultural goods or equipment, to or from residential or commercial properties within the restricted area, including but not limited to, sod deliveries, moving trucks, and construction equipment. Large-scale development construction traffic for which alternate access exists shall not be considered a local delivery and shall utilize other access.

To address safety concerns raised by construction and other large vehicles traveling through residential areas, or large trucks causing damage to local roads, Council could consider enacting an Ordinance that would establish “No Thru Truck Zones” that would prohibit trucks from traveling on certain local roads when an alternative route is available. In addition, Council may consider requiring a construction traffic management plan for large-scale development projects.

ARTICLE IV. LIMITATIONS ON THRU TRUCK TRAFFIC

Sec. 40-60. Restrictions on truck use of streets.

- (a) *Authority and purpose.* This section is ordained pursuant to authority granted under the Florida Uniform Traffic Control Law. The purpose of this section is to promote the public health, safety and welfare by prohibiting thru-truck traffic on streets and roads which are unsuitable for such traffic by reason of their construction or by reason of the character and nature of abutting property, where reasonably adequate alternative truck routes exist.
- (b) *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

No-thru-truck zone. A street or road, or segment thereof, on which trucks are prohibited, except trucks traveling to or from a place abutting the zone, which place would otherwise be inaccessible by truck.

Truck. A truck as defined in the Florida Uniform Traffic Control Law.

- (c) *Establishment of zones.* No-thru-truck zones shall be established by the city council, through the adoption of a resolution designating the specific right-of-way on which thru-truck traffic shall be prohibited, and where signs shall be posted as provided for in subsection (e) of this section.
- (d) *Considerations and guidelines.* The city council may establish a no-thru-truck zone if one or more of the following conditions exists; however, a no-thru-truck zone shall not be established unless truck traffic that would otherwise travel through the zone has an alternate route available:
- (1) Traffic lanes are less than 12 feet wide.
 - (2) The street or road cannot adequately carry truck traffic because of damage to the surface or to abutting structures.
 - (3) Land use on both sides of the street or road is predominantly residential.
 - (4) The character of greater right-of-way is pedestrian in nature.
- (e) *Signing.* No-thru truck zones shall be signed at the beginning and end thereof, and at other places as the city may determine to be necessary, in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways published by the U.S. Department of Transportation, Federal Highway Administration.

-
- (f) *Prohibition.* It is unlawful for any person to drive a truck in a no-thru-truck zone, unless the driving of such truck is within the exception specified in the definition of "no-thru-truck" zone in subsection (b) of this section or pursuant to section 40-61.

(Ord. No. 23-03 , § 2(Exh. A), 5-3-2023)

Sec. 40-61. Exceptions.

The restrictions set forth in this article shall not apply to the following:

- (1) Any truck making a delivery or providing services to or from a location in or abutting the no-thru-truck zone, which location would otherwise be inaccessible by such vehicle.
- (2) The operation of a truck where necessary to reach the truck driver's personal residence. This exception shall not authorize the parking of a truck in front of a personal residence or at any location otherwise prohibited under this article.
- (3) Public service or other government-owned vehicles.
- (4) Emergency vehicles.

(Ord. No. 23-03 , § 2(Exh. A), 5-3-2023)

Sec. 40-62. Temporary truck routes.

The city manager may, in the event of an emergency, or as needed for maintenance, temporarily restrict truck traffic or establish specific temporary truck routes.

(Ord. No. 23-03 , § 2(Exh. A), 5-3-2023)

Sec. 40-63. Penalties.

A violation of this section shall be subject to the fines in Section 1-15 of the Bonita Springs Code. Further, violation of corresponding signage may be further enforced as a violation of § 316.074, Florida Statutes.

(Ord. No. 23-03 , § 2(Exh. A), 5-3-2023)

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: **Clarification on Recommendation to City Council
Regarding Future Land Use Policy 1.9.1**
Department/Office: Planning

Recommended Action:

Provide additional clarification.

Summary Explanation & Background:

During the February 5, 2025 regular Planning and Zoning Commission meeting the members approved a recommendation "to change Policy 1.9.1 of the Future Land Use Element to embrace determining factors including functionality of a road to qualifiedly make it a collector or arterial by determination. Member Fayson seconded."

Staff is requesting additional clarification on the recommendation.

Alternatives:

N/A

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

N/A

Strategic Plan:

Goal 2: Efficient & Effective Services

Strategic Plan Impact:

ATTACHMENTS:

None